



APPLICATION ACCEPTED: June 7, 2013  
PLANNING COMMISSION: April 24, 2014  
BOARD OF SUPERVISORS: tbd

# County of Fairfax, Virginia

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April 10, 2014

## STAFF REPORT

APPLICATION SE 2013-MA-010

MASON DISTRICT

**APPLICANT:** Deyi Awadallah (Glen Carlyn Childcare Center)

**ZONING:** R-3

**PARCEL(S):** 51-4 ((8)) A; 61-2 ((5)) 3, 4

**ACREAGE:** 2.25 acres

**OPEN SPACE:** 77%

**FAR:** 0.12

**PLAN MAP:** Residential @ 2-3 d.u./ac.

**SE CATEGORY:** Category 3 – Child Care Center

**PROPOSAL:** The applicant requests approval of a special exception to permit a child care center and associated modifications.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2013-MA-010, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening along the northern property in favor of the plantings and block wall shown on the SE Plat.

**Brent Krasner, AICP**

Staff recommends approval of a modification of the transitional screening plantings along the southern property lines in favor of the existing vegetation and proposed plantings shown on the SE Plat.

Staff recommends approval of a modification of the barrier requirements along the western and southern property lines in favor of the block wall and fencing depicted on the SE Plat.

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.

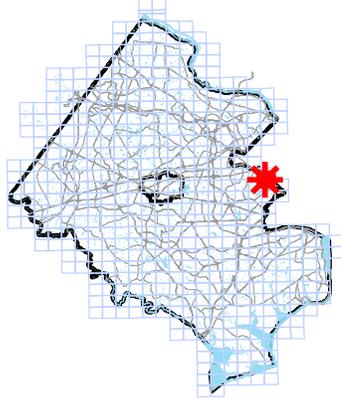
O:\bkrasner\ZED\Applications\Special Exceptions\Glen Carlyn Childcare SE 2013-MA-010\Report\SE 2013-MA-010\_Glen Carlyn\_Staff\_Report\_Cover.doc



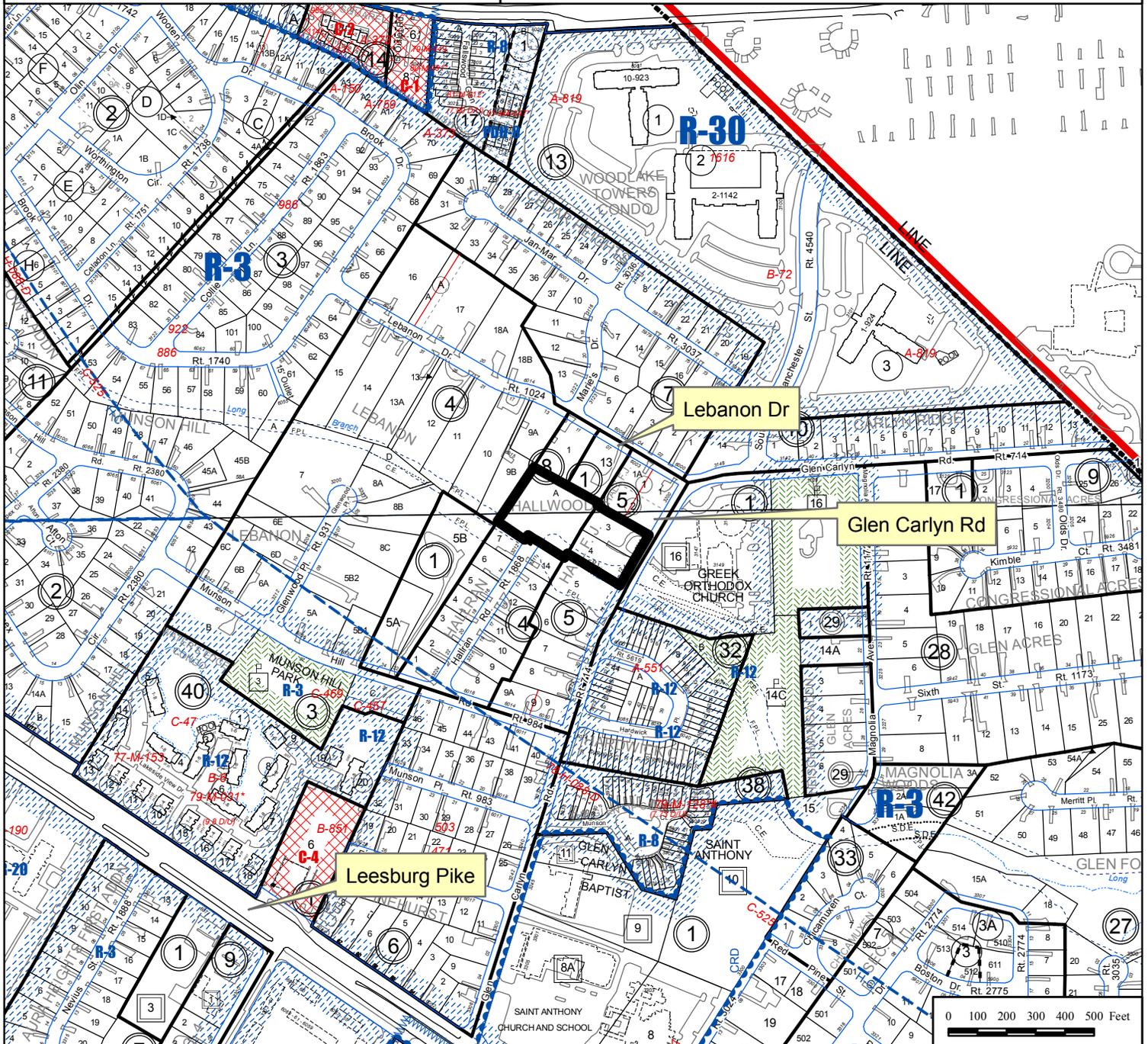
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Exception

SE 2013-MA-010



Applicant: DEYI AWADALLAH  
Accepted: 06/07/2013  
Proposed: CHILD CARE CENTER  
Area: 2.25 AC OF LAND; DISTRICT - MASON  
Zoning Dist Sect: 03-0304  
Art 9 Group and Use: 3-10  
Located: 3212 GLEN CARLYN ROAD, BAILEY'S CROSSROADS, VA 22041  
Zoning: R-3  
Plan Area: 1,  
Overlay Dist:  
Map Ref Num: 051-4- /08/ / A 061-2- /05/ /0003 /05/ /0004

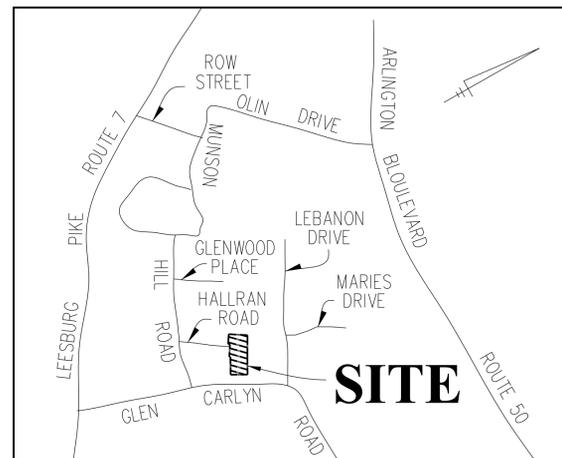


# GLEN CARLYN CHILD CARE CENTER

3212 GLEN CARLYN ROAD, BAILEY'S CROSSROADS  
FAIRFAX COUNTY, VIRGINIA

## SPECIAL EXCEPTION PLAT SE 2013-MA-010

MARCH 12, 2014



VICINITY MAP SCALE: 1" = 1000'

TAX MAP REFERENCE NUMBERS:  
0612-05-0003, 0612-05-0004, 0514-08-A

CONTRACT PURCHASER / APPLICANT:

DEYI AWADALLAH  
D.S.A. PROPERTIES & INVESTMENTS LLC  
3337 GLENMORE DRIVE  
FALLS CHURCH, VA 22041  
PHONE: 703-501-5252

### SHEET INDEX

ENGINEERING / LANDSCAPE ARCHITECT / PLANNER:



13604 TURNMORE ROAD  
SILVER SPRING  
MARYLAND 20906  
PH: (301) 538-0995  
FAX: (410) 772-8923  
WWW.IDESIGNENG.COM



NUMBER	TITLE
1	COVER SHEET
2	SITE LAYOUT
3	TYPICAL DETAILS
4	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
5	LANDSCAPE AND TREE PRESERVATION PLAN -1
6	LANDSCAPE AND TREE PRESERVATION PLAN -2
7	ADEQUATE OUTFALL AND STORMWATER ANALYSIS
8	STORMWATER MANAGEMENT
9	ELEVATIONS



**GLEN CARLYN**  
**CHILD CARE CENTER**

3212 GLEN CARLYN ROAD  
BAILEY'S CROSSROADS, VA 22041

**SPECIAL EXCEPTION PLAT**

PARCELS 3 AND 4 OF  
FOREST J. HALL PROPERTY DIVISION  
& PARCEL 'A' OF  
HALLWOODS SUBDIVISION  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**SITE PLAN**

DWG NO. C-2 SHEET NO. 2 OF 9

DRAWN BY: JW CHECKED BY: JW

SCALE: AS NOTED

DATE: 03/12/2014

**NOTES:**

- APPROXIMATE LOCATION OF RPA IS SHOWN AS 100 FEET FROM THE TOP OF EXISTING STREAM BANK OR THE 100-YEAR FLOOD PLAIN BOUNDARY, WHICHEVER IS FARTHER AWAY FROM THE STREAM.
- THE 100-YEAR FLOOD PLAIN BOUNDARY IS DETERMINED ACCORDING TO THE APPROVED FLOOD PLAIN STUDY FOR THIS PROJECT.
- THE FULL CAPACITY OF THE CHILD CARE CENTER IS 99 CHILDREN. THE BUILDING IS A ONE AND ONE HALF STORY STRUCTURE. MAXIMUM HEIGHT OF BUILDING DOES NOT EXCEED 25 FEET.
- PROPERTY WILL BE SERVED BY PUBLIC WATER AND SEWER.
- PROPOSED SIGNAGE WILL BE PROVIDED AS SHOWN ON PLAN.
- THERE IS NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WITHIN PROJECT LIMITS. THE PROPOSED DEVELOPMENT WILL NOT IMPACT ANY BURIAL SITE.
- THE PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS. THERE IS NO UTILITY EASEMENT OF 25' OR MORE WITHIN THE PROPERTY LIMITS. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD AND SHOULD NOT BE REGARDED AS CORRECT AND FINAL.
- THE PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF DISTURBANCE ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- THERE WILL BE NO FILL, CHANGE OF CONTOURS OR ESTABLISHMENT OF ANY USE WITHIN 100-YEAR FLOODPLAIN. THE LAND DISTURBING ACTIVITIES WITHIN THE FLOODPLAIN WILL BE LIMITED TO MINOR EXCAVATION AND BACKFILL FOR INSTALLING AN 18 INCH STORM DRAIN PIPE AND STABILIZING THE DISTURBED AREA WITH TURFGRASS.
- THE LAND DISTURBING ACTIVITIES WITHIN THE RPA WILL BE LIMITED TO REMOVAL OF EXISTING PAVEMENT AND ESTABLISHMENT OF VEGETATION AND TREE AND SHRUB PLANTING.
- SEE LANDSCAPE AND TREE PRESERVATION PLAN FOR PROPOSED LANDSCAPING, TREE PRESERVATION AND EXISTING TREES TO BE REMOVED.
- SEE SHEET C-3 FOR ANGLE OF BULK PLANE DIAGRAMS.
- SEE CROSS SECTIONS AND WATER SURFACE ELEVATIONS OF PROPOSED DITCHES ALONG THE NORTH AND WEST OF THE SITE ON SHEET C-3.

**SITE TABULATION**

EXISTING SITE AREA:	2.25 AC
AREA OF PROP. ROW DEDICATION:	NONE
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-3
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	CHILD CARE CENTER
EXISTING GFA:	1425 SF
PROPOSED GFA:	11500 SF
EXISTING FAR:	0.014
PROPOSED FAR:	0.117
MAXIMUM ALLOWABLE FAR:	0.25
OPEN SPACE REQUIRED:	NO MINIMUM REQUIREMENT
OPEN SPACE PROVIDED:	77% (75,500 SF ± OR 1.73 AC ±)

**PARKING AND LOADING TABULATION**

PARKING REQUIRED: 19 MIN. (= 0.19 SPACE/CHILD X 99 CHILDREN), INCLUDING ONE VAN ACCESSIBLE SPACE  
PARKING PROVIDED: 27, INCLUDING ONE VAN ACCESSIBLE SPACE

LOADING SPACE REQUIRED: 1 (15'W X 25'L X 15'H)  
LOADING SPACE PROVIDED: 1 (15'W X 25'L, UNCOVERED)

MAXIMUM BUILDING HEIGHT ALLOWED: 35 FEET  
MAXIMUM BUILDING HEIGHT PROPOSED: NO MORE THAN 24 FEET

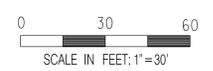
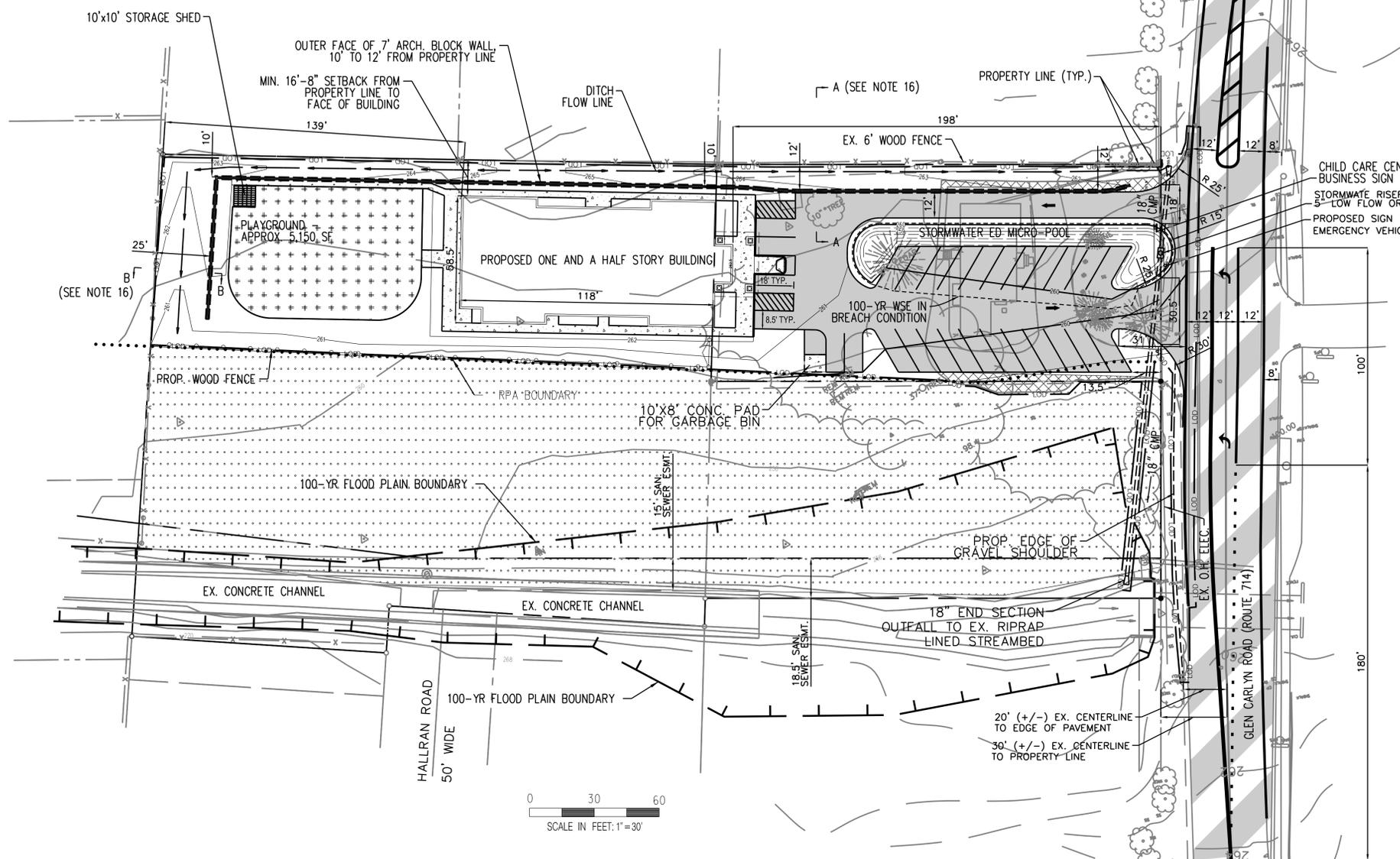
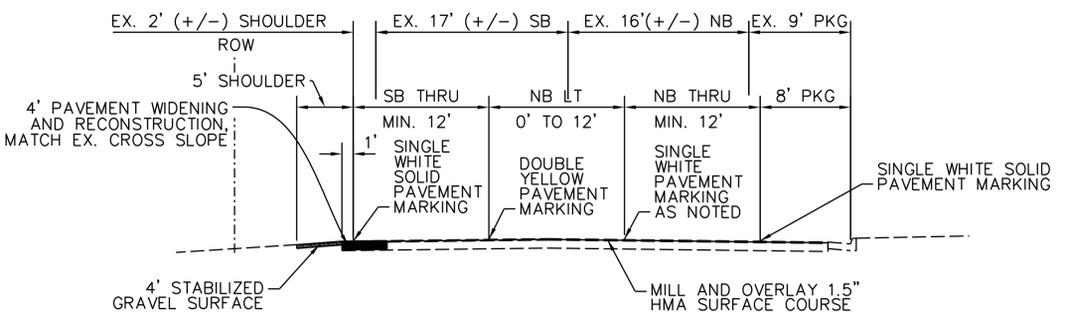
MINIMUM REQUIRED\* MINIMUM PROVIDED (SEE ABP DIAGRAMS ON SHEET C-3)

FRONT YARD: 40' ABP, MIN. 30 FT 198 FT

SIDE YARD: 35' ABP, MIN. 10 FT 16 FT-8 IN

BACK YARD: 35' ABP, MIN. 25 FT 139 FT

\* - IN ACCORDANCE WITH PROVISIONS OF ARTICLE 3, PART 3, SECTION 3-307 PARAGRAPH 2.B OF THE FAIRFAX COUNTY ZONING ORDINANCE.



