



APPLICATION ACCEPTED: March 2, 2016
DATE OF PUBLIC HEARING: May 18, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

May 11, 2016

STAFF REPORT

SPECIAL PERMIT SPA 75-V-185-02

MOUNT VERNON DISTRICT

APPLICANT/OWNER: Mount Vernon Community Park and
Playground Association a/k/a Mount Vernon
Park Association, Inc.

ZONING: R-3

LOCATION: 8042 Fairfax Road, Alexandria 22308

ZONING ORDINANCE PROVISION: 3-303, 8-401

TAX MAP: 102-2 ((3)) A & D, 102-4 ((17)) B,
102-4 ((1)) 3A, 4 & 11B

LOT SIZE: 10.8 acres

PLAN MAP: Private Recreation

SP PROPOSAL: Group 4 – To amend SP 75-V-185 previously
approved for community recreation club to
allow site modifications.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 75-V-185-02 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

Erin M. Haley

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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.**



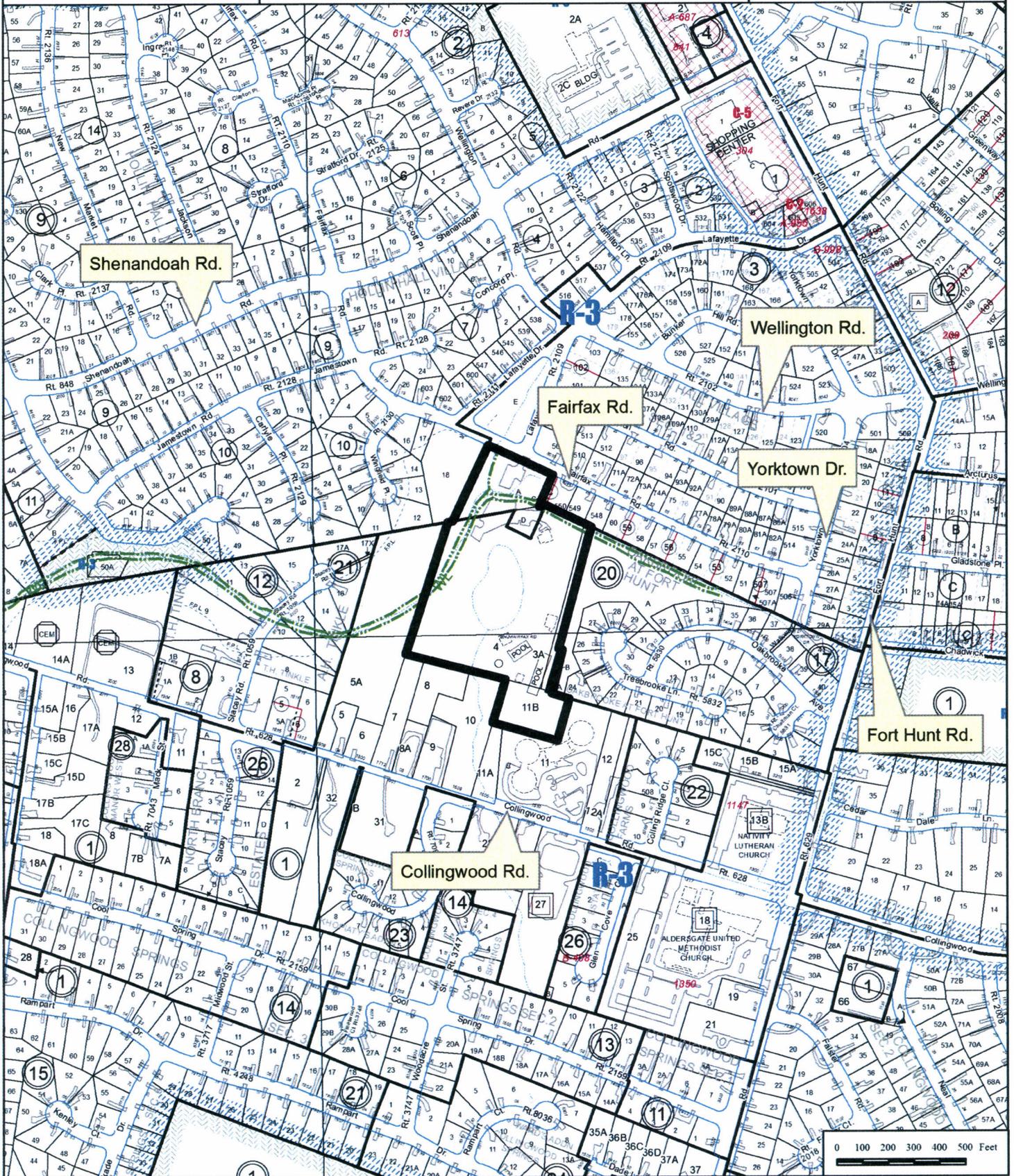
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit Amendment

SPA 75-V-185-02

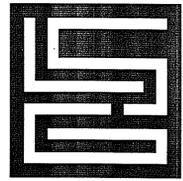
MOUNT VERNON COMMUNITY PARK AND PLAYGROUND ASSOCIATION, A/K/A MOUNT VERNON PARK ASSOCIATION, INC



GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 182-2-002-010-1B, 102-2-003-A, 102-2-003-D, 102-4-001-3A, 102-4-001-4, 102-4-001-11B, AND 102-4-0017-B, AND IS ZONED R-3.
2. NO TITLE REPORT WAS FURNISHED, WHICH MAY REFLECT ADDITIONAL EASEMENTS AND/OR RIGHTS-OF-WAY NOT SHOWN HEREON.
3. THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. TOTAL SITE AREA = ~~523,921~~ ^{416,448} SQUARE FEET OR ~~12.226~~ ^{10.8} ACRES.
5. OWNER: MT. VERNON COMMUNITY PARK AND PLAYGROUND ASSOCIATION, INC.
C/O MT. VERNON PARK ASSOCIATION
P.O. BOX 6087
ALEXANDRIA, VA. 22306
6. THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS DENOTED AS PROPOSED.
8. GROSS FLOOR AREA:
A. EXISTING = 4,274 S.F.
B. PROPOSED = 1,296 S.F.
C. TOTAL = 5,570 S.F.
NOTE: EXISTING BUILDING TO BE REMOVED IS NOT INCLUDED IN G.F.A. CALCULATIONS.
9. BULK REGULATIONS:
A. MAXIMUM BUILDING HEIGHT = 60 FEET
B. MINIMUM YARD REQUIREMENTS:
I. FRONT YARD: CONTROLLED BY 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FEET
II. SIDE YARD: CONTROLLED BY 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET
III. REAR YARD: CONTROLLED BY 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET
C. FLOOR AREA RATIO:
I. EXISTING = 0.008
II. PROPOSED = 0.003
III. TOTAL = 0.011
IV. ALLOWED = 0.250
NOTE: EXISTING BUILDING TO BE REMOVED IS NOT INCLUDED IN F.A.R. CALCULATIONS.
10. EXISTING TOPOGRAPHY IS FROM AN AIR SURVEY.
11. A MODIFICATION TO TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ARE REQUESTED TO ALLOW THE USE OF THE EXISTING MATURE NATURAL VEGETATION AND SIX FOOT HIGH CHAIN LINK FENCE TO MEET THE REQUIREMENT.
12. A STORMWATER MANAGEMENT FACILITY WILL NOT BE REQUIRED, WITH THE APPROVAL OF THE SPECIAL PROJECTS BRANCH OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, BASED ON THE MINOR CONSTRUCTION PROPOSED WITH AN INCREASE IN RUNOFF OF ONLY 0.24 CFS.
13. THERE ARE NO EXISTING OR ANTICIPATED PROBLEMS OF FLOODING OR EROSION IN THE AREA OF THE APPLICATION AND UPSTREAM AND DOWNSTREAM FROM THE APPLICATION PROPERTY.
14. THE EXISTING 100 YEAR FLOOD PLAIN DELINEATED ON THIS PLAN IS AT AN ELEVATION OF 16 FEET, AND IS BASED ON THE FLOOD PLAIN DELINEATION ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON NOVEMBER 6, 1972 AND PREPARED BY MASSEY ENGINEERS CONSULTANTS.
15. PROPOSED EQUIPMENT STORAGE SHED WILL BE DESIGNED TO EQUALIZE FLOOD PRESSURE IN ACCORDANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. PROPOSED MANAGER'S OFFICE, WITH A FIRST FLOOR ELEVATION OF 16.5 FEET, IS ABOVE THE FLOOD PLAIN ELEVATION.
16. THERE ARE NO TRAILS REQUIRED FOR THIS SITE AS PER THE ADOPTED COMPREHENSIVE PLAN.
17. THERE ARE NO GRAVES VISIBLE ON THIS SITE.

18. PARKING REQUIRED:
A. SWIMMING POOL (ONE SPACE FOR EVERY 7 PERSONS LAWFULLY PERMITTED IN THE POOLS; 27 S.F. OF POOL AREA PER PERSON IS LAWFULLY PERMITTED AS PER THE HEALTH DEPT.; 11,343 S.F. OF POOL AREA ÷ 27 = 420 PERSONS ÷ 7 = 60) = 60 SPACES
B. TENNIS (4 SPACES PER COURT = 4 X 4 = 16) = 16 SPACES
C. EMPLOYEES (1 SPACE PER EMPLOYEE = 1 X 8 = 8) = 8 SPACES
D. TOTAL = 84 SPACES
E. LESS MEMBERS WITHIN WALKING DISTANCE (84 SPACES X 30%) = 25 SPACES
F. TOTAL REQUIRED (PER CURRENT ZONING ORDINANCE) = 59 SPACES
G. TOTAL REQUIRED (PER S-185-75 APPROVED DEC. 2, 1975)
I. ON DUSTLESS SURFACE = 50 SPACES
II. OVERFLOW PARKING = 150 SPACES
19. PARKING PROVIDED:
A. PERMANENT (INCLUDES TWO HANDICAP SPACES) = 63 SPACES*
B. TEMPORARY OVERFLOW = 137 SPACES
C. TOTAL PROVIDED = 200 SPACES
*46 SPACES ARE ON DUSTLESS SURFACE. A WAIVER IS REQUESTED TO ALLOW 17 SPACES ON A GRAVEL SURFACE.
20. USABLE OUTDOOR RECREATION AREA = 493,071 S.F. OR 11.3194 ACRES.
21. EXISTING PARKING AREAS TO BE RESTRIPTED AS SHOWN. ALL PARKING SPACES ARE 8.5 FT. X 16.5 FT. UNLESS DENOTED OTHERWISE.
22. ADEQUATE CONTROLS OF EROSION AND SEDIMENTATION SHALL BE PROVIDED FOR ALL DISTURBED AREAS AS PER THE PROVISIONS OF THE PUBLIC FACILITIES MANUAL.
23. PROPOSED OFFICE TO BE SERVED BY PROPOSED 4 IN. SANITARY LATERAL CONNECTED TO EXISTING SANITARY SEWER, AND PROPOSED WATER SERVICE CONNECTED TO EXISTING WATER SERVICE FROM EXISTING BUILDING TO BE REMOVED.
24. TOTAL DISTURBED AREA = 7,100 SQUARE FEET.
25. MAXIMUM AMOUNT OF FILL WITHIN THE DISTURBED AREA IS 100 CUBIC YARDS.
26. EXISTING TREES WITHIN THE DISTURBED AREA TO BE SAVED WHEREVER POSSIBLE.
27. IF ANY ADDITIONAL FEDERAL AND/OR STATE PERMITS ARE REQUIRED, THEY WILL BE OBTAINED BY THE APPLICANT.



