



County of Fairfax, Virginia

February 24, 2016

DRAFT STAFF REPORT

SPECIAL PERMIT SPA 76-V-303-02

MOUNT VERNON DISTRICT

APPLICANT: Stratford Recreation Association, Inc.

OWNER: Stratford Recreation Association, Inc.

STREET ADDRESS: 2300 Camden Court, Alexandria 22308

SUBDIVISION: Riverside Park, Sections 7 and 8

TAX MAP REFERENCE: 111-1 ((1)) 10

LOT SIZE: 5.7576 acres

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISION: 8-400

SPECIAL PERMIT PROPOSAL: To amend SP 76-V-303 previously approved for a swim and tennis club to permit site modifications.

STAFF RECOMMENDATION: Staff recommends approval of SPA 76-V-303-02, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

Heath Eddy, AICP

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 the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



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 PERMIT REQUEST

The applicant requests special permit approval to amend SP 76-V-303 to permit site modifications to the Stratford Recreation Association swim and tennis club previously approved for the subject property, as shown in Figure 1, below.



Figure 1: Subject property, Source: Pictometry 2015.

A copy of the special permit plat, titled “Special Use Amendment Plat for Pool House Building Addition and Renovation,” prepared by Robert F. Uhren of Urhin & Schaub, dated September 30, 2015 and received October 21, 2015, consisting of two sheets is provided at the front of this staff report. A copy of the applicant’s statement of justification and relevant photographs, a hand drawn architectural rendering, and the affidavit are provided in Appendices 1-3, respectively.

BACKGROUND AND HISTORY OF THE PROPERTY AND SURROUNDING AREA

The 5.76 acre property was part of the former Riverside subdivision, which was a grid-based residential development that was redeveloped as part of the Stratford on the Potomac subdivision in the 1960s. The swim and tennis club was originally approved under S-135-65 by the BZA on June 22, 1965 as a community swimming pool for up to 400 families. Below is a brief summary of the changes to the original approval.

1. **Original Approval: S-135-65** (June 22, 1965) – the original approval was for a

community swimming pool with a maximum membership of 400 families and 135 parking spaces. The hours of operation were 9:00 a.m. to 9:00 p.m. All lighting was required to be directed to the site, and would be turned off at 9:00 p.m., and any loudspeakers were to be directed at the pool. Final site design details were administratively settled during the site plan process.

2. **Special Use Permit Amendment S-225-69** (Approved December 23, 1969) – This amendment added two tennis courts with 12' fencing; required 131 parking spaces; and increased the hours of operation to 9:00 a.m. to 10:00 p.m. This was the first approval tied to a specific Special Permit Plat.
3. **Special Use Permit Amendment S-6-70** (Approved February 17, 1970) – This amendment was filed after S-225-69 was in the review cycle to add a 40' x 60' open shelter with a 30' x 50' roofed area, which would be located next to the pool.
4. **Special Use Permit Amendment S-12-76** (Approved March 9, 1976) – This amendment authorized two additional tennis courts (for a total of four) which would be unlit. The amendment also modified the hours of operation for the swimming pool and recreation facility and unlit tennis courts to be open from 9:00 a.m. to 9:00 p.m., while allowing the lighted tennis courts to remain open until 10:00 p.m.
5. **Special Use Permit Amendment S-303-76** (Approved January 18, 1977) – This amendment increased the maximum membership to 425 families, the current limit.
6. **Special Permit Amendment SPA 76-V-303-1** (Approved June 4, 1985) – This amendment authorized additional lighting for the other 2 tennis courts, so that all 4 courts would be lighted. Conditions of approval from this application request form the basis of the Proposed Development Conditions in Appendix 1 of this staff report.

The surrounding neighborhoods were in the process of building out at the time the swim and tennis club was approved in 1965. The BZA at that time placed a special emphasis on ensuring the screening fence was installed along all shared property lines, whether or not the property was actually built upon or vacant. In 1965, the residential lots to the north of the subject property were in the process of development, with the properties to the south coming in for development post-approval. The swim and tennis club is the only major non-residential use permitted in the vicinity.

Fairfax County Tax Records indicate that the swimming pool, wading pool and pool house were approved for construction in 1966. County records indicate that the covered roof shelter was approved for construction in 1970, with a guard room addition to the pool house added in 1971. Finally, renovations were made to the pool and the decking in 2008, though those changes were in compliance with the SP 76-V-303-01. There are currently no active complaints or permits for the subject property.

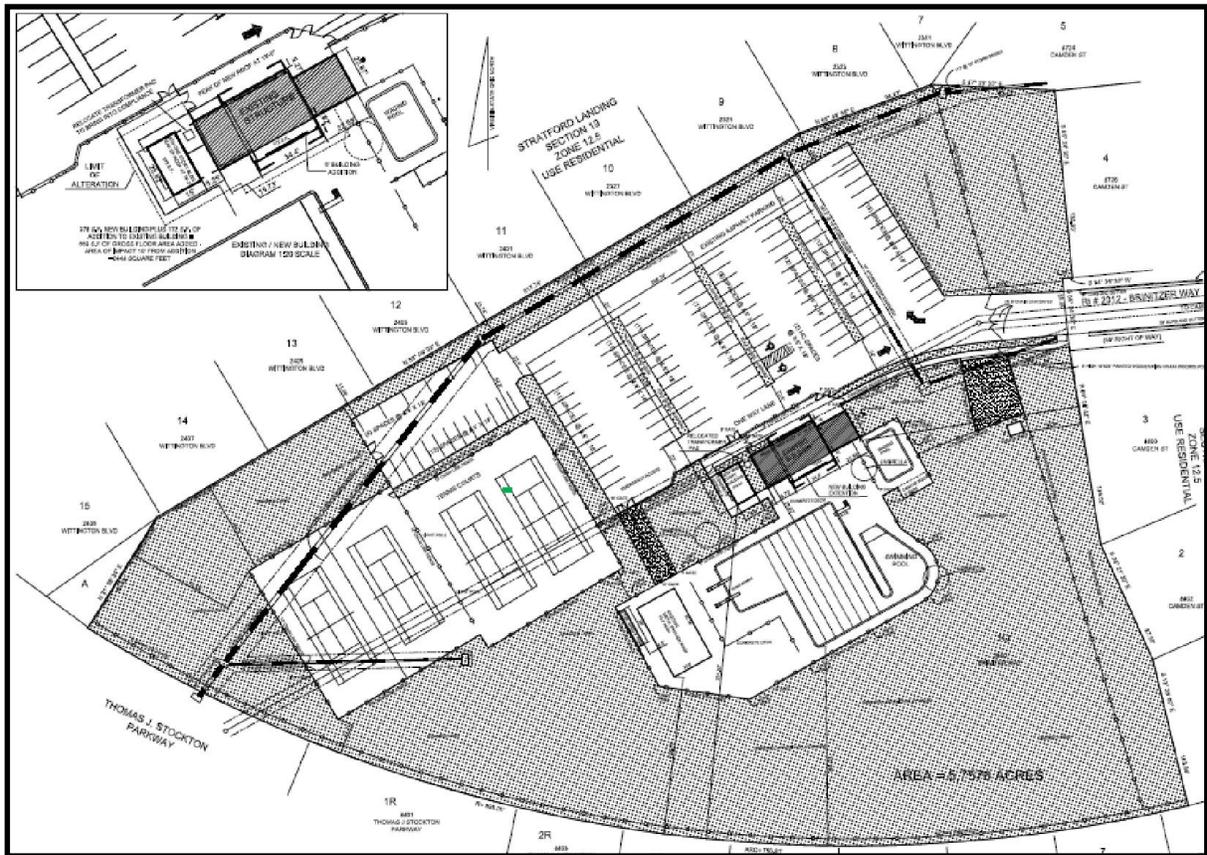


Figure 2: Special Permit Plat (partial).

DESCRIPTION OF THE APPLICATION

The applicants request approval of a special permit amendment to permit site modifications to allow for the renovation of the existing pool house and to permit two additions with a total of 550 square feet of additional gross floor area. The pool house is being comprehensively renovated including a new roofline design and modified to comply with ADA requirements, and to consolidate the facilities of the pool house and meeting area with the guard house. In so doing, the applicants are also constructing an additional 378 square foot structure immediately next to the pool house to provide storage space for equipment, and to provide a small office for minor medical treatment. Figure 2, above, gives the general layout of the swim club, while Figure 3, below, is a close up of the proposed improvements.

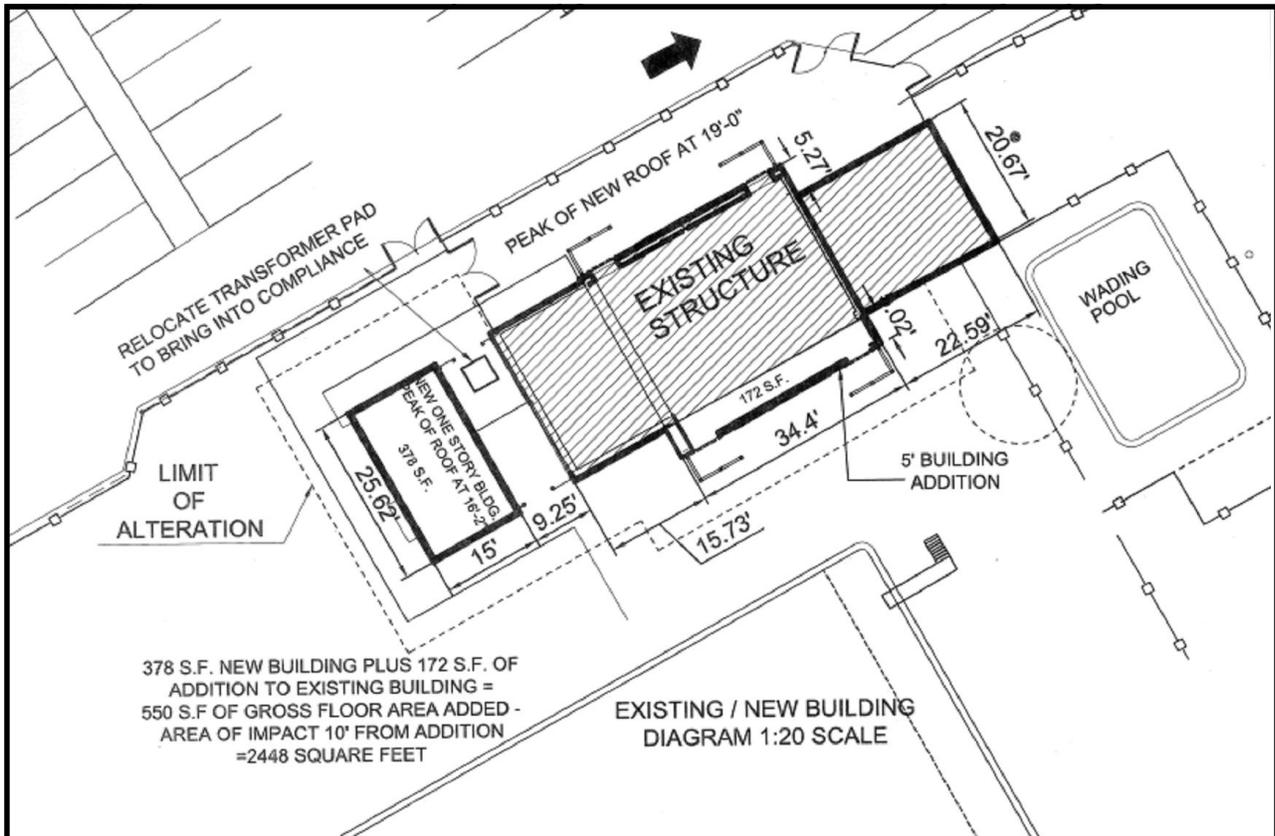


Figure 3: Inset of the proposed new structural additions. Note the new structure, the addition to the 1966 pool house, and the new roof for the existing structure.

Figures 4 and 5, below, showing the existing and proposed facility architecture.



Figure 4: Photo of the existing pool house. Source: Applicant.



Figure 5: Proposed design of renovated bathhouse. Source: Applicant.

The design of the proposed renovation shows the new additional structure to be added to the site. The design is intended to integrate the proposed new structure with the existing pool house in a consistent theme. The façade shown in Figure 5, above, is the one facing the parking area. The façade facing the pool mirrors this design, with the additional ADA compliance as needed.

On-Site Parking and PFM Standards

Staff's review of the original SPA Plat submission revealed one issue that was carried forward from the approved 1985 SPA Plat. The parking area as shown on the submitted SPA Plat was deficient as to the parking aisle requirements in the Public Facilities Manual (PFM). The parking area north of the tennis courts had an access aisle that was not wide enough to accommodate two rows of perpendicular (90-degree) parking, and was revised to replace one row with parallel parking spaces. This revision reduced parking on-site from 117 parking spaces to 111 parking spaces, which is still well over the minimum 76 parking spaces required under the Zoning Ordinance.

The applicants' Statement of Justification indicates that all other existing conditions included with the approval of SPA 76-V-303-01 are continued and carried forward with this application.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: IV

Planning District: Mount Vernon

Planning Sector: Fort Hunt Community Planning Sector (MV6)

Plan Map: Residential

Zoning District Standards (R-3)

The subject property is zoned R-3., which has the following lot size and bulk regulations.

