



# County of Fairfax, Virginia

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

July 30, 2014

Harry P. Hart  
307 N. Washington Street  
Alexandria, VA 22314

Re: Special Exception Application SE 2013-MV-023

Dear Mr. Hart:

At a regular meeting of the Board of Supervisors held on July 29, 2014, the Board approved Special Exception Application SE 2013-MV-023 in the name of Hopkins House, A Center for Children and Their Families. The subject property is located at 8543 Forest Place, on 1.68 acres of land, zoned R-2, C-8 and HC in the Mount Vernon District [Tax Map 101-3 ((9)) (1) C1, 5, and 501]. The Board's action permits a child care center, pursuant to Sections 3-204, 4-804 and 9-309 of the Fairfax County Zoning, 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 POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

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 *Special Exception Plat Hopkins House*, prepared by Christopher Consultants, dated September 27, 2013 as revised through March 10, 2014, consisting of three sheets and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

---

**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

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 one-hundred and twenty-four (124) children and the total number of staff persons or employees limited to seventeen (17) 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 seventy-one (71) at any one time.
7. The maximum hours of operation of the child care center shall be from 6:00 am to 6:00 pm, Monday through Friday, with occasional evening hours, not to exceed three times a month and up to 9:00 pm., for meetings with parents.
8. All damaged trees on-site shall be replaced to remain in conformance with the Special Exception plat.
9. The standing dead tree located in the existing Tree Save Area shall be cut down to ground level and the stump shall be left in place. In addition, the large diameter broken limb from the oak tree in the Tree Save Area shall be removed.
10. The storage shed located in the Tree Save Area shall be moved out of the Tree Save Area.
11. There shall be thirty (30) parking spaces. All parking shall be on-site, as depicted on the Special Exception plat.
12. All signage shall be in conformance with Article 12 of the Zoning Ordinance.
13. All lighting shall be in conformance with Article 14 of the Zoning Ordinance.
14. Ten feet of right-of-way shall be reserved for future dedication along Richmond Highway as depicted on the SE plat. Any amount of the ten-foot reservation shall be conveyed to the Board of Supervisors, in fee simple on demand.
15. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided in the areas designated on the Special Exception Plat in accordance with the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance subject to approval by DPWES.

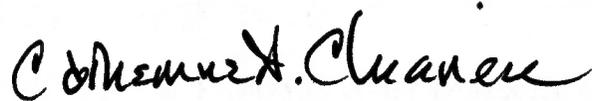
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit (Non-RUP) through established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

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

**The Board also:**

- Modified Part 8 of Section 11-102 of the Zoning Ordinance to that shown on the SE Plat, in lieu of the 10-foot parking setback requirement.
- Modified Part 2 of Section 13-203 of the Zoning Ordinance to that shown on the SE Plat, in lieu of the peripheral parking lot landscaping requirements.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Gerry Hyland, Mount Vernon District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



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

**APPLICATION No:** SE 2013-MV-023  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning

SEP 30 2013

**APPLICATION FOR A SPECIAL EXCEPTION**

(PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

<b>APPLICANT</b>	<b>NAME</b> Hopkins House, A Center for Children and their Families	
	<b>MAILING ADDRESS</b> 5904 Richmond Highway, Suite 525, Alexandria, VA 22303	
	<b>PHONE HOME</b> ( ) <b>WORK</b> (571 ) 480-4098	
	<b>PHONE MOBILE</b> ( ) <b>FAX</b> (703) 347-6867	
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 8543 Forest Place Alexandria, VA 22309	
	<b>TAX MAP NO.</b> 101-3 ((9)) (1), parcels 0005, 0501 and C1	<b>SIZE (ACRES/SQ FT)</b> 1.6786 Ac. / 73,119 sf
	<b>ZONING DISTRICT</b> R-2/C-8, HC	<b>MAGISTERIAL DISTRICT</b> Mt Vernon
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A	
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 3-204.3.B / 4-804.2.B	
	<b>PROPOSED USE</b> Increase the enrollment of the child care facility from its current approved 99 children to a maximum of 124 children for the child care facility	
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Harry P. Hart, Esq.	
	<b>MAILING ADDRESS</b> Hart, Calley, Gibbs & Karp, PC 307 North Washington Street, Alexandria, VA, 22314	
	<b>PHONE HOME</b> ( ) <b>WORK</b> (703 ) 836-5757	
	<b>PHONE MOBILE</b> ( 703 ) 625-1118	
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Harry P. Hart, Esq., Agent</p> <p><i>Harry P. Hart</i></p>		
<b>TYPE/PRINT NAME OF APPLICANT/AGENT</b>	<b>SIGNATURE OF APPLICANT/AGENT</b>	

DO NOT WRITE IN THIS SPACE

SE 2013-0275

MAC  
12/18/13

Date Application accepted: December 18, 2013 Application Fee Paid: \$ 16,375.00

*Virginia Ruffen*

# SE 2013-MV-023

## Zoning Application Closeout Summary Report

Printed: 10/8/2014

### General Information

**APPLICANT:** HOPKINS HOUSE, A CENTER FOR CHILDREN AND THEIR FAMILIES  
**DECISION DATE:** 07/29/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MICHAEL VAN ATTA  
**SUPERVISOR DISTRICT:** MOUNT VERNON

**DECISION SUMMARY:**

ON JULY 29, 2014 THE BOARD UNANIMOUSLY APPROVED SE 2013-MV-023 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 11, 2014.

**APPLICATION DESCRIPTION:**

CHILD CARE CENTER

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C- 8	0.68 ACRES
				R- 2	1.00 ACRES

### Tax Map Numbers

1013 ((09))(01)0501      1013 ((09))(01)0005      1013 ((09))(01) C1

### Approved Land Uses

Zoning District: C- 8

LAND USE	DU'S	RES.LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
CHCR>99					7,776	0.00	29,606.00	SQ FEET
CHCR>99					7,776	0.18	43,574.00	SQ FEET
<b>TOTALS</b>					<b>15,552</b>	<b>0.18</b>	<b>73,180.00</b>	<b>SQ FEET</b>

### Approved Waivers/Modifications

MODIFY PERIPHERAL PARKING LOT LANDSCAPING  
 MODIFY OFF-STREET PARKING SETBACK REQUIREMENT

10/8/2014

---

**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 06-11-2014

---

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001
SWM / BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
LIGHTING/GLARE	01-01-0001	0	N/A	0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001

10/8/2014