LSG LANDSCAPE ARCHITECTURE

1775 GREENSBORO STATION PL
SUITE 110
TYSONS, VIRGINIA 22182
703-821-2045

MOUNT VERNON COMMUNITY PARK AND PLAYGROUND

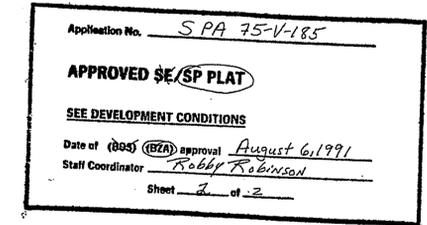
FAIRFAX COUNTY, VA

REVISIONS

No.	Description	Date

SPORTS ILLUMINATION PLAN
-SPECIAL USE/
SPECIAL EXCEPTION PLAT

Project Number:	15127.00
Scale:	NTS
Drawn By:	BC
Checked By:	MG
Date:	2015.12.07
Sheet No.	L-102



SPECIAL USE/SPECIAL EXCEPTION PLAT
SHOWING THE IMPROVEMENTS
ON THE PROPERTY OF
**MOUNT VERNON COMMUNITY PARK
AND PLAYGROUND ASSOC., INC.**
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 40' NOVEMBER 8, 1990

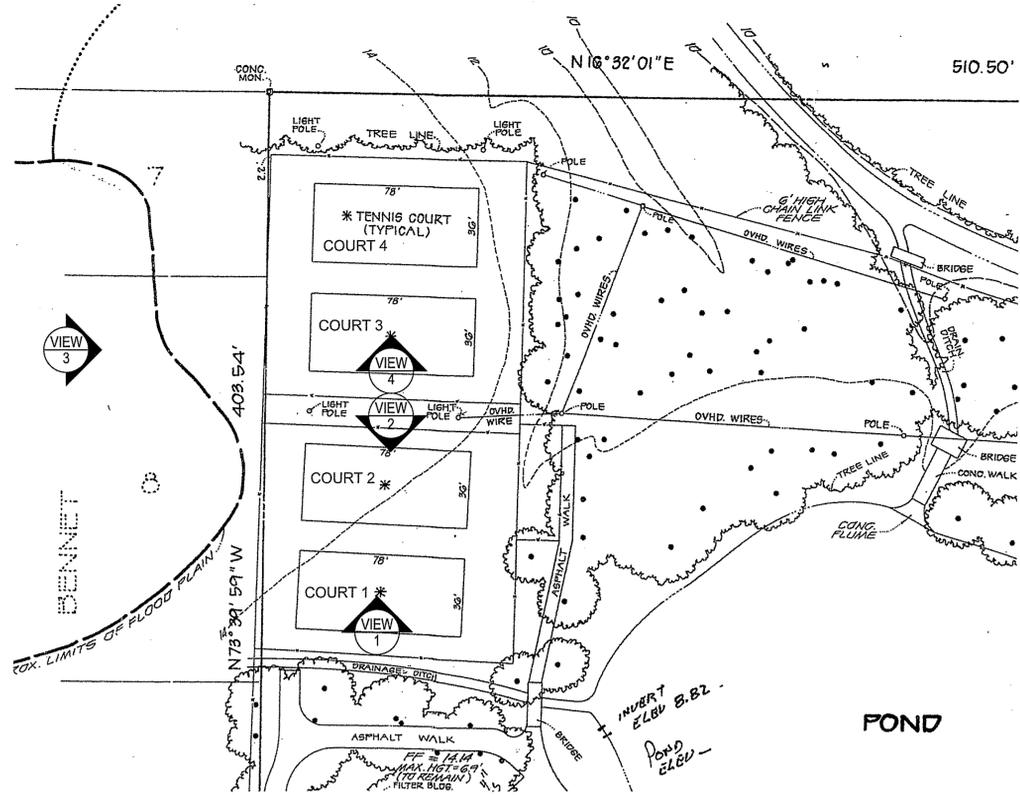


Kenneth W. White
KENNETH W. WHITE, L.S.