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	Min. 10,500 sf.	5.7576 acres
Lot Width	Min. 80 feet	507.05 feet
Building Height	Max. 35 feet	19 feet
Front Yard	Min. 30 feet	152.98 feet
Side Yard	Min. 12 feet	173.04 feet
Rear Yard	Min. 25 feet	231.57 feet

ZONING ORDINANCE REQUIREMENTS (Appendix 7)

This special permit application is subject to the following provisions of the Zoning Ordinance and is provided as Appendix 7. Subject to the development conditions, the special permit must meet these standards.

- Sect. 8-006 General Special Permit Standards
- Sect. 8-403 Group 4 Standards

The following is staff’s analysis of the Zoning Ordinance provisions and the proposal to amend SP 76-V-303 previously approved for a swim and tennis club to permit site modifications.

General Standards for Special Permit Uses (Sect. 8-006)

Standards 1 & 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-3 District permits community clubs including swim and tennis clubs with special permit approval.
Standard 3 Adjacent Development	The neighboring properties are single family detached residential uses. This is the only non-residential use in the vicinity.
Standard 4 Pedestrian/ Vehicular Traffic	No increased vehicular or pedestrian traffic is expected with this application. In staff’s opinion, the existence of the swim and tennis club for 50 years has not created conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/ Screening	There are mature trees located sporadically around the site, though the majority of the facility is open. None of these trees are impacted by the proposed building improvements, nor are they impacted through any changes in the parking areas to comply with PFM requirements.

Standard 6 Open Space	There is no prescribed open space requirement on individual lots in the R-3 District, and none is specifically mandated for swim and tennis clubs. The subject property already has significant buffer yard space around the facility.
Standard 7 Utilities, Drainage, Parking, and Loading	The proposed changes would not result in any impact on the public utilities, drainage patterns, or parking in the surrounding area. The on-site parking is required to comply with PFM standards and will reduce the number of spaces from 117 to 108, but this is still well over the minimum number of parking spaces required in Article 11 of the Zoning Ordinance.
Standard 8 Signs	No signage is proposed.

Standards for all Group 4 Uses (8-403)

Standard 1 No Group 4 Use Operated on a Profit- Making Basis/Owner of Facility is Nonprofit Organization Where Membership Limited to Residents Nearby	The Stratford Recreation Association is an incorporated non-profit organization with a membership of 425 families located in the vicinity of the facility.
Standard 2 Use Complies with Zoning District Bulk Regulations	The existing and proposed facilities comply with the bulk regulations in the R-3 District.
Standard 3 Performance Standards	The existing and proposed uses on site will comply with the requirements of Article 14 of the Zoning Ordinance.
Standard 4 Site Plan	The proposed changes would create a disturbance of 2,448 square feet, which is under the 2,500 square feet limit requiring full compliance with Site Plan requirements.

CONCLUSION

Staff finds that the proposal to renovate and add a 172-square foot addition to the existing pool house and add a 378-square foot additional structure for storage and office space is in conformance with the applicable Zoning Ordinance provisions.

RECOMMENDATION

Staff recommends approval of SPA 76-V-303-02 for the construction of the addition, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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 the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification, Architecture, and Photographs
3. Applicant's Affidavit
4. Special Permit Approval History – Summary and Approval Resolutions from Minutes
5. Applicable Building Permit Information
6. Agency Review Comments
7. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 76-V-303-02****February 24, 2016**

If it is the intent of the Board of Zoning Appeals to approve SPA 76-V-303-02 located at Tax Map 111-1 ((1)) 10 to amend SP 76-V-303 previously approved for a swim and tennis club to permit site modifications pursuant to Sect. 8-400 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions (all proposed changes to existing conditions are shown in ~~strikethrough~~/underline).

1. This special permit is approved for the location and size of the addition and modifications to the pool house as shown on the special permit plat titled, "Special Use Amendment Plat for Pool House Building Addition and Renovation," prepared by Robert F. Uhrin of Uhrin and Schaub, dated September 30, 2015, received on October 26, 2015, as submitted with this application and is not transferable to other land.
2. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicates on the application and is not transferable to other land.
3. This approval is granted for the buildings and uses indicated on the plat submitted with this application. The modifications to the pool house and additional 378-square foot building shall be generally consistent with the design as shown on Attachment 1 to these conditions.
4. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board, other than minor engineering details or as required for PFM compliance, shall require approval of this Board.
5. The site shall be limited to a total of 447111 parking spaces, based on compliance with County Public Facilities Manual (PFM) standards.
6. A copy of this Special Permit 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 proposed use.
7. This use shall be subject to the provisions set forth in Article 17, Site Plans.

8. The hours of operation shall be from 9:00 a.m. to 9:00 p.m. for the swimming pool and recreation facility and from 9:00 a.m. to 10:00 p.m. for the tennis courts.
9. After-hour parties for the facilities shall be governed by the following:
 - a. Limited to six (6) per season;
 - b. Limited to Friday, Saturday, and pre-holiday evenings;
 - c. Shall not extend beyond 12:00 midnight; and
 - d. ~~A written request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity and shall otherwise comply with the requirements of the Noise Ordinance, Chapter 108.1 of the County Code.~~
 - e. ~~Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after hour party.~~
10. The existing vegetation shall be retained and shall be deemed to satisfy the transitional screening requirement along all lot lines.
11. The barrier shall remain as shown on the Special Permit Amendment Plat.
12. The bicycle parking area shall remain as shown on the Special Permit Amendment Plat.
13. There shall be a maximum of 425 family memberships.
14. The tennis court lights shall be in accordance with the following:
 - a. The height of light standards for the ~~Court 4~~ westernmost court shall not exceed 20 feet, while light standards for ~~Courts 1, 2 and 3~~ the remaining 3 courts shall be permitted a maximum height of 30 feet.
 - b. All lights shall be low-intensity and designed to direct light directly onto the facility.
 - c. Individual lighting timers shall be ~~installed on each of the four tennis courts~~ retained for tennis court lighting.
15. ~~Tennis courts 3 and 4~~ The westernmost two tennis courts shall not be ~~utilized~~ used between the hours of 8:30 pm and 10 pm ~~unless courts 1 and 2~~ the easternmost two courts are already in use.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time 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 permit. 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.

**ATTACHMENT 1: Architectural Rendering for Proposed Pool House Addition,
Renovations and Additional Storage/Office Structure**

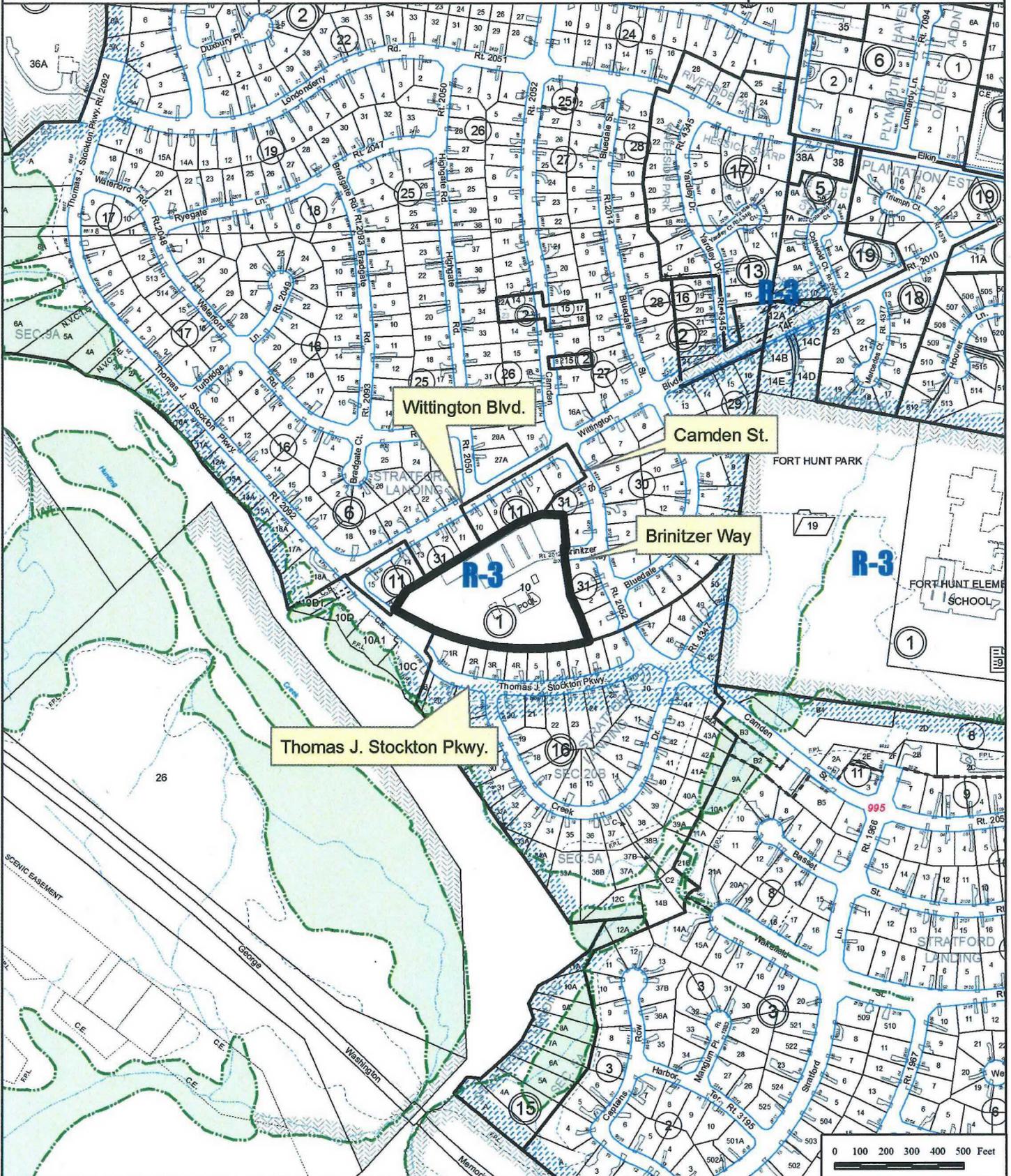


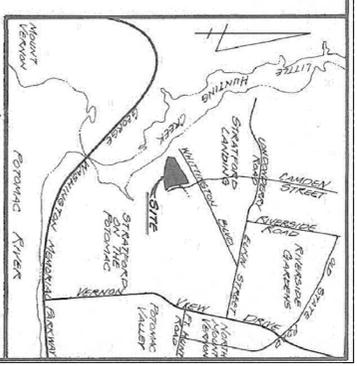
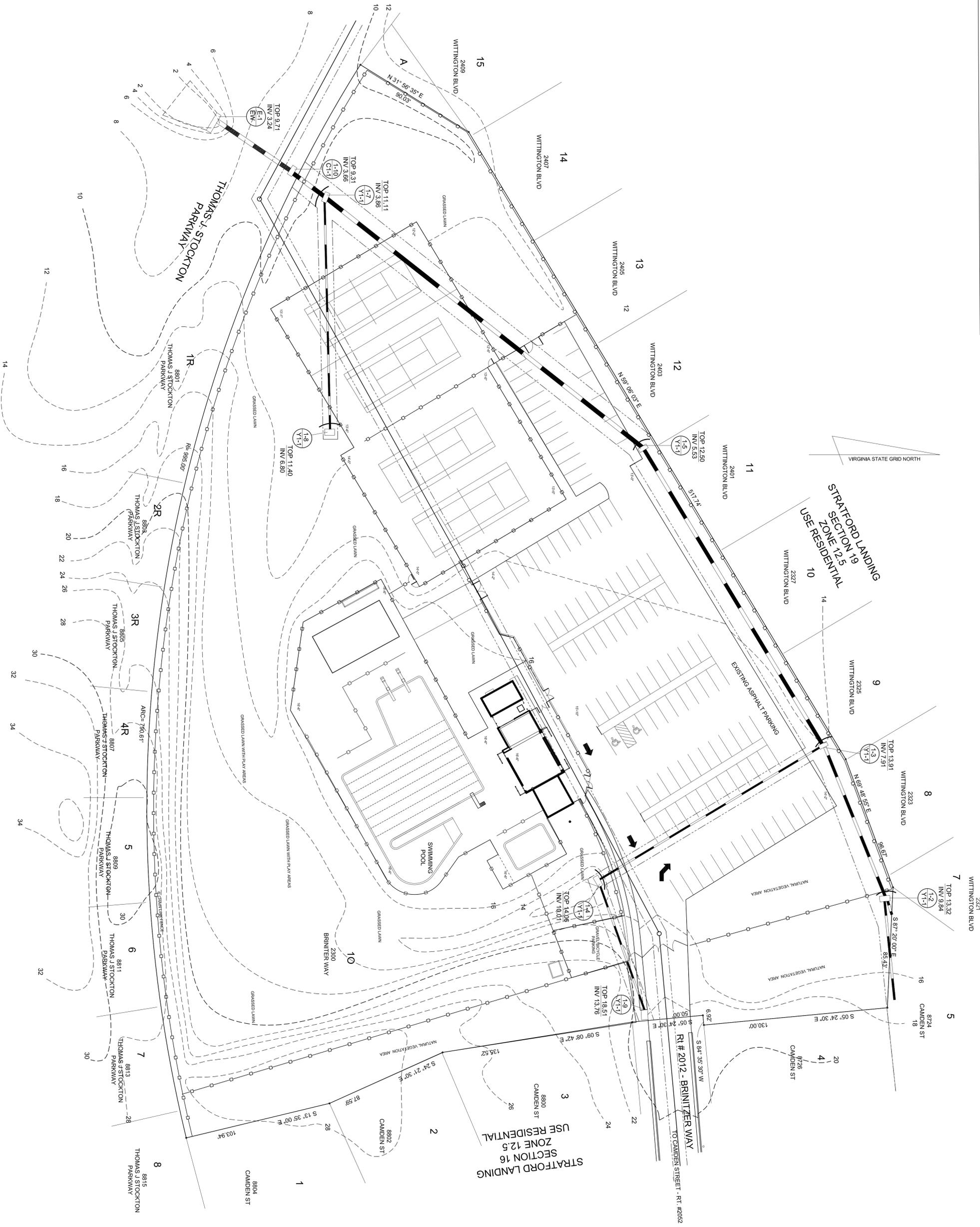


Special Permit Amendment

SPA 76-V-303-02

STRATFORD RECREATION ASSOCIATION INC.





THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON ASSIGNMENT MAP III-1, 1, 1 PARCEL 10

GENERAL NOTES

- 1) FIELD RUN TOPO - ALL TOPOGRAPHY IS EXISTING AS SHOWN
- 2) STORM WATER SYSTEMS IS EXISTING TO REMAIN
- 3) ALL UTILITIES TO THE PROPERTY ARE EXISTING TO REMAIN

SPECIAL USE AMENDMENT TOPO FOR POOL HOUSE BUILDING ADDITION AND RENOVATION

STRATFORD RECREATION ASSOCIATION, INC.
 2300 BRINITZER WAY
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

OCT 13 2015

Zoning Evaluation Division

Stratford Recreation Association2300 Brintzer Way
Alexandria, Va 22308**Special Permit Amendment Statement of Justification**

This Special Permit Amendment is being sought regarding the existing SPA 76-V-303-1 by Stratford Recreation Association, Inc. to include alterations to the referenced plat such that it includes new minor alterations to the building and structures on the site. No alterations to use, hours of operation, occupancy, traffic, or site grading is being sought.

The wording of the granted SPA from June 4, 1984 included item number (2) that any changes to the plan or plat must be approved under amendment. As we are seeking to bring our existing bath house to ADA code compliance, a modest addition of building area to accommodate ADA accessibility is necessary.

All other provisions of the existing Special Use Permit remain unchanged including:

- Use of Property is that of Seasonal Community Owned Swimming, Tennis, and Recreation Facility.
- Hours of Operation are for:
 - 9:00 AM to 9:00 PM for Swimming
 - 9:00 AM to 10:00 PM for Tennis
 - With provisions for after hours parties with the following limitations:
 - Limited to six (6) per season
 - Limited to Friday, Saturday, and Pre-Holiday evenings
 - Shall not extend beyond 12:00 Midnight
- Estimated typical maximum number of patrons is 360.
- Proposed number of employees is typically 4, with a peak employee count of 10 during rare peak load events.
- There is not anticipated traffic impact of the existing use and facility. The parking count and tabulation accommodates much more than the required number of spaces, and the facility is accessed from a private street. This amendment does not change the existing use, occupancy, or membership of the facility.
- SRA bylaws specify a specific boundary of adjacent neighborhood residences that are allowed to purchase one of the available 425 ownership stakes in the Association, thereby limiting the use of the pool facility to members and guests of members of the Association. During swim events and limited holiday activities and after hour parties the facility is open to non-member guests. The Tennis courts are open for use to those outside of the membership of the facility and serves the surrounding neighborhoods.
- Elevations and renderings of the new proposed addition and building are attached.
- Standard and typical Pool Maintenance chemicals and cleaners are stored in a secure code compliant Hazardous materials storage room within the pool house. These typical quantities of hazardous materials include:
 - Muriatic Acid – 30 gallons in 15 and 1 gallon containers
 - Cyanuric Acid – (2) 50 gallon containers
 - Sodium Hypochlorite – (2) 75 gallon containers
 - Calcium Hypochlorite – (1) 100 lb container
 - Calcium Chloride – (6) 50 lb bags
 - Sodium Bicarbonate – (2) 50 lb bags
 - Soda Ash – (2) 50 lb bags
 - Various typical cleaning supplies, including Comet, Pine-sol, and Windex.
- The proposed use and development conforms to all applicable ordinances, regulations, and adopted standards.


JC Schaub
Stratford Recreation Association
Board of Directors – Member at Large
Construction Committee Head

Stratford Recreation Association

2300 Brinitzer Way

Alexandria VA 22308

RECEIVED
Department of Planning & Zoning

AUG 06 2015

Zoning Evaluation Division

Special Permit Amendment Statement of Justification

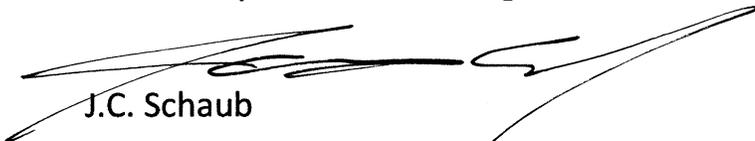
This Special Permit Amendment is being sought regarding the existing SPA 76-V-303-1 by Stratford recreation Association, Inc. to include alterations to the referenced plat such that it includes new minor alterations to building and structures on the site. No alterations to use, hours of operation, occupancy, traffic, or site grading is being sought.

The wording of the granted SPA from June 4, 1984 included item number (2) that any changes to the plan or plat must be approved under amendment. As we are seeking to upgrade the bath house to bring it to ^{ADA} code, such alteration requires the special use permit to be reviewed and applied as applicable to the newly submitted plat. ^{ADDITIONAL BUILDING AREA IS NECESSARY TO ACCOMODATE ADA ACCESSABILITY}

JCS

The unchanged use of the facility is that of a community owned swimming, tennis and recreation facility.

The unchanged hours of operations are for swimming from 9:00 A.M. to 9:00 P.M. for Swimming, and from 9:00 A.M. to 10:00 P.M. for the tennis courts; with a provision for after-hour parties with the following limitations: (a) Limited to six(6) per season, (b) Limited to Friday Saturday and pre-holiday evenings, (c) Shall not extend beyond 12:00 Midnight.



J.C. Schaub

Stratford Recreation Association

Board of Directors Member at Large

Construction committee head.

RECEIVED
Department of Planning & Zoning

AUG 06 2015

Zoning Evaluation Division

Stratford Recreation Association

2300 Brinitzer Way
Alexandria VA 22308

Fairfax County Department of Planning and Zoning,

Stratford recreation Association Inc. is an incorporated entity made up of 425 active members, or owners. Of the 425 active members, 9 are elected to serve as the property's Board of Directors. As the board of Directors we have the responsibility, and authorization for the control and general management of the affairs of the Corporation. As a board we have assigned the duties of the coordination and execution of our upcoming renovation project to a committee headed by one of the board members At Large, J.C.Schaub. As a board acting on behalf of the corporation as a whole we have assigned Mr. Schaub as our legal agent authorized to act on our behalf during the permitting process of our upcoming renovation.

Thank you for your time and consideration,



David Fleischman

President of SRA Board of Directors



2 SOUTH ELEVATION
A2-01 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A2-01 SCALE: 1/4" = 1'-0"

Site Photos



Entrance drive to the swim and tennis club.



East end of parking lot from perimeter of property.



View of pool house from north edge of parking lot.



Another view of pool house showing existing parking lot conditions.



View of pool area and covered gathering area from north edge of parking lot.



The parking overflow area north of Tennis Courts 1 and 2.



View of Tennis Courts 3 and 4 from north.



View of tennis courts from west side.



Corner view of tennis courts from west yard area.



View of Tennis Courts 3 and 4 from south yard area.



View from south yard area, west of covered deck.



View south of pool area and covered deck.



Children's play area south of main pool.



Sand volleyball court area south of main pool.



Another view of sand volleyball court from south yard area.



The south yard area near screened buffer.



View of sand volleyball court from edge of east bufferyard showing relative slope.



Bicycle parking area east of the pool.



View showing fence and stormwater swale between bicycle parking area and pool.



View of parking lot from pool house, looking east.



View of parking lot from pool house, looking north.



View of parking lot from pool house, looking west.



View of tennis courts from west end of pool house, showing the existing access aisle.



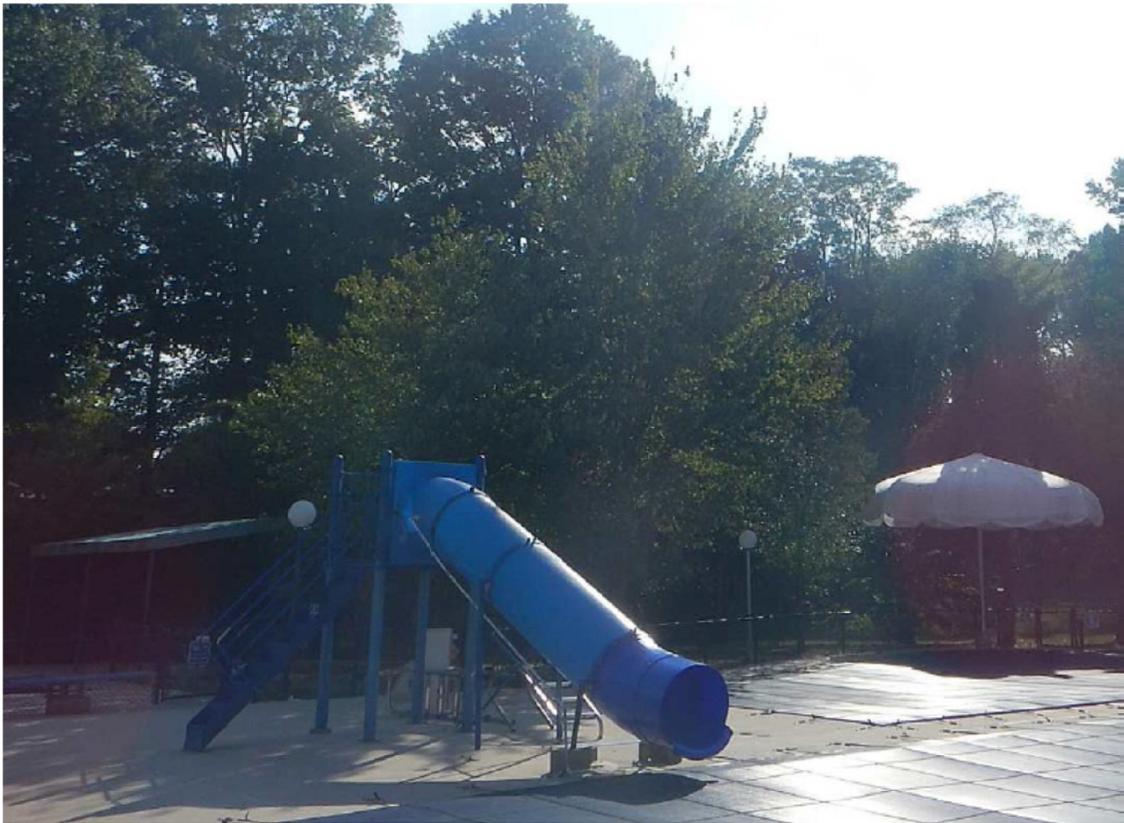
View of west end of pool showing the covered deck area.



View of site showing location of new 378 square foot building.



View of main pool from pool house.



Slide into east end of main pool.



View of wading pool. This area of the pool house, left, will be expanded for ADA compliance.



Tennis Courts 1 and 2 from south side.



This view of pool house shows the existing architecture before the renovation, and the location of the new 378 square foot building. The sidewalk will be moved further west to accommodate the new structure.



County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
 Suite 549, 12000 Government Center Parkway
 Fairfax, Virginia 22035-0064
 Phone: (703) 324-2421; Fax: (703) 324-2665
 www.fairfaxcounty.gov

DATE: October 19, 2015

TO: Deborah Pemberton, Planner III
 Applications Acceptance Section
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Sepideh Aflaki-Khosrowshahi, Paralegal
 Office of the County Attorney

SUBJECT: BZA Affidavit
 Temporary Application No. SPA 2015-0246

REF.: 131144

RECEIVED
 Department of Planning & Zoning
 OCT 20 2015
 Zoning Evaluation Division

Attached is a copy of an application and an original affidavit that has been approved by the Office of the County Attorney for the following case:

Name of Applicant

Affidavit Date of Oath

Stratford Recreation Association, Inc.