**LEGEND**

	REMOVAL OF EXISTING PAVEMENT		LIMIT OF DISTURBANCE/LIMIT OF CLEARING AND GRUBBING
	ASPHALT PAVEMENT		TRAFFIC FLOW DIRECTION
	ASPHALT PAVEMENT MILL AND OVERLAY		RPA BOUNDARY
	PLAYGROUND SURFACE (ENGINEERED WOOD FIBER)		100-YR FLOOD PLAIN BOUNDARY
	CONCRETE WALK		PROPOSED 6\"/>

**CFS ENGINEERS INC**

10908 ADARE DRIVE  
FAIRFAX VIRGINIA 22032  
PH: (703) 822-5935  
FAX: (703) 822-5914  
WWW.CFSENGINEERS.COM

PROJECT NO:

**Client**  
**DEYI AWADALLAH**

PH: (703) XXX-XXXX  
FAX: (703) XXX-XXXX



**GLEN CARLYN CHILD CARE CENTER**

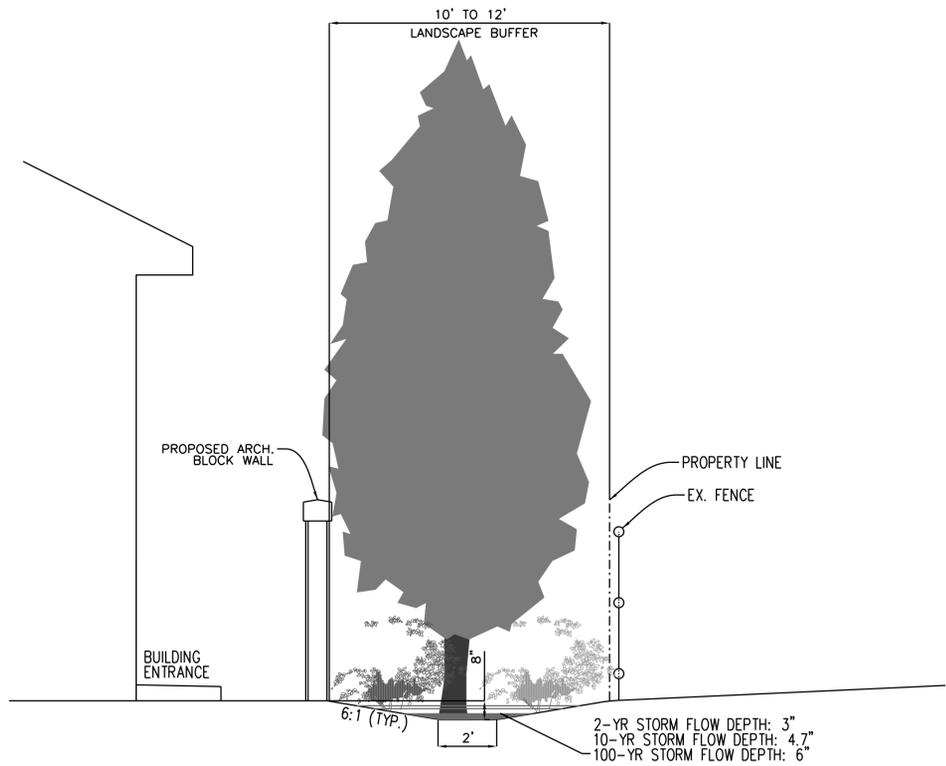
3212 GLEN CARLYN ROAD  
BAILEY'S CROSSROADS, VA 22041

**SPECIAL EXCEPTION PLAT**

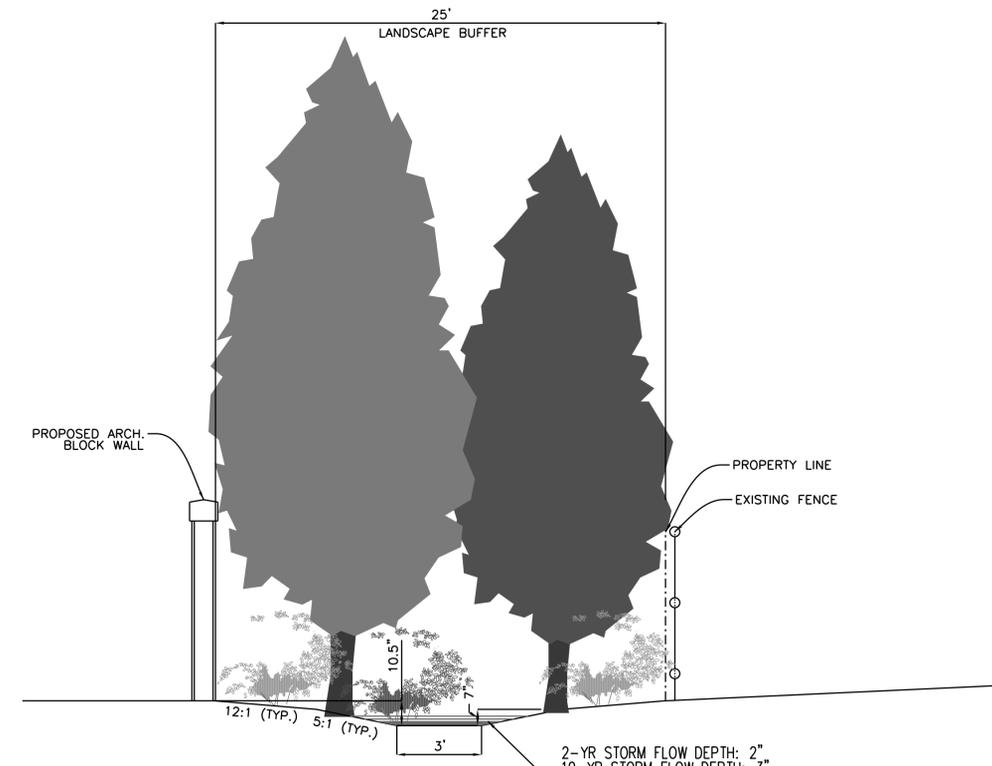
PARCELS 3 AND 4 OF  
FOREST J. HALL PROPERTY DIVISION  
& PARCEL 'A' OF  
HALLWOODS SUBDIVISION  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

TYPICAL DETAILS

DWG NO. C-3	SHEET NO. 3 OF 9
DRAWN BY: JW	CHECKED BY: JW
SCALE: AS NOTED	
DATE: 03/12/2014	



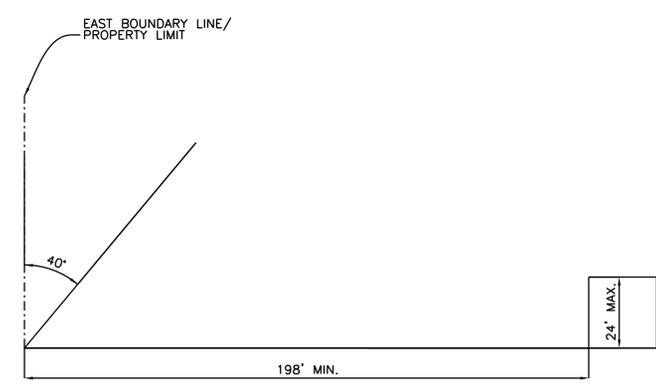
NORTH DITCH TYPICAL SECTION A-A



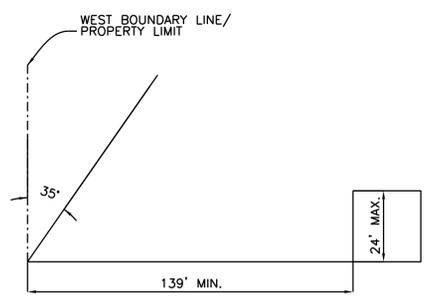
WEST DITCH TYPICAL SECTION

NOTE:  
PEAK DISCHARGE RATES AND FLOW DEPTHS ARE CALCULATED AT THE DOWNSTREAM ENDS OF THE DITCHES TO DEMONSTRATE THE WORST-CASE SENARIOS.

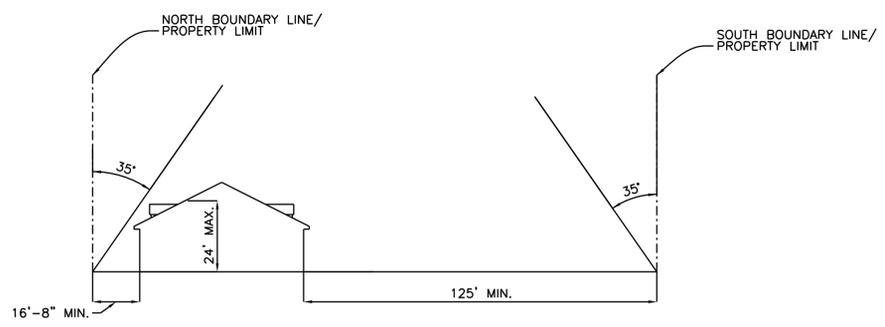
SUBAREA	SUBAREA DESCRIPTION	CN	AREA (AC)	Tc (hr)	Side Slope (Z:1)	Bottom Width (ft)	Manning's n	Ditch Slope	2-yr 2-hr Storm Event				10-yr 2-hr Storm Event				100-yr 2-hr Storm Event			
									Rainfall Depth (in)	Peak Flow (cfs)	Flow Depth (ft)	Flow Vel. (fps)	Rainfall Depth (in)	Peak Flow (cfs)	Flow Depth (ft)	Flow Vel. (fps)	Rainfall Depth (in)	Peak Flow (cfs)	Flow Depth (ft)	Flow Vel. (fps)
NORTH DITCH	SINGLE FAMILY UNITS (R-3) - HSG 'D'	86.00	1.42	0.10	6	2.00	0.035	0.02	2.0	1.85	0.26	1.94	3.0	3.64	0.39	2.36	4.5	6.49	0.49	2.72
WEST DITCH	SINGLE FAMILY UNITS (R-3) - HSG 'D'	86.00	0.75	0.10	5	3.00	0.035	0.02	2.0	0.97	0.16	1.61	3.0	1.92	0.23	1.94	4.5	3.42	0.33	2.33



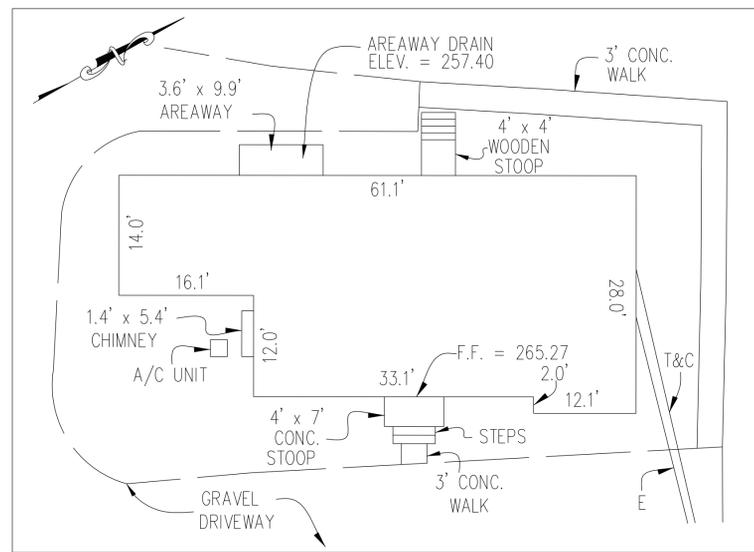
FRONT YARD ANGLE OF BULK PLANE FOR THE R-3 DISTRICT (PER SECTION 3-307.2.B)



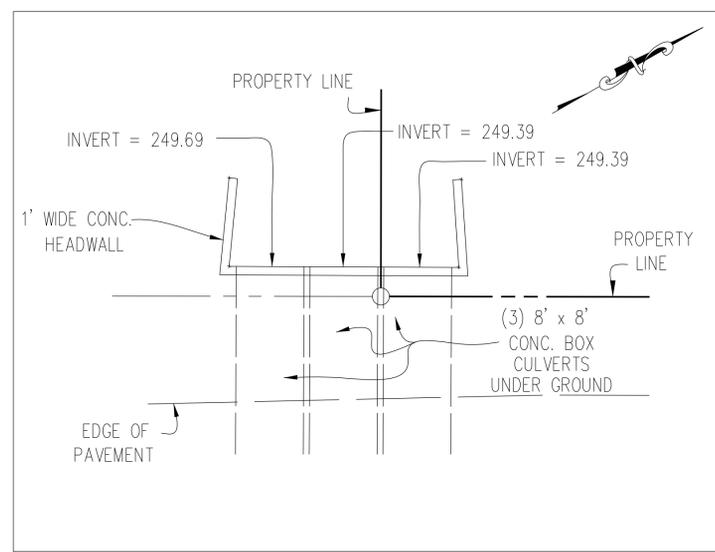
REAR YARD ANGLE OF BULK PLANE FOR THE R-3 DISTRICT (PER SECTION 3-307.2.B)



SIDE YARD ANGLE OF BULK PLANE FOR THE R-3 DISTRICT (PER SECTION 3-307.2.B)



**EXISTING ONE-STORY HOUSE DETAIL**  
 MAX. HEIGHT: 15' (+/-)  
 (HOUSE TO BE REMOVED)  
 SCALE: 1" = 10'



**EXISTING HEADWALL DETAIL**  
 (HEADWALL TO REMAIN)  
 SCALE: 1" = 10'

ID	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Bottomland	Tulip Poplar, Red Maple	Early	Fair	1.18	The overstory of this cover type is dominated by tulip poplar and red maple. Other minor overstory tree species present include American sycamore, loblolly pine and black cherry. The understory has some spicebush, Eastern red cedar and American holly scattered throughout but is mainly dominated by invasive species including multiflora rose, Japanese honeysuckle, Porcelainberry, bush honeysuckle, English ivy and climbing euonymus vine. There is no tree regeneration due to the heavy presence of invasive species. In general the existing trees onsite are in fair to good condition with the exception of several dead and storm-damaged trees along the northern property boundary.
B	Maintained Grassland	Eastern red cedar, Colorado blue spruce	N/A	N/A	0.39	This cover type consists of yard and landscape trees in fair condition including Eastern red cedar and Colorado blue spruce.
C	Developed Land	N/A	N/A	N/A	0.37	This consists of areas of constructed features, including building, driveway, and paved stream channel.
D	Bottomland	Invasive Vines	Early	Poor	0.17	Gaps in existing tree canopy that are dominated by invasive species including multiflora rose, Porcelainberry, English ivy and Japanese honeysuckle.
E	Bottomland in Sanitary Easement	Tulip Poplar, Red Maple, and Invasive Vines	Early	Fair to poor	0.14	Same as A, with gaps dominated by invasive species described in D. No 10-year canopy credit claimed within easement.

TOTAL: 2.25 AC

13604 TURNMORE ROAD  
SILVER SPRING  
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PH: (301) 538-0995  
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PROJECT NO:

**Client**  
**DEYI**  
**AWADALLAH**

PH: (703) XXX-XXXX  
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**GLEN CARLYN CHILD CARE CENTER**

3212 GLEN CARLYN ROAD  
BAILEY'S CROSSROADS, VA 22041

**SPECIAL EXCEPTION PLAT**

PARCELS 3 AND 4 OF  
FOREST J. HALL PROPERTY DIVISION  
& PARCEL 'A' OF  
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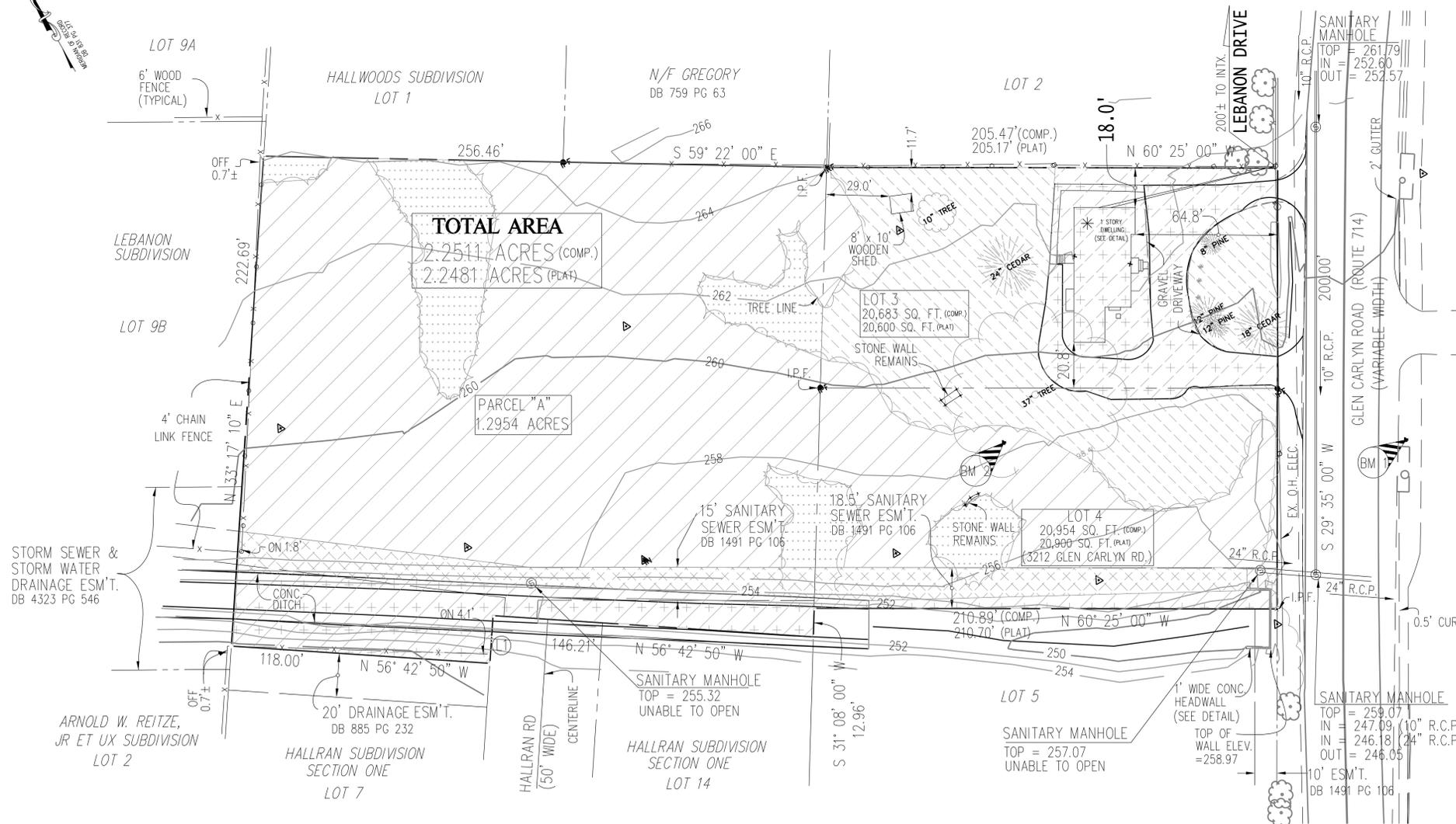
**EXISTING CONDITIONS AND EXISTING VEGETATION MAP**

DWG NO. C-4 SHEET NO. 4 OF 9

DRAWN BY: JW CHECKED BY: JW

SCALE: AS NOTED

DATE: 03/12/2014



LEGEND:

- COVER TYPE A (BOTTOMLAND FOREST)
- COVER TYPE B (MAINTAINED GRASS LAND)
- COVER TYPE C (DEVELOPED LAND)
- COVER TYPE D (BOTTOMLAND CANOPY GAPS)
- COVER TYPE E (BOTTOMLAND WITHIN EASEMENT)

EXISTING TREELINE

EXISTING PRE-DEVELOPMENT TREE CANOPY AREA (64209 S.F. +/-)

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE PROPERTIES SHOWN ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP # 061-2-05-0003 (LOT 3), # 061-2-05-0004 (LOT 4) & # 051-4-08-A (PARCEL "A")
- 3) 2' CONTOUR INTERVAL. DATUM NGVD 29 (FEET)
- 4) THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF TIMOTHY J. FARRELL OF B.W. SMITH AND ASSOCIATES INC. (ADDRESS: 9255 CORPORATE CIRCLE, MANASSAS, VA 20110, TEL: 1-800-682-0996) FROM AN ACTUAL GROUND SURVEY COMPLETED ON MAY 4, 2011.

