

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

STRATFORD RECREATION ASSOCIATION INC., SPA 76-V-303-02 Appl. under Sect(s) 3-303 and 8-401 of the Zoning Ordinance to amend SP 76-V-303 previously approved for swim and tennis club to permit site modifications. Located at 2300 Camden Ct. (2300 Brinitzer Way), Alexandria, 22308, on approx. 5.76 ac. of land zoned R-3. Mt. Vernon District. Tax Map 111-1 ((1)) 10. Mr. Hart 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 March 2, 2016; and

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

1. The applicant is the owner of the land.
2. Staff recommends approval, and the Board adopts the rationale in the staff report.
3. This application is for relatively slight and logical changes to a swim club, which is about 50 years old.
4. With the proposed revisions to the development conditions, any impacts will be appropriately mitigated.
5. The applicant has read, understands, and concurs with the development conditions.

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 as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

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

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 111 parking spaces, based on compliance with County Public Facilities Manual (PFM) standards. The parking spaces will be restriped within 15 months of this approval.
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 annual swim season;
  - b. Limited to Friday, Saturday, and pre-holiday evenings;
  - c. Shall not extend beyond 12:00 midnight, but the amplified music shall not extend later than 11:00 p.m.; and,
  - d. Shall comply with the requirements of the Noise Ordinance, Chapter 108.1 of the County Code
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 westernmost court shall not exceed 20 feet, while light standards for 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 retained for tennis court lighting.
  - d. All tennis court lighting shall be turned off by 10:00 p.m.
  
15. The westernmost two tennis courts shall not be used between the hours of 8:30 p.m. and 10 p.m. unless 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.

Mr. Smith seconded the motion, which carried by a vote of 6-0. Ms. Theodore was absent from the meeting.

A Copy Teste:



Mary D. Padrutt, Deputy Clerk  
Board of Zoning Appeals

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