10/11/15

Attachment

OCT 13 2015



COUNTY OF FAIRFAX
 Zoning Evaluation Division
 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: SPA 76-V-303-02
 (Staff will assign)

RECEIVED
Department of Planning & Zoning

AUG 06 2015

APPLICATION FOR A SPECIAL PERMIT

Zoning Evaluation Division

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME <i>Stratford Recreation Association Inc.</i>
	MAILING ADDRESS <i>2300 Camden Court Alexandria, VA 22308</i>
	PHONE HOME (703) 780-8900 WORK (—)
	PHONE MOBILE (—)
PROPERTY INFORMATION	PROPERTY ADDRESS <i>2300 Brintzer Way (Current)</i> <i>2300 Camden Court Alexandria, VA 22308 (Former)</i>
	TAX MAP NO. <i>1111 01 0010</i> SIZE (ACRES/SQ FT) <i>5.757 acres</i>
	ZONING DISTRICT <i>R-3 / Special Permit</i> MAGISTERIAL DISTRICT <i>Mount Vernon</i>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: <i>Special Permit Amendment (SPA 76-V-303-1, amended S-303-76)</i>
SPECIAL PERMIT REQUEST INFORMATION	ZONING ORDINANCE SECTION <i>8-400</i>
	PROPOSED USE <i>Community Swimming Pool Special Permit Amendment</i>
AGENT/CONTACT INFORMATION	NAME <i>J.C. Schaub</i>
	MAILING ADDRESS <i>6617 Bradgate Road Alexandria, VA 22308</i>
	PHONE NUMBER HOME <i>703.765.2377</i> WORK (—)
	PHONE NUMBER MOBILE <i>703.405.7664</i>
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><u>J.C. Schaub</u> TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p><i>[Signature]</i> SIGNATURE OF APPLICANT/AGENT</p>	

SPA2015-0246

DO NOT WRITE IN THIS SPACE

Date Application accepted: _____ Application Fee Paid: \$ _____

Corporate Resolution of SRA, Inc.

Resolution to Appoint an Authorized Agent

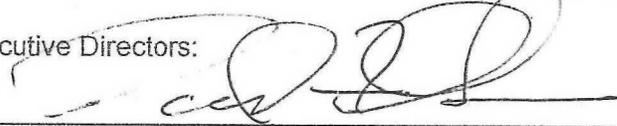
We, the Board of Directors of Stratford Recreation Association, Inc. has RESOLVED, that J.C. Schaub as active and current member at large on the corporation Board of Directors, is hereby appointed Authorized Agent of this Corporation with authority to make permitting and construction applications and decisions in the matter of property improvements in the Corporation's name and behalf.

The undersigned hereby certifies that he/she is a current member of the executive committee of the Board of Directors of Stratford Recreation Association, Inc., pursuant to the bylaws of said corporation duly formed pursuant to the laws of the state of Virginia, said corporation made up of 425 equal share owners of the property and facility located at 2300 Brinitzer Way, Alexandria, VA 22308, and that the foregoing is a true record of a resolution duly adopted at a meeting of the Board of Directors and that said meeting was held in accordance with state law and the Bylaws of the above-named Corporation on July 28, 2015 and that said resolution is now in full force and effect without modification or rescission.

We further attest that this Corporation is legally registered and organized, and that it is empowered through bylaws to take such actions regarding the referenced property as are called for by this stated resolution.

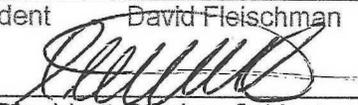
IN WITNESS WHEREOF, I have executed my name as a member of the executive committee of the Board of Directors of the above-named Corporation this 11th day of October, 2015

Executive Directors:



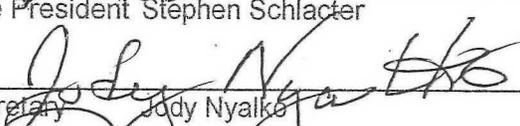
President David Fleischman

2015 Oct. 11
Date



Vice President Stephen Schlacter

2015 Oct 11
Date



Secretary Jody Nyalko

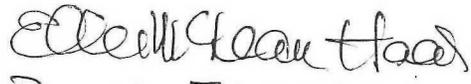
Oct 11 2015
Date



Treasurer Dan Fleming

10/11/15
Date

Ellen McLean Haas
NOTARY PUBLIC
REG. #7639074
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2019


Reg. # 7639074
Exp. April 30, 2019

OWNER CONSENT/AGENT AUTHORIZATION STATEMENT

To Whom It May Concern:

I/We, the undersigned applicant and/or title owner(s) of the property identified below, do hereby authorize Δ.C. SCHUBB, to act as agent(s) in the furtherance of an application for a special permit on property located at: 2300 BRINITZER WAY, ALEXANDRIA, VA 22308

Thank you in advance for your cooperation.

Date:

10/11/15

APPLICANT/TITLE OWNER

By:

[Name]

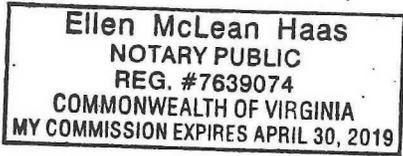
David F. Fishman
President

COMMONWEALTH/STATE OF: VIRGINIA
CITY/COUNTY OF: FAIRFAX, TO WIT:

The foregoing instrument was acknowledged before me this 11th day of Oct, 2015, in the County of Fairfax, Virginia.
[State]

Ellen McLean Haas
Notary Public (Signature)
Notary Registration No. #7639074
My Commission Expires: Apr 30, 2019

AFFIX NOTARY SEAL/STAMP



ALL TITLE OWNERS MUST SIGN IN PRESENCE OF NOTARY. IF THERE IS MORE THAN ONE OWNER, SIGNATURES MAY CONTINUE ON NEXT PAGE.

Application No.(s): SPA 76-V-303-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: OCT. 11, 2015
(enter date affidavit is notarized)

131144

I, J.C. SCHAUB, do hereby state that I am an
(enter name of applicant or authorized agent)

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

and that, to the best of my knowledge and belief, the following 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 must 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.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
STRATFORD RECREATION ASSOCIATION, INC.	2300 BRINITZER WAY ALEXANDRIA, VA 22308	APPLICANT/ TITLE OWNER
J.C. SCHAUB	8617 BRADGATE RD ALEXANDRIA VA 22308	AGENT

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance 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).

Application No.(s): SPA 764V-303-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: OCT, 11, 2015
(enter date affidavit is notarized)

131144

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, number, street, city, state, and zip code)
STRATFORD RECREATION ASSOCIATION, INC.
2300 BRINITZER WAY
ALEXANDRIA, VA 22308

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)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 76-V-303-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: OCT. 11, 2015
(enter date affidavit is notarized)

131144

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, 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 Permit/Variance 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.

Application No.(s):

SPA 76-V-303-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: OCT 11, 2015
(enter date affidavit is notarized)

131144

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA 76-V-303-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: OCT. 11, 2015 131144
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, 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 Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [X] Applicant's Authorized Agent
J.C. SCHAUB
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11th day of October 2015, in the State of Virginia County/City of Fairfax.

Ellen McLean Haas
Notary Public

My commission expires: April 30, 2019

Ellen McLean Haas
NOTARY PUBLIC
REG. #7639074
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2019

Stratford Recreation Association - Approval History

- S-135-65** Approved 6/22/65
Permitted community swimming pool
Conditions of Approval:
1. max membership 400 families
 2. 135 parking spaces
 3. site plan TB submitted showing exact location and size of swimming pool, bathhouse, etc.
 4. Screening solid fence with screening erected adjoining all existing residences that abut as well as vacant lots.
 5. Hours of operation 9 am – 9 pm (no swimming and lights off after 9 pm)
 6. All parking on site;
 7. Lights directed to site and not flood onto other property;
 8. keep noise to very minimum;
 9. Loudspeakers erected so as noise directed at the pool.
- S-225-69** Approved 12/23/69
Permitted 2 tennis courts
Conditions of Approval:
1. Hours of operation 9 am – 10 pm
 2. Tennis courts shall be lighted with direct lighting to protect adjacent property
 3. Tennis courts shall be fenced with fence maximum 12' height
 4. Minimum 131 parking spaces required
 5. All other provisions of original use permit shall apply
 6. Applicant and location specific approval
 7. Permit expire 1 year from this date unless construction has started
 8. Plat specific approval. Additional structures uses or changes require new use permit
- S-6-70** Approved 2/17/70
Permitted additional 40' x 60' open shelter with 30' x 50' roofed area
- S-12-76** Approved 3/9/76
Permitted 2 additional tennis courts
Conditions of Approval:
1. Applicant and location specific approval
 2. Permit expire 1 year from this date unless construction has started
 3. Plat specific approval. Additional structures uses or changes require new use permit
 4. This permit is not an exemption from various other requirements. Not valid absent a Non-RUP
 5. Resolution shall be posted in conspicuous place along with Non-RUP on property

6. All provisions of existing SU Permits shall remain in effect. Hours of operation of swimming pool and recreation facility 9 am – 9 pm. Hours of operation for lighted tennis courts 9 am – 10 pm. Hours of operation for unlighted courts 9 am – 9 pm.
7. No lighting on 2 additional courts

S-303-76 Approved 1/18/77
Permitted increase in membership to 425 families
Condition of Approval:

1. All conditions set forth in the Special Use Permit S-12-76 apply

SPA 76-V-303-1 Approval 6/4/85
Permitted additional lighting of tennis courts
Conditions of Approval:

1. Applicant and location specific approval
2. Plat specific approval. Additional structures uses or changes require new use permit
3. Resolution shall be posted in conspicuous place along with Non-RUP on property
4. Use subject to the provisions set forth in Article 17, Site Plans
5. Hours of operation 9 am – 9 pm for swimming pool and 9 am – 10 pm for tennis courts
6. After hour parties for the facilities shall be governed by following
 - a. Limited to 6 per season
 - b. Limited to Friday, Saturday and pre-holiday evenings
 - c. Shall not extend beyond 12 midnight
 - d. Written request at least 10 days in advance and receive prior written permission from ZA for each individual party or activity
 - e. Requests shall be approved for only 1 party at a time and such requests shall be approved only after successful conclusion of previous after-hour party
7. Existing vegetation shall be retained and deemed to satisfy transitional screening requirements along all lot lines
8. Barrier shall remain as shown on the plat
9. Bicycle parking area shall remain as shown on the plat
10. Maximum 425 family memberships
11. 117 parking spaces as shown on the plat
12. Tennis court lights shall be in accordance with the following:
 - a. Height of light poles on courts 1, 2, and 3 shall remain 30', height of two light poles on court 4 shall not exceed 20'
 - b. Lights shall be a low-intensity design directs light directly to the facility
13. Individual timers shall be installed on each of the 4 tennis courts
14. Tennis courts 3 & 4 shall not be utilized between 8:30 pm and 10 pm unless courts 1 & 2 are already in use

15. If necessary to meet glare standards, lights for court 3 shall be shielded to avoid adverse impacts on abutting property
16. Courts 3 & 4 will not be utilized for tennis lessons, tournaments, or tennis parties between 8:30 pm and 10 pm.
17. Development condition #7 from S-12-76 shall be amended to allow lighting on courts 3 & 4

Office of the Zoning
Administrator

June 29, 1965

Mr. Lester Johnson
2309 Wilson Boulevard
Arlington, Virginia

RE: Appl for Stratford Recreation Assoc. Inc.

Sear Mr. Johnson:

This letter will confirm the decision of the Fairfax County Board of
Zoning Appeals on Tuesday June 22, 1965

(granting) (~~denying~~) your application to permit erection
and operation of a community swimming pool with a maximum membership
of 400 families; parking spaces provided for 135 cars, site plan shall
be submitted showing exact location and size of the swimming pool,
bath house, etc. Screening shall be a solid fence with screening
erected adjoining all existing residences that abut this property and
the intervening vacant lots. All other provisions of the Ordinance be
met. There shall be no waiver of site plan by the Board of Supervisors.
Hours of operation shall be limited from 9 A. M. to 9 P. M. No swimming
and no activity at the pool after 9 P. M. All lights shall be turned
off after 9 P. M. All parking shall be contained on the applicant's
property. Lights will not be allowed to flood out onto other property.
Keep noise to very minimum so it will not affect adjoining property.
If the swimming meets require loudspeakers they should be so erected
that noise would be directed at the pool and not to the surrounding
area. They might need several speakers rather than one large speaker
over the pool. Acreage at the end of Camden Court (formerly
Riverside Park, Blocks 7 and 8).

*Construction (operation) must start within twelve (12) months from
the date of this hearing, otherwise this approval is no longer valid
Permit will be issued if you fill out the necessary papers in this
office.

Yours truly,



J. O. Woodson,
Zoning Administrator.

*If your application is denied, this does not apply, and an
application for substantially the same subject cannot be filed
for a period of twelve (12) months.

Receipt # 31148

5-135-65-

COUNTY OF FAIRFAX, VIRGINIA

APPLICATION FOR: (Indicate in appropriate box)

- APPEALS ON ALLEGATION OF ERROR
- APPEAL ON ALLEGATION OF HARDSHIP OR VARIANCE
- SPECIAL PERMIT

Date: 5-10-65

TO THE BOARD OF ZONING APPEALS:

I, Stratford Recreation Assn. Inc., the undersigned Owner of

Lot _____ Block formerly Riverside Park Bk. 748 Subdivision,

Located in Mt. Vernon District, on

(near) Access at end of Camden Court

hereby apply use permit Section 30-137 Subg. V. (a)

Subsection _____ of the Zoning Ordinance of Fairfax County, Virginia, to permit

erection and operation of a community pool

10:30

R-12.5
Zone

Stratford Recreation Assn. Inc.
Owner
by Lester J. Moore Engineer
Address
309 Wilson Blvd. Arlington
938-2400

Map # 111-1

MAP REFERENCE SHEET NO. 111-1 PROPERTY IDENTIFICATION NO. _____

FORM ZA

COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF THE ZONING ADMINISTRATOR

APPLICATION FOR CERTIFICATE OF OCCUPANCY

FOR USE IN CONNECTION WITH A NEW BUILDING OR FOR CHANGE IN THE
EXTERIOR OUTLINE OF AN EXISTING BUILDING

(WRITE WITH INK)

DATE: 8/13/69

Name of Proposed Occupant or Trade Name _____

Applicant: Stratford Recreation Assoc. Inc.