SCALE: 1" = 30'







**GLEN CARLYN CHILD CARE CENTER**

3212 GLEN CARLYN ROAD  
BAILEY'S CROSSROADS, VA 22041

**SPECIAL EXCEPTION PLAT**

PARCELS 3 AND 4 OF  
FOREST J. HALL PROPERTY DIVISION  
& PARCEL 'A' OF  
HALLWOODS SUBDIVISION  
MASON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**ADEQUATE OUTFALL AND STORMWATER ANALYSIS**

DWG NO. C-7 SHEET NO. 7 OF 9

DRAWN BY: JW CHECKED BY: JW

SCALE: AS NOTED

DATE: 03/12/2014

**STORMWATER MANAGEMENT & BMP NARRATIVE**

**PRE-DEVELOPMENT CONDITIONS**

THIS 2.25 ACRE SITE IS LOCATED IN AN R-3 DISTRICT. IT CONSISTS OF THREE SEPARATE PARCELS. ONLY ONE OF THEM CONTAINS EXISTING SINGLE FAMILY DETACHED HOME, AND THE OTHER TWO ARE MOSTLY COVERED BY WOODS. MOST OF THE ADJACENT PARCELS ARE RESIDENTIAL LOTS. THE EASTERN SIDE OF THE SITE IS BOUNDED BY A TWO LANE ROADWAY, GLEN CARLYN ROAD (RT 714), ACROSS FROM THE ROAD TO THE EAST IS AN ORTHODOX GREEK CHURCH. THE SOUTHERN SIDE OF THE SITE IS BOUNDED BY A CONCRETE AND RIPRAP LINED CHANNEL, WHICH IS A MAJOR FLOODWAY AND A SECTION OF THE LONG BRANCH. THE SITE IS LOCATED WITHIN THE FOUR MILE RUN WATERSHED AND RUNOFF FROM THE SITE DRAINS THROUGH OVERLAND FLOW TO THE LONG BRANCH. DUE TO ITS PROXIMITY TO THE FLOODWAY, NEARLY HALF OF THE SITE IS OCCUPIED BY A RESOURCE PROTECTION AREA (RPA) ON ITS SOUTHERN PORTION.

**POST-DEVELOPMENT CONDITIONS**

THE PROPOSED CONDITIONS FOR THE SITE IS FOR A CHILD CARE CENTER. THE PROPOSED DEVELOPMENT WILL BE LIMITED TO THE NORTHERN PORTION OF THE SITE, AND THE SOUTHERN PORTION THAT IS IN RPA DESIGNATION WILL BE CONSERVED FOR NATURAL OPEN SPACE/FOREST. A 1.08 AC NATURAL OPEN SPACE WILL BE USED FOR BMP CREDIT. NO USE OR DISTURBANCE OF THIS AREA WILL BE PERMITTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE FAIRFAX COUNTY.

THE EXISTING ONE-STORY BUILDING STRUCTURE WILL BE REMOVED. THE PROPOSED PLAN IS TO BUILD A ONE AND ONE HALF STORY BUILDING, A 28 SPACES PARKING LOT, AND A 5000 SF PLYGROUND, RESULTING A TOTAL OF 0.50 AC IMPERVIOUS AREA. THE EXISTING IMPERVIOUS AREA IS APPROXIMATELY 0.33 ACRES.

THE OVERALL DRAINAGE PATTERN WILL BE MAINTAINED, EXCEPT THAT A 0.34-ACRE ONSITE AREA THAT DRAINS IN OVERLAND FLOW IN THE EXISTING CONDITION WILL BE DIVERTED TO A SWM MICROPOOL (ED POND) IN THE PROPOSED PARKING LOT ISLAND AND RELEASED TO THE FLOODWAY CHANNEL WITH CONTROLLED DISCHARGES. COMBINING THE ON-SITE AND OFF-SITE DISCHARGES, THE POST-DEVELOPMENT PEAK RATES FOR 2-YEAR AND 10-YEAR STORMS ARE LESS THAN THE PRE-DEVELOPMENT LEVELS.

**BEST MANAGEMENT PRACTICE (BMP) NARRATIVE**

THE 2.25 ACRE SITE IS IN THE FOUR MILE RUN WATERSHED AND REQUIRES A MINIMUM 40% PHOSPHORUS REMOVAL EFFICIENCY SINCE THIS IS A "NEW DEVELOPMENT" IN FAIRFAX COUNTY AND NOT LOCATED IN THE OCCOQUAN WATERSHED. BMP COMPUTATIONS ARE BASED ON THE OCCOQUAN METHOD AND RESULT IN A PHOSPHORUS REMOVAL OF 42% (SEE COMPUTATIONS ON SHEET C-6). THE BMP REQUIREMENTS WILL BE MET BY UTILIZING A SWM MICROPOOL (ED POND) AND A NATURAL OPEN SPACE.

**DRAINAGE DIVERSION NARRATIVE**

THE TOTAL DRAINAGE AREA THAT DRAINS FROM AND THRU THE PROJECT SITE INTO THE LONG BRANCH REMAINS THE SAME IN THE PROPOSED CONDITION AS IN THE EXISTING CONDITION. AN ONSITE SWM MICROPOOL (ED POND) PROVIDES PHOSPHORUS REMOVAL AND QUANTITY MANAGEMENT. AS A RESULT OF THE DIVERSION, THE DISCHARGE RATES LEAVING THE PROJECT SITE WILL BE LESS THAN THE EXISTING RATES IN 2-YEAR AND 10-YEAR STORMS, AND THE PHOSPHORUS REMOVAL REQUIREMENTS WILL BE MET. THERE WILL BE NO ADVERSE EFFECT ON ADJACENT OR DOWNSTREAM PROPERTIES.

**OVERLAND RELIEVE NARRATIVE**

THE PROPOSED BUILDING FLOOR ELEVATION WILL BE APPROXIMATELY 4 FEET HIGHER THAN THE FLOOD PLAIN ELEVATION. IT WILL ALSO BE HIGHER THAN THE PARKING LOT, DRIVE AISLES AND ENTRANCES. DURING A 100-YEAR STORM, THE PLAYGROUND AREA IN THE BACK YARD AND THE PARKING LOT WILL ACT AS OVERLAND FLOW RELIEF PATHS (SEE RELIEF FLOW PATHS SHOWN ON THE BMP DRAINAGE AREA MAP ON SHEET C-8).

**MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
Cluster Subdivision (9-415 1G & 1N) Commercial Revitalization Districts (9-622 2A (12)&(14))  
Development Plans PRC District (16-302 2 & 4L) PRC Plan (16-303 1E & 10)  
FDP P Districts (except PRC) 916-502 1F & 1Q) Amendments (18-202 10F & 10I)

- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet C-2
- Provide:  

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (ac)	Footprint area (sq ft)	Storage volume (cf)	If pond, dam height (ft)
NATURAL OPEN SPACE	1.08	0	1.08	47045	N/A	N/A
ED Pond	0.34	0	0.34	2568	2841	1.5
Totals						
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-2
- Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet C-2
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C-4
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-7
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet C-7
- A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C-7 & C-8
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets C-3
- A submission waiver is requester for \_\_\_\_\_
- Stormwater management is not required because \_\_\_\_\_

Cover Type	Area (ac)	C	Product	Imperviousness
On-site impervious area to facility	0.23	0.90	0.21	
On-site grass area to facility	0.11	0.30	0.03	
<b>Total</b>	<b>0.34</b>	<b>0.70</b>	<b>0.24</b>	<b>67%</b>
Per Plate 2-6, Storage Volume per acre =		2167 cf		
BMP storage volume =		738.947 cf		

STAGE (FT)	ELEV. (FT)	CONTOUR AREA	INCR. VOL. (CF)	VOL. (CF)
0	258.5	678	0.00	0.00
0.5	259	1194	468.00	468.00
1	259.5	1725	729.75	1197.75
1.5	260	4048	1443.25	2641.00
Perm. Pool Elev. =	259.19	(for WQv of 738.947	cf)	

STAGE (FT)	ELEV. (FT)	CONTOUR AREA	INCR. VOL. (CF)	VOL. (CF)
0	259.19	1394	0	0
0.5	259.69	1931	831.25	831.25
0.81	260	4048	926.745	1757.995
1.01	260.2	5159	920.7	2678.695

Stage (ft)	Elevation (ft)	hydraulic head (ft)	orifice discharge (cfs)	Weir discharge (cfs)	Combined Discharge (cfs)	Storage Vol. (cf)
0	259.19	0	0.00	0.00	0.00	0
0.25	259.44	0.25	0.13	0.00	0.13	382
0.5	259.69	0.5	0.36	0.00	0.36	831.25
0.81	260	0.81	0.51	0.00	0.51	1757.995
0.86	260.05	0.86	0.53	0.00	0.53	1975.945
1.01	260.2	1.01	0.59	2.70	3.29	2678.695

STAGE (FT)	ELEVATION (FT)	HYDRAULIC HEAD (FT)	ORIFICE DISCHARGE (CFS)	WEIR DISCHARGE (CFS)	COMBINED DISCHARGE (CFS)	STORAGE VOL. (CF)
0	260.05	0	0.00	0.00	0.00	0
0.15	260.2	0.15	0.00	2.70	2.70	702.75

STAGE (FT)	ELEVATION (FT)	HYDRAULIC HEAD (FT)	ORIFICE DISCHARGE (CFS)	WEIR DISCHARGE (CFS)	COMBINED DISCHARGE (CFS)	STORAGE VOL. (CF)
0	260.05	0	0.00	0.00	0.00	0
0.15	260.2	0.15	0.00	2.70	2.70	702.75

\*\*\*\*\*80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY\*\*\*\*\*

JOB TITLE	TR-20 FULLPRINT	SUMMARY	NO PLOTS
001 GLEN CARLYN 1.2, 10, 100-YR STORMS	1.2, 10, 100-YR STORMS		
STRUCT 01	259.19 0.0 0.000		
	259.44 0.13 0.00877		
	259.69 0.36 0.0191		
	260.05 0.73 0.0455		
	260.20 1.16 0.0615		
ENDTBL RUNOFF 11	1 0.000531	91.8	0.1
RESVOR 2	1201 1 2 259.19		
INCREM 6	11 12 0.05	2.7	1.0
COMPUT 7	11 12 0.0	3.2	1.0
ENDCMP 1	11 12 0.0	5.5	1.0
COMPUT 7	11 12 0.0	7.7	1.0
ENDCMP 1	11 12 0.0		
COMPUT 7	11 12 0.0		
ENDJOB 2			

\*\*\*\*\*END OF 80-80 LIST\*\*\*\*\*

SUMMARY TABLE 1

SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL IN ORDER PERFORMED. A CHARACTER FOLLOWING THE PEAK DISCHARGE TIME AND RATE (CFS) INDICATES: F-FLAT TOP HYDROGRAPH T-TRUNCATED HYDROGRAPH R-RISING TRUNCATED HYDROGRAPH

XSECTION/ STRUCTURE ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RUNOFF AMOUNT (IN)	ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)
RAINFALL OF 2.70 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINFALL OF 3.20 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINFALL OF 5.50 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINFALL OF 7.70 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINFALL OF 6.50 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							

END OF 1 JOBS IN THIS RUN

SCS TR-20, VERSION 2.04TEST FILES

INPUT = PROP.DAT ; GIVEN DATA FILE  
OUTPUT = PROP.OUT ; DATED 12/23/08, 12:43:14

FILES GENERATED - DATED 12/23/08, 12:43:14

NONE!

TOTAL NUMBER OF WARNINGS = 0, MESSAGES = 8

JOB ENDED AT 12:43:22

\*\*\* TR-20 RUN COMPLETED \*\*\*

\*\*\*\*\*80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY\*\*\*\*\*

JOB TITLE	TR-20 FULLPRINT	SUMMARY	NO PLOTS
001 GLEN CARLYN 100-YR STORM ORIFICE BREACH	100-YR STORM ORIFICE BREACH		
STRUCT 01	260.05 0.0 0.0		
	260.20 0.70 0.0161		
ENDTBL RUNOFF 11	1 0.000531	91.8	0.1
RESVOR 2	1201 1 2 260.05		
INCREM 6	11 12 0.05	2.7	1.0
COMPUT 7	11 12 0.0	3.2	1.0
ENDCMP 1	11 12 0.0	5.5	1.0
COMPUT 7	11 12 0.0	7.7	1.0
ENDJOB 2			

\*\*\*\*\*END OF 80-80 LIST\*\*\*\*\*

TR20 ----- GLEN CARLYN 100-YR STORM ORIFICE BREACH

12/23/08 SCS -  
13:07:39 REPOSED CONDITION 2.04TEST  
SUMMARY, JOB NO. 1 PAGE 3

SUMMARY TABLE 1

SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL IN ORDER PERFORMED. A CHARACTER FOLLOWING THE PEAK DISCHARGE TIME AND RATE (CFS) INDICATES: F-FLAT TOP HYDROGRAPH T-TRUNCATED HYDROGRAPH R-RISING TRUNCATED HYDROGRAPH

XSECTION/ STRUCTURE ID	STANDARD CONTROL OPERATION	DRAINAGE AREA (SQ MI)	RUNOFF AMOUNT (IN)	ELEVATION (FT)	TIME (HR)	RATE (CFS)	RATE (CSM)
RAINFALL OF 2.70 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINFALL OF 3.20 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINFALL OF 5.50 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINFALL OF 7.70 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							
RAINFALL OF 6.50 inches AND 24.00 hr DURATION, BEGINS AT .0 hrs.							

**PRE- AND POST-DEVELOPMENT DISCHARGE RATE COMPUTATION**

1a. ON-SITE PRE-DEVELOPMENT CALCULATIONS	C	AREA (AC)	PRODUCT
SUBAREA DESCRIPTION			
ONSITE IMPERVIOUS PAVEMENT/ROOFTOP	0.90	0.30	0.27
ONSITE LAWN AND FOREST CONSERVATION	0.30	1.92	0.57
WEIGHTED AVERAGE "C"	0.39	2.25	0.88

1b. OFF-SITE PRE-DEVELOPMENT CALCULATIONS	C	AREA (AC)	PRODUCT
SUBAREA DESCRIPTION			
SINGLE FAMILY UNITS (R-3)	0.40	2.08	0.83

1c. OVERALL PRE-DEVELOPMENT FLOW CALCULATIONS	C	AREA (AC)	PEAK FLOW (CFS)
SUBAREA			
ON-SITE	0.39	2.25	4.78
OFF-SITE	0.40	2.17	4.73
TOTAL	0.42	4.42	9.51

SUBAREA	10-YR RAINFALL INTENSITY (IN/HR)	C	AREA (AC)	PEAK FLOW (CFS)
ON-SITE	7.27	0.39	2.25	6.38
OFF-SITE	7.27	0.40	2.17	6.31
TOTAL			4.42	12.69

SUBAREA	100-YR RAINFALL INTENSITY (IN/HR)	C	AREA (AC)	PEAK FLOW (CFS)
ON-SITE	9.84	0.39	2.25	8.63
OFF-SITE	9.84	0.40	2.17	8.54
TOTAL			4.42	17.18

SUBAREA	2-YR RAINFALL INTENSITY (IN/HR)	PEAK FLOW (CFS)	10-YR RAINFALL INTENSITY (IN/HR)	PEAK FLOW (CFS)	100-YR RAINFALL INTENSITY (IN/HR)	PEAK FLOW (CFS)
ONSITE IMPERVIOUS PAVEMENT/ROOFTOP UNCONTROLLED	0.90	0.27	0.25	5.45	1.34	7.27
ONSITE LAWN AND FOREST CONSERVATION UNCONTROLLED	0.30	0.44	0.13	5.45	0.72	7.27
ONSITE PLAYGROUND UNCONTROLLED	0.35	0.24	0.04	5.45	0.22	7.27
ONSITE CONTROLLED AREA	0.40	0.40	0.00	5.45	0.00	7.27
ONSITE NATURAL OPEN SPACE CONSERVATION	0.30	1.08	0.32	5.45	1.77	7.27
OFFSITE SINGLE FAMILY UNITS (R-3)	0.40	2.17	0.87	5.45	4.73	7.27
TOTAL	4.42	1.63		9.18		12.91

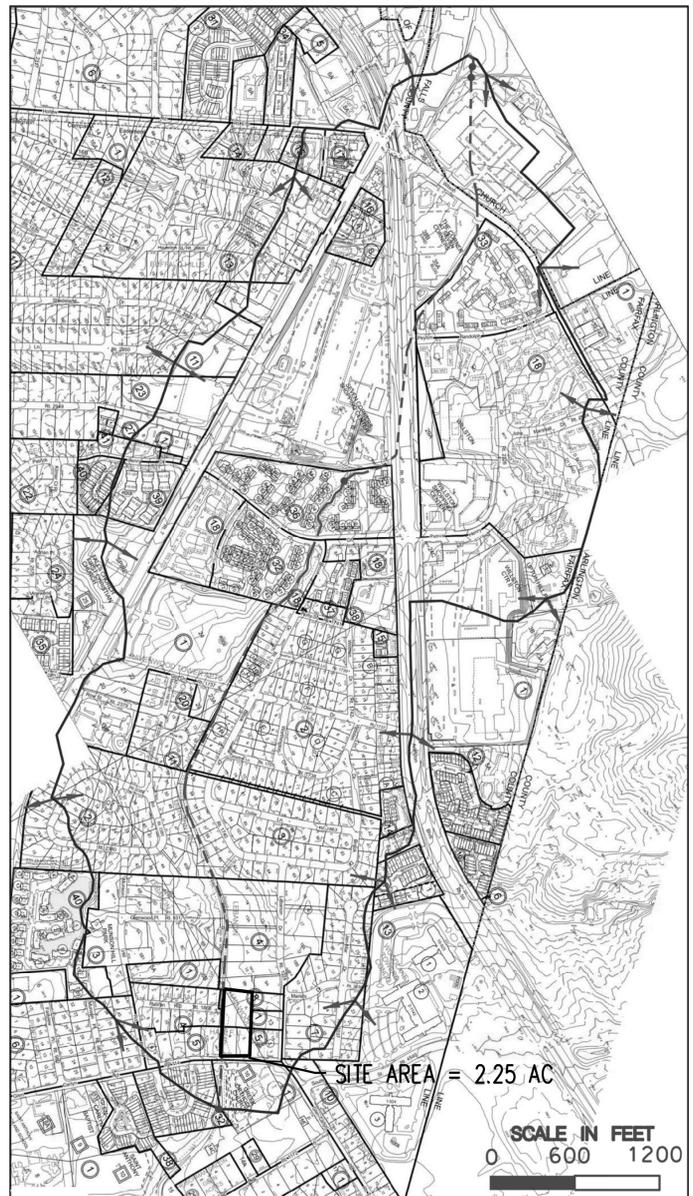
**EXTENT OF REVIEW AND OUTFALL NARRATIVE**

THE ENTIRE SITE AREA OF 2.25 ACRES DRAINS THROUGH AN OVERLAND FLOW TO A CONCRETE CHANNEL SECTION OF THE LONG BRANCH, WHICH IS A MAJOR FLOODWAY ADJOINING THE PROPERTY ON THE SOUTH, IN THE FOUR MILE RUN WATERSHED.

