



**APPLICATION ACCEPTED:** April 22, 2015  
**PLANNING COMMISSION:** October 1, 2015  
**BOARD OF SUPERVISORS:** Not yet scheduled

# County of Fairfax, Virginia

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**September 17, 2015**

## **STAFF REPORT**

**APPLICATION SEA 86-C-066-03**

**HUNTER MILL DISTRICT**



**APPLICANT:** Hunter Mill Country Day School, Inc

**ZONING:** R-E (Residential Estate District)

**PARCEL:** 27-4 ((1)) 3

**LOCATION:** 2021 Hunter Mill Road

**SITE AREA:** 4.86 acres

**PLAN MAP:** Residential, 0.2 – 0.5 du/ac and private open space

**SE CATEGORY:** Category 3 – Private school of general education, child care center, and nursery school

**PROPOSAL:** To amend SE 86-C-066-02 previously approved for a private school of general education, nursery school, and child care center to permit a maximum daily enrollment of 99 children and modifications to development conditions

### **STAFF RECOMMENDATIONS:**

Staff recommends approval of SEA 86-C-066-03, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirements along all property lines pursuant to Sect. 13-305 of the Zoning Ordinance in favor of the existing vegetation and barriers depicted on the SEA Plat.

**Megan Duca, AICP**

Staff recommends approval of a waiver of the stream valley trail requirement in accordance with Sect. 17-201 of the Zoning Ordinance.

Staff recommends approval of a waiver of construction of the on-road bike lane in accordance with Sect. 17-201 of the Zoning Ordinance.

It should be noted that it is not the intent of the 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 application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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:\mbrad9\SE-SEA\SEA 86-C-066-3 Hunter Mill Country Day School\Staff Report\00\_SEA 86-C-066-3\_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 Amendment

SEA 86-C-066-03

Applicant:  
Accepted:  
Proposed:

HUNTER MILL COUNTRY DAY SCHOOL, INC  
04/22/2015  
AMEND SE 86-C-066 PREVIOUSLY APPROVED  
FOR PRIVATE SCHOOL OF GENERAL  
EDUCATION, NURSERY SCHOOL AND CHILD  
CARE CENTER TO PERMIT A MAXIMUM  
ENROLLMENT OF 99 CHILDREN



Area:

4.86 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect:

03-0E0403-0E0403-0E04

Located:

2021 HUNTER MILL ROAD, VIENNA, VA 22181

Zoning:

R- E

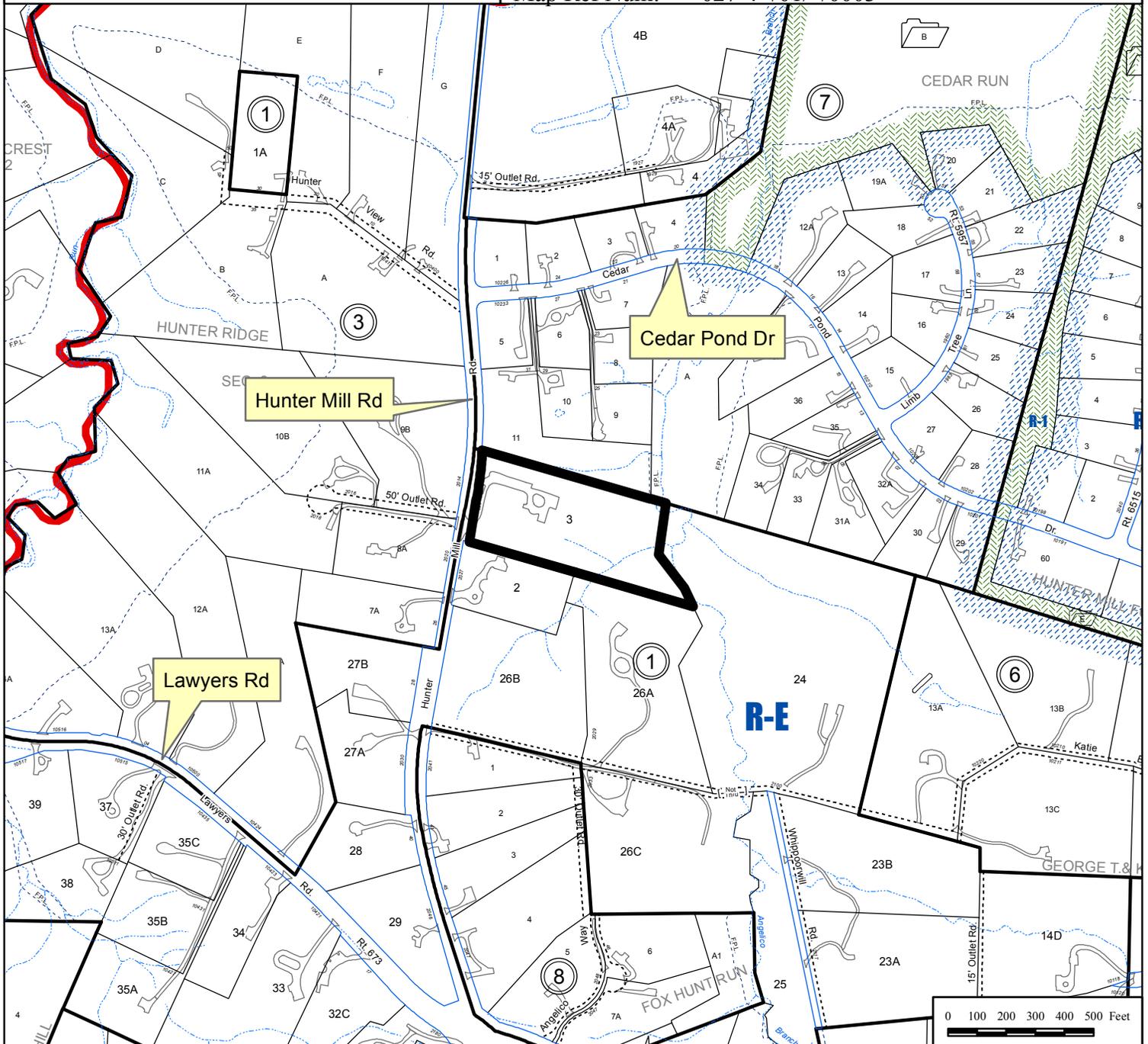
Plan Area:

2,

Overlay Dist:

Map Ref Num:

027-4- /01/ /0003



# SPECIAL EXCEPTION AMENDMENT PLAT HUNTER MILL COUNTRY DAY SCHOOL

**SEA 86-C-066-03**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
**JUNE, 2015**

RECEIVED  
Department of Planning & Zoning  
JUN 29 2015  
Zoning Evaluation Division



NO.	DATE	NO.	DATE
1.	4/22/15		
2.	6/20/15		

MANAGER: RODDY A. REYES	DESIGN BY: RAR	CHKD BY: RAR	DATE: JUNE 2015
	DRAWN BY: SAP	CHKD BY: RAR	
	SURV. CHIEF: N/A		
			FIELDBOOK NO. N/A

**ATCS, P.L.C.**  
ENGINEERING • PLANNING • SURVEYING

767 MADISON ROAD, SUITE 107  
CULPEPER, VA 22701  
(540) 825-1369 • Fax (540) 825-1520  
Dulles, Va. • Waldorf, Md. • Annapolis, Md.

TITLE COVER  
**HUNTER MILL COUNTRY DAY SCHOOL**  
LOCATED IN  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SHEET NO. 1 OF 4  
DWG. NO. 3751

### ZONING REQUIREMENTS R-E DISTRICT

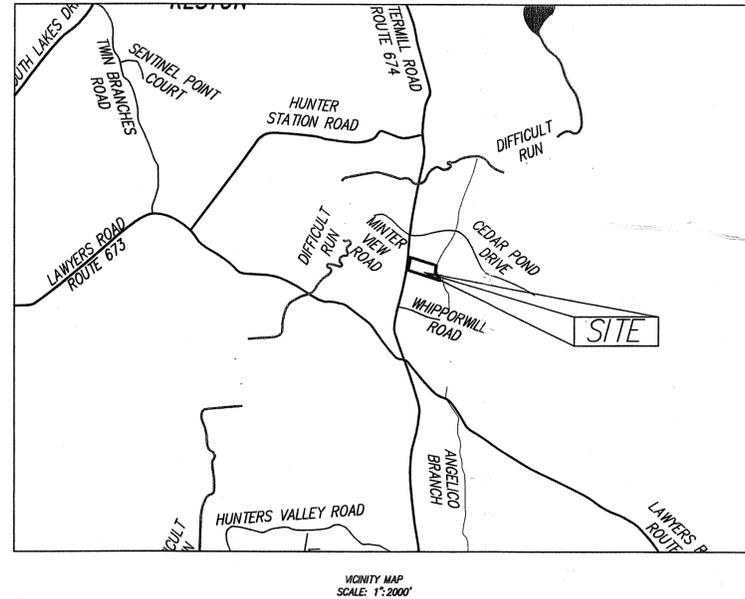
MINIMUM LOT SIZE: 75,000 SF  
MINIMUM LOT WIDTH: 200' (225' CORNER); EXISTING LOT WIDTH: 312.71'  
MAXIMUM BUILDING HEIGHT: 60'  
MINIMUM YARD REQUIREMENTS:  
FRONT: 55' ANGLE OF BULK PLANE, NOT LESS THAN 50'  
SIDE: 45' ANGLE OF BULK PLANE, NOT LESS THAN 20'  
REAR: 45' ANGLE OF BULK PLANE, NOT LESS THAN 25'  
OPEN SPACE: NO REQUIREMENT  
OPEN SPACE PROVIDED: 87.5%

### AREA TABULATION

SITE AREA: PARCEL A= 4.8649 ACRES OR 211,915.044 SF  
EXISTING BLDG HEIGHTS: 24' (TWO STORIES) AND 14' (ONE STORY)  
PROPOSED BLDG HEIGHTS: 14' (ONE STORY)  
BUILDING AREA:  
EXISTING BLDG(BASEMENT, FIRST & SECOND): 4,570 G.S.F.  
EXISTING ACCESSORY BUILDINGS: 3,563 G.S.F.  
EXISTING ADDITION: 2,863 G.S.F.  
TOTAL: 10,996 G.S.F.  
MAXIMUM FLOOR AREA RATIO: 0.20  
EXISTING FLOOR AREA RATIO: 0.05  
PROPOSED FLOOR AREA RATIO: 0.05

### PARKING TABULATION

PARKING REQUIRED:  
0.19 PER CHILD @ 99 CHILDREN: 18.8 OR 19 SPACES 19 SPACES  
PARKING PROVIDED: 19 SPACES  
TOTAL NUMBER OF HANDICAPPED PARKING SPACES (1 TO 20) : 1 SPACE 20 SPACES  
LOADING SPACES REQUIRED: 1 LOADING SPACE  
EXISTING LOADING SPACE PROVIDED: 1 LOADING SPACE