Address 501 J Casden Court, Alex. Va.

Lote Number _____ Block 7 & 8 Section _____

Subdivision or Acreage Description Reveries Park, wading pool

To be used as Swimming Pool, bath house

Last Used as New

Non-Conforming Use _____

Material of Building _____

No. of Stories high _____

Which floor do you propose to use: _____

Owner of Building (or agent) _____

Address _____

TO BE FILLED IN BY CLERK	
ZONE	<u>R-12.5</u>
HEIGHT	_____
FIRE ZONE	_____
BUILDING PERMIT NO.	<u>P-35340</u>
DATE	_____
INITIALS	

This Application Constitutes a Written Request for a Certificate of Occupancy Upon Compliance By the Applicant With Provisions of Section 30-9.4.4 of the Code.

It is understood that the Certificate of Occupancy does not take the place of any license that may be required by law, and also that it does not confer the right to erect or maintain any kind of signs.

Signature of Proposed Occupant or Applicant _____

Address _____

Telephone Number _____

Zoning Section
No. _____
Issued _____
Date _____

December 30, 1969

Mr. Norman A. Hawkinson
8717 Bluedale Street
Alexandria, Virginia 22308

Dear Mr. Hawkinson:

The following motion, made by Mr. Long and seconded by Mr. Barnes, was passed by a vote of 5-0 by the Fairfax County Board of Zoning Appeals, at its meeting of December 23, 1969:

In application S-225-69, an application by Stratford Recreation Association, Inc., application under Section 30-7.2.6.1.1 of the Zoning Ordinance, to permit erection of two tennis courts on property located on Camden Court, also known as tax map 111-1 ((1)) 10, County of Fairfax, Virginia, Mr. Long moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and in accordance with the by-laws of the Fairfax County Board of Zoning Appeals, and

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board of Zoning Appeals held on the 23rd day of December, 1969, and

WHEREAS, the Board of Zoning Appeals has made the following findings of fact:

- (1) That the owner of the subject property is the applicant.
- (2) That the present zoning is R-12.5.
- (3) That the area of the lot is 5.757 ac.
- (4) That conformance with Article XI (Site Plan Ordinance) will be required.
- (5) That the original use permit was granted June 22, 1965.

WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

- (1) That the applicant has presented testimony indicating compliance

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with Standards for Special Use Permit Uses in R districts as contained in Section 30-7.1.1 of the Zoning Ordinance.

(2) That the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the purposes of the comprehensive plan of land use embodied in the Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED, that the subject application be and the same hereby is granted with the following limitations:

- (1) Hours of operation: 9 a.m. to 10 p.m.
- (2) Tennis courts shall be lighted with direct lighting to protect adjacent property.
- (3) Tennis courts shall be fenced with a fence not to exceed 12 ft. in height.
- (4) A minimum of 131 parking spaces will be required.
- (5) All other provisions of the original use permit shall apply.
- (6) This approval is granted to the applicant only and is not transferable without further action of this Board and is for the location indicated in the application and is not transferable to other land.
- (7) This permit shall expire one year from this date unless construction or operation has started or unless renewed by action of this Board prior to the date of expiration.
- (8) This approval is granted for the buildings and uses indicated on the plats submitted with this application. Any additional structures of any kind, changes in use or additional uses, whether or not these additional uses require a use permit, shall be cause for this use permit to be re-evaluated by this Board.

Furthermore, the applicant should be aware that granting of this action by this Board does not constitute exemption from the various requirements of this county. The applicant shall be himself responsible for fulfilling his obligation to obtain building permits, certificates of occupancy and the like through established procedures.

Betty Haines

Mrs. Betty Haines, Clerk
Board of Zoning Appeals

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APPLICATION: SPECIAL USE PERMIT

Fairfax County, Virginia

Application No. 5 225-69

October 29, 19 69

TO THE BOARD OF ZONING APPEALS:

The undersigned hereby applies for a Special Use Permit under the provisions of Article VII of Chapter 30 of the Code of Fairfax County, Virginia, Section 30-7.2.6.1.1 as follows:

To be typed or printed by the applicant or his agent

Name of Applicant: Stratford Recreation Association, Inc.
 Name of Owner: Stratford Recreation Association, Inc.
 Premises located at: Camden Court
 Name of Subdivision: _____
 Assessment Map: 111-1 (1)) Block(s) _____ Lot(s) 10
 Use requested: to permit erection of two tennis courts
 Lot area: 5.757 ac. District Mt. Vernon Zoning R-12.5

Norman A. Hawkenson
 Signature of Applicant or Agent
8717 Bluedale St, Alex, Va
 Address 2230
(office) 343-8710
 Telephone Number

DO NOT WRITE BELOW THIS LINE

will mail photographs within a week

To be completed by County staff during processing

		Dates of Hearings
Application received:	<u>Oct. 29, 1969</u>	Planning Commission: <u> / / </u>
Fee paid <input checked="" type="checkbox"/>	Amount <u>\$ 50.00</u>	Board of Zoning Appeals: <u>Dec. 23, 1969</u>
Advertised on	<u> / / </u>	Board of Supervisors: <u> / / </u>
Receipt No. _____	Adjoining property owners notified: _____	
Design & Review:	<u> / / </u>	Report received: <u> / / </u>
Planning Division:	<u> / / </u>	Report received: <u> / / </u>
Inspection Services:	<u> / / </u>	Report received: <u> / / </u>
Fire Marshal:	<u> / / </u>	Report received: <u> / / </u>
_____ :	<u> / / </u>	Report received: <u> / / </u>
		Staff Meeting: _____
Actions:		
Planning Commission _____		
Board of Zoning Appeals _____		
Board of Supervisors _____		

NOTE: If a variance is required in connection with this use, a separate application for that variance must be filed.

APPLICATION: SPECIAL USE PERMIT

Fairfax County, Virginia

Application No. 5-6-70

Dec. 23, 1969

TO THE BOARD OF ZONING APPEALS:

The undersigned hereby applies for a Special Use Permit under the provisions of Article VII of Chapter 30 of the Code of Fairfax County, Virginia, Section 30-7.2.6.1.1 as follows:

To be typed or printed by the applicant or his agent

Name of Applicant: STRATFORD RECREATION ASSN., INC.
 Name of Owner: STRATFORD RECREATION ASSN., INC.
 Premises located at: CAMDEN COURT,
 Name of Subdivision: STRATFORD LANDING
 Assessment Map: 111-1 Block(s) 001 Lot(s) 10
 Use requested: ~~ERECTOR OF ADDITIONAL SWIMMING POOL AND~~
~~ADDITIONAL BUILDINGS~~
~~APURTENANCES AND EXPANSION OF MEMBERSHIP TO 500~~
 (now 400)
 Lot area: 5,757 District: MOUNT VERNON Zoning: R12.5

Norman A. Paulson
 Signature of Applicant or Agent
8717 Bluevale St.
Alexandria, Va. 22308
 Address
780-1233 343-8910
 Telephone Number (area 1)

DO NOT WRITE BELOW THIS LINE

Dates of Hearings

To be completed by County staff during processing

Application received: 12-23-69 Planning Commission: 1/1
 Fee paid Amount \$50.00 Board of Zoning Appeals: 1/1
 Advertised on 1/1 Board of Supervisors: 1/1
 Receipt No. 2257 Adjoining property owners notified: _____
 Design & Review: 1/1 Report received: 1/1
 Planning Division: 1/1 Report received: 1/1
 Inspection Services: 1/1 Report received: 1/1
 Fire Marshal: 1/1 Report received: 1/1
 _____: 1/1 Report received: 1/1
 Staff Meeting: _____
 Actions:
 Planning Commission _____
 Board of Zoning Appeals _____
 Board of Supervisors _____

If a variance is required in connection with this use, a separate application for that variance must be filed.

DIVISION OF LAND USE ADMINISTRATION
DEPARTMENT OF COUNTY DEVELOPMENT
COUNTY OF FAIRFAX
FAIRFAX, VIRGINIA 22030

February 27, 1970

Office of the Board of Zoning Appeals

691-2381

Re: Stratford Recreation Assn.

Mr. Norman Hawkinson
8717 Bluedale Street
Alexandria, Virginia 22308

Dear Sir:

The Board of Zoning Appeals at its meeting of February 17, 1970
took the following action regarding your application.

Granted. See Resolution attached.

Sincerely,

Betty Haines

Mrs. Betty Haines, Clerk
Board of Zoning Appeals

26
February 17, 1970

STRATFORD RECREATION ASSOCIATION, INC., app. under Sec. 30-7.2.6.1.1 of the Ordinance, permit erection of additional swimming pool and appurtenances, additional buildings, and expansion of membership to 500, located at Camden Court, (R-12.5), 111-1 ((1)) 10, S-6-70

Mr. Norman A. Hawkinson, 8717 Bluedale Street, President of the Association, presented the case. He asked that two of the requests be removed from the application -- the swimming pool and the membership increase. What they want is an open shelter with a roof, 30' x 50' on a concrete slab 40' x 60'. They might move the softdrink machines under this shelter and put some picnic tables there.

Mr. Smith noted that they have provided sufficient parking spaces.

No opposition.

Mr. Long moved that the existing use permit for Application S-225-69 be enlarged to incorporate the shelter as shown on this plan. Seconded, Mr. Barnes. Carried 4-0. Mr. Yeatman was out of the room.

//

10:10 - STRATFORD RECREATION ASSOC., INC. appl. under Section 30-7.2.6.1.1
a.m. of the Zoning Ord. to permit construction of two additional tennis
courts at existing facility, Camden Court, 111-1((1))10, (5.7576
acres), Mt. Vernon District, (R-12.5), S-12-76.

(Hearing began at 10:40 a.m.)

Mr. Peter Brinitzer, 2321 Wittington Blvd., chief of operation for the
Stratford Recreation Association, submitted 21 notices to property owners to
the Board which were in order.

Mr. Brinitzer stated that membership in this association is exclusive to
the Stratford area of the Mount Vernon District. This is an extremely active
association with competitive swim and diving meets. They have found it
necessary to construct two additional tennis courts based on a competitive
tennis program in the youth groups. They have exceed 600 tennis lessons to
their membership and the two tennis courts are insufficient for the use for
which they envision. The association received approval from the membership
last October 1976 at a duly announced membership meeting. These courts
do not include lights. They do have lights on the existing courts.

There was no one to speak in favor or in opposition to this application.

RESOLUTION

In application S-12-76 by Stratford Recreation Association under Section
30-7.2.6.1.1 of the Zoning Ordinance to permit two additional tennis courts
on property located at Camden Court, 111-1((1))10, County of Fairfax,
Mr. Swetnam moved that the Board of Zoning Appeals adopt the following
resolution:

WHEREAS, the captioned application has been properly filed in accordance with
the requirements of all applicable State and County Codes and in accordance
with the by-laws of the Fairfax County Board of Zoning Appeals, and

WHEREAS, following proper notice to the public by advertisement in a local
newspaper, posting of the property, letters to contiguous and nearby property
owners, and a public hearing by the Board held on March 9, 1976.

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the property is the applicant.
2. That the present zoning is R-12.5.
3. That the area of the lot is 5.7576 acres.
4. That the applicant operates a community recreation facility pursuant
to special use permit originally granted in 1965 and last amended (S-6-70)
on February 17, 1970.
5. Compliance with Site Plan Ordinance is required.

AND, WHEREAS, the Board has reached the following conclusions of law:

That the applicant has presented testimony indicating compliance with
Standards for Special Use Permit uses in R Districts as contained in Section
30-7.1.1 of the Zoning Ordinance, and

NOW, THEREFORE, BE IT RESOLVED, that the subject application be and the same
is hereby granted with the following limitations:

1. This approval is granted to the applicant only and is not transferable
without further action of this Board, and is for the location indicated in the
application and is not transferable to other land.
2. This permit shall expire one year from this date unless construction or
operation has started or unless renewed by action of this Board prior to
date of expiration.
3. This approval is granted for the buildings and uses indicated on the
plans submitted with this application. Any additional structures of any
kind, changes in use, additional uses, or changes in the plans approved by
this Board (other than minor engineering details) whether or not these
additional uses or changes require a Special Use Permit, shall require
approval of this Board. It shall be the duty of the Permittee to apply to
this Board for such approval. Any changes (other than minor engineering
details) without this Board's approval, shall constitute a violation of the
conditions of this Special Use Permit.
4. The granting of this Special Use Permit does not constitute an exemption
from the various legal and established procedural requirements of this
County and State. The Permittee shall be responsible for complying
with these requirements. This permit SHALL NOT be valid until a Non-Residential

Use Permit is obtained.