IN THE PROPOSED CONDITION, THE OVERALL DRAINAGE PATTERN IS MAINTAINED, EXCEPT THAT A 0.34 AC ONSITE DRAINAGE AREA THAT IS CURRENTLY DRAINING VIA OVERLAND FLOW WILL BE COLLECTED IN AN ED POND AND RELEASED TO THE EXISTING CHANNEL WITH CONTROLLED DISCHARGES.

THE REVIEW IS EXTENDED TO AN OUTFALL POINT ON THE CHANNEL APPROXIMATELY 400 FEET DOWNSTREAM OF THE PROJECT SITE. THE TOTAL DRAINAGE AREA TO THIS POINT IS 366.1 ACRES, ABOUT 163 TIMES GREATER THAN THE SITE AREA. THE EFFECTIVE 100-YEAR DISCHARGE RATE AT THIS POINT IS 1420 CFS, ACCORDING TO THE FEMA FLOOD INSURANCE STUDY. THE 100-YEAR DISCHARGE RATE FROM THE PROJECT SITE IN THE POST-DEVELOPMENT CONDITION IS 18.0 CFS, AS OPPOSED TO THE 17.2 CFS DISCHARGE RATE IN THE PRE-DEVELOPMENT CONDITION. THE LESS THAN 1 CFS INCREASE WILL NOT CAUSE ANY ADVERSE IMPACT TO THE MAJOR FLOODWAY.

THERE ARE NO RECENT DOWNSTREAM FLOODING COMPLAINTS ON FILE ACCORDING TO THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. THE EXISTING RECEIVING CONCRETE CHANNEL APPEARS STABLE.



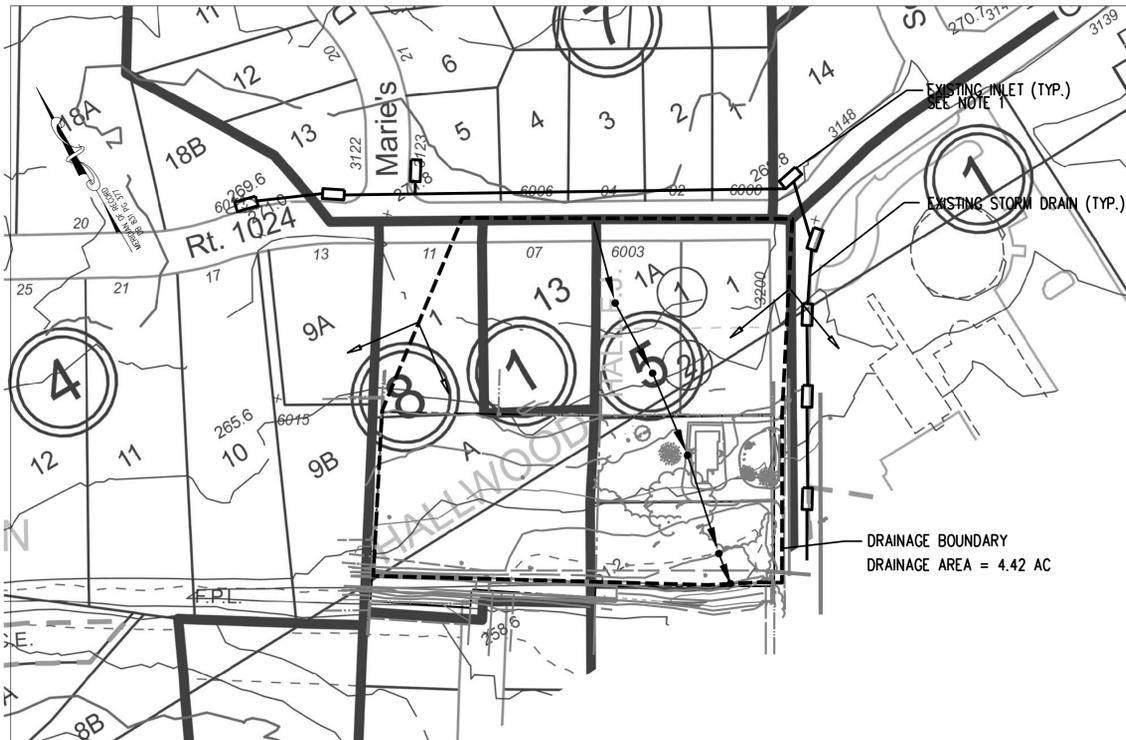
DRAINAGE AREA: 366.10 AC

NOTES:

1. INLET LOCATIONS NOTED ON PLAN ALONG PUBLIC STREETS ARE ACCORDING TO FIELD OBSERVATION.
2. STORM DRAIN CONNECTIONS SHOWN ON PLAN ARE ESTIMATED FOR DRAINAGE AREA DELINEATION PURPOSE. THEY HAVE NOT BEEN VERIFIED BY RECORD DRAWINGS AND SHOULD NOT BE REGARDED AS ACCURATE.
3. NO USE OR DISTURBANCE OF THE NATURAL OPEN SPACE DESIGNATED FOR WATER QUALITY MANAGEMENT IS PERMITTED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
4. SWM MICROPOOL (ED POND) PROVIDES WATER QUALITY AND QUANTITY TREATMENT.

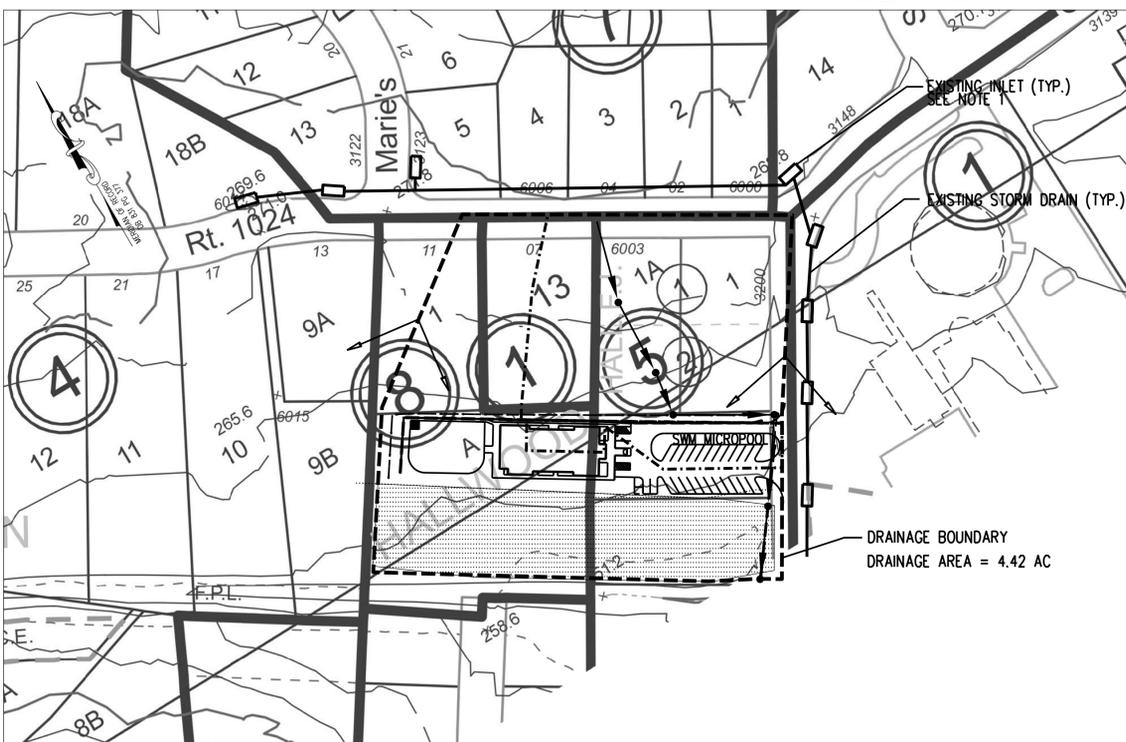
PRE-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1" = 100'



POST-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1" = 100'



BMP FACILITY DESIGN CALCULATIONS

1. SUBAREAS AND WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

ID	SUBAREA DESCRIPTION	"C"	AREA (AC)	PRODUCT
A1	ONSITE PAVEMENT AND ROOFTOP	0.90	0.50	0.45
A2	ONSITE LAWN	0.30	0.55	0.17
A3	ONSITE UNCONTROLLED PLAYGROUND	0.35	0.12	0.04
A4	NATURAL OPEN SPACE CONSERVATION	0.30	1.08	0.32
TOTAL			2.25	0.98
WEIGHTED AVERAGE "C"		0.44		

2. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

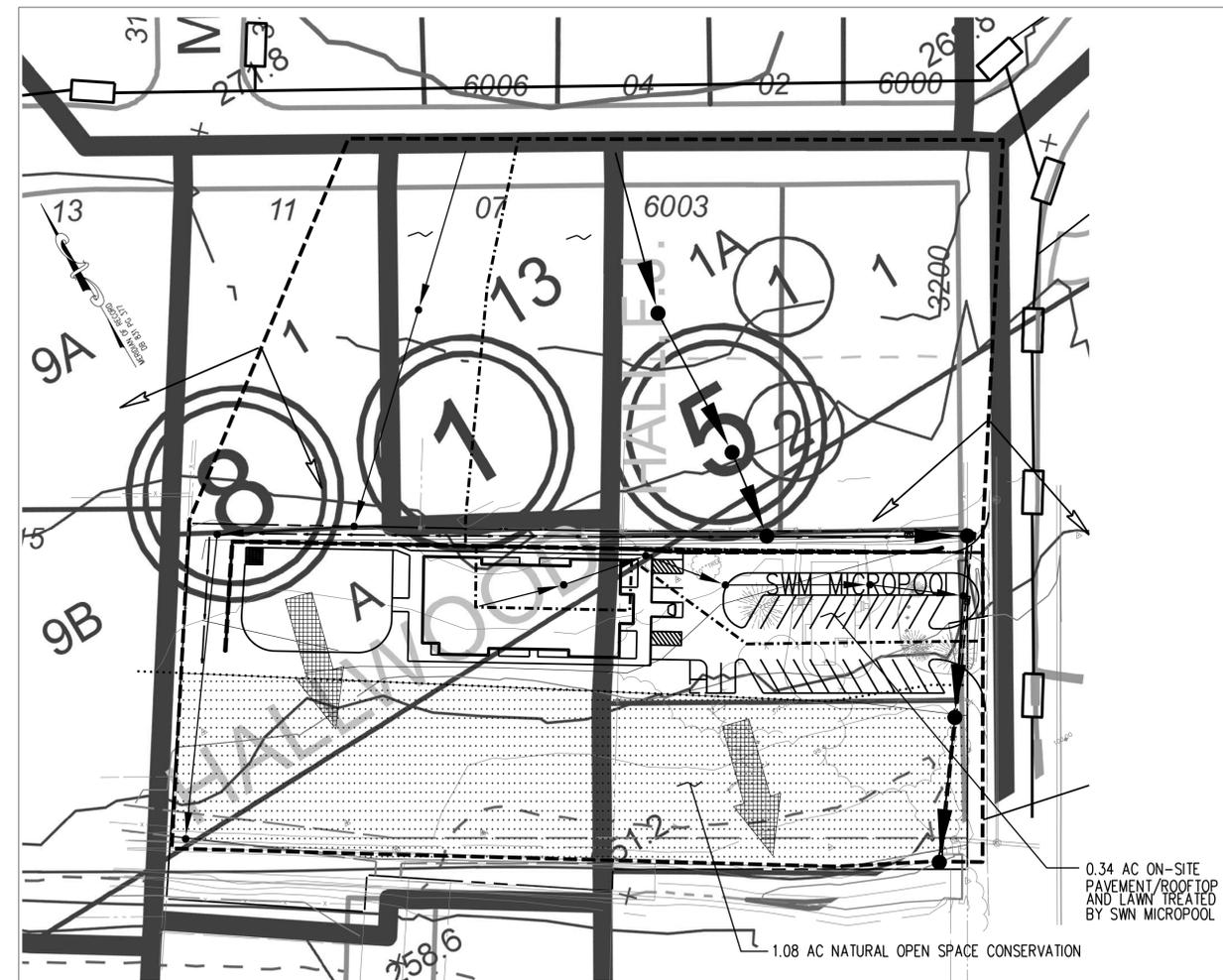
ID	SUBAREA DESCRIPTION	REMOVAL EFFICIENCY (%)	AREA	AREA RATIO	"C" FACTOR RATIO	PRODUCT
A1.1	ONSITE PAVEMENT AND ROOFTOP TREATED BY BMP	40	0.23	0.10	2.06	8.4
A1.2	ONSITE UNCONTROLLED PAVEMENT	0	0.27	0.12	2.06	0.0
A2.1	ONSITE LAWN TREATED BY BMP	40	0.11	0.05	0.69	1.4
A2.2	ONSITE UNCONTROLLED LAWN	0	0.44	0.20	0.69	0.0
A3	ONSITE UNCONTROLLED PLAYGROUND	0	0.12	0.05	0.80	0.0
A4	NATURAL OPEN SPACE CONSERVATION	100	1.08	0.48	0.69	33.0
TOTAL PHOSPHORUS REMOVAL (2a)						42.7

3. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT:	(3a)	40 %
(FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40% OR FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)		
(B) IF LINE (2a)	42.7 % >= LINE (3a)	40 %
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.		

BMP DRAINAGE AREA MAP

SCALE: 1" = 60'





GLEN CARLYN  
CHILD CARE CENTER

3212 GLEN CARLYN ROAD  
BAILEY'S CROSSROADS, VA 22041

SPECIAL EXCEPTION PLAT

PARCELS 3 AND 4 OF  
FOREST J. HALL PROPERTY DIVISION  
& PARCEL "A" OF  
HALLWOODS SUBDIVISION



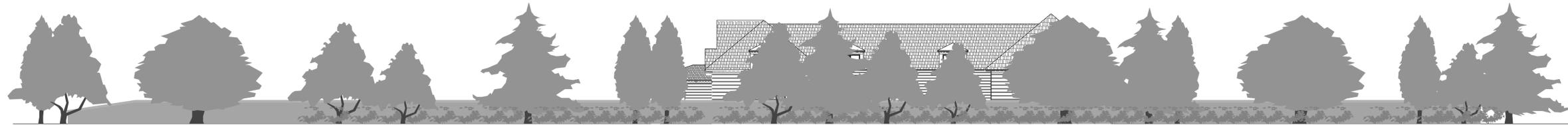
**FRONT ELEVATION**

GLEN CARLYN CHILD CARE CENTER



**REAR ELEVATION**

GLEN CARLYN CHILD CARE CENTER



**NORTH SIDE ELEVATION**

GLEN CARLYN CHILD CARE CENTER



**SOUTH SIDE ELEVATION**

GLEN CARLYN CHILD CARE CENTER

ELEVATIONS

DWG NO. C-9	SHEET NO. 9 OF 9
DRAWN BY: JW	CHECKED BY: JW
SCALE: AS NOTED	
DATE: 03/12/2014	

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

**DESCRIPTION OF THE APPLICATION**

**SE 2013-MA-010**

The applicant, Deyi Awadallah, seeks a Special Exception, pursuant to Par. 2.B of Sect. 3-304, to allow the construction of an 11,500 square foot child care facility on a 2.25 acre site on Glen Carlyn Road in Falls Church. The facility would accommodate up to 99 children from ages six months to five years. Hours of operation would be from 7:00 a.m. through 6:00 p.m. weekdays. The applicant indicates there would be a maximum of 16 employees (11 teachers and five support staff).

A reduced copy of the Special Exception plat is included at the front of this report. The proposed development conditions, the Applicant's Affidavit, and the Statement of Justification are contained in Appendices 1, 2 and 3, respectively.

**Waivers and Modifications:**

Modification of the transitional screening along the northern property in favor of the plantings and block wall shown on the SE Plat.

Modification of the transitional screening along the southern property line in favor of the existing vegetation and proposed plantings shown on the SE Plat.

Modification of the barrier requirements along the western and southern property lines in favor of the block wall and fencing depicted on the SE Plat.

**LOCATION AND CHARACTER**

**Location:**

The property totals 2.25 acres in size and is located on the west side of Glen Carlyn Road, just south of Lebanon Drive and north of Munson Hill Road.



**Figure 1: Aerial View of Site**

**Site Description:**

The assembled property consists of three individual lots that total 2.25 acres. A single family home is located adjacent to Glen Carlyn Road. The rear of the tract is wooded with mature deciduous and evergreen trees. Long Branch creek flows along the southern property line within a concrete channel. The southern two-thirds of the site is located within a resource protection area (RPA) and 100-year flood plain associated with the creek.

**Surrounding Area Description:**

The site abuts single family detached dwellings to the north and south. Additional dwellings with access to Lebanon Drive are located to the west. St. Katherine's Greek Orthodox Church is located across Glen Carlyn Road, to the east. A summary of the surrounding uses, zoning, and comprehensive plan recommendations are provided in the following table:

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Residential	R-3	Residential @ 2-3 units/ac.
<b>South</b>	Residential	R-3	Residential @ 2-3 units/ac
<b>East</b>	Church	R-3	Residential @ 2-3 units/ac
<b>West</b>	Residential	R-3	Residential @ 2-3 units/ac

## **BACKGROUND**

There are no prior zoning applications on file for the subject property. The house dates to the 1940s. At the insistence of staff, the applicant requested a buildable lot determination on lot 51-4 ((8)) A (the lot to the rear of the existing house on 61-2 ((5)) 3). Research revealed that Lot A was created and recorded in 1958 and has been included the County's Real Property Identification Map and taxed as a separate lot since that time. In addition, it meets the minimum lot area and width standards of the Zoning Ordinance. Accordingly, it is considered a buildable lot, subject to all applicable County ordinances and zoning regulations.<sup>1</sup> The determinations are attached in Appendix 10.

## **COMPREHENSIVE PLAN PROVISIONS**

<b>Plan Area:</b>	I
<b>Planning District:</b>	Baileys
<b>Planning Sector:</b>	B-2; Glen Forest
<b>Plan Map:</b>	Residential at 2-3 du/ac./private open space
<b>Plan Text:</b>	

The Comprehensive Plan does not include specific recommendations for the application property. The Comprehensive Plan's discussion of future development in the Glen Forest planning sector recommends that it continue as a stable suburban neighborhood. Infill development should be of a compatible type, use, and intensity with existing development.

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<sup>1</sup> It should be noted that Lot 61-2 ((5)) 4 , to the south of the existing house, is entirely constrained by RPA and floodplain. No building is proposed for that parcel. All buildings and improvements are proposed on lots 3 and A .