BEFORE BEGINNING CONSTRUCTION CONTACT  
"MISS UTILITY"  
AT  
1-800-552-7001  
AT LEAST 48 HOURS  
PRIOR TO EXCAVATION

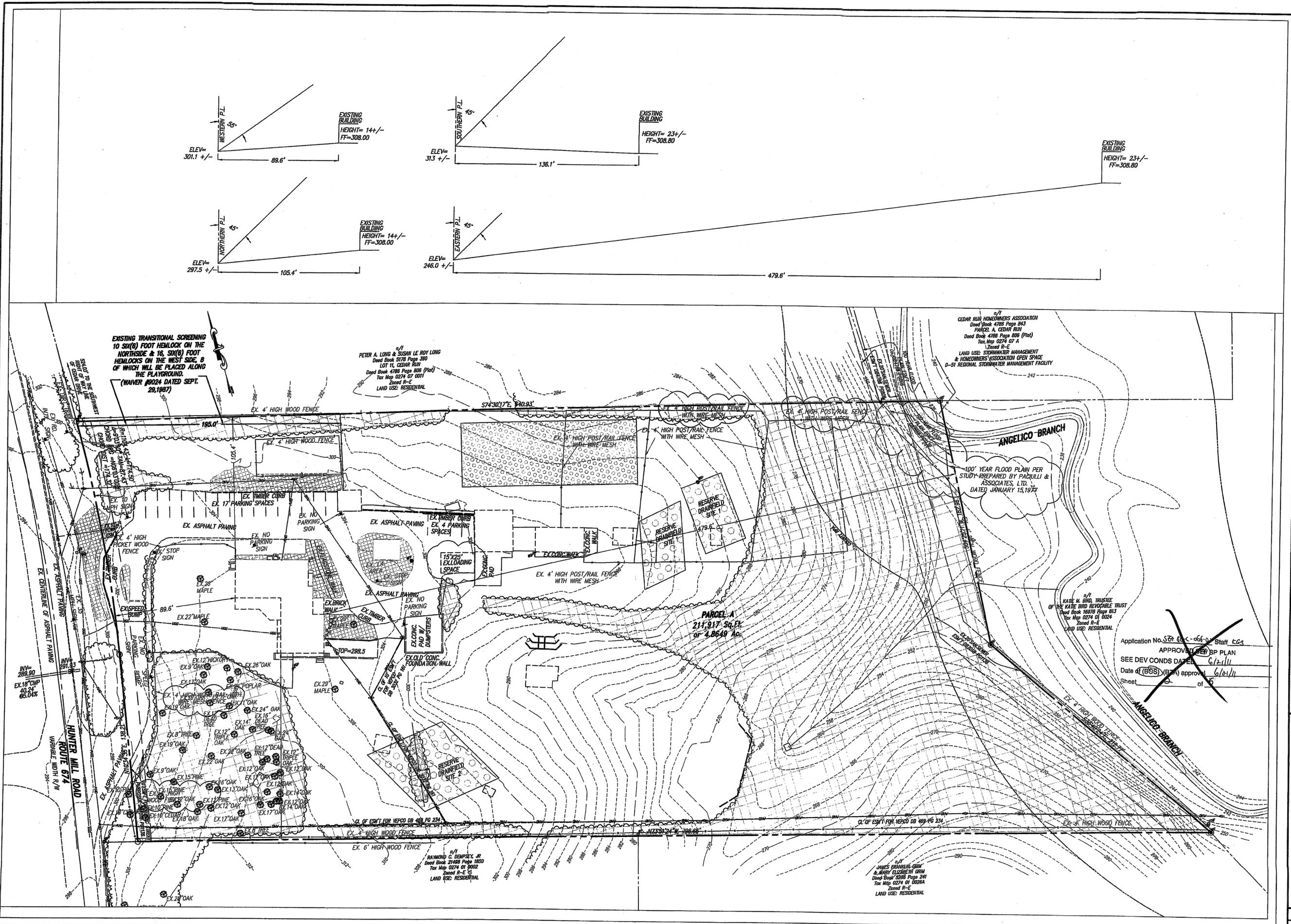


### GENERAL NOTES

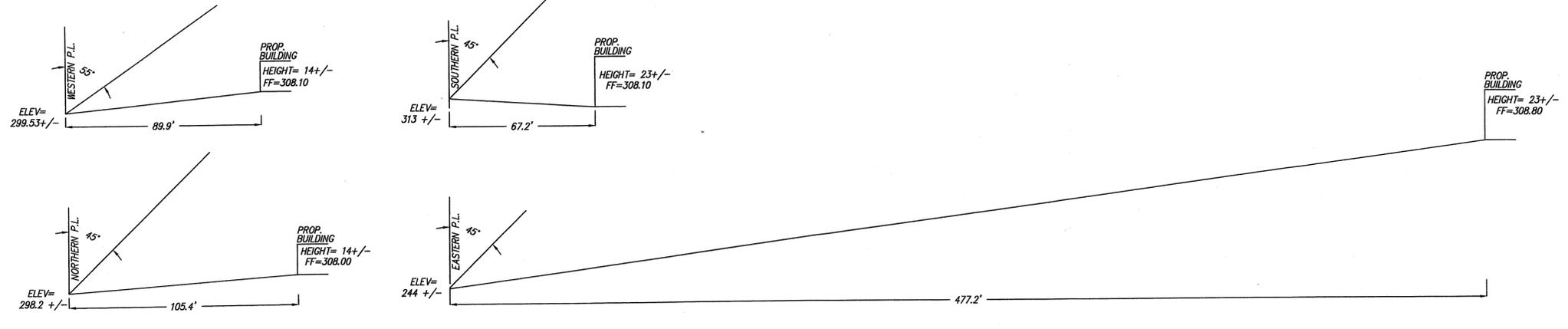
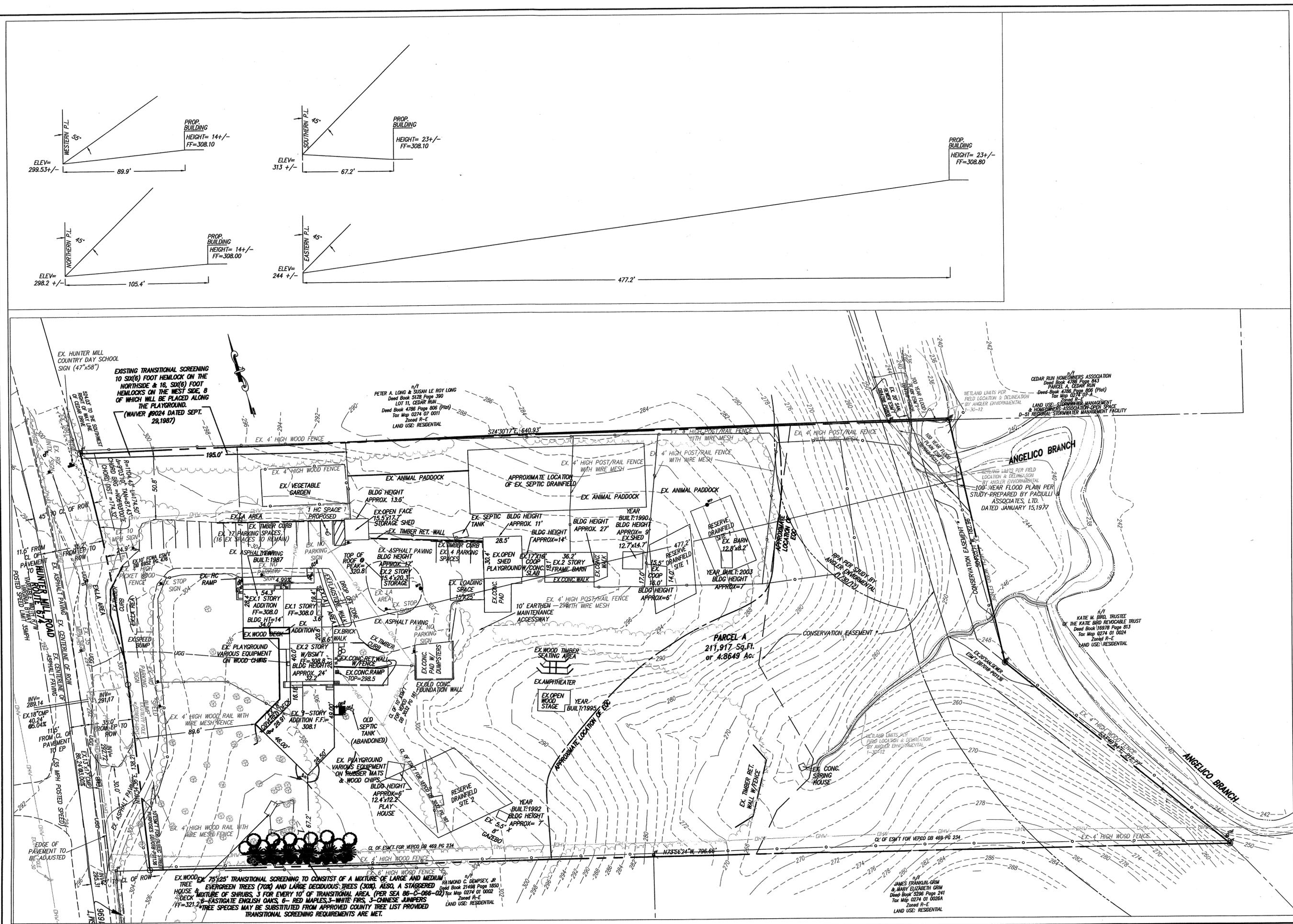
- NO TITLE REPORT FURNISHED, EASEMENTS, RIGHTS-OF-WAY OTHER THAN SHOWN HERON MAY AFFECT THE SUBJECT PROPERTY.
- THE BOUNDARY DATA SHOWN HEREON IS BASED ON A PLAT OF RECORDED, ENTITLED "PLAT SHOWING STREET DEDICATION ON PARCEL A, HUNTER MILL COUNTRY DAY SCHOOL" PREPARED BY PRECISION SURVEYING AND CONSULTING SERVICES, DATED SEPTEMBER, 1987, AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN DEED BOOK 7018 PAGE 1136.
- EXISTING TOPOGRAPHY SHOWN HEREON ARE FROM A FIELD SURVEY PREPARED BY ATCS, PLC, DATED AUGUST, 2009, WITH THE EXCEPTION OF THE PORTION WHICH LIES WITHIN THE WOODED AREA ADJACENT TO ANGELICO BRANCH, WHICH WAS TAKEN FROM A PLAN ENTITLED "PLAT FOR SPECIAL EXCEPTION, LANDS OF HUNTER MILL COUNTRY DAY SCHOOL, DATED OCTOBER, 1987.
- PROPERTY SHOWN ON FAIRFAX COUNTY TAX MAP 0274-01-0003.
- TOTAL AREA = 211,917 SQUARE FEET OR 4.8649 ACRES.
- PROPERTY ZONED R-E : RESIDENTIAL ESTATE  
SPECIAL EXCEPTION : SEA-86-C-066 & SEA-86-C-066-02  
SITE PLAN WAIVER : WY#8849  
STORMWATER MANAGEMENT WAIVER : 7394-WSWD-001-1  
SITE PLAN : 7394-SP-001-2
- THE PROPERTY LIES WITH F.E.M.A. DEFINED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), AS SHOWN ON A FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 515525 005 D, EFFECTIVE DATE REVISED MARCH 5, 1990.
- THE PROPERTY LIES WITHIN THE COUNTY RPA. SEE SHEET 2 OR 3 FOR LOCATION.
- CURRENT OWNER: ATTN: MRS. SHARON HAYECK  
HUNTER MILL COUNTRY DAY SCHOOL  
2021 HUNTERMILL ROAD  
VIENNA, VA. 22181  
PHONE: 703 281-4422  
PARCEL A : DEED BOOK 7018 PAGE 1136 (PLAT)  
DEED BOOK 22455 PAGE 487
- HORIZONTAL AND VERTICAL DATUM IS NAD 83 AND NVDG29 RESPECTIVELY.
- UTILITIES SHOWN HEREON HAVE BEEN EITHER MARKED BY "MISS UTILITY" OR LOCATIONS WERE ESTABLISHED WHERE SURFACE INDICATIONS EXIST.
- THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO CURRENTLY EXIST ON THIS PROPERTY
- MOST OF THE EXISTING STRUCTURES WERE BUILT PRIOR TO 1970 OR ARE OTHERWISE NOTED ON PLANS.
- THIS SITE IS SERVED BY PUBLIC WATER AND PRIVATE SEPTIC FIELD.
- THERE ARE NO UTILITY EASEMENTS GREATER THAN 25 FEET. ALL OTHER UTILITY EASEMENTS ARE SHOWN.
- WAIVER FOR THE STREAM VALLEY TRAIL ALONG THE NORTHEAST CORNER OF THE PROPERTY WAS APPROVED PER SPECIAL EXCEPTION SEA-86-C-066-02.
- THE COMPREHENSIVE PLAN IDENTIFIES A "MINOR PAVED TRAIL WITH PARALLEL NATURAL SURFACE OR STONE DUST TRAIL" OF HUNTER MILL ROAD, WHICH IS NOT A RESPONSIBILITY OF THIS PROPERTY.
- WAIVER FOR THE COMPREHENSIVE PLAN REQUIREMENT FOR AN "ON-ROAD BIKE LANE" ALONG HUNTER MILL ROAD AT THE WESTERN BOUNDARY OF THE PROPERTY WAS APPROVED PER SPECIAL EXCEPTION SEA-86-C-066-02.