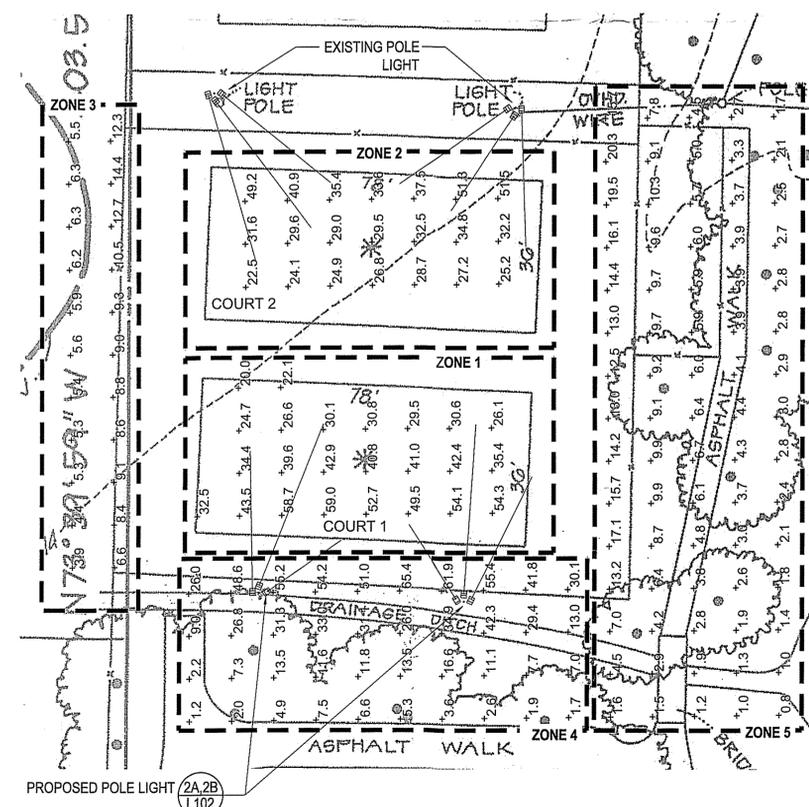
ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY • ALEXANDRIA, VIRGINIA 22306
PHONE (703) 660-6615

SHEET 2 OF 2

- NOTES:
1. Plan information reproduced from "SPECIAL USE/ SPECIAL EXCEPTION PLAT" to the Property of Mount Vernon Community Park and Playground Association," November 8, 1990, prepared by Alexandria Surveys, Inc.
 2. Plan is for purposes of illustrating proposed tennis court lighting only