**SE PLAT ANALYSIS****Special Exception Plat (SE Plat)**

(Copy at front of report)

**Title of SE Plat:** "Glen Carlyn Child Care Center Special Exception Plat"

**Prepared By:** iDesign Engineering, Inc.

**Original and Revision Dates:** March 12, 2014

**Number of Sheets:** 9

**Description of SE Plat:*****Proposed Layout***

The applicant's Special Exception Plat shows an 11,500 sf. rectangular building located parallel to the northern property line, set back about 200 feet from Glen Carlyn Road. The one and one-half story structure is long and narrow (118' x 58.5'). It is situated 16.75 feet from the northern property and 139 feet from the rear line. A 5,150 sf. outdoor play area is shown at the rear of the building. An architectural block wall is provided along the full length of the northern property line and around a portion of the rear line, adjacent to the play area. A board-on-board fence is proposed to the south of the play area, roughly along the RPA boundary.

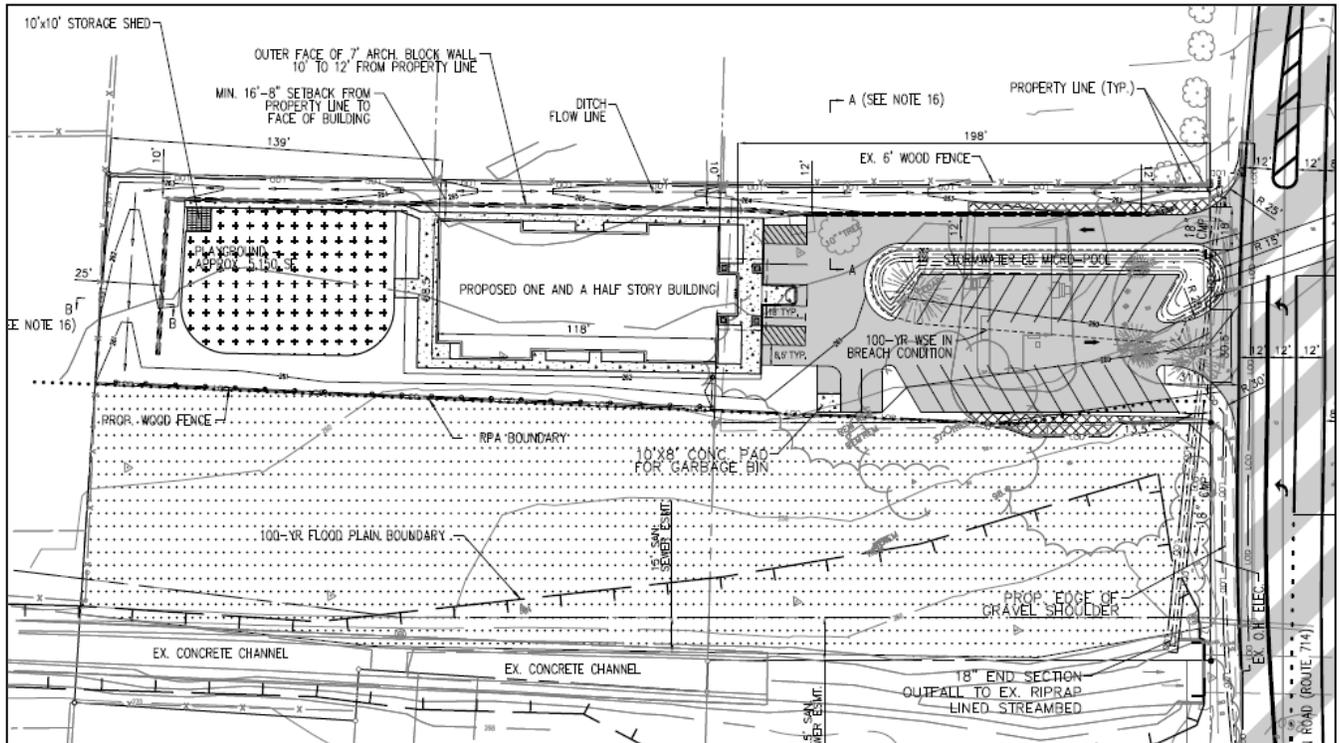
A majority of the southern portion of the site is located within a RPA and 100-year flood plain and will be left as an undisturbed open space (77% of the total site area). Stormwater is accommodated by a diversion ditch along the northern property line and a micro-pool located within the island in the parking area.

***Vehicle Access, Circulation and Parking***

Access to the site is provided via two driveways from Glen Carlyn Road that connect to a parking area located in front of the building. The northern driveway would be one-way in and leads down a drive aisle to the building. The southern driveway would function as an exit-only and is located directly off the parking area with two rows of angled spaces. A loading space is provided to adjacent to the main entrance.

The parking tabulations on Sheet 2 of the SE Plat show that the proposal meets the ordinance requirement for child care facilities. The 99 children generate the need for 19 spaces (at 0.19 spaces/child). The applicant is proposing to provide 27 spaces in the surface parking lot at the front of the building. One loading

space has been provided towards the northeastern corner of the building; this meets the ordinance requirement.



**Figure 2: Site Layout**

### ***Landscaping and Open Space***

While no minimum open space requirement is specified for the R-3 District in the Zoning Ordinance, the applicant is providing 77% (1.73 acres), primarily through the preservation of the southern portion of the site. Sheet 5 of the SE Plat shows the proposed planting concept for the site, which includes foundation plantings around the periphery of the building in addition to parking lot plantings and transitional screening. The proposed screening consists of evergreen and deciduous understory trees and shrubs installed around the full periphery of the site. This includes trees and shrubs planted along the north side of the creek as a supplement to the mature deciduous trees in that location.

The planting plan on Sheet 5 of the SE plat shows the applicant will exceed the tree canopy cover and interior parking lot planting requirements. Modifications of the transitional screening and barrier requirements are being requested for the northern property line. These are discussed in greater detail in the Urban Forestry analysis and waivers sections, below.

### Architecture

Conceptual building elevations with proposed screening have been provided on Sheet 9 of the SE Plat. More detailed elevations with building materials were submitted separately. The one and one-half story building features a colonial-style design with a gable roof and dormer windows. The structure was revised from earlier designs to reduce both its length and height and now measures 118 feet long by 58.5 feet wide, at its widest point. At staff's recommendation, the long north and south facades have been modulated and now feature a five foot deep indentation along the central portion of the building. The elevations indicate that the building's exterior will be constructed of fiber cement siding with a brick veneer base (see Figures 3 and 4).

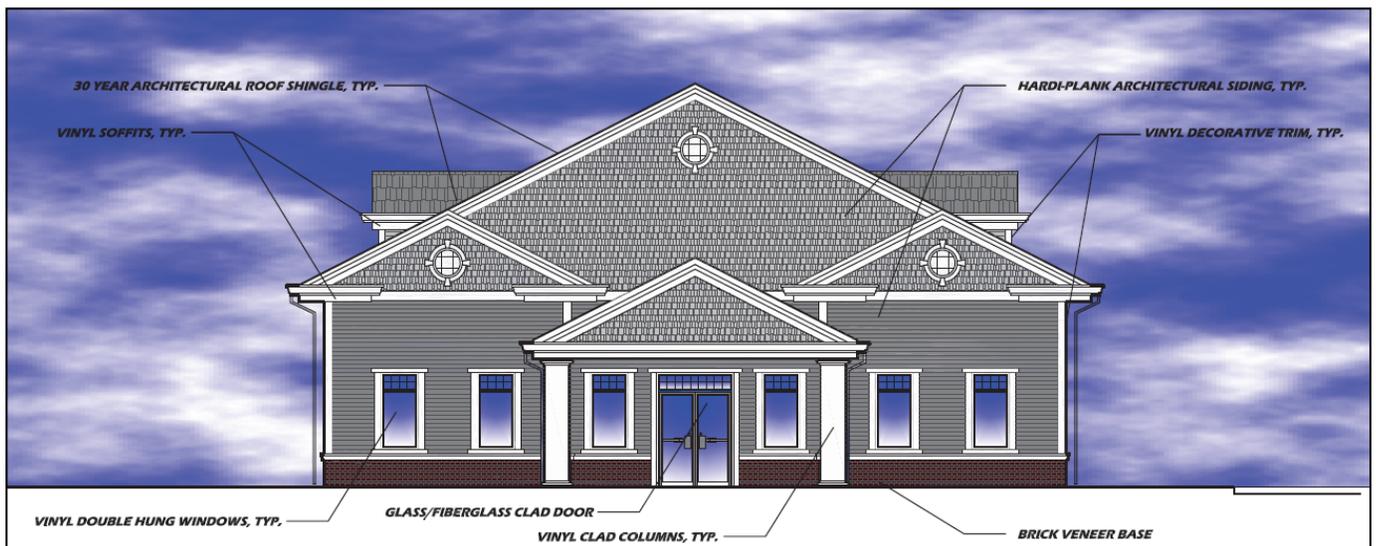
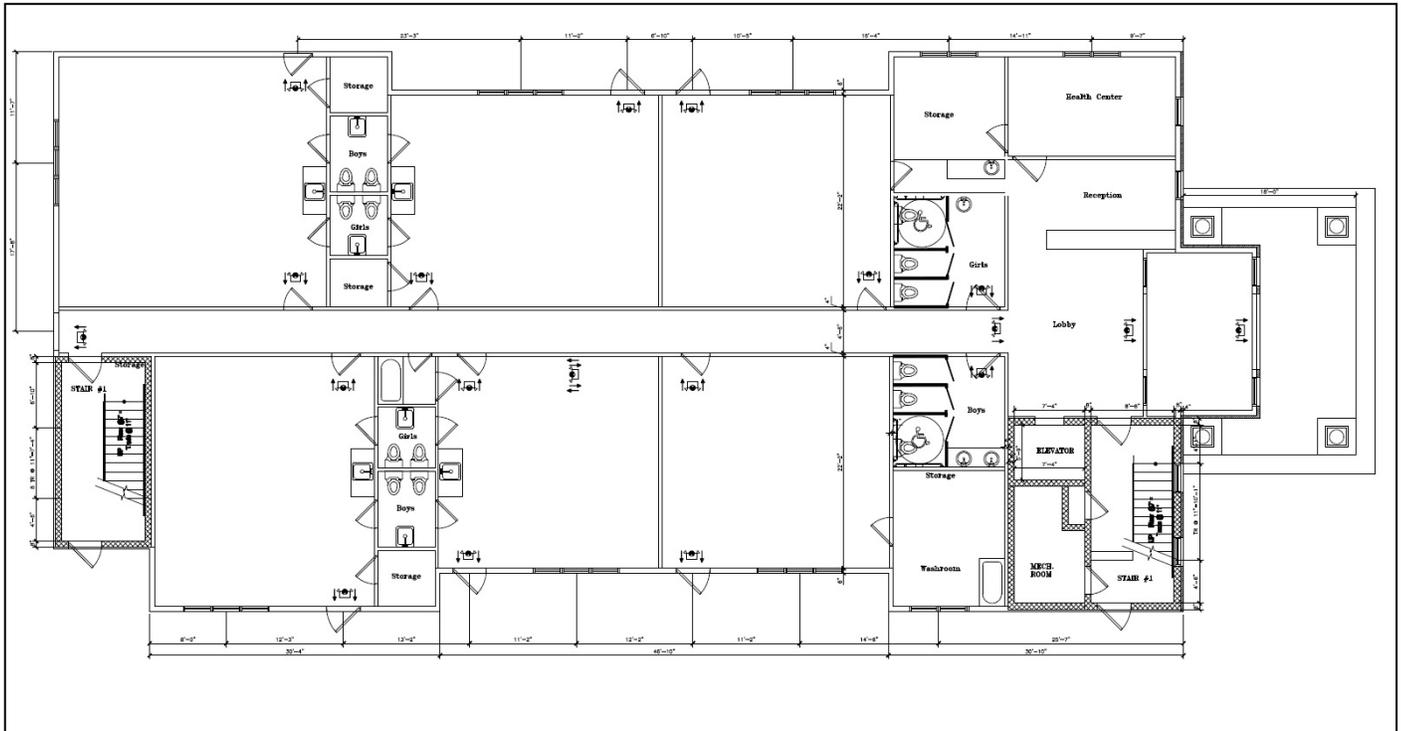


Figure 3 – Front (top) and North (bottom) side Elevations



**Figure 4 – Lower Floor Plan**

### ***Stormwater Management***

The site falls within the Four Mile Run watershed. The stormwater management (SWM) narrative on Sheet 7 of the SE Plat indicates that stormwater for the developed portion of the site will be accommodated by an extended detention micro-pool located in the island in the parking area. A shallow ditch along the northern property line will channel existing sheet flow from the north into the micro-pool. The pool then outfalls to the existing concrete channel section of Long Branch which runs along the site's southern boundary. Long Branch flows east and joins Four Mile Run in Arlington County.

The micro-pool will reduce post-development peak flows below pre-development levels. The preservation of mature wooded areas in conjunction with the pool is proposed to meet BMP requirements. Final approval of the stormwater management system for adequate quantity and quality (BMPs) will be made by DPWES at the time of site plan review.

### **STAFF ANALYSIS**

#### **Land Use and Environmental Analysis (Appendix 4)**

##### *Comprehensive Plan Conformance*

While the Comprehensive Plan does not include site-specific recommendations for the application property, any development in the Glen Forest planning sector should be consistent with a suburban neighborhood and of a compatible type, use, and intensity with existing development. Child care centers are a permitted special exception use in

the R-3 zoning district and the proposed FAR is in conformance with the Zoning Ordinance.

In addition to the general guidance provided in the sector plan, Appendix 3 of the land use element of the Policy Plan gives specific locational guidelines for child care facilities. Six criteria are provided:

1. *Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.*

The applicant's proposal includes a 5,150 sf. fenced outdoor play area at the rear of the site. This play area would be adjacent to more than an acre of undeveloped, wooded land in the RPA area.

2. *Child care facilities should be located and designed to ensure the safety of children.*

Staff's review of the plan has not identified any conditions that would pose a hazard to children attending the facility under typical circumstances.

3. *Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.*

The location of the facility, surrounded by single family homes and wooded land, would not subject children to any injurious noise, pollutants, or environmental conditions.

4. *Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.*

It is staff's opinion that adequate parking and on-site circulation is provided. VDOT and FCDOT have determined that the proposed access to and from the site from Glen Carlyn Road as depicted on the SE Plat meets all applicable regulations and guidelines. This criterion is addressed more fully in the transportation section of this report.

5. *Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.*

The subject property fronts on a minor arterial roadway that runs along the periphery of several neighborhoods between Leesburg Pike and the Arlington County line. However, the interior of the site abuts the rear yards of single family homes, primarily on Lebanon Drive. The subject property presents challenges for

any type of development given the presence of RPA and flood plain that occupy a majority of the site. Although the property has access off an arterial roadway, the environmental features restrict the area available for development to the northern edge of the site, closest to the adjacent residences. Consequently, the design of the building and the adequacy of the transitional screening are the key elements in determining the compatibility of a child care use with the surrounding neighborhood. The applicant has worked with staff over the course of numerous revisions to address concerns about compatibility: specifically, that the building was too large and its design was out of character with the surrounding neighborhood. Earlier changes to the design reduced the height of the structure to 1.5 stories and 24 feet, however, staff was still concerned that the building was too large to be compatible with the single-family homes around it.

After further discussions, the applicant agreed to consider more significant changes to the design and the overall mass of the building. The latest submission has significantly reduced the size of the building and decreased the length by 30 feet from 148 feet to 118 feet. This change also results in the rear of building being shifted an additional 30 feet from the neighbor to the west (it is now set back 139 feet from the rear property line). In addition, the new shorter side facades have been modulated with a five foot indentation that helps to visually break-up the mass of the building. The smaller size of the building also enables the architectural block wall and plantings to provide a more effective screen. New architectural details show the facade will utilize earth-toned, residential-style materials including brick, fiber-cement siding, and textured shingles.

It is staff's opinion that these changes, taken together, have improved the compatibility of the proposal with the surrounding area. Given the site constraints, the applicant's proposal attempts to mitigate the negative effects on adjacent properties to the extent feasible. Accordingly, staff is now satisfied that, as designed, and with the adoption of the proposed development conditions, the proposal is in conformance with Comprehensive Plan.

6. *Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.*

As the subject site is not within an employment center, this guideline is not applicable. However, it should be noted that Glen Carlyn Road is a commuter route that provides access to nearby employment Centers in Arlington County and Bailey's Crossroads.

### *Green Building*

While the subject property is not located within an area where the Comprehensive Plan provides a specific expectation for green building certification, staff strongly encourages

the inclusion of green building technologies for any development project. The applicant has agreed to development conditions that require the utilization of green building materials and technologies. With the adoption of this condition, staff believes this concern has been satisfactorily addressed.

#### *Resource Protection Area (RPA)/Environmental Quality Corridor (EQC)*

The proposal respects the RPA and EQC areas associated with Long Branch Creek and the adjacent buffer and floodplain. The plan maintains 77% of the site as open space. Encroachment is limited to restoring a previously disturbed area and what is required to provide outfall for the stormwater management feature.

#### **Transportation Analysis** (Appendix 5)

With the latest revisions to the SE Plat, the applicant has, with one exception, addressed all transportation issues raised by staff. The following summarizes the key changes incorporated in the revised submission to address previous staff concerns:

##### *Site Access/Sight distance*

FCDOT and VDOT identified potential sight distance issues with the location and configuration of the driveways shown on the original submission. In addition, there were concerns with the functionality of the on-site circulation. The applicant re-designed the parking area and site access to utilize two one-way driveways. A sight distance profile is included on Sheet 5 that shows the design will meet VDOT sight distance standards. The configuration shown on the SE plat also provides adequate queuing space for vehicles entering the site. Final determination of the adequacy of the proposed driveway location will be made by VDOT at the time of site plan review.

##### *Left Turn Lane*

VDOT requested that the applicant conduct a turning analysis on Glen Carlyn Road. Through discussions with VDOT it was agreed that a left turn lane was warranted.<sup>2</sup> Accordingly, the applicant is proposing to construct an approximately 100 foot long left turn lane with an additional 80 foot taper. Thus, the improved section of Glen Carlyn Road adjacent to the site's frontage will be widened by four feet in order to accommodate a five foot wide shoulder on the southbound side, three 12 foot lanes, and an eight foot wide parking lane on the northbound side.

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<sup>2</sup> The applicant's traffic impact study is attached in Appendix 5. The applicant estimates 444 average daily trips with 79 trips during the AM peak hour and 81 trips during the PM peak hour. The methodology employed in the turn analysis was not in conformance with VDOT standards. At an October 2013 meeting with VDOT and FCDOT it was determined that a left turn lane was, in fact, required.

### *Sidewalk*

FCDOT recommends that the applicant provide a sidewalk along their Glen Carlyn Road frontage. The applicant considered this request, but determined it was not feasible due drainage and topography conflicts. Given the existing roadside ditch, installing a sidewalk would also necessitate the construction of curb and gutter. However, installing curb and gutter would be complicated by the presence of the bridge abutment and drainage structure over Long Branch. There is no sidewalk along the west side of Glen Carlyn Road from north of Munson Hill Road to South Manchester Street; however, there is an asphalt trail that runs along the east side in this section. In lieu of construction, staff has proposed a development condition requiring the applicant escrow funds for the future construction of a sidewalk in this location, should the County pursue a sidewalk project. The applicant has agreed to this request.