SHEET INDEX		
SHEET	TITLE	STATUS
1	COVER SHEET	REVISED
2	EXISTING CONDITIONS AND VEGETATION MAP	NO CHANGE
3	SPECIAL EXCEPTION PLAT	REVISED
3A	BUILDING ELEVATION	NO CHANGE
3B	LINE OF SIGHT PROFILE	REVISED
4	STORM WATER INFORMATION	NO CHANGE

K:\ENGINEERING\3751\Hunter Mill Country Day School\Plan Sheets\SPECIAL EXCEPTION PLAT\COVER - REV 6-26-15.dwg, 6/26/2015 2:30:16 PM, 11



<b>ATCS, P.L.C.</b> ENGINEERING • PLANNING • SURVEYING 787 MADISON ROAD, SUITE 107 CULPEPER, VA 22701 (540) 825-1389 • Fax (540) 825-1520 Dulles, Va. • Waldorf, Md. • Annapolis, Md.		<b>CLIENT</b> HUNTER MILL COUNTRY DAY SCHOOL ATTN: JUDITH BEATTIE 2021 HUNTER MILL ROAD VIENNA, VIRGINIA 22181 703-281-4422	<b>MANAGER:</b> RODDY A. REYES <b>DESIGN BY:</b> RAR <b>DRAWN BY:</b> RAR <b>SAP:</b> N/A <b>DATE:</b> JAN 2010 <b>FIELDBOOK NO.:</b> N/A																												
<b>EXISTING CONDITIONS AND VEGETATION MAP</b> <b>HUNTER MILL COUNTRY DAY SCHOOL</b> LOCATED IN HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA		<b>APPROVALS:</b> APPROVED PER SSP PLAN SEE DEV CONDS DATED 6/2/11 Date of (BOS) (BPA) approval 6/2/11 Sheet 2 of 6	<b>REVISIONS:</b> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>NO.</th><th>DATE</th></tr> <tr><td>1</td><td>1/22/10</td><td>1</td><td>1/22/10</td></tr> <tr><td>2</td><td>5/22/10</td><td>2</td><td>5/22/10</td></tr> <tr><td>3</td><td>7/21/10</td><td>3</td><td>7/21/10</td></tr> <tr><td>4</td><td>4/13/11</td><td>4</td><td>4/13/11</td></tr> <tr><td>5</td><td>5/12/11</td><td>5</td><td>5/12/11</td></tr> <tr><td>6</td><td>5/28/11</td><td>6</td><td>5/28/11</td></tr> </table>	NO.	DATE	NO.	DATE	1	1/22/10	1	1/22/10	2	5/22/10	2	5/22/10	3	7/21/10	3	7/21/10	4	4/13/11	4	4/13/11	5	5/12/11	5	5/12/11	6	5/28/11	6	5/28/11
NO.	DATE	NO.	DATE																												
1	1/22/10	1	1/22/10																												
2	5/22/10	2	5/22/10																												
3	7/21/10	3	7/21/10																												
4	4/13/11	4	4/13/11																												
5	5/12/11	5	5/12/11																												
6	5/28/11	6	5/28/11																												
SHEET NO. 2 OF 4 DWG. NO. 3751		PROFESSIONAL SEAL JUDITH BEATTIE CIVIL ENGINEER 5/28/11																													



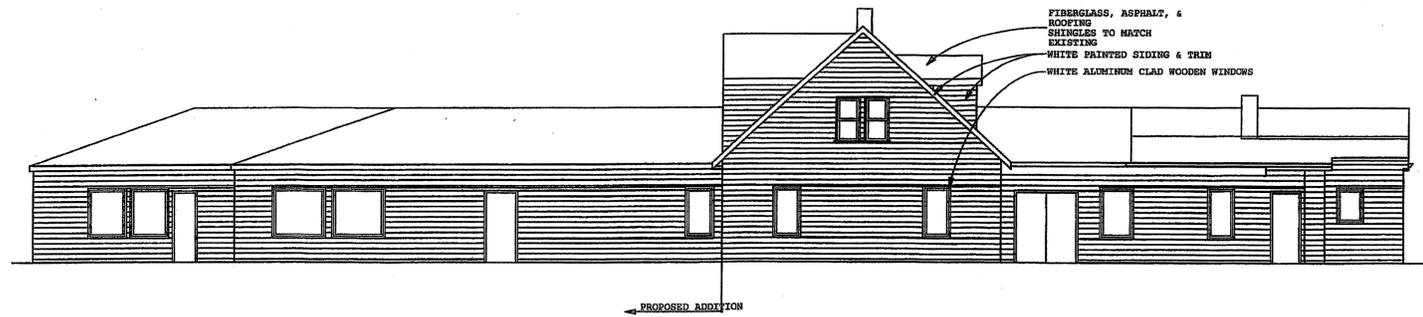
SUB STATUS		NO.	DATE	NO.	DATE	NO.	REVISION
1.	4/20/15						
2.	6/20/15						

**ATCS, P.L.C.**  
 ENGINEERING • PLANNING • SURVEYING  
 767 MADISON ROAD, SUITE 107  
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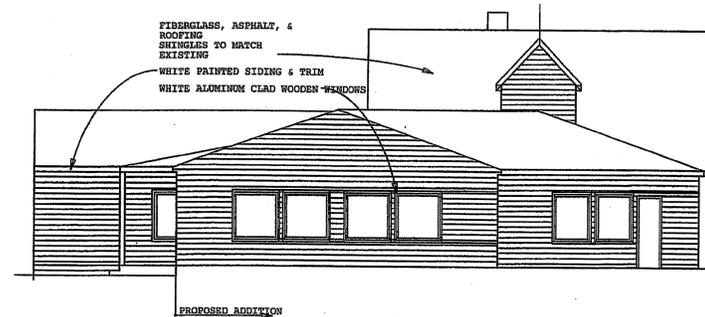
**HUNTER MILL COUNTRY DAY SCHOOL**  
 SPECIAL EXCEPTION PLAT  
 LOCATED IN HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

SHEET NO. 3 OF 4  
 DWG. NO. 3751



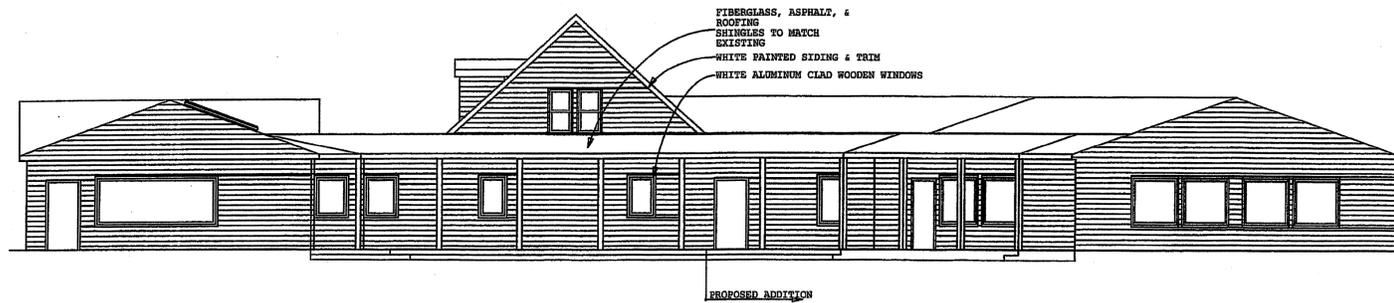
1

EAST ELEVATION



2

SOUTH ELEVATION



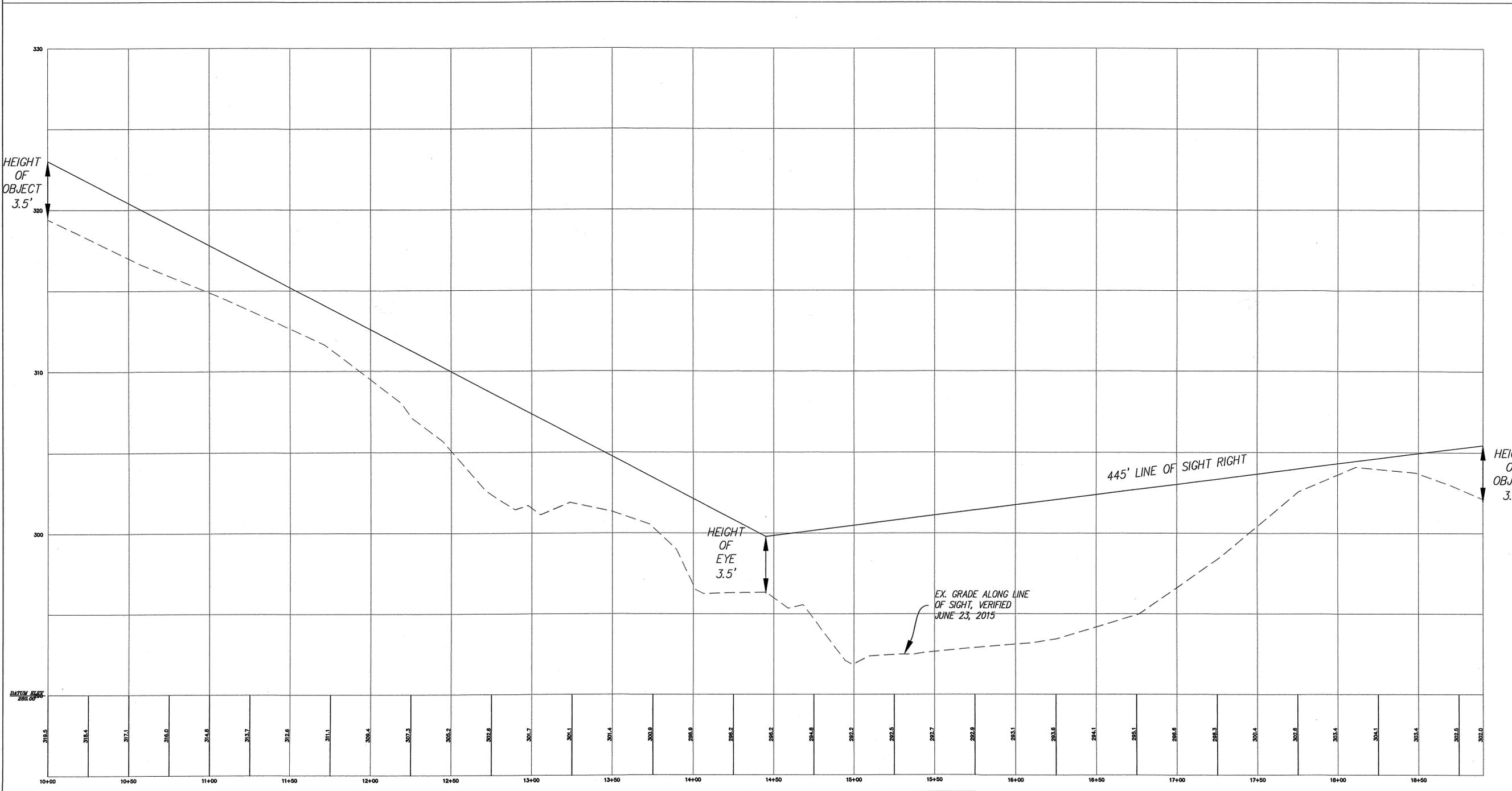
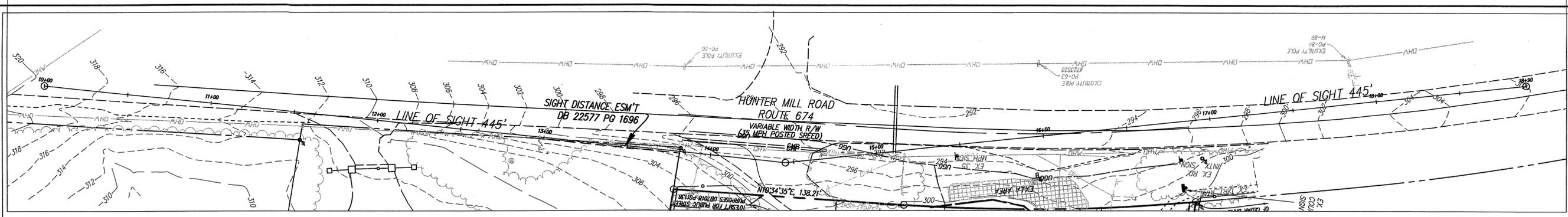
1