1 EXISTING CONDITIONS
1"=40'-0"

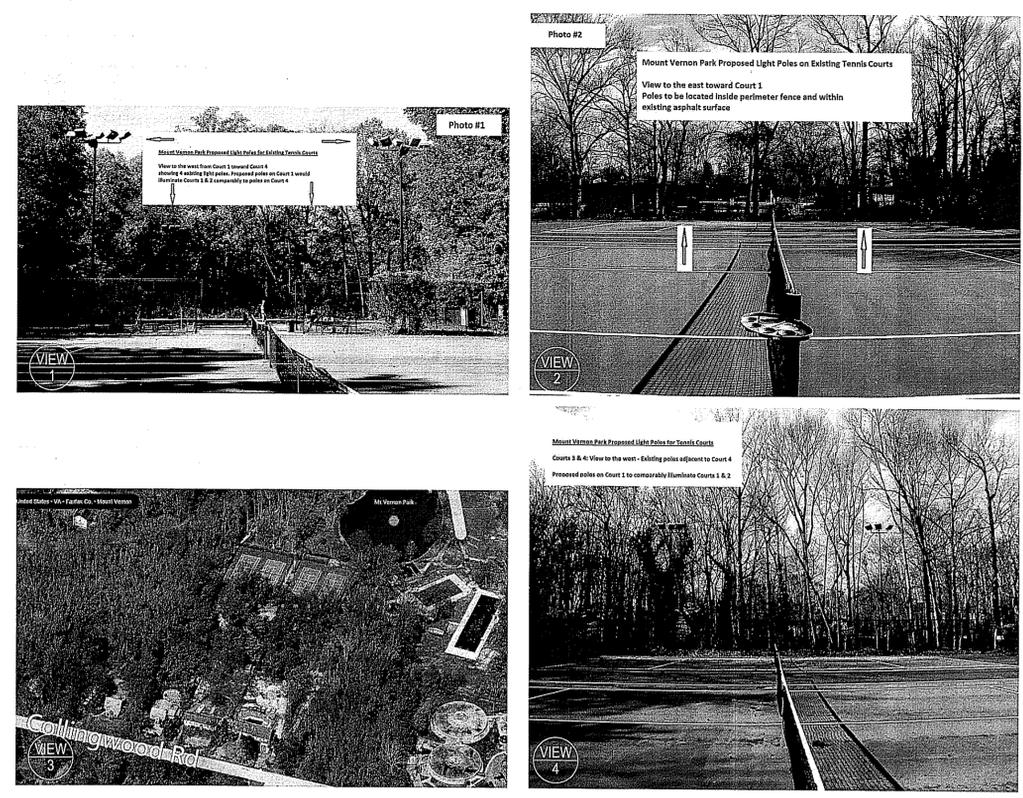


2 SPORTS ILLUMINATION PLAN
1"=20'-0"

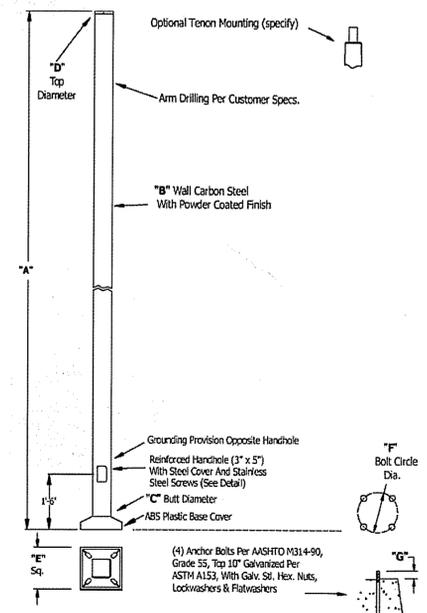
- NOTES:
- This Sports Illumination Plan is prepared in support of a Special Permit Amendment to install two light poles and associated fixtures to complete the lighting of one existing tennis court and fully light an additional existing tennis court at the Mount Vernon Community Park and Playground site in Mount Vernon District, Fairfax County, Virginia.
 - Information on the existing lighting and tennis courts is reproduced from "Special Use/ Special Exception Plat to the Property of Mount Vernon Community Park and Playground Association," November 8, 1990, prepared by Alexandria Surveys, Inc.
 - Proposed fixtures shall match existing and may be Ruud item #E-FS3M99SQM or a Complete Lighting Source D-1000-MH-22FL-MT-PC or comparable fixture.
 - Lights shall be mounted to match the height of existing lights on adjacent courts. Height shall be 30 (thirty) feet.
 - Photometric calculations were prepared by AffordableLighting.Com, a Division of Complete Lighting, Inc., 6209 Amber Hills Road, Trussville, AL 35173, 1-(800) 683-8825.

PHOTOMETRIC CALCULATION SUMMARY					
ZONE	AVERAGE	MAX.	MIN.	MAX. / MIN.	AVERAGE / MIN.
1	38.4 fc	59.0 fc	20.0 fc	3.0 : 1	1.9 : 1
2	33.2 fc	51.5 fc	22.5 fc	2.3 : 1	1.5 : 1
3	7.7 fc	14.4 fc	3.9 fc	3.7 : 1	2.0 : 1
4	21.2 fc	65.4 fc	1.2 fc	54.5 : 1	17.7 : 1
5	6.2 fc	20.3 fc	0.8 fc	25.4 : 1	7.8 : 1

1A EXISTING CONDITIONS: VIEWS
NTS



2A PROPOSED POLE
NTS

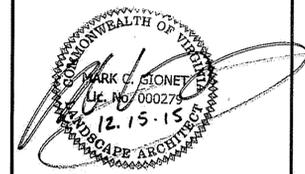


- Notes:
- All Material Shall Be Weldable-Grade, Hot-Rolled, Commercial Quality Carbon Steel Tubing. Base Plate and Handhole Material Shall Conform to ASTM A36. All Welds Shall Conform To AWS D1.1 Using E70xx Electrodes.
 - EPA Calculations Based Upon ASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals, 1994 Edition, Using An EPA Weight of 25 lbs Per Sq Ft of EPA. Height Coefficients Based On Formula, $(H/30)^{(1/7)}$. EPA's Are Calculated At Top Of Shaft. All Welds Shall Conform To AWS D1.1 Using E70xx Electrodes.

2B PROPOSED FIXTURE ARRAY
NTS



1775 GREENSBORO STATION PL
SUITE 110
TYSONS, VIRGINIA 22182
703-821-2045



MOUNT VERNON
COMMUNITY PARK
AND PLAYGROUND

FAIRFAX COUNTY, VA

REVISIONS

No.	Description	Date

SPORTS
ILLUMINATION
PLAN

Project Number: 15127.00
Scale: AS SHOWN
Drawn By: BC
Checked By: MG
Date: 2015.12.07
Sheet No. L-103

