

DEVELOPMENT CONDITIONS

SE 2014-HM-024

September 23, 2014

With the Board of Supervisors approval of SE 2014-HM-024, located at 1398 Concord Point Lane, Tax Map 11-4 ((6)) 12, to permit a private school of special education pursuant to Sect. 6-304, and a residence for the applicant and her family pursuant to Sect. 10-102 (20) of the Zoning Ordinance, the Board conditions the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in the 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 (SE) Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the issuance of a Non-Residential Use Permit. Any plans or permits submitted pursuant to this Special Exception shall be in substantial conformance with the approved SE Plat titled Physical Improvements Location Plat, prepared by Certified Real Estate Services, containing one sheet dated May 1, 1998, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception conditions shall be posted in a conspicuous place along with the Non-Residential Use Permit, and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
5. There shall be a maximum of six students per class, two classes, and twelve students per day, Monday through Friday, during the regular school year as defined by Fairfax County Public Schools. There shall be a maximum of one class of ten students per day, Monday through Friday, for summer camp from June through August.
6. During the regular school year, the hours of operation shall be limited to 2:00 p.m. to 8:00 p.m., Monday through Friday. Summer camp shall be limited to 8:30 a.m. to 5:00 p.m.
7. There shall be a minimum of 30 minutes between the pick-up of one class and the drop-off of the next class.

8. Arrival and departure times for summer camp shall be staggered to ensure that no more than five students are scheduled to arrive or depart at one time, with a minimum of 30 minutes between the first and second groups.
9. No classes will commence or end between 5:15 p.m. and 6:00 p.m.
10. No nonresident employees, whether paid or not for their services, may be involved with the school during the school year. Only one nonresident employee may be involved with the school during the summer camp.
11. All parking, drop-off and pick-up associated with the school shall take place in the driveway.
12. Prior to their first class, the students and parents of minors, shall receive written notice and provide written agreement to the parking, drop-off and pick-up policies, consistent with these conditions. The applicant shall maintain these agreements while the students are attending the class and make them available at the request of Fairfax County.
13. Any conversion or use of the garage that precludes the parking of vehicles within the garage is prohibited.
14. If access to the school is provided through the rear, the applicant shall install a walkway of paving stones or another similar product on the side yard of the applicant's property.
15. There shall be no signage on the property.
16. There shall be no outdoor storage of materials, equipment, or vehicles associated with the private school of special education.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, 30 months after the date of approval unless the use(s) have been established by obtaining the required Non-Residential Use Permit(s) noted above.