WEST ELEVATION

Application No. ~~See 800-066-00 Staff KGS~~  
 APPROVED SP/SP PLAN  
 SEE DEV CONDS DATE 6/2/11  
 Date of (BOS) (BZA) approval 6/2/11  
 Sheet 4 of 4

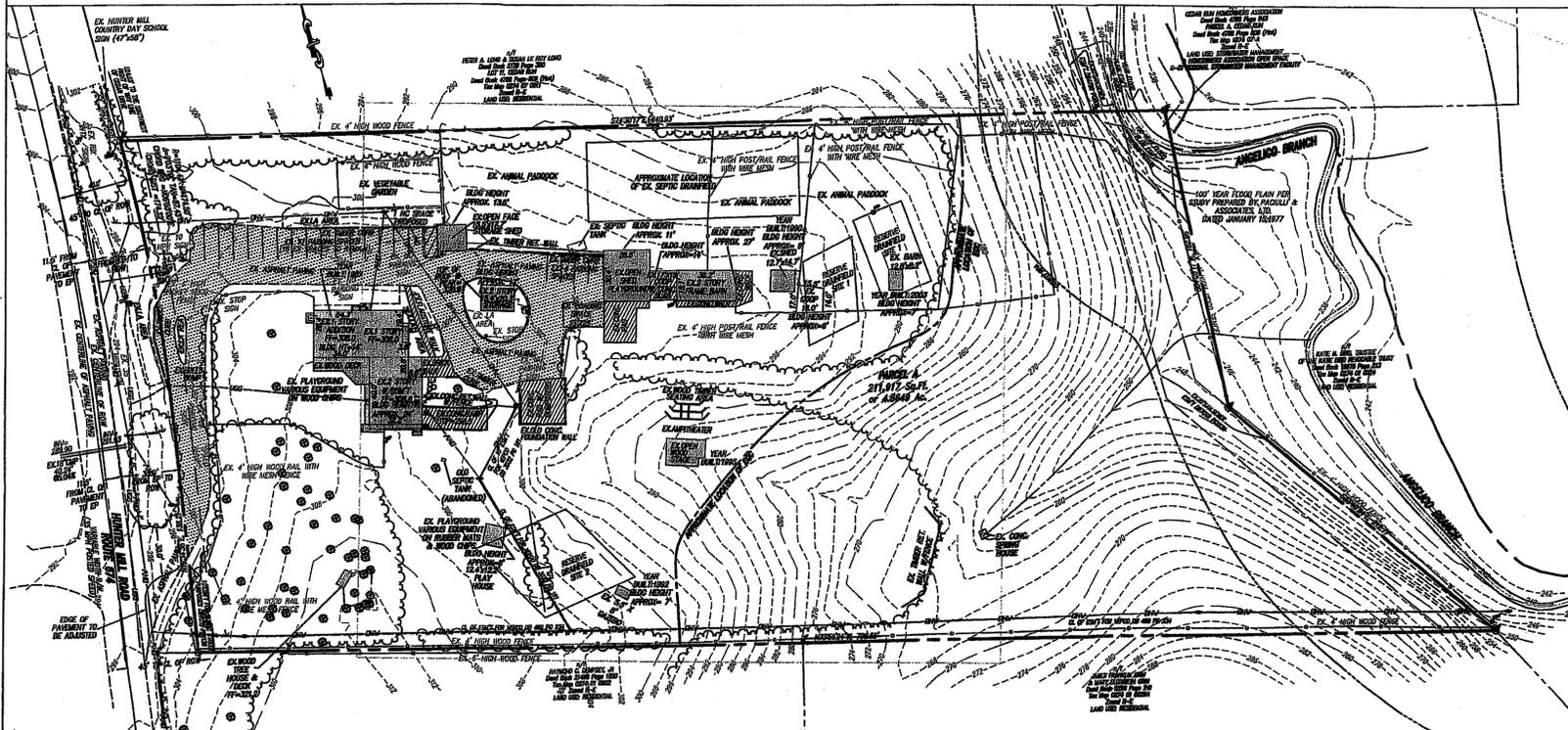
FOR INFORMATION PURPOSES ONLY

SUB. STATUS 1. 1/22/10 2. 5/27/10 3. 7/27/10 4. 4/13/11 5. 5/12/11 6. 5/25/11		NO. DATE NO. DATE NO. DATE NO. DATE NO. DATE NO. DATE	
MANAGER: RODDY A. REYES DESIGN BY: RAR DRAWN BY: SAP SURV. CHIEF: N/A FIELDBOOK NO. N/A		CHD BY: RAR DATE: JAN 2010	
CLIENT HUNTER MILL COUNTRY DAY SCHOOL ATTN: JUDITH BEATTIE 2024 HUNTER-MILL ROAD VIENNA, VIRGINIA 22181 703-281-4422		SCALE 0 15 30 60 90 1" = 30'	
ATCS, P.L.C. ENGINEERING • PLANNING • SURVEYING 767 MADISON ROAD, SUITE 107 CULPEPER, VA 22701 (540) 825-1369 • Fax (540) 825-1520 Dulles, Va. • Waldorf, Md. • Annapolis, Md.		TITLE SPECIAL EXCEPTION PLAT BUILDING ELEVATION HUNTER MILL COUNTRY DAY SCHOOL LOCATED IN HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	
SHEET NO. 3A OF 4		DWG. NO. 3751	

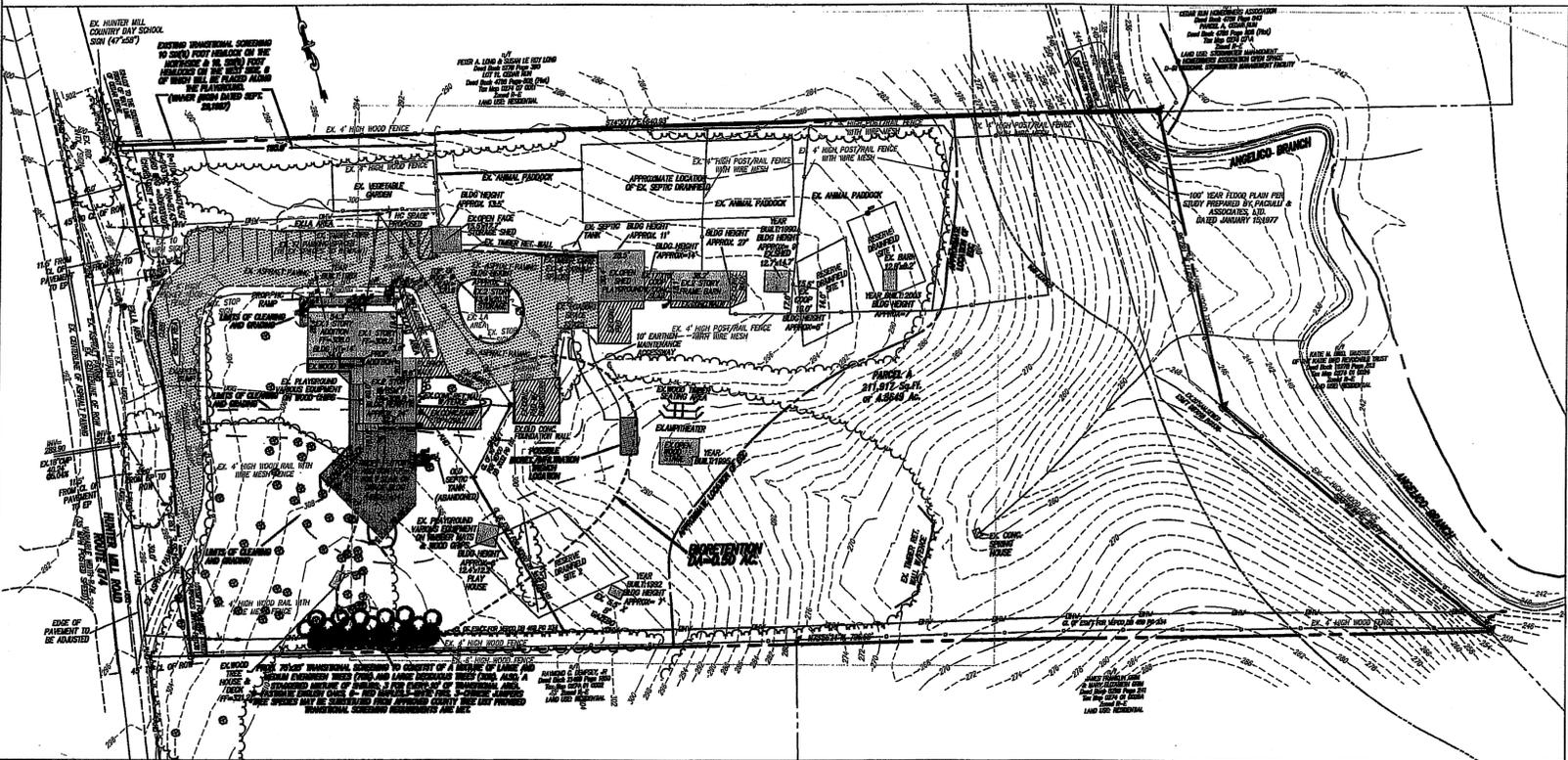


<p><b>CLIENT</b></p> <p>HUNTER MILL COUNTRY DAY SCHOOL          ATTN: SARON HAYCOCK          2071 HUNTER MILL ROAD          VIENNA, VIRGINIA 22181          703-281-4422</p>	<p><b>SCALE</b></p> <p>0 15 30 60 90          1" = 30'</p>
<p><b>MANAGER:</b> RODDY A. REYES</p> <p><b>DESIGN BY:</b> RAR</p> <p><b>DRAWN BY:</b> SAP</p> <p><b>SURV. CHIEF:</b> N/A</p> <p><b>FIELDBOOK NO.:</b> N/A</p>	<p><b>CHKD BY:</b> RAR</p> <p><b>CHKD BY:</b> RAR</p> <p><b>DATE:</b> JUNE 2015</p>
<p><b>ATCS, P.L.C.</b></p> <p>ENGINEERING • PLANNING • SURVEYING</p> <p>767 MADISON ROAD, SUITE 107          CULPEPER, VA 22701</p> <p>(540) 825-1369 • Fax (540) 825-1520          Dulles, Va. • Waldorf, Md. • Annapolis, Md.</p>	
<p><b>TITLE OF SIGHT</b></p> <p><b>HUNTER MILL COUNTRY DAY SCHOOL</b></p> <p>LOCATED IN          HUNTER MILL DISTRICT          FAIRFAX COUNTY, VIRGINIA</p>	
<p>SHEET NO. <b>3B</b> OF <b>4</b></p> <p>DWG. NO. <b>3751</b></p>	

PRE- DEVELOPMENT IMPERVIOUS AREA



POST- DEVELOPMENT IMPERVIOUS AREA



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 (9-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
 Cluster Subdivision (9-815 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))  
 Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1C)  
 FDP P Districts (except PRC) (16-502 1F & 1C) Amendments (18-202 10F & 10J)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. 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 3&4.
- 3. Provide: (Not applicable, a waiver for Stormwater management facilities will be requested)
 

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geotext, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.
- 8. 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 4.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4.
- 10. 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 2; Note on Sheet 1.
- 11. A submission waiver is requested for Stormwater management quantity & quality.
- 12. Stormwater management is not required because See narrative on sheet 4.