### **Urban Forest Management** (Appendix 6)

Given the partially wooded nature of the site, the Urban Forest Management Branch of DPWES reviewed the application and provided comments related to tree preservation and transitional screening. With the latest revisions to the SE Plat, the applicant has addressed these issues. The following summarizes key staff concerns:

#### *Transitional Screening*

The applicant is requesting a modification of the transitional screening width along the northern property line. Pursuant to Par. 4 of Sec. 13-305 the applicant has proposed a seven foot tall architectural block wall within a screening buffer of 10 to 12 feet in width in lieu of the standard 25 foot width (a 52 to 60 percent reduction) . The Board may grant such a modification where the applicant provides adequate justification. The applicant maintains that the narrow buildable area on the site prevents them from providing a full 25 foot wide buffer. In addition, the combination of the block wall and the design of the building's northern elevation have been coordinated to minimize adverse impacts on adjacent properties. Additional analysis of this modification request and staff's recommendation is provided in the waivers and modifications section of this report.

The applicant has also included a transitional screening analysis on Sheet 6 of the SE Plat that shows the remaining buffers along the west and south sides of the property conform to the ordinance standard.

#### *Barriers*

Staff recommended that the architectural block wall be extended around the western boundary of the site between the play area and the adjacent house. The current submission now shows the wall in this area. It should be noted that the applicant is also requesting a modification of the barrier requirement along the southern property line where existing vegetation makes installation of a fence unnecessary. This is discussed in greater detail in the waivers and modifications section.

### *Conflict with Drainage Swales*

Staff raised concerns about potential conflicts between the proposed plantings along the northern and western property lines and the drainage ditches also proposed for those locations. Staff was concerned that the ditches might preclude the applicant from actually providing the screening shown on the plans. In response, the applicant provided stormwater calculations and corresponding typical sections (see Sheet 3 of the SE Plat) that show both the northern and western ditches will be shallow enough to permit planting. In the case of the northern ditch, it will be only eight inches deep at its deepest point with sidewalls graded on a 6:1 slope. The western ditch would be 10.5 inches deep on a 5:1 slope. In both cases staff is satisfied the screening plantings can be accommodated; however, final approval of the transitional screening plant types and arrangement will be made by UFM at the time of site plan review.

### *Planting in Easements*

In previous submissions the applicant was showing screening plantings located in the sanitary sewer easement adjacent to Long Branch. Transitional screening is not permitted within existing or proposed easements. In the most recent submission, the applicant has shifted the plantings north, addressing this concern.

### *RPA Buffer*

Staff recommended that all proposed RPA buffer plantings be located outside the limits of clearing within the large gap in the canopy. The revised submission has shifted the RPA plantings to comply with this recommendation as shown on Sheet 5.

### *Invasive Species Management*

Staff noted the presence of invasive species throughout the property. Staff is recommending an invasive species management program to remove and control these plants within all tree preservation areas. The applicant has agreed to a development condition with appropriate language to implement such a program subject to the review and approval of the Urban Forester.

### *Tree Preservation Commitments*

Given the mature trees present, staff is recommending development conditions that will ensure best practices for tree preservation and maintenance. A development condition has been proposed that requires the submission of a tree preservation plan, invasive species management, and site monitoring, subject to the approval of the Urban Forester.

### **Stormwater Management** (Appendix 7)

According to the applicant's adequate outfall narrative on Sheet 7 of the SE Plat, stormwater will be accommodated by an enhanced detention micro pool located in the island in the parking area. The pool will then outfall to the channelized section of the Long Branch at the southern end of the property. Post development peak flows will be

less than pre-development conditions in the two and ten year storms. The preservation of 1.08 acres of open space within the RPA area, in conjunction with the micro-pool, will be used to meet BMP requirements. Sheet 7 shows a 42% reduction in phosphorus, which exceeds the ordinance requirement for 40%. A development condition has been proposed that requires DPWES approval of the proposed stormwater management system and BMPs at the time of site plan review. After reviewing the proposal, DPWES had several additional comments related to the RPA and floodplain on the property as well as the proposed drainage divide.

#### *Floodplain/Resource Protection Area*

The presence of the RPA and mapped floodplain on the property require the applicant to provide a Water Quality Impact Assessment (WQIA) and a floodplain study. A floodplain study was approved by DPWES and showed that the post-development condition will contribute less than 1cf/s of additional flow in the 100-year storm. The proposed building floor elevation will be four feet higher than the floodplain elevation. Overland relief is provided through the play area and the parking area.

The Water Quality Impact Assessment on Sheet 5 shows that 1,196 SF of RPA will be disturbed; however most of this area is currently pavement associated with the driveway for the house on the property. The paved area will be removed and restored with vegetation plus buffer plantings. The remainder of disturbed area will be to allow the installation of the outfall pipe. As no new pervious surface is being added to the RPA (it is actually being reduced), no RPA exception is necessary.

#### *Drainage Divide*

The proposal technically includes a drainage divide as 0.34 acres of land that currently sheet flows across the site will be re-directed to the micro-pool. The total drainage area that drains through the site, however, will not change. The applicant indicates no adverse impacts on adjacent and downstream properties.

#### **Health Department** (Appendix 8)

The Health Department identified an existing septic system and well on the property. These will need to be properly abandoned and connections made to the public sewer and water system. A condition is proposed requiring abandonment of the well and septic system before the granting of a demolition permit for the house.

#### **ZONING ORDINANCE PROVISIONS** (Appendix 9)

The chart below compares the required bulk standards of the R-3 zoning district with the proposed development:

<b>Bulk Standards (R-3)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	10,500 sf.	2.25 acres
Lot Width	80 feet	±222 feet
Building Height	35 feet max.	24 feet
Front Yard <sup>1</sup>	ABP (min. 30 feet)	198 feet
Side Yard <sup>2</sup>	ABP (min. 10 feet)	16.75 feet
Rear Yard <sup>2</sup>	ABP (min. 25 feet)	139 feet
FAR	0.25	0.117
Open Space	n/a	77%
Parking Spaces	19	27

<sup>1</sup>. ABP = 40 degree Angle of Bulk Plane

<sup>2</sup>. ABP = 35 degree Angle of Bulk Plane

As shown in the chart above, the proposal conforms to the minimum bulk regulations for the R-3 District. The applicant has provided an angle of bulk plane analysis on Sheet 3 that shows conformance with the appropriate setback requirements based on a 24 foot tall structure.

### **Waivers/Modifications:**

Modification of the transitional screening along the northern property in favor of the plantings and block wall shown on the SE Plat.

Par. 1 of Sec. 13-302 of the Zoning Ordinance requires a 25 foot wide, Type I transitional screen along the northern property line between the proposed use and the adjacent single family detached dwellings. The applicant requests a modification of this requirement pursuant to Par. 4 of Sec. 13-305, which allows a reduction in width of up to two-thirds where the applicant chooses to construct a seven foot tall architectural block wall. In addition, Par. 2 of Sec. 13-305 gives the Board discretion to reduce transitional screening requirements where *strict provisions of [the ordinance] would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot.* However, the ordinance restricts such a modification to proposals where *the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.* In this case, the southern 55% of the property (from the front property line to the rear) is occupied by RPA and floodplain, leaving a strip of land measuring approximately 90 feet in width in which to build. Providing a full 25 foot wide screening area would leave only 65 feet in which to construct a building. Building a functional and architecturally well-proportioned

child care facility in such a narrow area would be difficult. In lieu of the normal screening area, the applicant is proposing a 10 to 12 foot wide screening yard with a seven foot tall architectural block wall situated behind a row of evergreen trees and shrubs. This width is within the two-thirds reduction permitted by the ordinance and includes the requisite block wall as an enhanced barrier. In addition, the applicant has worked with staff to reduce the height and length of the building to 24 feet and 118 feet, respectively. He has also revised the architectural design of the northern façade to incorporate a five foot modulation that will help to break up the mass of the building (see Figure 3) and mitigate the visual effect on surround properties. Adherence to this design is included in staff's proposed development conditions. Finally, the applicant has indicated that he is willing to provide off-site plantings on the adjacent properties to the north to enhance the screening further, subject to the consent of those property owners. Staff has proposed a development condition to this effect. In summary, it is staff's opinion that the architectural design elements, coupled with the enhanced barrier, exceed the threshold to grant a transitional screening modification and we recommend approval of the modification.

Modification of the transitional screening plantings along the southern property lines in favor of the existing vegetation and proposed plantings shown on the SE Plat.

A 25 foot wide Type I transitional screen is also required along southern property line. A modification is technically required as Long Branch and a sanitary sewer easement run directly along the southern property, preventing the applicant from planting in those areas. In addition, this area is within the RPA and contains mature vegetation. The applicant has proposed a conforming 25 foot wide transitional screen planting to the north of the sanitary sewer easement along with supplemental new plantings as an RPA buffer, to function as a transitional screen. At the recommendation of staff, the applicant has added understory tree and evergreen shrub plantings to complement the existing deciduous trees and provide a more opaque year-round screen. Given this, staff supports the modification request.

Modification of the barrier requirements along the western and southern property lines in favor of the block wall and fencing depicted on the SE Plat.

Sect. 13-304 of the Zoning Ordinance requires a Type D, E or F barrier where a child care facility abuts detached dwellings. The applicant has requested a modification of the barrier requirement along part of the western and southern property lines. Along the western boundary, the applicant is providing a seven foot block wall behind the proposed play area. The applicant is also providing a conforming transitional screen to the south of the play area, along the remainder of the western property line. A board on board fence is proposed running west to east along the RPA boundary, which then ties in to the front of the building. In staff's opinion, those sections of the property line without a formal barrier will have effective screening either from topography and/or the existing and proposed plantings. Accordingly, staff has no objections to the request.

## Special Exception Requirements

### General Special Exception Standards (Sect. 9-006)

**General Standard 1** states that *the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.* As discussed in the land use analysis section, through the incorporation of residentially-styled architecture and significant screening, the proposed use is in harmony with the recommendations of the Comprehensive Plan

**General Standard 2** states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.* A child care facility is permitted in a R-3 zone. After a significant reduction in the size of the building, improvements to the architectural design, and with the adoption of the proposed development conditions, it is staff's opinion that the proposal is consistent with the purpose and intent of the R-3 District, which calls for such uses to be compatible with the low-density residential character of the area.

**General Standard 3** requires that 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.* The property is adjacent to single family detached houses to the north, west, and south. St. Katherine's Greek Orthodox church is across Glen Carlyn Road to the east. As discussed above, the proposal has been designed to minimize any negative effects on surrounding properties through the use of residentially-styled architecture and significant landscaping and screening, including a 7-foot wall. The latest revision has also shifted the facility an additional 30 feet away (now 139 feet total) from the adjacent property to west. It is staff's opinion that the combination of a smaller building, residential building materials, evergreen plantings, and wall provides an adequate transition. It should be noted that the houses to the north have deep rear yards and staff has proposed a development condition where the applicant would provide additional off-site plantings on those lots, subject to the owner's consent. Based on these factors, it is staff's opinion that this standard has been met.

**General Standard 4** states that *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.* Access to the site will be from two one-way access points for ingress and egress on Glen Carlyn Road. The applicant has provided a traffic study that estimates 444 average daily trips with 79 trips during the AM peak hour and 81 trips during the PM peak hour. The configuration of the parking area will allow for all stacking, both entering and exiting, to occur on-site. FCDOT and VDOT have reviewed the proposal and determined that a left turn lane on Glen Carlyn Road is warranted and the applicant will be constructing this lane. In addition, the applicant has demonstrated adequate sight distance exists on Glen Carlyn Road. All transportation-

related issues have been satisfactorily addressed. Based on this, it is staff's opinion that the traffic associated with the facility will not create a hazard or conflict with existing traffic the neighborhood.

**General Standard 5** requires *that landscaping and screening be provided in accordance with the provisions of Article 13*. The proposed landscape plan is in conformance with Article 13, with respect to minimum tree canopy cover and parking lot landscaping. Although modifications have been requested (see above) staff is satisfied that adequate transitional screening is provided.

**General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located*. The site is within the R-3 Zoning District, which has no formal open space. The applicant proposes 77% open space, which is greater than that required under any district in the Ordinance.

**General Standard 7** requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided*. Parking and loading requirements are proposed to be in accordance with the provisions of Article 11. The plan meets or exceeds the standards for parking and loading spaces. The drainage from the site will be accommodated by a drainage swale and an enhanced detention micro-pool. All other utilities appear adequate to serve the project.

**General Standard 8** requires that *signs 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*. A monument sign is proposed along Glen Carlyn Road. The location meets the setback requirement in the Zoning Ordinance. A development condition is proposed requiring that all signage be in conformance with Article 12.

#### Standards for all Category 3 uses (Sect. 9-304)

**Standard 1** for Category 3 Uses relates to public uses and is not applicable to the subject application.

**Standard 2** for Category 3 Uses states that *all uses shall comply with the lot size requirements specified for the zoning district in which it is located*. The minimum lot size in the R-3 district is 10,500 sf. As the application property measures 2.25 acres in size, this standard is met.

**Standard 3** for Category 3 uses states *that all uses shall comply with the bulk regulations of the zoning district in which located*. The proposal complies with all bulk standards of the R-3 district including FAR, yard setbacks, and building height.

**Standard 4** for Category 3 uses states that *all uses shall comply with the performance standards specified for the zoning district in which located*. No formal performance standards are applicable in the R-3 District. The proposal is providing 77% open space and is meeting the parking and loading space requirements. All lighting will meet ordinance standards and trash and delivery hours are limited.

**Standard 5** for Category 3 Uses states that *before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.* A development condition is proposed to this effect.

Additional Standards for Child Care Centers (9-309)

**Standard 1** states that *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 applicant is providing a 5,150 sf. outdoor play area to rear of the building. The space complies with the requirements in Sec. 9-309. A play area of this size will allow a maximum of 51 children to utilize the space at any one time. A development condition limiting the maximum use of this space is proposed.

**Standard 2** states that *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: 1-75 persons: Local Street; 76-660 persons: Collector Street; 660 persons or more: Arterial Street.* The site accesses Glen Carlyn Road which is classified as a minor arterial street. Thus, the proposed enrollment and staff size is within the guidelines enumerated above. In accordance with recommendations from VDOT, the applicant is widening this section of Glen Carlyn Road to provide a new 12 foot wide left turn lane and 5-foot gravel shoulder. This standard has been met.

**Standard 3** states that *All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.* The parking and vehicular circulation is designed to accommodate all expected drop-off and pick-up activities on-site with no overflow of vehicles on the public roadway due to stacking. The applicant is exceeding the ordinance parking requirement. This standard is satisfied.

**Standard 4** states that *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.* Chapter 30 of the Code of the County of Fairfax prescribes minimum standards and permitting procedures for child care facilities including minimum space per child and minimum toilet facilities, and other health and safety requirements. The proposal appears to comply with these standards; however, final determination will be made by Health Department at the time of permitting.

Chapter 17 of Title 63.2 of the State Code regulates child care centers in the Commonwealth. Compliance with these standards is a prerequisite for licensure and is enforced by the State.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The application seeks approval of a special exception to allow a child care facility in a R-3 district on Glen Carlyn Road. The applicant intends to construct an 11,500 sf. facility for up to 99 children and 16 support staff. Over the course of the last six months the applicant has worked with Staff to address a number of significant concerns from the scale of the building, to vehicular circulation, to screening, and operational details. The end result is a smaller building with a more logical vehicular circulation pattern. The architectural design has also been revised to break up the mass of the structure when viewed from adjacent properties. The screening along the northern and western property lines is employing a 7-foot wall in conjunction with evergreen plantings, which staff believes will be effective at providing a transition to the neighboring houses. The proposed development conditions contain numerous restrictions and safeguards to ensure that the facility is constructed and ultimately operated in a manner consistent with what is presented in the current application and mitigates adverse effects on the surrounding neighborhood. Therefore, it is staff's opinion that with the adoption of the proposed development conditions, the application to permit a child care facility is in harmony with the Comprehensive Plan and Zoning Ordinance.

### **Staff Recommendations**

Staff recommends approval of SE 2013-MA-010, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening along the northern property in favor of the plantings and block wall shown on the SE Plat.

Staff recommends approval of a modification of the transitional screening along the southern property line in favor of the existing vegetation and proposed plantings shown on the SE Plat.

Staff recommends approval of a modification of the barrier requirements along the western and southern property lines in favor of the block wall and fencing depicted on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception amendment 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.

## **APPENDICES**

1. Proposed Development Conditions SE 2013-MA-010
2. Affidavit for SE 2013-MA-010
3. Statement of Justification
4. Environmental Analysis
5. Transportation Analysis (FCDOT/VDOT/Applicant Traffic Study)
6. Urban Forest Management Analysis
7. Stormwater Management Analysis
8. Health Department Analysis
9. Zoning Ordinance Provisions
10. Buildable Lot Determinations
11. Glossary

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2013-MA-010**

**Deyi Awadallah**

**(Glen Carlyn Childcare Center)**

**April 7, 2014**

If it is the intent of the Board of Supervisors to approve SE 2013-MA-010 located at 3212 Glen Carlyn Road (Tax Map 51-4 ((8)) A; 61-2 ((5)) 3, 4) for use as a child care facility pursuant to Sect. 3-304 of the Fairfax County Zoning Ordinance, 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, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit shall be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception 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 exception shall be in substantial conformance with the approved Special Exception Plat **entitled Glen Carlyn Childcare Center, prepared by iDesign Engineering, Inc., dated March 12, 2014, consisting of nine sheets** and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. Upon the issuance of the Non-RUP for this Special Exception, the maximum daily enrollment for the child care center shall be limited to ninety-nine (99) children and the total number of staff persons or employees of any type limited to sixteen (16) at any one time.
6. Upon the issuance of the Non-RUP for this Special Exception the total number of children permitted to utilize the outdoor play area shall be limited to a maximum of fifty-one (51) at any one time. The outdoor play area shall be utilized only between the hours of 9:00 a.m. and 5:00 p.m.