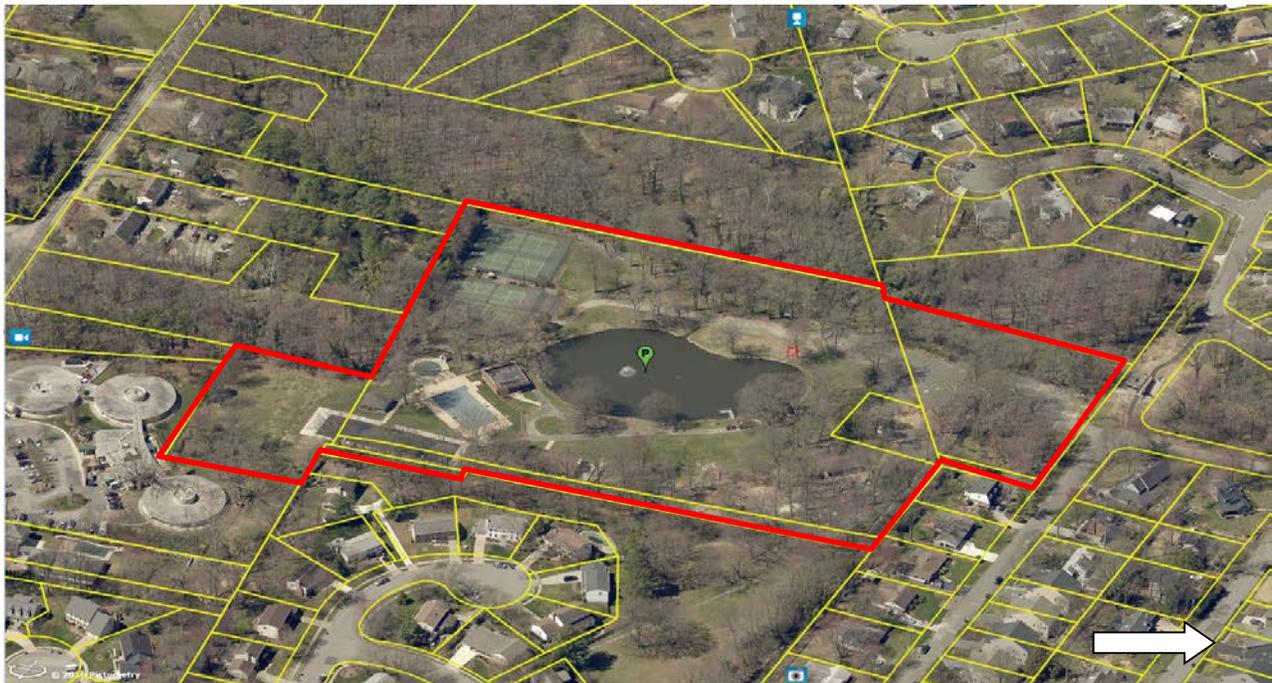
DESCRIPTION OF THE APPLICATION

The applicant requests approval of a special permit amendment for site modifications to add two new light poles to the existing four poles around the club's tennis courts.

A copy of the special permit plat titled, "Special Use/Special Exception Plat, Showing the Improvements on the Property of, Mount Vernon Community Park and Playground Assoc., Inc.," prepared by Kenneth W. White, L.S., dated November 8, 1990, as revised through December 7, 2015, is included in the front of the staff report.

Copies of the proposed development conditions, the statement of justification and select file photographs and the affidavit are contained in Appendices 1 through 3, respectively

CHARACTER OF THE SITE AND SURROUNDING AREA



The 10.8 acre project site is located west of Fort Hunt Road and north of Collingwood Road. The property is developed as the Mount Vernon Community Park and Playground Association. Fairfax Road provides access to an 84 space parking lot on the north side of the property.

Four tennis courts, three swimming pools, a bath house, a manager's office/storage shed, a gate house, a large pond, picnic grounds, a basketball court, and a playground are located on site. A chain link fence 6.0 feet in height runs along the southern property line and encloses the pool area, the tennis courts, and the pond and picnic grounds. The tennis court enclosure currently has four light poles 30 feet in height; two light poles are located on the western side of the courts and two are located in the middle of the four courts. Temporary overflow parking areas are designated to the east and west of the pond, which is centrally located on the site. An asphalt walkway runs

from the parking areas, around the eastern edge of the pond, and to the pool area and tennis courts. Almost the entire site, with the exception of the southeastern corner, is located within a flood plain. A sanitary sewer easement 10 feet in width runs across the northern part of the property and out to Fairfax Road. Mature trees and vegetation are located throughout the site.

Existing Conditions

Size:	10.8 acres
Membership:	600 families
Normal Hours:	11:00 a.m. – 9:00 p.m. Monday – Saturday 12:00 p.m. – 9:00 p.m. Sundays (pool open Memorial Day to Labor Day)
Tennis Courts:	Open year round pursuant to Fairfax County Ordinances
Employees:	maximum of 8 employees on-site at any one time
Parking:	84 permanent spaces 116 temporary overflow spaces

Surrounding properties consist of the following land uses and zoning:

Direction	Use	Zoning
North	Single Family Residential & Vacant Land	R-3
East	Private HOA Open Space	R-3
South	Single Family Residential, Vacant Land, & Nursing Home	R-3
West	Vacant Land	R-3

BACKGROUND

Previous zoning approvals for the subject property include:

- 1954: Application # 3899: Board of Zoning Appeals (BZA) approved an application to develop a community park and playground and construct a swimming pool on the subject property.
- 1963: Special Permit # 16018: BZA approved a special permit for the construction of an additional swimming pool.
- 1971: S-25-71: BZA approved a special permit to permit two additional tennis courts.
- 1975: S-185-75: BZA approved a special permit for the construction of a bath house and a parking area.