PRELIMINARY STORM WATER OUTFALL NARRATIVE

THE TOTAL SITE HAS AN AREA OF 4.86 ACRES. THE PROPOSED IMPROVEMENTS ARE FOR A BUILDING ADDITION. THE MAJORITY OF THE IMPROVEMENTS AND SITE AREA (3.16 ACRES) DRAINS TO THE EAST BY SHEET FLOW AND THEN TO AN OPEN CHANNEL. THE DRAINAGE THEN FLOWS TO THE EXISTING RESOURCE PROTECTION AREA AND FLOOD PLAIN. THIS FLOOD PLAIN IS ANGELICO BRANCH AND THIS WATER SHED DRAINAGE IS MORE THAN 100 TIMES THE TOTAL SITE DRAINAGE.

THE REMAINING SITE AREA (0.65 ACRES) DRAINS TO THE WEST TOWARDS TO EXISTING HUNTER MILL ROAD DITCH. THE IMPROVEMENTS WILL HAVE A MINIMAL 0.06 CFS INCREASE IN RUNOFF, WHICH WILL SHEET FLOW TO THE DITCH.

BASED ON THE PRELIMINARY EVALUATION OF DOWNSTREAM OUTFALL CONDITIONS, THE EXISTING DITCH AND CHANNEL CONVEYING DRAINAGE FROM THE SITE IS DEEMED ADEQUATE TO CONVEY THE DRAINAGE.

PRELIMINARY STORM WATER MANAGEMENT PRACTICES NARRATIVE

**QUANTITY:**  
 THE PROPOSED IMPROVEMENTS WILL HAVE A MINIMAL INCREASE OF 0.26 CFS (TO THE EAST) AND 0.20 CFS (TO THE WEST) FROM THE PRE-DEVELOPMENT FLOWS. THE FLOWS TO THE WEST WILL DRAIN TO ANGELICO BRANCH FLOOD PLAIN. THE SITE DRAINAGE IS LESS THAN 1% OF THE TOTAL DRAINAGE FOR ANGELICO BRANCH. A WAIVER FOR STORM WATER MANAGEMENT QUANTITY WILL BE REQUESTED BASED ON THE ABOVE STATEMENT. IF A WAIVER IS NOT GRANTED, THEN AN ON-SITE FACILITY (AS SHOWN ON THIS PLAN) WILL BE PROVIDED.

**QUALITY:**  
 THE EXISTING SITE HAS A 10.9% IMPERVIOUS AREA. THE PROPOSED ADDITION WILL INCREASE THE IMPERVIOUS AREA BY 1.4%, WHICH WILL RESULT IN A TOTAL OF A 12.3% IMPERVIOUS AREA. THE IMPROVEMENTS WILL BE MORE THAN 350 FROM THE RESOURCE PROTECTION AREA AND MOST OF THE EXISTING CONDITIONS WILL REMAIN UNDISTURBED. A WAIVER FOR QUALITY WILL BE REQUESTED BASED ON THE ABOVE STATEMENT AND POSSIBLE ADDITION OF CONSERVATION EASEMENT. IF A WAIVER IS NOT GRANTED, THEN AN ON-SITE FACILITY (AS SHOWN ON THIS PLAN) WILL BE PROVIDED.

Application No. SEA 64-1564-01-01-01  
 APPROVED SEIDSP PLAN  
 SEE DEV CONDS DRAWING 6/2/11  
 Date of (BOS) /BZA/ Approval 6/1/11  
 Sheet 6 of 6

MANAGER:	RODDY A. RETES	CHKD BY:	RAR	DATE:	JAN 2010	NO.	
DESIGN BY:	RAR	DRAWN BY:	SAP	DATE:	JAN 2010	NO.	
SURV. CHIEF:	N/A	DATE:	N/A	FIELDBOOK NO.:	N/A	NO.	
CLIENT:	HUNTER MILL COUNTRY DAY SCHOOL ATTN: JUDITH BEATTIE 2027 HUNTER MILL ROAD VIENNA, VIRGINIA 22181 703-281-4422						
SCALE:	1" = 50' 0 25 50 100 150						
ENGINEERING FIRM:	<b>ATCS, P.L.C.</b> ENGINEERING • PLANNING • SURVEYING 767 MADISON ROAD, SUITE 107 CULPEPER, VA 22701 (540) 825-1369 • Fax (540) 825-1520 Dulles, Va. • Waldorf, Md. • Annapolis, Md.						
TITLE INFORMATION:	STORM WATER INFORMATION <b>HUNTER MILL COUNTRY DAY SCHOOL</b> LOCATED IN HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA						
SHEET NO.:	4 OF 4						
DWG. NO.:	3751						

## **DESCRIPTION OF THE APPLICATION**

The applicant, Hunter Mill Country Day School, Inc, requests approval of a Special Exception Amendment (SEA) to permit a maximum daily enrollment of 99 children and 12 staff at an existing private school of general education with a child care center and nursery school. The most recently approved SEA on the property (SEA 86-C-066-02) permitted a maximum of 80 children and 10 staff. The child care center operates from 6:30 a.m. to 6:30 p.m. and the nursery school operates from 9:00 a.m. to 1:00 p.m. daily. The previously approved buildings on the subject property have been constructed and the applicant is not proposing any modifications to the use or site with the current application beyond the proposed increase in enrollment and staff.

The applicant requests approval of the following waivers and modifications:

- Modification of the transitional screening and barrier requirements along all property lines pursuant to Sect. 13-305 of the Zoning Ordinance in favor of the existing vegetation and barriers depicted on the SEA Plat;
- Waiver of the stream valley trail requirement in accordance with Sect. 17-201 of the Zoning Ordinance; and,
- Waiver of construction of the on-road bike lane in accordance with Sect. 17-201 of the Zoning Ordinance.

These waivers and modifications are further discussed in the Waivers and Modifications section of this report.

The proposed development conditions, applicant's statement of justification, and affidavit are contained in Appendices 1 to 3, respectively.

## **LOCATION AND CHARACTER**

The 4.86 acre subject property, which is zoned R-E, is located on the east side of Hunter Mill Road. An existing entrance from Hunter Mill Road provides access to the property. The site currently contains the main school building and several accessory structures for a total building area of 10,996 square feet on the property. The accessory structures on the property include several sheds, storage buildings, coops, barns, a playhouse, an open wood stage and a gazebo. There are 20 parking spaces on the property. An existing 4-foot high fence is located along the perimeter of the site. The eastern portion of the site is wooded and contains an Environmental Quality Corridor (EQC) and Resource Protection Area (RPA) associated with Angelico Branch, which traverses along the eastern boundary of the subject property.

The image to the right summarizes the zoning districts and uses for the surrounding parcels. The surrounding properties are zoned R-E and contain residential uses. The parcels to the north, east, and south are planned for residential use at 0.2 - 0.5 dwelling units per acre (du/ac) and private open space. The adjacent property to the west across Hunter Mill Road is planned for residential use at 0.2 - 0.5 du/ac.



Source: Fairfax County GIS with Added Graphics

## BACKGROUND

On January 10, 1967 the Board of Zoning Appeals (BZA) granted a Special Use Permit to allow a nursery school on the site with 50 students from ages 2 – 5. The hours of operation were 7 a.m. to 7 p.m., 7 days a week.

On April 21, 1970, the BZA approved S-37-70 for a nursery school with the same hours of operation with an increased enrollment, permitting a maximum of 100 students with no physical changes to the site.

On March 9, 1987, the Board of Supervisors approved SE 86-C-066 to permit a private school of general education and child care center for 140 students and construction of an additional building on the site. The hours of operation were modified with this approval to 6:30 a.m. to 6:30 p.m.

On January 27, 1997, the Board of Supervisors approved SEA 86-C-066 to permit the addition of a swimming pool on the site. However, the swimming pool was never constructed.

On June 21, 2011, the Board of Supervisors approved SEA 86-C-066-02 to permit building additions, a reduction in student enrollment to 80 students, and associated modifications to the development conditions. Specifically, the applicant proposed to expand the existing library and two existing classrooms; construct a 2,420 square-foot addition comprised of two classrooms, a hallway, and a shared bathroom; and, construct a 443 square foot covered deck, a stoop, and a handicap ramp to the main building on the site. The Board also modified the transitional screening requirements and waived the barrier requirements, waived the stream valley trail requirement, and

waived construction of the on-road bike lane. A copy of the development conditions approved with this application is contained in Appendix 4.

## **COMPREHENSIVE PLAN PROVISIONS**

The subject property is located within the Vienna Planning District in the V4 – Piney Branch Community Planning Sector. The plan map shows the subject property as planned for Residential use at 0.2 – 0.5 du/ac and private open space. There is no site specific text for the subject property. The complete Comprehensive Plan text can be found at the following link:

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/vienna.pdf>.

## **DESCRIPTION OF THE SPECIAL EXCEPTION AMENDMENT (SEA) PLAT**

The SEA Plat titled, “Hunter Mill Country Day School,” prepared by ATCS, P.L.C. and dated June 2015, as revised through June 30, 2015, is reviewed below. The applicant received a modification of the submission requirements to allow the use of the SEA Plat from the previously approved SEA application with some minor modifications.

### **Site Layout**

The application property is located on the east side of Hunter Mill Road north of Lawyers Road. An existing entrance from Hunter Mill Road provides access to the property. The site currently contains the main school building and several accessory structures with a total building area of 10,996 square feet on the property. The accessory structures on the property include several sheds, storage buildings, coops, barns, a playhouse, an open wood stage, and a gazebo. Multiple playgrounds exist on the property, including one to both the east and west of the school building as well as one in the northern area of the property adjacent to the two-story barn. The addition to the school building shown as proposed on the current SEA Plat has been constructed on the property, and no new construction is proposed with the current application. An existing 4-foot high fence is located along the perimeter of the property. The eastern portion of the site is wooded and contains EQC and RPA associated with Angelico Branch, which flows to the east of the application property and along the northeast corner of the site. According to the SEA Plat, a small area in the northeast corner of the site contains floodplain.

### **Access and Parking**

The applicant is not proposing any changes to the existing vehicular entrance to the site from Hunter Mill Road, which is located in the southwest corner of the site and transitions into a parking area to the north of the school building. As shown on the SEA Plat, there are currently 20 parking spaces on the site. The eastern portion of the

parking area contains a circle where the majority of the school's pick-up and drop-off activities occur.

### **Trees, Landscaping, and Open Space**

The site contains approximately 87.5% of open space, which primarily consists of existing vegetation in the eastern portion of the site located within the EQC. The applicant is not proposing any site modifications and, therefore, the open space and vegetation currently on the property will remain. Supplemental landscaping was provided along the southern property boundary in the vicinity of the additions with the approval of the previous SEA application (SEA 86-C-06-02) to screen the school building from the adjacent property to the south. The northern property boundary contains vegetation to screen the school building from the adjacent property to the north.

### **Stormwater Management/Best Management Practices**

Because the applicant is not proposing any site modifications, no stormwater management changes are required. A waiver of the stormwater detention requirements was approved with the most recent site plan approval for the site. Best Management Practices were previously met at site plan through the use of a conservation easement in the eastern area of the property.

### **ZONING ORDINANCE PROVISIONS (Appendix 7)**

The application must satisfy the General Special Exception Standards (Sect. 9-006), the Standards for All Category 3 Uses (Sect. 9-304), the Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309), and the Additional Standards for Private Schools of General Education (Sect. 9-310). These standards are summarized below and contained in Appendix 7.