7. The maximum hours of operation of the childcare center shall be from 6:30 am to 6:30 pm, Monday through Friday. Open houses or any other activities sponsored by the child care center shall be permitted on a maximum of two (2) Saturdays per month between the hours of 9:00 a.m. and 5:00 p.m.. The childcare building, including the play area, shall not be rented out for general use by the public.
8. The building shall be limited to 11,500 square feet, with a maximum height of twenty-four (24) feet, within the building footprint shown on the Special Exception Plat. The final architectural design of the building shall be consistent with the general design and type, quality, and proportion of materials depicted in the illustrative elevations and renderings attached as Exhibit A. All colors shall be earth tones.
9. The childcare facility shall incorporate environmentally sustainable attributes into its building program, that may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile organic compounds in paints, sealants and finish materials, construction waste management, and storage and collection of recyclables.
10. Prior to the issuance of a non-RUP, the applicant shall make improvements to Glen Carlyn Road consisting of a left turn lane and stabilized gravel shoulder consistent with the improvements depicted on Sheet 2 of the SE Plat, subject to DPWES and VDOT approval.
11. Prior to the issuance of a Non-RUP, the applicant shall escrow funds for the construction of a sidewalk along the site's Glen Carlyn Road frontage in an amount deemed adequate by DPWES, pursuant to PFM requirements, as determined by DPWES and FCDOT.
12. There shall be no drop-off of students on Glen Carlyn Road. All vehicles must enter the site and drop off children at the building entrance. All vehicle stacking shall occur on-site.
13. Parking shall occur on-site only, limited to the areas shown on the Special Exception Plat. There shall be no overflow parking permitted along any of the surrounding streets including, but not limited to, Lebanon Drive, Munson Hill Road or Hardwick Place. The administration shall make all parents and staff aware of this restriction.
14. A landscape plan shall be submitted as part of the first site plan submission to be reviewed and approved by the Urban Forest Management Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on Sheet 5 of the Special Exception Plat.
15. In addition to the required transitional screening shown on Sheet 5 of the Special Exception plat, the Applicant shall offer to install certain off-site plantings in an effort to provide enhanced screening for the properties to the north, specifically on lots 51-4 ((1)) 13, 51-4 ((5)) 1 and 1A, and 51-4 ((8)) 1. The plantings may include a row of evergreen tree and shrub plantings within a 12 foot wide strip immediately adjacent and parallel to the rear lot lines of the identified lots and shall be subject to review

and recommendations by UFM in conjunction with their review of the site plan for the application property. It is understood that these efforts are not required as part of the transitional screening requirements of the Zoning Ordinance.

Within 30 days of the approval of this application, the Applicant shall send, by certified mail, a letter to the owners of Lots 51-4 ((1)) 13, 51-4 ((5)) 1 and 1A, and 51-4 ((8)) 1, offering to install the additional plantings. If the Applicant does not receive a response by certified mail postmarked within 30 days of the Applicant's letter, from the owners of the lots indicating that they want the plantings described within this condition, the Applicant shall have no further obligation in connection with this development condition. Within 30 days of receiving confirmation by certified mail that the owners want the additional plantings, the Applicant shall submit an agreement to the owners of lots 51-4 ((1)) 13, 51-4 ((5)) 1 and 1A, and 51-4 ((8)) 1 that will detail a mutually acceptable scope of work and allow the Applicant to install the plantings.

At a minimum, the off-site planting agreement shall provide for the following: 1. the proposed work shall reflect commercially acceptable and reasonable standards, 2. Permission to enter the owners property to perform the necessary work; 3. No responsibility by the Applicant for any future maintenance of the plantings installed. These minimum requirements shall not be an exclusive list of the necessary terms of the Off-site Planting Agreement.

The Applicant's obligations under any Agreement entered into pursuant to this condition shall not be preconditions to the review and approval of the site plan for the child care center approved pursuant to this Special Exception.

16. No lighting shall be provided for the outdoor play area and the use of outdoor public address speaker systems or bull horns shall be prohibited.
17. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 12 feet in height. All fixtures shall be fully shielded and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the closing of the center
18. Heating and air conditioning and associated mechanical units (HVAC systems) shall be placed to the interior of the site to minimize noise impact on the surrounding residential properties. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be surrounded by vegetative screening and/or fencing so as to minimize exterior noise to the maximum extent possible.
19. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the building; further screened from the adjacent residential properties with vegetation; and located in the area shown on the Special

Exception plat. Refuse and trash removal shall be permitted only between the hours of 9:30 a.m. to 6:00 p.m., weekdays.

20. Distribution of food prepared off-site may be permitted up to five days per week for the child care center. No on-site food preparation shall occur.
21. All signage shall be in conformance with Article 12 of the Zoning Ordinance.
22. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.
23. Outdoor and exterior construction shall be permitted only between the hours of 7:00 am and 6:30 pm. Outdoor and exterior construction activities shall not be permitted on Sundays and the following legal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.
24. Prior to the issuance of a demolition permit for the existing single family dwelling, the Applicant shall obtain the necessary permits from the Fairfax County Health Department to ensure the proper abandonment of any septic systems and the capping of any wells on the property.
25. A. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Special Exception Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

B. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the

clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Special Exception Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

D. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES. For the purpose of demolition permitting only, the required tree protection fencing shall be limited to the areas required to demolish the structures including access from the public street as reviewed and approved by UFMD.

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

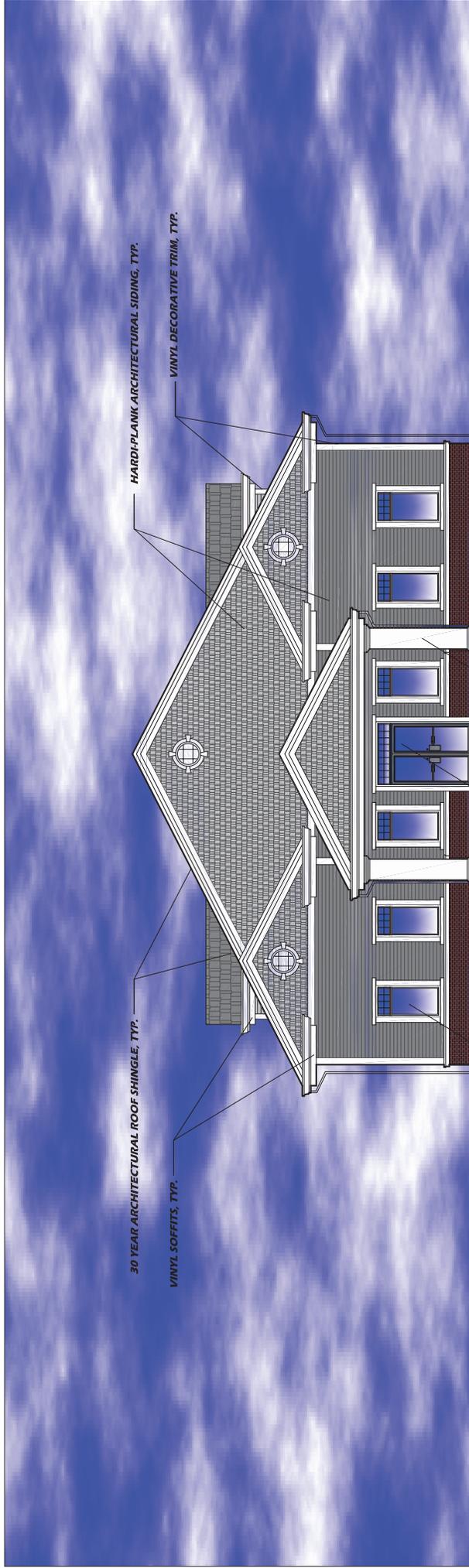
F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services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

G. Invasive Species Management. The applicant shall create and implement an invasive species management program for all tree conservation areas that may contain invasive plant material that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, and program duration in accordance with PFM 12-0404.2B and 12-0509.3D.

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 (Non-RUP) through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless a new (Non-RUP) has been issued to reflect this special exception amendment. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Exhibit "A"



**FRONT ELEVATION**

**GLEN CARLYN CHILD CARE CENTER**



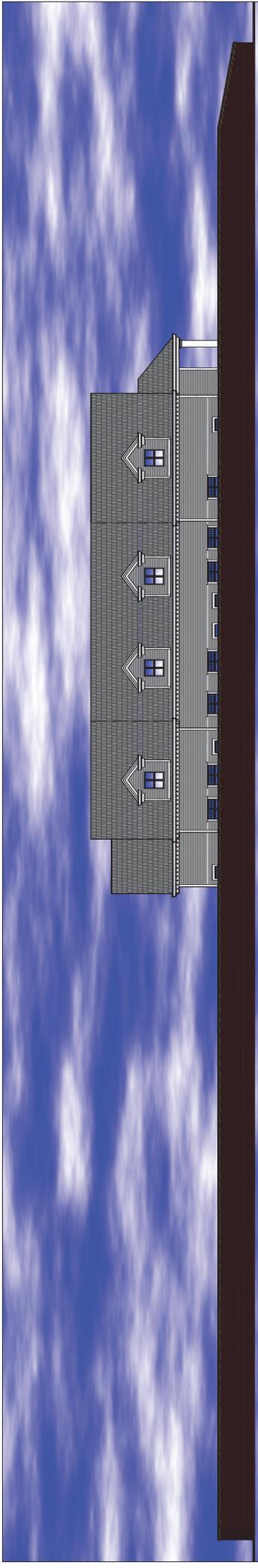
**REAR ELEVATION**

**GLEN CARLYN CHILD CARE CENTER**



***RIGHT SIDE ELEVATION***

***GLEN CARLYN CHILD CARE CENTER***



**LEFT SIDE ELEVATION**

**GLEN CARLYN CHILD CARE CENTER**

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 06-27-2013  
 (enter date affidavit is notarized)

I, Qiong Wang, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                           applicant's authorized agent listed in Par. 1(a) below            **121339**

in Application No.(s): SE 2013-MA-010  
 (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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Deyi S. Awadallah	3337 Glenmore Drive, Falls Church, VA 22041	Applicant/Title Owner
iDesign Engineering, Inc.	13604 Turnmore Road, Silver Spring, MD 20906	Agent
Qiong (Joan) Wang, P.E.	13604 Turnmore Road, Silver Spring, MD 20906	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 AFFIDAVIT

DATE: 06/27/2013
(enter date affidavit is notarized)

121339

for Application No. (s): SE 2013-MA-010
(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)

iDesign Engineering, Inc.
13604 Turnmore Road, Silver Spring, MD 20906

DESCRIPTION OF CORPORATION: (check one statement)

- [x] 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)

Qiong Wang
Xiaoming Zhou

(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 AFFIDAVIT

DATE: 06/27/2013  
(enter date affidavit is notarized)

121339

for Application No. (s): SE 2013-MA-010  
(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)

N/A

(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)

N/A

(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: 06/27/2013  
(enter date affidavit is notarized)

121339

for Application No. (s): SE 2013-MA-010  
(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.

Application No.(s): SE 2013-MA-010  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: 06/27/2013  
(enter date affidavit is notarized)

121339

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 [x] Applicant's Authorized Agent

Qiong (Joan) Wang, P.E.  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 27<sup>th</sup> day of June, 2013, in the State/Comm. of Maryland, County/City of Montgomery

MINAXI PATEL  
NOTARY PUBLIC STATE OF MARYLAND  
MONTGOMERY COUNTY  
MY COMMISSION EXPIRES 02-13-2016

Minaxi Patel  
Notary Public

My commission expires:

**Special Permit Statement of Justification**

RECEIVED  
Department of Planning & Zoning  
FEB 25 2013  
Zoning Evaluation Division

**A. Type of Operation**

Child Care Center

Glen Carlyn Child Care Center will be providing affordable, convenient and dependable child care services to families in the adjacent communities with children ages 6 months to 5 years. Our goals are to provide a nurturing environment and learning experiences for our children, which ready them for lifelong social, cognitive and physical development.

**B. Hours of Operation**

Glen Carlyn Child Care Center will operate on weekdays between the hours of 7 AM and 6 PM throughout a year, except for major Holidays.

**C. Estimated number of pupils**

It is estimated that the enrollment of the child care center will not exceed <sup>99</sup>~~105~~ children, in keeping with the restrictions of the site and the zoning ordinance of the local area. *Ow 2/25/2013*

**D. Proposed number of employees/attendants/teachers/etc**

The Center anticipates up to 11 teachers in keeping with the Commonwealth of Virginia's Licensing standards for this use. In addition, up to 5 full-time employees will serve on site during normal business hours as administrator, nurse, receptionist, and kitchen staff.

**E. Estimate of Traffic Impact**

Within the hours of operation as set forth above, the anticipated traffic will occur in the early morning hours with parents dropping off their children and the mid to late afternoon with parents picking them up. Without assuming carpooling or multiple child households, the maximum number of trips is estimated to coincide with the number of children enrolled, with one trip in the morning and one in the afternoon.

**F. Vicinity or general area to be served by the use**

Glen Carlyn Child Care Center is located in the Mason District in an R-3 area, bounded by single family detached dwellings to the north, west and south, the St. Katherine's Greek Orthodox Church to the east, and 80 townhouses in R-12 and R-8 districts to the southeast. Within a 1000-foot radius around the Center, there are the Woodlake Towers Condo and the Water's Edge Condo, as well as over 100 single family detached houses in R-3 district. The St. Katherine's Greek Orthodox Church has a nursery school, which however only serves a limited number of families of the St. Katherine's community.

**G. Description of building façade and architecture of proposed new building**

The Child Care Center will be housed in a new building. The building will be a one and one-half story structure with a gable roof. The height of the building will not exceed 25 feet. The first floor will comprise of classrooms, kitchen, nurse station, reception, utility room and storage areas. The half story above will be used for offices and meeting space. The building exterior will have brick façade and windows matching the surrounding neighborhood. The roof will be constructed to match those of the neighbors in appearance.

**H. Hazardous and Toxic Substances**

There are no hazardous or toxic substances on the site or associated with this use.

**I. Statement of Conformity**

Applicable Regulations: 8-006, 8-303, 8-308 (9-309)

**8-006 General Standards**

The proposed child care center is in harmony with the adopted comprehensive plan, the zoning district regulations, and will not adversely affect the use or development of neighboring properties. The vehicular traffic will be slightly increased on Glen Carlyn Road (Route 714), but this will not be hazardous nor will it conflict with the existing or anticipated traffic in the neighborhood. Proposed landscape and screening are provided in accordance with the provisions of Article 13. Open space provided well exceeds the amount specified for the zoning district in which the child care center is located. Adequate utility, drainage, parking, loading and other necessary facilities are provided according to the provisions of Article 11.

**8-303 Standards for all Group 3 Uses**

The proposed use satisfies all requirements set forth in Section 8-303.

**8-308 Additional Standards for Child Care Centers**

The proposed use has been designed to satisfy all requirements set forth in Section 8-308 and 9-309.



# County of Fairfax, Virginia

## MEMORANDUM

DATE: February 6, 2014

**TO:** Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PNN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Environmental Assessment: SE 2013-MA-010 Awadallah

This memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception plat as revised through January 30, 2014. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

### COMPREHENSIVE PLAN CITATIONS

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, pages 7 and 8 states:

- “Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**
- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements....
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the

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/](http://www.fairfaxcounty.gov/dpz/)



following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 10:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 14-18:

**“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and

wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements:

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood

plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible . . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through February 12, 2013, page 19-20 states:

**“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .”

## **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

### **Resource Protection Area (RPA)/Environmental Quality Corridor (EQC)**

The subject property includes an area of Resource Protection Area (RPA) and Environmental Quality Corridor (EQC) which is part of Long Branch stream valley. Long Branch is part of the larger Accotink Creek watershed. This portion of the Long Branch stream channel was modified at some time in the past with the stream now contained in a concrete channel. However, the buffer area adjacent to the stream has been defined as RPA and EQC. The RPA and EQC buffer boundary cover the same area of the subject property. The proposed development appears to respect this area with encroachment limited to what will be required in order to provide outfall for the proposed stormwater management measures. Staff feels that this issue has been adequately addressed.

### **Stormwater Management**

The applicant is proposing the installation of a single small onsite micro pool to manage water quantity and quality control during periods of runoff. Staff within the Department of Public Works and Environmental Services (DPWES) have raised some concerns regarding the adequacy of the proposed facilities given the impending changes to statewide stormwater management requirements.

The applicant has been advised that impending changes to stormwater management regulations may result in the need for changes to their proposed onsite stormwater management measures. Any final determination regarding these features will be made by staff within the DPWES.

### **Green Buildings**

This application is proposing a single building structure designed to serve as a childcare facility on the subject property. While the Comprehensive Plan provides no site specific recommendation for the use of green building measures for this location, staff has encouraged the applicant to employ such measures as part of the proposed development. To date, the applicant has not indicated any interest in a commitment to green building design for the proposed childcare facility. Staff continues to encourage this approach for the proposed development.

PGN:JRB



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 29, 2013

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

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

**FILE:** 3-5 (SE 2013-MA-010)

**SUBJECT:** Transportation Impact

**REFERENCE:** SE 2013-MA-010 Deyi Awadallah  
Traffic Zone: 1416  
Land Identification Map: 51-4 ((8)) A; 61-2 ((5)) 3 & 4

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated April 19, 2013. The applicant proposes to operate a child care center for up to 99 children ages six months to five years with the assistance of up to 16 employees. Proposed hours are from 7 a.m. to 6 p.m.

- Provide a commercial entrance 30-feet wide at the property line per VDOT.
- Provide right and left turn analyses to determine if turn lanes are required per VDOT memo.
- Provide sight distance at the entrance.
- Provide curb and gutter along the site frontage.
- The on-site parking exceeds the minimum required for 99 children but may not be adequate if the majority of spaces are occupied by staff leaving few remaining for parents. Circulation on site is limited and has the potential to become congested if too many vehicles arrive at one time and possibly stack up onto the street.

AKR/LAH/lah

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](http://www.fairfaxcounty.gov/fcdot)





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** February 6, 2014

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

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

**FILE:** 3-5 (SE 2013-MA-010)

**SUBJECT:** Transportation Impact

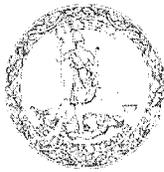
**REFERENCE:** ADDENDUM: SE 2013-MA-010 - Deyi Awadallah  
Land Identification Map: 51-4 ((8)) A; 61-2 ((5)) 3 & 4

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated April 19, 2013, and revised through January 30, 2014. The applicant proposes to operate a child care center for up to 99 children ages six months to five years with the assistance of up to 16 employees. Proposed hours are from 7 a.m. to 6 p.m.

It is recommended that a sidewalk with curb and gutter be constructed on the frontage of the property.

The applicant has adequately addressed all other previously identified issues with the application.

AKR/MAD



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive  
Fairfax, VA 22030

December 30, 2013

GREGORY A. WHIRLEY  
COMMISSIONER

**To:** Ms. Barbara Berlin  
Director, Zoning Evaluation Division

**From:** Paul Kraucunas  
Virginia Department of Transportation – Land Development Section

**Subject:** SE 2013-MA-010, Devi Awadallah  
Tax Map # 49-3((39))0003

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.

I have reviewed the above plan received on December 27, 2013. While most of our previous comments have been addressed, the following comments are offered:

1. As indicated on previous comments the applicant needs to confirm that adequate intersection sight distance is available at the proposed entrance.
2. As indicated on previous comments the applicant needs to show sight distance on the landscape plan.

If you have any questions, please contact me.

