



County of Fairfax, Virginia

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

October 21, 2015

Elizabeth A. Potemra
10308 Hunt Country Lane
Vienna, VA 22182

RECEIVED
Department of Planning & Zoning

OCT 23 2015

Zoning Evaluation Division

RE: Special Exception Amendment Application SEA 86-C-066-03

Dear Ms. Potemra:

At a regular meeting of the Board of Supervisors on October 20, 2015, the Board approved Special Exception Amendment Application SEA 86-C-066-03 in the name of Hunter Mill Country Day School, Inc. 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, nursery school, and child care center to permit an increase in enrollment from 80 to 99 children, and associated modifications to site design and development conditions. Previously approved conditions or those with minor modifications 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. 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.*

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: 711

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

October 21, 2015

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.*

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.

The Board also

- Modified the transitional screening and barrier requirements along all property lines pursuant to Section 13-305 of the Zoning Ordinance in favor of the existing vegetation and barriers depicted on the SEA Plat

SEA 86-C-066-03

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- Waived the stream valley trail requirement in accordance with Section 17-201 of the Zoning Ordinance
- Waived construction of the on-road bike lane in accordance with Section 17-201 of the Zoning Ordinance

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova

Supervisor Catherine Hudgins, Hunter Mill District

Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration

Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ

Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning

Thomas Conry, Dept. Manager, GIS, Mapping/Overlay

Michael Davis, Section Chief, Transportation Planning Division

Donald Stephens, Transportation Planning Division

Ken Williams, Plans & Document Control, ESRD, DPWES

Department of Highways-VDOT

Sandy Stallman, Park Planning Branch Manager, FCPA

Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division

Jill Cooper, Executive Director, Planning Commission

Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



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

APPLICATION No: SEA 86-C-066-03
 (Staff will assign)

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 Department of Planning & Zoning

APR 22 2015

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Hunter Mill Country Day School, Inc	
	MAILING ADDRESS 2021 Hunter Mill Road Vienna, VA 22181	
	PHONE HOME ()	WORK (703) 281-4422
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 2021 Hunter Mill Road Vienna, VA 22181	
	TAX MAP NO. 274-01-0003	SIZE (ACRES/SQ FT) 211,915 SQFT / 4.46 ac
	ZONING DISTRICT R-E	MAGISTERIAL DISTRICT Hunter Mill
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-304	
	PROPOSED USE Amend SE 86-C-066-02 previously approved for private school of general education, nursery school and childcare center to permit a maximum of 99 children.	
AGENT/CONTACT INFORMATION	NAME Elizabeth Potemra	
	MAILING ADDRESS BuildEase, LLC 10308 Hunt Country Ln, Vienna, VA 22182	
	PHONE HOME ()	WORK (703) 547-8473
	PHONE MOBILE (703) 581-7759	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Elizabeth Potemra, Agent</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT _____ SIGNATURE OF APPLICANT/AGENT _____</p>		

DO NOT WRITE IN THIS SPACE

Deborah L. Johnston

SEA 2015-0101

Date Application accepted: 4/22/2015 Application Fee Paid: \$ 550.00