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

**Paragraph 1** requires that the proposed use be in harmony with the Comprehensive Plan. The Comprehensive Plan map shows the subject property as planned for Residential use at 0.2 – 0.5 du/ac and private open space. Staff and the Board of Supervisors determined with the previously approved SE and SEA applications that the existing private school of general education with a child care center and nursery meets these Comprehensive Plan provisions. Staff believes that the proposed increase in enrollment from a maximum of 80 students to a maximum of 99 students and an increase in staff from 10 to 12 will not adversely impact the character of the area and staff finds that the proposal is in conformance with the recommendations of the Comprehensive Plan. Staff notes that previous approvals on the property have permitted a maximum enrollment of up to 140 students. Therefore, staff concludes that the application meets this standard.

**Paragraph 2** requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The R-E District was established to promote agricultural uses and low density residential uses; to allow other selected uses which are compatible with the open and rural character of the district; and otherwise to implement the stated purpose and intent of this Ordinance. A private school of general education with a child care center and nursery school is a Special Exception use in the R-E District. The applicant is not proposing any site modifications with this application, and the site contains 87.5% open space. The site also contains barns and other areas where animals are located on the property, which staff believes is consistent with the intent of the R-E District to allow selected uses that are compatible with the open and rural character of the district. Staff believes that the addition of approximately 19 more children and two more staff for a total maximum of 99 children and 12 staff will be in harmony with the purpose and intent of the R-E District. Therefore, in staff's opinion, the application satisfies this standard.

**Paragraph 3** requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that 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 applicant is not proposing any additional buildings, structures, walls, or fences with the current application from that which was previously approved. The applicant requests a modification of the transitional screening and barrier requirements to allow the existing conditions to satisfy these requirements. Staff does not object to this requested modification, as described in the Waivers and Modifications section of this report. Staff believes the proposed application will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. Therefore, staff finds that this standard has been met.

**Paragraph 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. The applicant is proposing to add a maximum of 19 students and 2 staff on site. During the review of the previously approved SEA application, Fairfax County Department of Transportation (FCDOT) staff stated that a sight distance easement would be required from the owners of the adjacent property to the south located at Tax Map 27-4 ((1)) 2 to ensure that the corner of this property remains clear of any vegetation or object that may impede a motorist's view of the school's entrance from Hunter Mill Road. The previous approval included a development condition that required the applicant to obtain the required sight distance easement prior to site plan approval. The easement was secured. During the review of the current application, the applicant verified that adequate sight distance still exists with the previously secured easement. Therefore, this issue has been addressed. The previous approvals also contained a condition that requires the applicant to provide

temporary construction easements along Hunter Mill Road as requested by the Virginia Department of Transportation (VDOT) and/or the Department of Public Works and Environmental Services (DPWES). Hunter Mill Road is currently on the Comprehensive Plan as a two lane improved roadway and is an identified route on the Bicycle Master Plan. Therefore, staff has carried forward this development condition with the current application.

The applicant previously applied for and obtained a waiver from VDOT for the construction of a left turn lane with the most recent SEA approval. Staff from VDOT verified that this waiver remains valid for the current application. Staff believes that this increase will not conflict with existing and anticipated traffic in the neighborhood.

**Paragraph 5** states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. Article 13 of the Zoning Ordinance requires transitional screening and barriers along all property lines. The applicant requests to modify these requirements to allow the existing conditions shown on the SEA Plat to satisfy the requirements. As discussed in the Waivers and Modifications section of this report, staff does not object to the requested modifications. Staff believes that the application meets this standard.

**Paragraph 6** states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. As shown on the SEA Plat, approximately 87.5% of the site is open space. The existing open space will not be impacted by the current application because the applicant is not proposing any site modifications. Staff finds the application meets this standard.

**Paragraph 7** states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. The applicant is not proposing any changes to the existing drainage, parking, or loading. There are currently 20 parking spaces on the site, which meet the Zoning Ordinance requirement of 19 spaces. Staff believes there is adequate parking on the site to accommodate the proposed increase in students and staff given the existing parking on the property and the availability of the pick-up and drop-off area adjacent to the school building.

The property is served by an existing on-site sewage disposal system. Staff from the Health Department noted that the applicant will likely be required to upgrade the capacity of the sewage disposal system to accommodate the increase in students (Appendix 6). The applicant has been in contact with the Health Department to review the available options to comply with Health Department regulations. Staff has proposed a development condition that will require the applicant to complete any necessary upgrades to the sewage disposal system prior to any increase in enrollment. In staff's opinion, the application satisfies this standard.

**Paragraph 8** states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set

forth in this Ordinance. There is an existing sign located along the frontage of the site and there are no new signs proposed with this application. Any existing and future signs will be regulated by the provisions of Article 12 of the Zoning Ordinance.

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

This application is also subject to the five additional standards for all Category 3 Special Exception uses. Standard one concerns public uses and, therefore, is not applicable to this application. Standards two and three dictate that all uses shall comply with the lot size requirements and bulk regulations of the applicable zoning district. As summarized in the table below, these requirements are satisfied with this application.

<b>Bulk Requirements (R-E)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Min. Lot Area	75,000 square feet (sf)	211,915 sf (4.86 acres)
Max. Height	60 ft.	24 feet
Front Yard	55° angle of bulk plane, not less than 50 ft.	89.6 ft.
Rear Yard	45° angle of bulk plane, not less than 25 ft.	477.2 ft.
Side Yard	45° angle of bulk plane, not less than 20 ft.	105.4 ft. (north); 67.2 ft. (south)
Maximum FAR	0.15	0.05
Parking Spaces	19 spaces (0.19 spaces per child for a center or school with maximum of 99 children or less)	20 spaces

Standard four stipulates that all uses shall comply with the performance standards for the applicable zoning district. The application will be required to conform to Article 14 of the Zoning Ordinance. Finally, standard five specifies that all uses shall be subject to the provisions of Article 17, Site Plans. The applicant is not proposing any site modifications and, therefore, this standard is not applicable.

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

**Standard One** 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 and such area shall be limited to the following: that area not covered by buildings or required parking spaces; that area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only; only that area which is developable for active outdoor recreation purposes; and, an area which occupies no more than 80 percent of the combined total areas of the required rear and side yards. The overall amount of play area required pursuant to the Zoning Ordinance for 99 children would be 9,900 square feet if all children were using this area at any one time. According to the applicant's statement of justification, the site contains approximately 12,715 square feet

of usable outdoor play area. This exceeds the Zoning Ordinance requirement described above and, therefore, staff concludes the application meets this standard.

**Standard Two** stipulates 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. For schools with 76-660 students, the Zoning Ordinance requires location on a collector street. The facility has direct access to Hunter Mill Road, which is deemed to be a minor arterial street. Staff has determined that the school has direct access to a roadway that has sufficient right-of-way and cross-section to accommodate the vehicular traffic generated by the number of students at the Hunter Mill Country Day School, and concludes that this standard has been met.

**Standard Three** states that all such uses shall be located so as to permit the pick-up and delivery of all persons on the site. A driveway from Hunter Mill Road provides access to the site and allows vehicles to park and walk the children into and out of the building, or to pull up directly outside of the front entrance to the main building to drop off and pick up the children. A front circle located near the school office provides an area for parents and guardians to park temporarily while dropping off or picking up the children. According to the applicant's statement of justification, the drop-off and pick-up times are staggered. Staff believes that the site contains adequate parking to accommodate 99 children and 12 staff. The applicant is not proposing to modify anything related to the pick-up and delivery on the site and staff does not believe that the proposed addition of 19 children will impact the existing conditions related to pick-up and delivery. Therefore, staff believes that the application satisfies this standard.

**Standard Four** 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. These regulations concern private school and child care facility standards. The applicant will be required to conform with these regulations.

#### **Additional Standards for Private Schools of General Education (Sect. 9-310)**

**Standard One** states that the minimum lot area for a private school of general education shall be of such size to provide 200 square feet of usable outdoor recreation area for each child in grades K-3 that may use the space at any one time and 430 square feet for each child in grades 4-12. The application property is 4.86 acres and contains 12,715 square feet of outdoor play area. Staff finds this standard is satisfied.

**Standard Two** addresses minimum lot size requirements, which staff finds are satisfied by this application.

**Standard Three** states that all private schools shall be subject to the provisions of Sect. 309 described above and the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia. As stated in the review of Standard Four of Sect. 9-309 above, these regulations concern private school and child care facilities and

the applicant will be required to conform with these regulations.

## **WAIVERS AND MODIFICATIONS**

### **Modification of the transitional screening and barrier requirements along all property lines pursuant to Sect. 13-305 of the Zoning Ordinance in favor of the existing vegetation and barriers depicted on the SEA Plat**

The applicant requests approval of a modification of the transitional screening and barrier requirements along all property lines pursuant to Sect. 13-305 of the Zoning Ordinance to allow the existing vegetation and barriers shown on the SEA Plat to satisfy these requirements. With the approval of SEA 86-C-066-02, the Board previously approved a modification of these requirements along the northern and southern property lines. According to Sect. 13-303 of the Zoning Ordinance, the applicants must provide an unbroken open space strip at least 25 feet wide with required trees and/or shrubs (Transitional Screening 1) to screen the use from the adjacent residential properties. One of three different barriers is also required pursuant to Sect. 13-304 of the Zoning Ordinance. The SEA Plat depicts a transitional screening area containing existing hemlock trees along the portion of the northern property line that is adjacent to the school building and a 4-foot high fence along the northern property line. The eastern portion of the property contains existing vegetation and a 4-foot high wood fence. Along the southern property line, the SEA Plat depicts a transitional screening area consisting of a mix of medium and large evergreen trees, large deciduous trees, a staggered mixture of shrubs, and a 4-foot high wood fence to screen the school building from the adjacent property to the south. The western area of the property contains some existing vegetation with a four-foot high wood rail with wire mesh fence and an existing four-foot high picket wood fence.

Section 13-305 of the Zoning Ordinance permits the ability to waive or modify transitional screening and barrier requirements when a building, a barrier and/or the land between the building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The applicant requests to modify the transitional screening and barrier requirements along all property lines with the current application to allow the existing vegetation and barriers shown on the SEA Plat to meet these requirements. The current SEA Plat does not propose to modify any of the existing vegetation or barriers from that which was previously approved. Staff believes that the existing screening and barrier will continue to allow for adequate screening of the proposed use from the adjacent properties and does not object to the requested modifications in favor of the landscaping and screening shown on the SEA Plat.

**Waiver of the stream valley trail requirement in accordance with Sect. 17-201 of the Zoning Ordinance**

The Comprehensive Plan shows the planned location for a stream valley trail along Angelico Branch at the eastern boundary of the subject property. The applicant is requesting a reaffirmation of the waiver of this stream valley trail requirement, which was previously approved in association with SEA 86-C-066-02. The topography of the eastern portion of the subject site is not conducive to the construction of a trail due to the presence of steep slopes and existing vegetation. Additionally, a bridge would need to be constructed across Angelico Branch to provide a trail connection to the other side of Angelico Branch. The staff report for the previously approved Special Exception Amendment applications included analysis supporting a waiver of the stream valley trail, which stated:

*"... The topography of the site does not allow for an effective wood chip or gravel trail to be constructed at the location where the Branch crosses the property. The applicant would need to construct a bridge across Angelico Branch in order to comply with this condition. Construction costs for this bridge would be far in excess of the condition's intent. Staff has researched the requirement and has concluded that construction of a bridge is in excess of the condition's intent. Therefore, this condition has not been carried forward for approval with this application."*

Staff does not object to the reaffirmation of the previously approved waiver.

**Waiver of construction of the on-road bike lane in accordance with Sect. 17-201 of the Zoning Ordinance**

The applicant is requesting a reaffirmation of the previously approved waiver of the on-road bike lane requirement along Hunter Mill Road. The Board of Supervisors approved this waiver as part of SEA 86-C-066-02. As noted on the site plan and discussed with the approval of SEA 86-C-066-02, the previous property owner granted right-of-way dedication of 45 feet from the centerline of Hunter Mill Road for future construction improvements. During the review of SEA 86-C-066-02, FCDOT determined that 45 feet of right-of-way was adequate to accommodate the future construction of a bike lane. Staff does not object to the reaffirmation of the requested waiver.