5. The resolution pertaining to the granting of the Special Use Permit
SHALL BE POSTED in a conspicuous place along with the Non-Residential Use
Permit 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.

6. All provisions of the existing Special Use Permits shall remain in
effect. The hours of operation for the general swimming pool and recreation
facility shall be from 9:00^{a.m.} to 9:00 p.m. The hours of operation for the lighted
tennis courts shall be from 9:00 a.m. to 10:00 p.m. The hours for the
unlighted courts shall be from 9:00 a.m. to 9:00 p.m.

7. There shall be no lighting for these two additional courts.

Mr. Barnes seconded the motion.

The motion passed 5 to 0.

10:10 - STRATFORD RECREATION ASSOC., INC. - S-12-76

Staff Findings of Fact

1. Property Owner: Stratford Recreation Association, Inc.
2. Present Zoning: R-12.5
3. Lot Area: 5.7576 Acres
4. Compliance with Site Plan Ordinance required
- 5.

Zoning Administration Comments

Applicants operate community recreational facilities, pursuant to special use permit originally granted in 1965 and last amended S-6-70) on February 17, 1970, on property located at the west terminus of Camden Court in Stratford Landing Subdivision, Mt. Vernon District.

This current application seeks permission to add two additional tennis courts to the existing facilities.

Preliminary Engineering Branch Comments

"This use will be under site plan control. Special permission from the Fairfax County Department of Public Works is required in order to construct the proposed tennis courts over the existing storm and sanitary sewer lines. All necessary landscaping and screening should be provided to the satisfaction of the Director of Environmental Management."

APPLICATION: SPECIAL USE PERMIT

Fairfax County, Virginia

Application No. 8-12-76

14 January 1976, 1976

TO THE BOARD OF ZONING APPEALS:

The undersigned hereby applies for a Special Use Permit under the provisions of Article VII of Chapter 30 of the Code of Fairfax County, Virginia, Section 30-7.2.5.1.1 as follows:

To be typed or printed by the applicant or his agent

Name of Applicant: STRATFORD RECREATION ASSOCIATION INC

Name of Owner: Stratford Recreation Association Inc
8706

Premises located at: Camden Court Alexandria Va 22308

Name of Subdivision: Stratford Landing

Assessment Map: 1111-1 Block(s) 1 Lot(s) 10

Use requested: construction of two additional tennis courts for community use

Lot area: 5.7576 ac District Mt Vernon Zoning R-12.5


 Signature of Applicant or Agent
Peter H Brinitzer
2321 Wittington Blvd, Alex Va 22308
 Address

0 - OX4-5811 H - 780-9388
 Telephone Number

DO NOT WRITE BELOW THIS LINE

Dates of Hearings

To be completed by County staff during processing

Application received: 1/16/76 Planning Commission: 1/1

Fee paid Amount 34/1 Board of Zoning Appeals: 3/19/76

Advertised on 1/1 Board of Supervisors: 1/1

Receipt No. _____ Adjoining property owners notified: _____

Design & Review: 1/1 Report received: 1/1

Planning Division: 1/1 Report received: 1/1

Inspection Services: 1/1 Report received: 1/1

Fire Marshal: 1/1 Report received: 1/1

 Report received: 1/1

Staff Meeting: _____

Actions:

Planning Commission _____

Board of Zoning Appeals _____

Board of Supervisors _____

NOTE: If a variance is required in connection with this use, a separate application for that variance must be filed.

11:30 - STRATFORD RECREATION ASSOC., INC. appl. under Sec. 30-7.2.6.1.1 of a.m. the Zoning Ordinance to permit increase in number of members, Camden Court, Stratford Landing Subd., 111-1((1))10, 5.7576 ac., Mt. Vernon District, R-12.5, S-303-76.

Capt. Bob Perry, 2501 Culpepper Road, represented the applicant. He did not have a copy of the letter that accompanied the notices to property owners. The case was recessed until he could obtain that letter. He later returned with the proper letters and notice receipts to adjoining property owners. The notices were in order.

(The hearing began at 2:15 p.m. after the case of Park West had been heard.)

Mr. Pete Brinitzer, Vice-President of the association, spoke before the Board. He stated that when they first started, they had an active membership limitation of 400. The community has grown from 350 to 785 homes. Approximately 100 of the members who continuously pay dues no longer use the facility at all and the pool is under utilized. Some of those members have been transferred to other areas, but are retaining their membership. Some of them have children who have grown up and no longer use the pool to full capacity. The waiting list has grown. They would like to make it possible for some of the people who have been on the waiting list for three years to join the association. They would like to increase the membership from 400 to 425. All the people surrounding the pool have been notified and there are no objections to this.

There was no one present to speak in opposition and no one else to speak in favor of the application.

January 18, 1977 R E S O L U T I O N Bd. of Zoning Appeals

Mr. Swetnam made the following motion:

WHEREAS, Application S-303-76 by Stratford Recreation Assoc. under Section 30-7.2.6.1.1 of the Fairfax County Zoning Ordinance to permit increase in number of members to 425 families, Camden Court, Stratford Landing Subd., 111-1((1))10, County of Fairfax, Virginia, has been properly filed in accordance with all applicable requirements; and

WHEREAS, following proper notice to the public and a public hearing by the Board held on January 11, 1976; and

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the property is Stratford Recreation Assoc., Inc.
2. That the present zoning is R-12.5.
3. That the area of the lot is 5.7576 acres.
4. That compliance with the Site Plan Ordinance is required.

AND, WHEREAS, the Board has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with

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January 18, 1977
STRATFORD RECREATION ASSOC. (continued)

Standards for Special Permit Uses in C or I Districts as contained in Section 30-7.1.2 of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED that the subject application is granted with all of the conditions set forth in the previously granted Special Use Permit, S-12-76, granted March 9, 1976.

Mr. DiGiulian seconded the motion.

The motion passed unanimously.

11:30 - STRATFORD RECREATION ASSOC., INC. - S-303-76

Staff Findings of Fact

1. Property Owner: Stratford Recreation Association, Inc.
2. Present Zoning: R-12.5
3. Lot Area: 5.7576 Acres
4. Compliance with Site Plan Ordinance required
- 5.

Zoning Comments

Applicant operates -- pursuant to special use permit first granted (S-135-65) on June 22, 1965 and last amended (S-12-76) on March 9, 1976 -- community recreation facilities on property located at the west terminus of Camden Court in Stratford Landing Subdivision, Mt. Vernon District.

This current application seeks to amend S-12-76 to increase the maximum permitted membership from 400 to 425 families.

Preliminary Engineering Branch Comments

"This use will be under site plan control."

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



APPLICATION FOR SPECIAL EXCEPTION, SPECIAL PERMIT, VARIANCE OR APPEAL
AS PROVIDED IN THE FAIRFAX COUNTY ZONING ORDINANCE

Application No. S-303-76 1 Dec 19 76
Assigned by Staff

The undersigned hereby applies for the zoning exception, permit, variance, or appeal as indicated below, for property owned and described as follows:

Name of Applicant: STRATFORD RECREATION ASSOCIATION INC
Name of Property Owner: STRATFORD RECREATION ASSOCIATION INC
Postal Address of Property: CAMDEN COURT, STRATFORD LANDING, ALEXANDRIA VA 22308
Name of Subdivision: STRATFORD LANDING
County Property Identification Map Reference: 111-11
Lot Area: _____ District: Mt Vernon Zoning: R 12.5

NATURE OF THIS APPLICATION

(Applicant is to complete only one of the following boxes. If a Variance is needed in conjunction with a Special Exception or a Special Permit, separate application for Variance must be filed.)

<p>SPECIAL EXCEPTION (White to File) — Application to Board of Supervisors under provisions of Section _____ of the Zoning Ordinance. Proposed Use: _____</p>
<p>SPECIAL PERMIT (Pink to File) — Application to Board of Zoning Appeals under provisions of Section <u>30-7</u> of the Zoning Ordinance. Proposed Use: <u>Amend existing special use permit to permit 425 active members vs 400 now authorized</u></p>
<p>VARIANCE (Yellow to File) — Application to Board of Zoning Appeals under provisions of Section _____ of the Zoning Ordinance. Request: _____</p>
<p>APPEAL (Golden rod to File) — Application to Board of Zoning Appeals under provisions of Section _____ of the Zoning Ordinance. Appeal: _____</p>

P. H. BRINCKER
Signature of Applicant or Agent
2321 Wittington Blvd
Address Alexandria Va 22308 Zip
(O) 024-5886 (H) 790-9388
Telephone Number

BELOW THIS LINE FOR STAFF USE.

Application, complete with all required submissions, received: 12/13/76
Filing Fee paid: \$ 101 Receiving Staff Member: ERK

Page 7, June 4, 1985, Scheduled case of

11:15 A.M. STRATFORD RECREATION ASSOCIATION, INC., appl. under Sect. 3-303 of the Ord. to amend S-303-76 for community recreation facilities to permit additional lighting of tennis courts, located 8706 Camden Ct., R-3, Stratford Landing, Mt. Vernon Dist., 111-1((1))10, approx. 5.7576 ac., SPA 76-V-303-1.

Ms. Jane Kelsey presented the staff report. Mr. Peter Brinitzer, President of Stratford Recreation Association, Inc., in response to questions by the Board, stated that they have four courts legally in operation, two of which were illuminated by four 30 ft. poles each with a series of five lights and they were proposing to illuminate remaining two courts in order to accommodate members who wish to play tennis. Chairman Smith pointed out Development Condition No. 7 of the Staff Report prepared previously when the courts were originally constructed and asked if it would have been better, with this application, to amend that condition. Ms. Kelsey agreed that that might have been better and could possibly be done now. There was no one else to speak in support. Mr. Peter Chase and his wife, Donna Shea, 2407 Wittington Boulevard, Alexandria, VA advised that they were the property owners probably most directly affected. They objected to the additional lighting because of the additional people that would be behind their property using the courts. Mr. Chase presented a petition signed by other neighbors which was accepted by the Board. In response to questions from the Board, Mr. Chase advised that they had experienced some problems in the past with players using foul language and being very loud. Mr. Chase further advised that the nearest court to their property was approximately 88-92 feet from their bedroom wall and that, with windows closed, noise from the courts was subdued but with windows open it was a definite problem as well as balls hitting their house, and the main concern was the additional people behind their home at this hour.

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Page 8, June 4, 1985
STRATFORD RECREATION ASSOCIATION, INC.

During rebuttal, Mr. Brinitzer clarified that if the application was granted, it would mean a maximum of eight more adults, no children, using the court behind Mr. Chase and Ms. Shea's property. In order to accommodate the neighbors, Mr. Brinitzer advised the Board that they would be willing to install individual timers to avoid courts being used beyond allowed time or lights being on unused courts; only they would only use courts 3 & 4 if both 1 and 2 were already in use; if necessary, on the new lights for court 3, they would install shields; and that under, no circumstances would courts 3 & 4 be used for group lessons.

Page 8, June 4, 1985
STRATFORD RECREATION ASSOCIATION, INC.

Board of Zoning Appeals

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Application No. SPA 76-V-303-1 by Stratford Recreation Association, Inc. under Section 3-303 of the Zoning Ordinance to amend S-303-76 for community recreation facilities to permit additional lighting of tennis courts on property located at 8706 Camden Court, tax map reference 111-1((1))10, County of Fairfax, Virginia, Mr. Hyland moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 4, 1985; and

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the subject property is the applicant.
or That the applicant is the contract purchaser/lessee.
2. The present zoning is R-3.
3. The area of the lot is 5.7576 acres.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses and the additional standards for this use as contained in Sections 8-006 and 3-303 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This approval is granted for the buildings and uses indicated on the plat submitted with this application, except as qualified below. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board, other than minor engineering details, whether or not these additional uses or changes require a Special Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes, other than minor engineering details, without this Board's approval, shall constitute a violation of the conditions of this Special Permit.
3. A copy of this Special Permit 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.
4. This use shall be subject to the provisions set forth in Article 17, Site Plans.
5. The hours of operation shall be from 9:00 A.M. to 9:00 P.M. for the swimming pool and from 9:00 A.M. to 10:00 A.M. for the tennis courts.
6. After-hour parties for the facilities shall be governed by the following:
 - o Limited to six (6) per season.
 - o Limited to Friday, Saturday and pre-holiday evenings.
 - o Shall not extend beyond 12:00 midnight.
 - o A written request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity.
 - o Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party.

Page 9, June 4, 1985
STRATFORD RECREATION ASSOCIATION, INC.
(continued)

7. The existing vegetation shall be retained and shall be deemed to satisfy the transitional screening requirement along all lot lines.
8. The barrier shall remain as shown on the plat submitted with this application.
9. The bicycle parking area shall remain as shown on the plat.
10. There shall be a maximum of 425 family memberships.
11. There shall be 117 parking spaces as shown on the plat.
12. The tennis courts lights shall be in accordance with the following:
 - o The height of light poles on courts 1, 2 and 3 shall remain at 30 ft. and the height of the two light poles on court 4 shall not exceed 20 ft.
 - o The lights shall be a low-intensity design which directs the light directly onto the facility.
13. Individual timers shall be installed on each of the four tennis courts.
14. Tennis courts 3 & 4 shall not be utilized between 8:30 P.M. and 10:00 P.M. unless courts 1 & 2 are simultaneously being utilized.
15. If required, in order to meet glare standards, the lights for court 3 shall be shielded so as to avoid any adverse impact on abutting property owners.
16. Courts 3 & 4 will not be utilized for tennis lessons, tournaments, or tennis parties between 8:30 P.M. and 10:00 P.M.
17. Development Condition No. 7 from special permit application S-12-76 shall be amended to allow lighting on courts 3 & 4.