- 1979: BZA approved a request to replace a building destroyed by fire by stating the new building was to be constructed per the terms and conditions of S-185-75.
- 1991: SE 91-V-006, concurrent with SPA 75-V-185-1: Board of Supervisors approved a Special Exception to allow replacement of a shed in a flood plain, as well as the BZA approving a special permit amendment for the replacement of the shed and waiver of dustless surface requirements. The most recently approved BZA Resolution is included as Appendix 4.

During the applications acceptance process, staff determined that a Special Exception Amendment was not required for the current application due to the limited nature of the proposed improvements.

PROPOSED USE

The applicant is requesting a special permit amendment to allow the installation of two new light poles 30 feet in height with 3, 1000 watt light fixtures each on the eastern side of the tennis court enclosure. The two new light poles would allow the eastern-most tennis court to be illuminated as it is not currently served by light from the existing four light poles. No modifications are proposed to the operation of the facility or to any of the other structures.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Mount Vernon; Area IV
Planning Sector: Fort Hunt (MV6)
Plan Map: Private Recreation Use

Urban Forestry Analysis (Appendix 5)

The westernmost proposed light pole is planned for installation within the canopy of a mature tree. As the pole is proposed to be 30 feet tall, there is potential for conflicts between the light pole and the tree's canopy either at the time of installation or at some point in the future. A development condition has been proposed that would require the applicant to retain the services of a certified arborist to conduct any pruning work that might be necessary to avoid conflicts between the light pole and the tree's canopy. At least 10 feet of clearance should be provided between the nearest branch and the light pole to mitigate current and future conflicts.

Zoning Ordinance Requirements

The application must meet all of the following standards, copies of which are attached as Appendix 4:

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

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	10,500 sf.	10.8 acres
Lot Width	Interior: 80 feet	432 feet
Building Height	60 feet	14 feet
Front Yard	Controlled by a 40° angle of bulk plane, but not less than 30 feet	68 feet
Side Yard	Controlled by a 35° angle of bulk plane, but not less than 10 feet	Eastern: 41.7 feet Western: approx.. 275 feet
Rear Yard	Controlled by a 35° angle of bulk plane, but not less than 25 feet	169.6 feet

Special Permit Requirements (See Appendix 5)

General Special Permit Standards (Sect. 8-006)

General Standards 1 and 2 require that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations.

The Comprehensive Plan recommends private recreation uses for the subject site. The community park and playground association is a private recreation use that serves the surrounding community. Other than the addition of two new light poles to the tennis court area, no changes are proposed to the current operation or existing structures. The additional light poles would allow all of the tennis courts to be used during the evening hours, as opposed to the three that are lighted today. Staff believes that the addition of two new light poles is in harmony with the Comprehensive Plan and the Zoning Ordinance.

General Standard 3 requires that 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 applicant is proposing the addition of two light poles to the tennis court area of the existing community park and playground association. The applicant is proposing no other change to the operation or structures of the existing facility. The land adjacent to the area of the of the tennis courts is almost all vacant, undeveloped land. One of the adjacent properties is a one acre parcel developed with a single family dwelling, but the house is located at the other end of the property away from the tennis court area. Staff does not believe that the addition of two new light poles to the tennis court area that already has four light poles will have an adverse impact on the use or development of neighboring properties. Staff believes that Standard 3 has been met.

General Standard 4 requires that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

The applicant states that the three tennis courts that are currently illuminated during evening hours (5:00 p.m. to 9:00 p.m.) are lightly used. The applicant also states that nearly half of the association's members live within one half of a mile from the park and either walk or bicycle to the park. The addition of two more light poles to allow the fourth tennis court to be lit during the evening hours may create a small increase in member traffic during those hours. However, in staff's opinion, the additional trips made by the increased tennis court usage will have a de minimis impact on the existing traffic in the neighborhood.

General Standards 5, 6, 7 and 8 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and signage to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

PARKING STANDARDS		
Use	Parking Requirements	Parking Spaces
Community Pool	1 space/7 persons allowed in pool 1 space per employee	420/7 = 60 spaces 8 employee spaces
Tennis Courts	4 spaces per court	4 courts x 4 spaces = 16 spaces
		60 + 8 + 16 = 84 spaces required
	Total parking provided	84 spaces, including 2 handicap spaces
	Temporary overflow parking	117 spaces
	Total parking onsite	200 spaces

The applicant is proposing no changes to the screening, open space, utilities, drainage, parking or signage. However, with the previous approval of a waiver of dustless surface requirements and the provision of overflow parking areas, the subject property has a total parking availability of 200 spaces, which is well above the required number of 84 spaces.

Any pruning needed to accommodate the installation and maintenance of the two new light poles will be minimal and done with the consultation of a certified arborist per the

proposed development conditions. No other changes are proposed. Staff believes that these Standards have been met.

Standards for All Group 4 Uses (Sect. 8-403)

Standard 1 for Group 4 Uses requires that 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.

The applicant is currently in operation as a nonprofit organization and therefore meets this Standard.

Standard 2 requires that all uses shall comply with the bulk regulations of the zoning district in which located.

The proposed light poles would meet the requirements of the bulk regulations and would be located outside of the minimum required yards.

Standard 3 requires that 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.

The applicant has provided a sports illumination plan, which is part of the special permit plat and will be required to comply with all performance standards specified for the R-3 district.