**CONCLUSIONS AND RECOMMENDATIONS****Staff Conclusions**

The applicant requests approval of a Special Exception Amendment to permit an increase in enrollment from 80 students and 10 staff to 99 students and 12 staff at an existing private school of general education with a child care center and nursery school. The applicant is not proposing any modifications to the use or site with the current

application beyond the proposed increase in enrollment and staff. Staff believes that the application is in harmony with the land use recommendations of the Comprehensive Plan and is in conformance with the applicable Zoning Ordinance provisions.

### **Staff Recommendations**

Staff recommends approval of SEA 86-C-066-03, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirements along all property lines pursuant to Sect. 13-305 of the Zoning Ordinance in favor of the existing vegetation and barriers depicted on the SEA Plat.

Staff recommends approval of a waiver of the stream valley trail requirement in accordance with Sect. 17-201 of the Zoning Ordinance.

Staff recommends approval of a waiver of construction of the on-road bike lane in accordance with Sect. 17-201 of the Zoning Ordinance.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this 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.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

### **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification
3. Affidavit
4. SEA 86-C-066-02 Clerk's Letter
5. Transportation Analysis
6. Health Department Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary

**PROPOSED DEVELOPMENT CONDITIONS****SEA 86-C-066-03****September 17, 2015**

If it is the intent of the Board of Supervisors to approve SEA 86-C-066-03 located at 2021 Hunter Mill Road, Tax Map 27-4 ((1)) 3, to permit a private school of general education, nursery school, and child care center with a maximum daily enrollment of 99 children pursuant to Sect. 3-E04 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with SEA 86-C-066-02 (an asterisk identifies those conditions carried forward from SEA 86-C-066-02 with minor modifications to update page references and labels).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions. The use of the properties is limited to the use authorized by this Special Exception Amendment and no other use may be made of the subject property.\*
3. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled Hunter Mill Country Day School, prepared by ATCS, P.L.C. and dated June 2015, as revised through June 30, 2015, and these development conditions.
4. A copy of this Special Exception Amendment and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.\*
5. The maximum daily student enrollment of the private school of general education, child care center and nursery school shall be ninety-nine (99) children.
6. The hours of operation of the private school of general education, child care center and nursery school shall be 6:30 a.m. to 6:30 p.m. Monday through Friday. Except due to emergencies or weather delays, arrivals by students shall not occur prior to 6:30 a.m. and student departures shall not occur after 6:30 p.m.\*
7. The maximum number of full-time employees on-site at any one time shall not exceed twelve (12).

8. The applicant shall provide temporary construction easements on Hunter Mill Road as requested by the Virginia Department of Transportation (VDOT) and/or the Department of Public Works and Environmental Services. \*
9. The applicant shall provide a minimum of 20 parking spaces on the application property.\*
10. Prior to any increase in enrollment and issuance of a Non-RUP, the applicant shall perform any upgrades to the existing onsite sewage disposal system as necessary to satisfy the requirements of the Fairfax County Health Department.
11. The number of animals kept on the property shall be in conformance with Section 2-512 of the Zoning Ordinance.\*

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

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

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

**SPECIAL EXCEPTION STATEMENT OF JUSTIFICATION FOR  
HUNTER MILL COUNTRY DAY SCHOOL**

In 2011 Hunter Mill Country Day School received acceptance of a Special Exception Amendment (SEA 86-C-066-02) to update the facility. Recently the school was sold and the new ownership proposes to change the maximum number of students from 80 to 99 children. No new construction is required for this change. The mix of children is expected to be proportionally the same among those requiring before school childcare, pre-school, pre-school aged care and after school care.

Increasing the maximum number of children to 99 would mean an increased maximum of staff from 10 to 12 on-site at one time.

This justification is a modification of the previous "Special Exception Statement of Justification for a Category 3 Special Exception Use for Hunter Mill Country". This is Appendix 3 of the "Staff Report dated June 2, 2011 for SEA 86-C-066-02 presented by Kelli Goddard-Sobars" at the June 16, 2011 Planning Commission meeting.

This SEA 86-C-066-02 document is included below with revisions for the new SEA, SEA 86-C-066-03 are noted in *italics*.

**- Type of operation(s):**

This facility operates as a private school of general education including a childcare and nursery school. At any one time the number of children at the facility is between 0 and 80 children. The daily number fluctuates because the school is very accommodating and flexible on timing based on the families' needs.

It should be noted that the school's original Special Exception, SE 86-C-066 approved in 1987, and SEA 86-C-066 approved in 1997, allowed for a maximum of 140 students. *The new director believes that the school can support a maximum of 99 students. This number will alleviate the backlog of requests from the local community wanting to register additional children, while preserving the character of the school.*

The nursery school hours are in the morning. After dismissal of the nursery school, approximately half of the children go home and the rest stay for afternoon childcare. Once the area elementary schools are dismissed, approximately 14 children are bused from these outside schools and participate in childcare at the center as well. The following represents the numbers of children for each time period that the school is open:

<i>6:30 AM – 9:00 AM Before school childcare</i>	<i>50 children maximum</i>
<i>9:00 AM – 1:00 PM Pre-school</i>	<i>99 children maximum</i>
<i>1:00 PM – 4:00 PM Childcare for preschool</i>	<i>62 children maximum</i>
<i>4:00 PM – 6:30 PM Childcare for 2 – 12 yrs old</i>	<i>74 children maximum</i>

The staff numbers fluctuate as the center changes from nursery school to childcare. Many of the staff are part time and the maximum number of staff on site at any one time is 12.

*[Renovation description is deleted as proposed renovation is already completed.]*

There are a total of 20 parking spaces provided, consisting of 19 parking spaces and 1 handicap space. The parking ratio for a child care center and nursery school is 0.19 parking space per child. Therefore, 19 parking spaces are required for 99 students. Although the maximum number of children on site at one time is 99, the drop-off and pick-up times are staggered. Referring to the chart above, the maximum number of children dropped off and picked up in

a concentrated time (around 9AM and again around 1PM) is 60. Using the same parking ratio stated above, 12 parking spaces would be required at peak drop-off and pick-up times.

▪ **Hours of operation:**

The child care center is open from 6:30 am - 6:30 pm, Monday through Friday. The nursery school hours of operation are 9:00 am - 1:00 pm daily.

▪ **Estimated number of patrons/clients/patients/pupils/etc.**

The enrollment is currently 80 students and anticipated to grow to 99 students.

▪ **Proposed number of employees/attendants/teachers/etc.:**

No additional employees/attendants/teachers are required, *but some shifts may overlap*. The current number of employees is between 16 and 20. No more than *twelve* employees are on-site at one time.

▪ **Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:**

Based on the data collected the existing school generated the following trips. This data was collected in Jun 2010, before the end of the school year, and was reported in the "Turn Lane Warrant Analysis" by Wells and Associates, July 29, 2010. Refer to this study for more information.

Time Period	Inbound	Outbound
AM peak hour trips	30	26
Midday peak hour trips	21	17
PM peak hour trips	14	14

In addition, excluded from these counts are the two county buses that stop on Hunter Mill Road to each morning (during the AM peak) and afternoon (not peak) to bus children between the school and the local elementary schools. This Hunter Mill Road bus stop serves the school as well as the neighboring area.

▪ **Vicinity or general area to be served by the use:**

The Vienna/Oakton area of Fairfax County is served by Hunter Mill Country Day School.

▪ **Description of building façade and architecture of proposed new building or additions:**

*[This section is deleted as there are no new buildings or additions are needed for this SEA.]*

**Additional Standards for ChildCare Centers and Nursery Schools, see Zoning Ordinance Article 9, section 9-309;**

**9-309.1. Usable Outdoor Recreation Space:** At least 100 square feet of usable outdoor recreation area must be available for each child using the space at any given time. The maximum number of children at any one time is 99, which would require 9,900 square feet of usable outdoor recreation space. On the existing five acre property, there are two fenced off play areas for younger (ages 2-3) and older (ages 3+) children approximately total square feet and 10,800 total square feet respectively. Overall, the total outdoor play area is 15,525 square feet. The addition will take up some of this play area, namely the larger addition on the south, the stoop and the covered deck which total

2810 square feet, resulting in a new outdoor play area of 12,715 square feet which is still above the 9,900 square feet requirement.

**9.309.2. Access to the school and maximum trips:** Direct access is available to an existing public street of sufficient right-of-way and cross-section width to accommodate vehicular traffic to and from the use. In addition there is an adjacent neighborhood, Cedar Pond, which could access the school via pedestrian paths but there is no pedestrian use at this time, and so the mode discussed below is only for vehicle trips for the different times of the day.

An additional mode, the public school buses is not included. The school buses bring children in day care from the school to the local elementary schools and back after school for day care. These two buses stop on Hunter Mill Road to pick up and drop off children enrolled at the school and possibly neighborhood children. The buses do not enter the school property.

Also, the school is required to have access to a road with a classification which is sufficient to accommodate a school of the proposed size of the application. The Zoning Ordinance specifies that a school with 76-660 pupils should be accessed via a collector road or road with a higher classification. Hunter Mill Road is a minor arterial road, and thus would have sufficient capacity to accommodate the use.

The school/center hours are divided into four time periods: 6:30-9AM (morning day care); 9AM-1PM (Preschool); 1PM-4PM (Preschool day care); 4PM-6:30PM (afternoon daycare). Based on the current school demographics, approximately one third of the students carpool. This factor is included below. Additionally, 3 children have parents who are staff and so their trips are not discussed below since they are staff trips.

From 6:30- 8:45AM approximately 50 children are dropped off over on a staggered basis. Assuming the carpool factor above, this results in a maximum of 33 trips each way. Approximately 12 of these children are picked up by two different Fairfax County buses and taken to their elementary schools before 9AM. Also, approximately 12 staff members come to the school to work. This results in 45 inbound trips and 33 outbound trips for this period.

From 8:45AM- 9:15AM the remaining 38 children are joined by an additional 61 children who are dropped off over a half hour period. Factoring in carpooling, and children of staff, brings maximum total trips to 41 or this time period. Two additional staff come at this time. This results in 43 inbound trips maximum and 43 outbound trips maximum.

From 9AM-1PM 99 children attend the preschool. At dismissal time, approximately 34 children are picked up (and 3 leave with 12 staff), factoring the carpool ratio makes the total number of trips 23 for this time period. 2 additional staff come to work at the center bringing the trips to 27 inbound and 25 outbound.

From 1PM- 4PM 62 preschool aged children attend day care. It is not clear how many children leave at this time, so these trips are added to the next time period. During this period, 2 more staff come to work and 10 leave, bring the inbound trips to 2 and the outbound trips = 10.

From 4PM - 6:30PM 12 elementary school aged children are dropped off by 2 Fairfax county buses, joining the remaining preschool aged children. Over this time period, and the previous time period, the total of 74 children are picked in a maximum number of 49 trips each way. Additionally 6 staff members leave during this time to make for a total of 49 inbound trips and 55 outbound trips.

In summary, over the course of a day, the school and daycare center require a maximum of  $45 + 43 + 27 + 2 + 49 = 166$  car trips inbound. The outbound maximum estimated trips =  $33 + 43 + 25 + 10 + 55 = 166$  car trips outbound.

**9.309.3 All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.**

For the most part, pickup and delivery of children is done around the front circle of the office. Parents park temporarily, and go inside. A staff member is always at the desk to collect and check in and out the children as cars

arrive. Parents can optionally bring their children to the classroom or they can be escorted there by other staff. Typically, this drop-off routine is less than 5 minutes. Sometimes, there is a little backup, and parents must park in the designated parking on the premises, but this parking is never full and traffic has never backed up past the last half of the driveway.

**9.309.4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.** Hunter Mill Country Day is licensed and registered and is compliance with Chapter 30 of "The Code for Minimum Private School and Child Care Facility Standards" and Title 63.2, Chapter 17 of the Code of Virginia, "Licensure and Registration Procedures".

- **A listing, if known, of all hazardous or toxic substances as set forth in Title 40, etc.**

None.

- **A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions, or if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.**

The proposed use conforms to all applicable ordinances, regulations and licensing requirements applicable to child care center with the exception of the following requested modification and waivers provided below.