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

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Permit unless the activity authorized has been established, or unless construction has commenced, or unless additional time is approved by the Board of Zoning Appeals because of the occurrence of conditions unforeseen at the time of approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mr. Ribble seconded the motion.

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Application No. SPA 76-V-303-1 by Stratford Recreation Association, Inc. under Section 3-303 of the Zoning Ordinance to amend S-303-76 for community recreation facilities to permit additional lighting of tennis courts on property located at 8706 Camden Court, tax map reference 111-1((1))10, County of Fairfax, Virginia, Mr. Hyland moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 4, 1985; and

WHEREAS, the Board has made the following findings of fact:

1. That the owner of the subject property is the applicant.
or That the applicant is the contract purchaser/lessee.
2. The present zoning is R-3.
3. The area of the lot is 5.7576 acres.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses and the additional standards for this use as contained in Sections 8-006 and 3-303 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This approval is granted for the buildings and uses indicated on the plat submitted with this application, except as qualified below. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board, other than minor engineering details, whether or not these additional uses or changes require a Special Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes, other than minor engineering details, without this Board's approval, shall constitute a violation of the conditions of this Special Permit.
3. A copy of this Special Permit 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.
4. This use shall be subject to the provisions set forth in Article 17, Site Plans.
5. The hours of operation shall be from 9:00 A.M. to 9:00 P.M. for the swimming pool and from 9:00 A.M. to 10:00 A.M. for the tennis courts.
6. After-hour parties for the facilities shall be governed by the following:
 - o Limited to six (6) per season.
 - o Limited to Friday, Saturday and pre-holiday evenings.
 - o Shall not extend beyond 12:00 midnight.
 - o A written request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity.
 - o Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party.
7. The existing vegetation shall be retained and shall be deemed to satisfy the transitional screening requirement along all lot lines.
8. The barrier shall remain as shown on the plat submitted with this application.

9. The bicycle parking area shall remain as shown on the plat.
10. There shall be a maximum of 425 family memberships.
11. There shall be 117 parking spaces as shown on the plat.
12. The tennis courts lights shall be be in accordance with the following:
 - o The height of light poles on courts 1, 2 and 3 shall remain at 30 ft. and the height of the two light poles on court 4 shall not exceed 20 ft.
 - o The lights shall be a low-intensity design which directs the light directly onto the facility.
13. Individual timers shall be installed on each of the four tennis courts.
14. Tennis courts 3 & 4 shall not be utilized between 8:30 P.M. and 10:00 P.M. unless courts 1 & 2 are simultaneously being utilized.
15. If required, in order to meet glare standards, The lights for court 3 shall be shielded so as to avoid any adverse impact on abutting property owners.
16. Courts 3 & 4 will not be utilized for tennis lessons, tournaments, or tennis parties between 8:30 P.M. and 10:00 P.M.
17. Development Condition No. 7 from special permit application S-12-76 shall be amended to allow lighting on courts 3 & 4.

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

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Permit unless the activity authorized has been established, or unless construction has commenced, or unless additional time is approved by the Board of Zoning Appeals because of the occurrence of conditions unforeseen at the time of approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mr. Ribble seconded the motion.

The motion passed by a vote of 6 to 1 (Smith).

A COPY TESTE:


CHRISTINE McCLAGHERTY, DEPUTY CLERK
BOARD OF ZONING APPEALS

COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF THE BUILDING INSPECTOR
Application for Building Permit

APPLICATION NO. P35340
DATE 19 66 PERMIT NO. _____

MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or Lot
<u>1111</u>	<u>X1</u>	<u>1</u>	<u>10</u>

To: BUILD ALTER OR REPAIR ADD TO DEMOLISH MOVE

JOB LOCATION	Street <u>STOCKTON PKWY. & CAMDEN ST.</u>	DESCRIPTION
	Lot No. <u>748</u>	
OWNER	Subdivision <u>RIVERSIDE PARK</u>	No. of Bldgs. <u>1</u> Est. Const. Cost \$ <u>47,000</u>
	Corp. Name <u>STRATFORD RECREATION ASSOC. INC.</u>	No. of Units _____ No. of Stories <u>1</u>
ARCHITECT ENGINEER	Name <u>NATIONAL CONSTRUCTION CO. INC.</u>	No. of Kitchens _____ Penthouse _____
	Address <u>5145 DUKE ST.</u>	No. of Baths _____ Ht. of Bldg. <u>12</u> ft.
CONTRACTOR	City <u>ALEXANDRIA, VA. 0X2-1366</u>	No. of Rooms _____ Bldg. Area <u>1740</u> sq. ft.
	City <u>ALEXANDRIA 7167</u>	(Exclude Kit. & Bath)
Basement <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Crawl <input type="checkbox"/>		Soil: Solid <input checked="" type="checkbox"/> Fill <input type="checkbox"/>
Ftg: Concrete <input checked="" type="checkbox"/> Pile <input type="checkbox"/> Caisson <input type="checkbox"/>		Ext. Walls: Wood <input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> <u>MASONRY</u>
Int. Walls: Plaster <input type="checkbox"/> Drywall <input type="checkbox"/> Panel <input type="checkbox"/> <u>MASONRY</u>		Roof: Flat <input type="checkbox"/> Pitch <input type="checkbox"/> Shed <input type="checkbox"/>
Roofing: Built-up <input type="checkbox"/> Shingle <input type="checkbox"/> Roll <input type="checkbox"/>		Heat: Oil <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/>
Equipment: Boiler <input type="checkbox"/> Furnace <input type="checkbox"/> Heat Pump <input type="checkbox"/> Air Cond. <input type="checkbox"/>		Sewage: Public <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> None <input type="checkbox"/>
Water: Public <input checked="" type="checkbox"/> Individual Well <input type="checkbox"/> None <input type="checkbox"/>		Remarks: <u>SWIMMING POOL TO BE 42'X22' WITH A 35'139'X35' TRAINING AREA AND A 35'139'X35' DIVING AREA</u>

EMERGENCY POOL PUMP OUT TO STORM SEWER. FILTER BACKWASH WATER TO NATURAL DRAINAGE VIA A SETTLING TANK.

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

Phone No. 354-8000 Date April 22, 1966 Signature of Owner or Auth. Agent George Bowner Agent Stratford Recreation Association Inc.

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL	Use Group of Building <u>F-3</u> Area of Bldg. <u>3540</u> @ <u>.007</u> per Sq. Ft. \$ <u>23.00</u>
	Type of Construction <u>4-B</u> <u>Pool-6655</u> @ <u>.01</u> \$ <u>67.00</u>
	Fire District _____ @ _____ \$ _____
	Date Checked <u>6/13</u> 19 <u>66</u> By <u>JES</u> <u>VESTA B. STORI</u> TOTAL FEE \$ <u>92.00</u>

ROUTING	OFFICE	Rm. No.	DATE	BY	OFFICE	Rm. No.	DATE	BY
	<input type="checkbox"/>	Land Office	112	6-1-66	TH	Fire Marshall		
<input checked="" type="checkbox"/>	Zoning Administrator	210	6/13/66	S	Streets & Drainage		6/13/66	ALCO
<input checked="" type="checkbox"/>	Sanitary Engineer				Housing & License	139		
<input checked="" type="checkbox"/>	Health Officer	Rt. 237	6-13-66	JWE	Refer to Council action 6-8-66 - JJE Approved by Zoning Comm. 6-13-66			

I hereby certify to the following statement:
1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.
2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.

Date _____ 19 _____ By _____
Property Owner _____ Authorized Agent _____

Supervisor of Assessments _____
Property is listed in name of _____
Magisterial District IV Deed Book Reference 1933-618
Supervisor: _____

Subdivision _____ Lot No. _____ Block _____ Section _____ Zone R-12.5
Street Address _____
Use of Bldg. _____ Use after Alteration _____ No. Families _____
BZA 6/22/66 SITE PLAN _____
Set Back: Front _____ Rt. Side _____ Left Side _____ Rear _____
Zoning Administrator _____

STRAFORD Ldg Map of CBE - 4-26-71

24

COUNTY OF FAIRFAX, VIRGINIA

APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY
DEPARTMENT OF COUNTY DEVELOPMENT
DIVISION OF INSPECTION SERVICES

SITE PLAN

MAP REFERENCE			
Plat Number	Subd. Des.	Blk. or Sec.	Parcel or Lot
111	1	1	10

APPLICATION NO. <u>5909</u>
DATE <u>5-25-70</u> PERMIT NO. <u>66152</u>

IMPORTANT - Applicant to complete ALL items. Mark where applicable

I. LOCATION OF BUILDING

STREET: CAMDEN CT 8706

LOT NO. _____ BLOCK _____ SECTION _____ SUBDIVISION _____ MAG. DIST. Back

LEAVE BLANK FOR NEW CONSTRUCTION

PRESENT USE _____

DEPARTMENTAL USE ONLY

PLAN APPROVAL _____

Use, Group of Building F-3

Type of Construction 2C

Area of Bldg. _____ @ _____

II. TYPE AND COST OF BUILDING - Please check appropriate box

A. TYPE OF IMPROVEMENT

- New Structure
- Addition (if residential, enter number of new housing units added, if any, in Part D-2)
- Alteration (See 2 above)
- Repair
- Wrecking
- Moving (relocation)
- Foundation Only
- Other _____

D. PROPOSED USE

(For "Wrecking" show most recent use)

RESIDENTIAL

- One-family (Incl. Semi-detached, row, town)
- Two or more family
- Transient hotel, motel or dormitory
- Garage
- Carport
- Mobile Homes
- Other-Specify _____

B. OWNERSHIP

Public	Private
1. <input type="checkbox"/> Federal	6. <input checked="" type="checkbox"/> Taxable
2. <input type="checkbox"/> State	7. <input type="checkbox"/> Tax Exempt Inst.
3. <input type="checkbox"/> County	
4. <input type="checkbox"/> City or Town	
5. <input type="checkbox"/> Other (International)	

Please Specify _____

NON-RESIDENTIAL

- Amusement, recreational
- Church, other Religious
- Industrial
- Parking garage
- Service Station, Repair Garage
- Hospital, Institutional
- Office, Bank, Professional
- Public utility
- School
- Stores, Mercantile
- Tanks, Towers
- Other-Specify _____

C. COST (Estimate)

Cost of improvement \$ _____

To be installed but not included in the above cost

- Electrical _____
- Plumbing _____
- Heating, air conditioning _____
- Other (elevator, etc.) _____

TOTAL COST OF IMPROVEMENT \$ 3000

E. Is this structure part of a larger complex such as a hospital, university, industrial plant, shopping center, office building complex, etc.

YES (enter principal activity of the complex, e.g. Hospital, University, etc.) _____

NO _____

ZONING—Identify use for which land is zoned, for example: residential, commercial, industrial, other. _____

NON-RESIDENTIAL—Describe in detail proposed use of buildings, e.g. laundry building at hospital, elementary school, parking garage — or department store, rental office building or office building at industrial plant. If use of existing building is being changed, enter proposed use. _____

DESCRIPTION & REMARKS: METAL ROOF (FOR PICNIC ONLY)
AT SWIMMING POOL OVER SLAB

III. SELECTED CHARACTERISTICS OF NEW BUILDINGS, ADDITIONS OR ALTERATIONS ONLY (Leave blank for repairs, wrecking, etc.)

G. PRINCIPAL TYPE OF FRAME

- Masonry (wall bearing)
- Wood frame
- Structural Steel
- Reinforced concrete
- Other—Specify _____

K. TYPE OF MECHANICAL

AIR CONDITIONING

- Central-elec.
- Central-gas
- Individual room air conditioner
- None

NONE

INCINERATOR

- None
- Incinerator with air-pollution control
- Settling chamber
- Scrubber
- Precipitator
- Other NONE
- Incinerator without air-pollution control

H. PRINCIPAL TYPE OF HEATING FUEL

- Gas
- Oil-Grade No. (circle) 1, 2, 3, 4, 5, 6
- Electricity
- Coal
- Other—Specify NONE

ELEVATOR(s)

Enter number (0, 1, 2, etc.) NONE

I. TYPE OF SEWAGE DISPOSAL

- Public
- Private (septic tank, etc.) NONE

L. DIMENSIONS

No. of Stories above street level _____

Basement Yes No

Height of Construction, Ft. _____

Width 32 Depth 52

Total floor area, sq. ft. incl. bsmt. 800 sq. ft.

(All floors based on exterior dimensions)

Total Land Area, Sq. Ft. 400 sq. ft.