**Glen Carlyn Child Care Center**  
3212 Glen Carlyn Road, Bailey's Crossroads, VA 22041

**SE 2013-MA-010**

## **Traffic Impact Study**

9/9/13  
**RECEIVED**  
Department of Planning & Zoning  
SEP 09 2013  
Zoning Evaluation Division

### **1. ADT along Glen Carlyn Road:**

Per 2011 VDOT Daily Traffic Volume Estimates, traffic data on Glen Carlyn Road are as follows:

AADT:	11000
4Tire:	99%
K Factor:	0.097
Direction Factor:	0.663
AAWDT:	10000

### **2. ADT of Proposed Use:**

Per ITE Trip Generation Handbook 8<sup>th</sup> Edition, a Day Care Center with 99 students will generate:

ADT:	444
AM Hour:	79
PM Hour:	81
AM In:	42
AM Out:	37
PM In:	38
PM Out:	43

### **3. Determine if Left-Turn Lane or Right-Turn Lane is Required**

The post speed on Glen Carlyn Road is 35 mph. The minimum design speed used in analyzing warrants for left-turn lanes on two-lane highways in the VDOT Access Management Design Standards for Entrances and Intersections (adopted from 2004 AASHTO Green Book) is 40 mph. VDOT uses legal speed limit for the design speed. The PHV in or out of the Child Care Center will be less than 5% of the advancing VPH in either direction. The section of Glen Carlyn Road has good visibility. It is therefore determined that no left turn lane or right-turn lane is required.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 8, 2014

**TO:** Brent Krasner, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Nicholas J. Drunasky, Urban Forester II  
Forest Conservation Branch, UFMD

**SUBJECT:** 3212 Glen Carlyn Road, SE 2013-MA-010

The site contains an existing house and yard with scattered landscape trees within this area. Well over half the site contains overstory trees, which consist primarily of bottomland hardwoods such as tulip poplar, red maple, and American sycamore. The understory is nearly non-existent and contains primarily porcelain berry overtopping everything.

This review is based review of the Special Exception Plat SE 2013-MA-010 stamped as, "Received Department of Planning and Zoning, December 24, 2013."

1. **Comment:** The existing sanitary sewer easements and overhead utilities along the frontage of the property are not clearly depicted or labeled on the Landscape and Tree Preservation sheet, making it unclear if landscape trees proposed will be in conflict with them.

**Recommendation:** Existing overhead utilities shall be clearly depicted and labeled on the Landscape and Tree Preservation sheet as they are on the EVM.

In addition, all landscaping proposed shall be located away from the overhead lines to reduce future conflicts.

2. **Comment:** It appears that the Type I transitional screening area is proposed within the existing sanitary sewer easements on the southern side of the property. Transitional screening may not be provided within any existing or proposed easements.

**Recommendation:** Transitional screening should be shifted to the north (possibly adjacent to the proposed barrier, where it appears that less existing vegetation exists) so it is outside of the existing sanitary sewer easements.

3. **Comment:** It appears that a wood fence is proposed for the southern barrier required. but is unclear if it meets the requirements of a Type D, E or F barrier.



**Recommendation:** The type of the proposed wood fence shall be called out on the SE Plat to clarify that it meets the requirement of a Type D, E, or F barrier in accordance with ZO 13-304.

4. **Comment:** The last submission proposed to modify the Type I transitional screening area (25 foot wide) to a 22 foot width on the northern side of the property adjacent to the single family detached houses. With this submission, a 10 and 12 foot width transitional screening area is now being provided along the northern side of the property with a seven foot architectural block wall in accordance with paragraph four of ZO 13-305 as stated in note number two under the "Transitional Screening and Barriers," heading. However, no justification has been provided to support this dramatic reduction of width.

**Recommendation:** The applicant should provide a supporting justification for why the reduction in width is necessary for the Type I transitional screening area along the northern side of the property.

5. **Comment:** With the past submission a barrier was being provided within the western transitional screening for the area outside of the RPA, but with this submission nothing has been provided.

**Recommendation:** The applicant should provide a type D, E, or F barrier on the inside edge of the 25 foot wide Type I transitional screening. If the barrier is only provided within the area outside of the RPA, it will require a modification noted in the "Transitional Screening and Barriers," notes in accordance with Zoning Ordinance 13-305.

6. **Comment:** The Type I transitional screening area on the western side of the property adjacent to the proposed playground does not contain any landscaping within a large section of it, leaving it open.

**Recommendation:** Landscaping that has been provided within the Type I transitional screening area on the western side of the property adjacent to the proposed playground should either be spaced out to occupy the entire width of the transitional screening area or additional landscaping should be added to the large open area.

7. **Comment:** It is unclear where all the RPA buffer plantings will be provided since they have not all been depicted with a key and symbol on the Landscape Plan. A note has been added that their locations will be field located in the transitional screening buffer, which is not necessary, since there is space for them to be located within the large canopy gap area of the RPA surrounding the area being disturbed for the parking lot.

**Recommendation:** All proposed RPA plants shown in the RPA Buffer Planting Schedule should be clearly depicted with a key and symbol on the Landscape Plan outside of the limits of clearing and grading surrounding the area of RPA being disturbed within the large canopy gap.

In addition, the note mentioned above should also be revised accordingly.

8. **Comment:** Cornus kousa is proposed within the RPA buffer planting area is native to Asia and not native to the middle Atlantic region, so should not be planted within it.  
**Recommendation:** Cornus kousa should be removed from the RPA planting schedule and a native species should be provided such as Cornus florida "Cherokee Princess", sourwood, or Carolina silverbell.

In addition, the note mentioned above should also be revised accordingly.

9. **Comment:** The note stating "Planting within the 25-ft transitional screening buffer in resource protection area will be performed manually on an as-needed basis to preserve and supplement existing vegetation," is unclear, and may be misleading.

**Recommendation:** The note stating "Planting within the 25-ft transitional screening buffer in resource protection area will be performed manually on an as-needed basis to preserve and supplement existing vegetation," should be revised to state that planting within the resource protection area shall be performed by hand and may be field adjusted as necessary in consultation with UFMD in order to minimize impacts to existing vegetation.

10. **Comment:** It appears that 10-Year Canopy Credit is being claimed for trees located within the existing sanitary sewer easements located along the southern side of the property. No 10-Year Canopy Credit may be afforded to trees located within any easements.

**Recommendation:** The areas that fall within the sanitary easements on the southern side of the property should be revised so they are not being afforded any 10-Year Canopy Credit.

In addition, table 12.3 and 12.10 should be revised accordingly.

11. **Comment:** With the last submission, trees were being provided in the small foundation planting area in front of the building, but have not been removed with this submission and only two deciduous shrubs are being provided in that area, along with perennials and grasses, which does not create much vertical year round interest.

**Recommendation:** Additional shrubs should be added within the foundation planting bed in front of the building to enhance the two currently proposed there along with the perennials and grasses.

12. **Comment:** With this submission, it now appears that the area of the RPA is being subtracted from the gross site area to derive a much lower adjusted site area. The RPA does not qualify to be subtracted from the gross site area.

**Recommendation:** Tabulations should be revised in tables 12.3 and 12.10 so that the RPA area of the site is not being subtracted out to derive the next site area and all tabulations should be adjusted accordingly.

13. **Comment:** Given the nature of tree cover on this site, several development conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

**Recommendation:** UFMD feels that the following development condition language is necessary to ensure effective tree preservation:

Tree Preservation: “The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of UFMD.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 10 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 35 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field with small metal tags so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan.”

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

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

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

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

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

Tree Appraisal: “The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 10 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly

removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.”

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

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

Invasive Species Management Plan: “Create and implement an invasive species management program for the Tree Conservation Ordinance to include all areas shown to be preserved, where 10-year canopy is being claimed that contains invasive plant material (PFM 12-0404.2B and 12-0509.3D) and clearly identifies targeted species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc., as reviewed and approved by UFMD. It should be noted that any large scale removal (other than severing and treating vine re-growth on and around trees) of invasive species within the RPA will likely require additional permitting (WQIA) through the Site Development and Inspections Division at site plan submission.”

Native Species Landscaping: “All landscaping provided within the RPA, shall be native to the middle Atlantic region. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the SE Plat, and consist primarily of native species as reviewed and approved by UFMD.”

If you have any questions, please contact me at 730-324-1770.

NJD/

UFMDID #: 182521

cc: DPZ File



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** January 9, 2014

**TO:** Brent Krasner; Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Thakur Dhakal, Senior Engineer III  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Exception Plat #SE 2013-MA-010, Glen Carlyn Child Care Center, SE Plat dated December 24 2013, LDS Project #8907-ZONA-001-1, Tax Map #061-2-05-0003, 0004, and 051-4-08-A; Four Mile Watershed; Mason District

We have reviewed the subject plan and offer the following Stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There are Resource Protection Areas on the site. The plan proposes to remove the existing gravel driveway from RPA and restore into a vegetated buffer. Also, a storm sewer outfall has been proposed within the limits of RPA as well as within the limits of 100-year floodplain. A water quality impact assessment shall be submitted it could be incorporated into the plan. In addition, a floodplain use determination shall be obtained prior to the site plan approval. ]

### Floodplain

There are regulated floodplains on the site. A floodplain study has recently been approved.

### Downstream Drainage Complaints

There are no recent downstream flooding complaints on file.

### Stormwater Detention

Detention requirements must be met if not waived (PFM 6-0301.3). Since the site is located in Four Mile Run Watershed, detention shall be provided for 2-year, 10-year and 100-year design storm. Applicant indicates that detention requirement will be met by onsite detention using micro pool. There are safety concerns about the riser structure being close to the entrance and parking lot. A vegetated swale with underdrain is recommended. }

A detailed design and detention computation must be provided on the plan.

#### Water Quality Control

Applicant stated on sheet 7 that phosphorus removal requirements will be met for this development using open space and extended detention pond. Preliminary phosphorus removal computation and the location of open space have been depicted in the plan.

In site plan submission, a detail BMP computation must be provided. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

#### Onsite Major Storm Drainage System and Overland Relief

An overland relief narrative and arrows are shown on the plan. However, some part of the drainage area to the north of the site draining to the site via drainage swale along the property line on the north. Since drainage diversion is shown on proposed condition, a preliminary analysis of the swale shall be provided. Please provide cross sections and water surface elevations at 100-year storm. Also, potential flooding in the parking area and on entrance drive shall be addressed. Cross-sections at key locations including the building entrances must be shown on the site plan submission.

#### Downstream Drainage System

Outfall narrative has been provided. A concentrated flow created by a swale in proposed condition on the west side of the property shall also be addressed in outfall analysis. Detailed outfall narrative and adequacy of each outfall shall be provided on the site plan.

#### Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

#### Stormwater Planning Comments

This case is located in Four Mile Run Watershed. There are several watershed management plans near the subject site (FM 9103, and FM 9503). Please visit [http://www.fairfaxcounty.gov/dpwes/watersheds/publications/dc/01\\_bdf\\_wmp\\_full\\_ada.pdf](http://www.fairfaxcounty.gov/dpwes/watersheds/publications/dc/01_bdf_wmp_full_ada.pdf) and contact Stormwater planning division at 703 324 5500 for more details.

#### Dam Breach

None of this property is within the dam breach inundation zone.



Brent Krasner; Staff Coordinator  
Special Exception Plat #SE 2013-MA-010, Glen Carlyn Child Care Center  
LDS Project # 8907-ZONA-001-1  
Page 3 of 3

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning  
Division, DPWES  
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES  
Zoning Application File





# County of Fairfax, Virginia

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**DATE:** July 10, 2013

**TO:** Brent Krasner, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Kevin R. Wastler, EH Supervisor *KRW*  
Technical Review and Information Resources Section  
Fairfax County Health Department

**SUBJECT:** Special Exception Plat Analysis

**REFERENCE:** Application No. SE 2013-MA-010 (Devi Awadallah)

After reviewing the application, we have only one comment to be considered. The Health Department records indicate that the existing house on lots 3, 3206 Glen Carlyn Rd is/was served by an onsite sewage disposal system as well as a private well water supply. The proposed use of the facility could not be supported by either the existing septic and/ or private well. There are no records on file that the wells and septic systems were ever properly abandoned. **The septic tank and well will have to be properly abandoned and connection to the available public sewer and water supply system will be required as part of the Health Department review of the plans to be submitted for the proposed childcare facility.**



## FAIRFAX COUNTY ZONING ORDINANCE

Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.

2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
  - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
  - B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
  - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

**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

SPECIAL EXCEPTIONS

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 Title63.2, Chapter 17 of the Code of Virginia.

**9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education**

- 1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:
  - A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
  - B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.



# County of Fairfax, Virginia

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

## Buildable Lot Determination

**Lot Validation Number 8907 - LV - 0 0 3 - 1**

**Property Tax Map Number:** 051-4-08-A  
**Property Address:** none  
**Applicant's Name:** Musaddeque Hossein  
**Applicant's Address:** 10908 Adare Drive, Fairfax, VA 22032  
**Applicant's Phone Number:** 703-629-3463  
**Current Zoning:** R-3  
**Magisterial District:** Mason  
**Subdivision Name:** Hallwoods

The Department of Public Works and Environmental Services have reviewed the subject lot for compliance with the Fairfax County Subdivision Ordinance. Based on a search of the pertinent deed information associated with this lot, it appears that the subject lot was created and recorded on 05/06/1958 in Deed Book 1651 Page 238. From a subdivision perspective, this action is described as one of the following:

- \_\_\_\_\_  
 Initials/Date                      Recordation of a metes and bounds description or plat prior to September 1, 1947.
- \_\_\_\_\_  
 Initials/Date                      Recordation of a deed and plat in compliance with the Subdivision Ordinance in effect at the time.
- X    ENE/12/13/2011  
 Initials/Date                      Recordation of a metes and bounds description or plat after September 1, 1947 and at least on March 25, 2003, or thereafter the subject lot has been included on the Fairfax County Real Property Identification Map as a separate lot and has been taxed as a separate lot.

None of the above. See below.

— \_\_\_\_\_  
 The Zoning Administration Division, Department of Planning and Zoning (DPZ) have reviewed the subject lot for compliance with the applicable requirements of the Fairfax County Zoning Ordinance. The subject lot is currently zoned R-3 which district requires a minimum lot area of 10,500 sq. ft. and a minimum lot width of 80 feet. The subject lot has a lot area of 56,429 sq.ft. and a lot width of 213 feet.

- X    The subject lot meets the current Zoning Ordinance requirements for lot area and lot width.
- The subject lot does not meet the current Zoning Ordinance requirements for lot area and/or lot width. However, the grandfathering provision of Sect. 2-405 of the Zoning Ordinance is

applicable based on DPZ research that indicates that the lot met the applicable Zoning Ordinance requirements, with regard to lot area and lot width, when created/recorded or such creation/recordation predated the first Zoning Ordinance (March 1, 1941).

- The subject lot does not meet the current Zoning Ordinance requirements for lot area and/or lot width and did not meet such requirements at the time it was created. However, the grandfathering provision of Section 2-405 of the Zoning Ordinance is applicable based on DPZ research that indicates that the lot contained a principal structure on March 9, 2004, that was occupied or had been occupied at any time between March 9, 1999 and March 9, 2004, or is under construction pursuant to a building permit and that a Residential or Non-Residential Use Permit will be issued within 12 months after March 9, 2004.
- The subject lot does not meet the current Zoning Ordinance requirements and did not meet the applicable lot area and/or lot width requirements when the lot was created or any time thereafter. A separate letter from the DPZ, explaining this noncompliance will be subsequently issued.

Reviewing Authority: Lorrie Kirst 4/16/12  
Zoning Administration Division Date  
Department of Planning and Zoning

Based on the foregoing the following is applicable to the subject lot:

- X The subject lot is considered a valid lot under the Subdivision Ordinance and a building permit may be issued for the development of a use permitted by right, by special permit or by special exception on the lot, provided all County and applicable Zoning Ordinance regulations, including minimum yard requirements, are met.
- The subject lot is an **outlot** under the Subdivision Ordinance and does not constitute a buildable lot.

Approving Authority: Ellen Eggerton 4/16/2012  
Land Development Services Date  
Department of Public Works and Environmental Services

cc: Real Estate Division, Department of Tax Administration  
Robert A. Farrimond, GIS and Mapping Services Branch, Department of Information Technology  
Ordinance Administration Branch, Department of Planning and Zoning  
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch  
Site Records, Land Development Services, Department of Public Works and Environmental Services



# County of Fairfax, Virginia

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

## Buildable Lot Determination

**Lot Validation Number 8907 - LV - 0 0 1 - 1**

**Property Tax Map Number:** 0612-05-0003  
**Property Address:** 3212 Glen Carlyn Road  
**Applicant's Name:** Musaddeque Hossein  
**Applicant's Address:** 10908 Adare Drive, Fairfax, VA 22032  
**Applicant's Phone Number:** 703-629-3463  
**Current Zoning:** R-3  
**Magisterial District:** Mason  
**Subdivision Name:** Forest J Hall

The Department of Public Works and Environmental Services have reviewed the subject lot for compliance with the Fairfax County Subdivision Ordinance. Based on a search of the pertinent deed information associated with this lot, it appears that the subject lot was created and recorded on 09/19/1946 in Deed Book 509 Page 466 and correction recorded on 12/13/1950 in Deed Book 831 page 377. From a subdivision perspective, this action is described as one of the following:

- X ENE/12/14/2011 Recordation of a metes and bounds description or plat prior to  
Initials/Date September 1, 1947.
- \_\_\_\_\_ Recordation of a deed and plat in compliance with the Subdivision  
Initials/Date Ordinance in effect at the time.
- \_\_\_\_\_ Recordation of a metes and bounds description or plat after  
Initials/Date September 1, 1947 and at least on March 25, 2003, or thereafter the subject lot has been included on the Fairfax County Real Property Identification Map as a separate lot and has been taxed as a separate lot.
- \_\_\_\_\_ None of the above. See below.

The Zoning Administration Division, Department of Planning and Zoning (DPZ) have reviewed the subject lot for compliance with the applicable requirements of the Fairfax County Zoning Ordinance. The subject lot is currently zoned R-3 which district requires a minimum lot area of 10,500 sq. ft. and a minimum lot width of 80 feet. The subject lot has a lot area of 20,600 sq.ft. and a lot width of 100 feet.

X The subject lot meets the current Zoning Ordinance requirements for lot area and lot width.

- The subject lot does not meet the current Zoning Ordinance requirements for lot area and/or lot width. However, the grandfathering provision of Sect. 2-405 of the Zoning Ordinance is applicable based on DPZ research that indicates that the lot met the applicable Zoning Ordinance requirements, with regard to lot area and lot width, when created/recorded or such creation/recordation predated the first Zoning Ordinance (March 1, 1941).
- The subject lot does not meet the current Zoning Ordinance requirements for lot area and/or lot width and did not meet such requirements at the time it was created. However, the grandfathering provision of Section 2-405 of the Zoning Ordinance is applicable based on DPZ research that indicates that the lot contained a principal structure on March 9, 2004, that was occupied or had been occupied at any time between March 9, 1999 and March 9, 2004, or is under construction pursuant to a building permit and that a Residential or Non-Residential Use Permit will be issued within 12 months after March 9, 2004.
- The subject lot does not meet the current Zoning Ordinance requirements and did not meet the applicable lot area and/or lot width requirements when the lot was created or any time thereafter. A separate letter from the DPZ, explaining this noncompliance will be subsequently issued.

Reviewing Authority: Lorrie Kirst 4/16/12  
 Zoning Administration Division Date  
 Department of Planning and Zoning

Based on the foregoing the following is applicable to the subject lot:

- X The subject lot is considered a valid lot under the Subdivision Ordinance and a building permit may be issued for the development of a use permitted by right, by special permit or by special exception on the lot, provided all County and applicable Zoning Ordinance regulations, including minimum yard requirements, are met.
- The subject lot is an **outlot** under the Subdivision Ordinance and does not constitute a buildable lot.

Approving Authority: Ellen Eggerton 4/16/2012  
 Land Development Services Date  
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 Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch  
 Site Records, Land Development Services, Department of Public Works and Environmental Services

**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		