#### **1- Screening and Barriers on the north side of the property.**

A waiver for transitional screening "1" and barrier "D" is being requested.

The requirement for transitional screening "1" is:

"Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:

- (1) A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and
- (3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area.

The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard."

The requirement for barrier "D" is:

"Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs."

There is an existing four foot wood fence barrier at the western side extending 195 feet to the east and existing mature vegetation along the north side of the property as documented on the SEA plat. A previous transitional waiver (Waiver #9024) was granted in SE 86-C-066 and reaffirmed in SEA 86-C066. It is requested that this waiver be reaffirmed in this SEA 86-C-066-2 and the existing conditions meet the intent of the screening and barrier requirements.

Referring to Section 13-304.3, "Transitional screening may be modified where the 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." The property contains significant amounts of existing, mature vegetation which has been supplemented in order to provide an effective screen.

Refer to Section 13-304.12, "The Director may waive or modify the barrier requirements where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective." This site and the surrounding properties contain relatively steep slopes. Due to the rolling nature of the topography, a barrier would not be effective in all locations of the property.

## **2- Screening and Barriers on the south side of the property.**

A waiver for transitional screening "1" and barrier "D" is being requested. Refer to the text above for the requirements for screening "1" and barrier "D".

The south side of the property has an existing four foot wood fence barrier the length of the area as well as a six foot fence on the neighbor's property as shown on the SEA plat. There is existing mature vegetation along the border also shown on the SEA plat.

A modification for the barrier and screening requirements is requested referring to Section 13-304.3 as sited above. 75 feet of transitional screening will be added near the area of disturbance as shown on the plat. The existing conditions and the additional 75 feet of screening meet the intent of the screening and barrier requirements.

## **3- Stream Valley Trail along eastern boundary of the property.**

A waiver is requested for the Stream Valley Trail along the eastern side of the property. The Comprehensive Plan indicates the location of an eight foot wide wood chip or gravel trail along Angelico Branch. The steep slopes along Angelico Branch within the subject property are not conducive to trail construction and would require excessive clearing of vegetation as well as bridge construction across Angelico Branch to connect with potential future trail construction. The intent of this waiver request has been supported through the previous Special Exception Amendment application.)

Please refer to the Staff Report for SEA 86-C-066, page 7 which states "Other Zoning Ordinance Requirements":

"... The topography of the site does not allow for an effective wood chip or gravel trail to be constructed at the location where the Branch crosses the property. The applicant would need to construct a bridge across Angelico Branch in order to comply with this condition. Construction costs for this bridge would be far in excess of the condition's intent. Staff has researched the requirement and has concluded that construction of a bridge is in excess of the condition's intent. Therefore, this condition has not been carried forward for approval with this."

## **4- Onroad Bike Lane along western boundary of the property.**

A waiver is requested for the comprehensive plan requirement for an "on-road bike lane" along Hunter Mill Road at the western boundary of the property. There is no existing on-road bike lane along Hunter Mill Road. As noted on the site plan, the property owner previously granted right-of-way dedication of 45 feet from the centerline of Hunter Mill Road to the county to develop when the entire route can be built. This was a proposed development condition for SEA 86-C-066:

"4. The Applicant shall dedicate right-of-way of 45 feet from the centerline of Hunter Mill Road."

## **5- Construction of turn lanes on Hunter Mill Road.**

Based on the traffic data for Hunter Mill Road, any proposed change would require the construction of turn lanes to access the property. A design waiver for this requirement was requested and on Jan 20, 2011 was approved by Stephen Bates, District Location and Design Engineer, Virginia Department of Transportation. Please refer to this LD-448 VDOT document for more information.

## **6- Storm Water Management Quantity and Quality Waivers**

A waiver for storm water quantity and quality will be requested during the site plan process. If the waiver is not granted, a bio-retention/infiltration trench will be implemented as indicated on the SEA plat. The storm water management narrative on sheet 4 of the SEA plat discusses the plan for storm water management in more detail.

**SPECIAL EXCEPTION AFFIDAVIT**DATE: 31 August, 2015  
(enter date affidavit is notarized)

129304

I, Elizabeth A Potemra, 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) belowin Application No.(s): SEA 86-C-066-03  
(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)
Hunter Mill Country Day School, Inc	2021 Hunter Mill Rd, 22181	Applicant/Title Owner
BuildEase, LLC	10308 Hunt Country Ln, Vienna, VA 22182	Agent for Application/Title Owner
Elizabeth A Potemra	10308 Hunt Country Ln, Vienna, VA 22182	Agent for Application/Title Owner

(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: 21 August 2015  
(enter date affidavit is notarized)

129304

for Application No. (s): SEA 86-C-066-03  
(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)

Hunter Mill Country Day School, Inc  
2021 Hunter Mill Road  
Vienna VA 22181

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)

Hunter Mill School, LLC

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(b)**

DATE: 21 August 2015  
(enter date affidavit is notarized)

129304

for Application No. (s): SEA 86-C-066-03  
(enter County-assigned application number (s))

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

BuildEase, LLC  
10308 Hunt Country Ln  
Vienna, VA 22182

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Karen H Viani, Member  
Elizabeth A Potemra, Member

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

Hunter Mill School, LLC  
11204 Devereux Manor Ln  
Fairfax Station, VA 22039

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Sharon Hayeck, Member/Manager

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 21 August 2015  
(enter date affidavit is notarized)

129304

for Application No. (s): SEA 86-C-066-03  
(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)

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

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: 21 August 2015  
(enter date affidavit is notarized)

129304

for Application No. (s): SEA 86-C-066-03  
(enter County-assigned application number(s))

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

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE.

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: August 21, 2015  
(enter date affidavit is notarized)

129304

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:

[Signature]

(check one)

[ ] Applicant

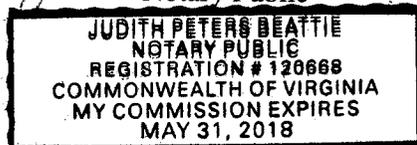
[x] Applicant's Authorized Agent

ELIZABETH A POTEMRA AGENT  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 21 day of August 2015, in the State/Comm. of Fairfax, County/City of Vienna.

Judith Peters Beattie  
Notary Public

My commission expires: May 31 2018





# County of Fairfax, Virginia

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

June 22, 2011

Elizabeth A. Potemra  
BuildEase, LLC  
10308 Hunt Country Lane  
Vienna, VA 22181

Re: Special Exception Amendment Application SEA 86-C-066-02

Dear Ms. Potemra:

At a regular meeting of the Board of Supervisors held on June 21, 2011, the Board approved Special Exception Amendment Application SEA 86-C-066-02 in the name of Hunter Mill Country Day School, Inc., TR. The subject property is located at 2021 Hunter Mill Road on approximately 4.86 acres of land zoned R-E in the Hunter Mill District [Tax Map 27-4 ((1)) 3]. The Board's action amends Special Exception Application SE 86-C-066 previously approved for a private school of general education, child care center and nursery school to permit building additions and associated modifications to development conditions with a maximum enrollment of 80 students pursuant to Section 3-E04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (\*):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat approved with this application, as qualified by these development conditions. The use of the properties is limited to the use authorized by this Special Exception Amendment and no other use may be made of the subject property.
3. This Special Exception Amendment 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 amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled Hunter Mill Country Day School, prepared by ATCS, P.L.C. and dated January 22, 2010, as revised through May 25, 2011, and these development conditions.

**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>

4. A copy of this Special Exception Amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. The maximum daily student enrollment of the private school of general education, child care center and nursery school shall be a maximum of eighty (80) children.
6. The hours of operation of the private school of general education, child care center and nursery school shall be 6:30 a.m. to 6:30 p.m. Monday through Friday. Except due to emergencies or weather delays, arrivals by students shall not occur prior to 6:30 a.m. and student departures shall not occur after 6:30 p.m.
7. The maximum number of full-time employees on-site at any one time shall not exceed ten (10).
8. The applicant shall provide temporary construction easements on Hunter Mill Road as requested by the Virginia Department of Transportation (VDOT) and/or the Department of Public Works and Environmental Services. \*
9. The applicant shall provide a minimum of 20 parking spaces on the application property.
10. The school building shall be connected to an approved sewerage disposal system and public water, as required by the Fairfax County Health Department.\*
11. The applicant shall meet the transitional screening and barrier requirements contained in the Zoning Ordinance, except along the northerly boundary line of the subject property commencing at a point 195 feet from the property's intersection with Hunter Mill Road and extending back to the rear property line, and except for the entirety of the southerly boundary line of the subject property.  
\*
12. The applicant shall paint the fence surrounding the main buildings on the subject property solid white. \*
13. The number of animals kept on the property shall be in conformance with Section 2- 512 of the Zoning Ordinance.
14. If on-site stormwater management quantity and quality control facilities are required as determined by DPWES, such facilities shall be as generally depicted on the SEA Plat subject to the review and approval of Fairfax County DPWES.
15. Supplemental landscaping shall be provided as shown on the SEA Plat subject to UFMD, DPWES approval.

16. If required, the applicant shall provide documentation of the sight distance easement obtained from the adjacent property owner located at Tax Map 27-4 ((1)) 2 to VDOT and FCDOT prior to site plan approval.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a new non-RUP. 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 the transitional screening and waivers of the barrier requirements along the northern and southern property lines in favor of the existing vegetation and barriers depicted on the SEA Plat.
- Waived the stream valley trail requirement.
- Waived construction on the on-road bike lane.

Sincerely,



Nancy Velts  
Clerk to the Board of Supervisors  
NV/ph

June 22, 2011

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, 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  
District Planning Commissioner  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

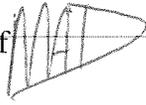


# County of Fairfax, Virginia

## MEMORANDUM

DATE: July 16, 2015

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

**FROM:** Michael A. Davis, Acting Chief   
Site Analysis Section  
Department of Transportation

**FILE:** 3-5 (SE 86-C-066)

**SUBJECT:** Transportation Impact

**REFERENCE:** SEA 86-C-066-3 Hunter Mill Country Day School  
Land Identification Map: 27-4 ((1)) 3

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated April 22, 2015, and revised through June 30, 2015. The applicant proposes to amend the previously approved private school of general education, nursery school, and childcare center to permit an increase in the maximum number of students from 80 to 99, and to increase from 10 to 12 the staff on site at any one time. There is no change of use requested.

- Parking tabs have been updated to show 19 spaces required and 20 spaces provided.
- The established drop-off area is now shown.
- Sight distance has been verified.
- Previously required dedication has been made.
- The previously approved waiver for a left turn lane is still valid.

All transportation issues have been resolved.

MAD/LAH/lah

cc: Megan Duca, DPZ



# County of Fairfax, Virginia

## MEMORANDUM

RECEIVED  
Department of Planning & Zoning

JUN 26 2015

Zoning Evaluation Division

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Zoning Evaluation Division

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**DATE:** June 25, 2015

**SUBJECT:** Impact on the Existing Sewage Disposal System Regarding Special Exception Application **SEA 86-C-066-03 Hunter Mill Country Day School, Inc.**, located at 2021 Hunter Mill Road, Vienna, Virginia, 22181; Tax Map: 0274 01 0003.

I have calculated the impact that the proposed expansion to the school might have on the existing sewage disposal system. The least costly option is as follows:

1. Have the sewage disposal system components uncovered by a licensed contractor for inspection by the Health Department to verify that the system is functioning properly and to affect any necessary repairs.
2. Increase the septic tank storage capacity to a minimum of 4000 gallons.
3. Re-design the sewage disposal system to include and utilize a flow equalization time dosing pump and provide a pump chamber with a minimum capacity of 4000 gallons.



**Sect. 9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### **Sect. 9-304 Standards for All Category 3 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:
  - A. That area not covered by buildings or required off-street parking spaces.
  - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
  - C. Only that area which is developable for active outdoor recreation purposes.
  - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to

accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

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

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

### **Sect. 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.

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 required front yard.

- 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. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
  3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

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