J. TYPE OF WATER SUPPLY

- Public or Privately owned company
- Individual, well, cistern NONE

M. NUMBER OF OFF STREET PARKING SPACES

Enclosed _____ Outdoors _____

N. RESIDENTIAL (Complete only for new bldg.)

Single Family

Total Single Family Units _____

Total No. of Bedrooms _____

Bathrooms _____

Full _____

Half _____

Multi-family

Total No. Kitchens _____

Bathrooms: _____

Full _____

Half _____

Total Other Rooms _____

Total No. of Buildings _____

Total No. apartments by no. of bedrooms:

0 (efficiency) _____

1 _____

2 _____

3 _____

4 _____

5 or more-specify _____

Total No. Apartments _____

	Name	Mailing address - Number, street, city, and state	ZIP code	Tel. No.
Owner	<u>STRAFORD RECREATION ASSOCIATION</u>	<u>8706 CAMDEN ST</u>		
	<u>TRIAN ASSOC. INC.</u>	<u>ALEXANDRIA VA 22308</u>		
Contractor	<u>A. DANTLEY</u>	<u>1904 COLLINGWOOD RD.</u>		
		<u>ALEX VA 22308</u>		
Architect				
Engineer				

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will conform to the regulations in the Building Code, the Zoning Ordinance, or private building restrictions, if any, which may be imposed on the above property by deed.

A. Dantley Date 5-25-70
(Signature of Owner or Authorized Agent)

1904 Collingwood Rd. Alex. VA. 22308
Address

file

COUNTY OF FAIRFAX, VIRGINIA

SITE PLAN

MAP REFERENCE			
Plat Number	Subd. Des.	Blk. or Sec.	Parcel or Lot
111	174		B

APPLICATION FOR BUILDING PERMIT

DEPARTMENT OF COUNTY DEVELOPMENT
DIVISION OF INSPECTION SERVICES

APPLICATION NO.	219712
DATE	4-26-71
PERMIT NO.	P74015

IMPORTANT - Applicant to complete ALL items. Mark where applicable

I. LOCATION OF BUILDING

STREET: 2303 CAMDEN COURT

LOT NO. _____ BLOCK _____ SECTION _____ SUBDIVISION _____ MAG. DIST. MT. VERNON

LEAVE BLANK FOR NEW CONSTRUCTION

PRESENT USE: SWIMMING POOL & BATH HOUSE

DEPARTMENTAL USE ONLY
PLAN APPROVAL

Use Group of Building: F-3

Type of Construction: 473

Area of Bldg. _____ @ _____ \$ _____

Total Fee \$ 500

Approved by Building Inspector: *[Signature]*

DATE APPROVED: 4/20/71

II. TYPE AND COST OF BUILDING - Please check appropriate box

A. TYPE OF IMPROVEMENT

- New Structure
- Addition (if residential, enter number of new housing units added, if any, in Part D-2)
- Alteration (See 2 above)
- Repair
- Wrecking
- Moving (relocation)
- Foundation Only
- Other _____

D. PROPOSED USE
(For "Wrecking" show most recent use)

RESIDENTIAL

- One-family (Incl. Semi-detached, row, town)
- Two or more family
No. of dwelling units _____
- Transient hotel, motel or dormitory
- Garage
- Carport
- Mobile Homes
- Other-Specify _____

B. OWNERSHIP

Public	Private
1. <input type="checkbox"/> Federal	6. <input type="checkbox"/> Taxable
2. <input type="checkbox"/> State	7. <input checked="" type="checkbox"/> Tax Exempt Inst.
3. <input type="checkbox"/> County	
4. <input type="checkbox"/> City or Town	
5. <input type="checkbox"/> Other (International) Please Specify _____	

NON-RESIDENTIAL

- Amusement, recreational
- Church, other Religious
- Industrial
- Parking garage
- Service Station, Repair Garage
- Hospital, Institutional
- Office, Bank, Professional
- Public utility
- School
- Stores, Mercantile
- Tanks, Towers
- Other-Specify _____
- Structures other than buildings

C. COST (Estimate)

Cost of improvement to be installed but not included in the above cost: \$ 1000.00

a. Electrical: 100.00

b. Plumbing: _____

c. Heating, air conditioning: _____

d. Other (elevator, etc.): _____

TOTAL COST OF IMPROVEMENT: \$ 1100.00

E. Is this structure part of a larger complex such as a hospital, university, industrial plant, shopping center, office building complex, etc.

YES (enter principal activity of the complex, e.g. Hospital, University, etc.)

NO

ZONING-Identify use for which land is zoned, for example: residential, commercial, industrial, other.

RECREATION

NON-RESIDENTIAL-Describe in detail proposed use of buildings, e.g. laundry building at hospital, elementary school, parking garage - or department store, rental office building or office building at industrial plant. If use of existing building is being changed, enter proposed use.

ADDITION TO BATH HOUSE

DESCRIPTION & REMARKS:

GUARD ROOM ADDITION TO BATH HOUSE

III. SELECTED CHARACTERISTICS OF NEW BUILDINGS, ADDITIONS OR ALTERATIONS ONLY (Leave blank for repairs, wrecking, etc.)

G. PRINCIPAL TYPE OF FRAME

- Masonry (wall bearing)
- Wood frame
- Structural Steel
- Reinforced concrete
- Other-Specify _____

K. TYPE OF MECHANICAL

AIR CONDITIONING

- Central-elec.
- Central-gas
- Individual room air conditioner
- None

INCINERATOR

- None
- Incinerator with air-pollution control
- Settling chamber
- Scrubber
- Precipitator
- Incinerator without air-pollution control

M. NUMBER OF OFF STREET PARKING SPACES

Enclosed _____ Outdoors 109

H. PRINCIPAL TYPE OF HEATING FUEL

- Gas
- Oil-Grade No. (circle) 1, 2, 3, 4, 5, 6
- Electricity
- Coal
- Other-Specify NONE

ELEVATOR(S)

Enter number (0, 1, 2, etc.) _____

N. RESIDENTIAL (Complete only for new bldg.)

Single Family

Total Single Family Units _____

Total No. of Bedrooms _____

Bathrooms: Full _____ Half _____

Multi-family

Total No. Kitchens _____

Bathrooms: Full _____ Half _____

Total Other Rooms _____

Total No. of Buildings _____

Total No. apartments by no. of bedrooms:

0 (efficiency) _____

1 _____

2 _____

3 _____

4 _____

5 or more-specify _____

Total No. Apartments _____

I. TYPE OF SEWAGE DISPOSAL

- Public
- Private (septic tank, etc.)

L. DIMENSIONS

No. of Stories above street level: ONE

Basement Yes No

Height of Construction, Ft.: 14'-0"

Width: 12'-0" Depth: 12'-0"

Total floor area, sq.ft. incl. bsmt.: 144

(All floors based on exterior dimensions)

Total Land Area, Sq. Ft.: ACRES 5.157

J. TYPE OF WATER SUPPLY

- Public or Privately owned company
- Individual, well, cistern

Name	Mailing address - Number, street, city, and state	ZIP code	Tel. No.
Owner	<u>STRATFORD RECREATION ASSC., INC.</u>	<u>22308</u>	<u>780-9388</u>
	<u>Alexandria Va 22308</u>		<u>664-2600</u>
Contractor	<u>SAME</u>		
	<u>10 P.H. BRINITZER</u>		
Architect Engineer	<u>SAME</u>		

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will conform to the regulations in the Building Code, the Zoning Ordinance, or private building restrictions, if any, which may be imposed on the above property by deed.

(Signature of Owner or Authorized Agent) [Signature] Date 26 APR 71

2321 WITTINGTON BLVD ALEXANDRIA VA 22308

Address

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY GOVERNMENT
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 Telephone: 703-222-0801
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # 81910173

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
 OR VISIT US ON THE WEB AT

http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
(PLEASE PRINT OR TYPE)

JOB LOCATION Brini + 2nd way
 ADDRESS 2300 ~~Brini + 2nd way~~
 LOT # _____ BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION RIVERSIDE PARK
 TENANT'S NAME _____
 EMAIL _____
 CONTACT ID _____

OWNER INFORMATION OWNER TENANT
 NAME STRATFORD RECREATION ASSN.
 ADDRESS 8618 HIGHGATE RD.
 CITY ALEXANDRIA STATE VA ZIP 22308
 TELEPHONE (703) 968-8888
 EMAIL _____
 CONTACT ID _____

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME NVBLU, INC.
 ADDRESS 14000 Thunderbolt Pl., Ste E
 CITY CHANTILLY STATE VA ZIP 20151
 TELEPHONE _____
 EMAIL _____
 STATE CONTRACTORS LICENSE # 2701037403
 COUNTY BPOL # 000-03-1706
 CONTACT ID 277922

APPLICANT
 NAME DENNIS CROSSON
 ADDRESS 14000 THUNDERBOLT PL., STE. E
 CITY CHANTILLY STATE VA ZIP 20151
 TELEPHONE (571) 220-8053
 EMAIL _____
 CONTACT ID _____

DESCRIPTION OF WORK
Modernize existing main pool to current health code, inst. new filter system, pool piping, modified dive well (deep) + shallow end (slope access), 2nd new pool decks. No change in use or increase in in-ground area (remains within existing pool/deck footprint).

HOUSE TYPE _____
 ESTIMATED COST OF CONSTRUCTION \$150,000.00
 USE GROUP OF BUILDING _____
 TYPE OF CONSTRUCTION _____

DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # 058-2978
 TAX MAP # 111 51 010

ROUTING	DATE	APPROVED BY
LICENSING	<u>7/1/08</u>	<u>[Signature]</u>
ZONING	<u>7/1/08</u>	<u>[Signature]</u>
SITE PERMITS	<u>7/1/08</u>	<u>[Signature]</u>
HEALTH DEPT		
BUILDING REVIEW	<u>10-3-08</u>	<u>[Signature]</u>
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE \$ _____
 AMOUNT DUE = \$ 1,750.00

BUILDING PLAN REVIEW

REVIEWER [Signature] # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS 0 PLAN LOC. I R

APPROVED FOR ISSUANCE OF BUILDING PERMIT (LOG OUT)

BY _____ DATE _____

ZONING REVIEW

USE COMMUNITY SWIMMING POOL
 ZONING DISTRICT R-3 HISTORICAL DISTRICT NO
 ZONING CASE # SDA-76-V-303-1
 GROSS FLOOR AREA OF TENANT SPACE _____

YARDS:	GARAGE	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
FRONT	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT	REMARKS	<u>renovate/replace</u>		
L SIDE		<u>pool + decking - no</u>		
R SIDE		<u>increase or change</u>		
REAR		<u>in footprint</u>		

REMARKS open case #25129-OK to approve per Steve Mason 7/1/08

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

[Signature] 7/8/2008
 Signature of Owner or Agent Date

DENNIS CROSSON
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)

State (or territory or district) of _____
 County (or city) of _____, to wit: I, _____ a Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

Given under my hand this _____ day of _____, 20____
 My commission expires the _____ day of _____, 20____

(Notary Signature)



County of Fairfax, Virginia

MEMORANDUM

DATE: January 15, 2016

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

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

FILE: SP 76-V-303

SUBJECT: SPA 76-V-303-02 Stratford Recreation Association, Inc.
2300 Brinitzer Way, Alexandria VA 22308
Tax Map: 111-1 ((01)) 001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the application material and Special Use Amendment Plat, dated September 30, 2015.

- The proposed building additions with this application do not impact traffic operations on Brinitzer Way, Camden Street, and the adjacent street network.
- The applicant should design the parking spaces and drive aisles in the parking area to meet PFM standards. The applicant should provide parking lot striping to delineate vehicle parking, as well as the location of the proposed ADA van accessible parking.
- The applicant should install sidewalk curb ramps in proximity to the proposed ADA parking spaces.

MAD/RP
cc: Heath Eddy, DPZ

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: December 21, 2015

TO: Heath Eddy, Staff Coordinator
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DRWES

SUBJECT: Riverside Park-Stratford Rec Assn- Lot10.SPA 76-V-303-02

The following comments are based on a review of the Application for a Special Permit, SPA 76-V-303-02 and Statement of Justification for the subject property, date stamped as received by the Department of Planning and Zoning on October 13, 2015 and Special Use Amendment Plat date stamped as received October 26, 2015.

1. Comment: It is unclear how trees resources and existing vegetation will be impacted by the construction of the proposed building.

Recommendation: The applicant should provide tree protection in the form of 14 gauge welded wire fence as well adhere to the following:

- If any trees are to be removed these trees should be replanted with similar species.
- Trees being removed should be removed by hand with no heavy equipment.
- All efforts to minimize construction impacts to trees should be taken. This includes keeping heavy equipment as far from trees as possible.
- Trees located in the adjacent islands shall be protected with tree protection fencing.

Please contact me should you have any questions.

SW/tw

UFMDID #: 206640

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes



Zoning Ordinance Provisions

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-403 Standards for All Group 4 Uses

1. Except for Use 2 set forth in Sect. 401 above, all uses and their related facilities shall be under the control and direction of a board of managers composed, at least in part, of the residents of the area intended to be served by the facility. Further, no Group 4 use shall be operated on a profit-making basis, and the owner of the facility shall be a nonprofit organization where membership thereto is limited to residents of nearby residential areas.
2. All uses shall comply with the bulk regulations of the zoning district in which located.
3. 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.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.