Standard 4 requires that, before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

The site met these requirements at the time of site plan approval. The only site modification proposed is the installation of two new light poles to provide lighting for an existing tennis court.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of SPA 75-V-185-02 subject to the proposed development conditions contained in Appendix 1.

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 with select file photos
3. Applicant's Affidavit
4. BZA 1991 Approved Resolution
5. Urban Forestry memo
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 75-V-185-02****May 11, 2016**

If it is the intent of the Board of Zoning Appeals to approve SPA 75-V-185-02 located on property described as Tax Map 102-2 ((3)) A & D, 102-4 ((17)) B, 102-4 ((1)) 3A, 4, & 11B, to permit a community recreation use pursuant to Section 8-401 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit approvals are marked with an asterisk (*). Edits have been underlined. These conditions incorporate and supercede all previous conditions.

1. This approval is granted to the applicant only, Mount Vernon Community Park and Playground Association a/k/a Mount Vernon Park Association, Inc., 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 Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Alexandria Surveys, Inc. dated November 8, 1990, as revised by LSG Landscape Architecture through December 7, 2015, and approved with this application, as qualified by these development conditions.*
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 Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.*
5. The maximum number of employees on site at any one time shall be eight (8).*
6. The maximum number of family memberships shall be 600.*
7. The regular hours of operation for the park shall be limited to 8:00 A.M. to 9:30 P.M., Monday through Saturday and 12:00 P.M. to 9:30 P.M. on Sunday.*
8. Subject to the requirements of the Noise Ordinance, the applicant may use a public address system between 10:00 a.m. and 9:00 p.m. The maximum decibel level of the loudspeakers shall not exceed 72 dBA overall and shall not exceed 55 dBA at the property line*

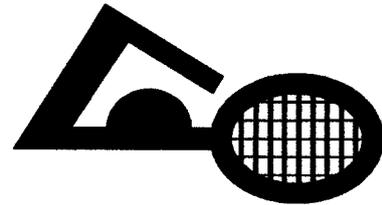
9. All parking shall be on site. There shall be provided a minimum of eighty-four (84) permanent parking spaces, either paved or gaveled, and 116 overflow parking spaces in an area general contiguous to existing parking.*
10. The mature existing vegetation shall be preserved to the maximum extent possible. Supplemental plantings ~~in the cleared area between the proposed equipment shed/manager's office and by the existing vegetation~~ shall be provided maintained subject to review and approval by the Urban Forest Management Branch ~~Branch Chief of the Urban Forestry Branch (formerly the County Arborist).~~*
- ~~11. Proper pool cleaning procedures shall be implemented. Pool waters shall be properly neutralized prior to being discharged during draining or cleaning operations. The recommended method involves adding sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found in Fairfax County range in pH from 6.0 to 9.0. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool waters. This requires a minimum concentration of 4.0 milligrams per liter. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.~~
11. In order to mitigate potential negative impacts resulting from the discharge of chemicals existing in the swimming pool water during the pre-season pool cleaning, the applicant shall ensure that the chemicals shall be neutralized prior to discharge into sanity sewer lines by using the following guidelines for all pool discharge materials.
 - All waste water resulting from the cleaning and draining of the pool located on the property shall meet the appropriate level of water quality prior to discharge as determined by the Senior Sanitarian in the Consumer Services Section of the Environmental Health Division, Fairfax County Health Department. The applicant shall use the following procedure to ensure that pool waters are properly neutralized prior to being discharged during drainage or cleaning operations; add sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a ph level approximately equal to that of the receiving stream and as close to the neutral (a ph of 7) as possible.
 - If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.
12. The gravel surfaces for the parking lot, travel way and loading area shall be maintained in accordance with Public Facilities Manual standards and the following

guidelines. The waiver of the dustless surface shall run for the period of time specified in the Zoning Ordinance.

- Speed limits shall be kept low, generally 10 mph or less.
 - The areas shall be constructed with clean stone with as little fine material as possible.
 - The stone shall be spread evenly and to a depth adequate enough to prevent wear-through or bare subsoil exposure. Routine maintenance shall prevent this from occurring with use.
 - Resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed.
 - Runoff shall be channeled away from and around driveway and parking areas.
 - During dry periods, application of water shall be made in order to control dust.
 - The applicant shall perform periodic inspections to monitor dust conditions drainage functions and compaction-migration of the stone surface.
 - The entrance shall be paved to a point at least twenty-five (25) feet into the
13. The applicant shall retain the services of a certified arborist to conduct any pruning work that might be necessary to avoid conflicts between the light pole and the tree canopy at the time of installation of the light pole or in the future. At least 10 feet of clearance shall be provided between the nearest branch and the light pole.
14. The new light poles shall be installed as depicted on the Sports Illumination Plan provided as part of the special permit plat approved with this application, as qualified by these development conditions. The lights shall be shielded and directed downward so as to prevent glare and nuisance light onto the adjacent properties.
15. All tennis court lights shall be shut off by an automatic timing device at 9:00 P.M.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty months (30) months after the date of approval unless construction has commenced and 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.



Mount Vernon Park Association
P.O Box 6087, Alexandria, VA 22306

Subject:**Special Permit Statement of Justification for**RECEIVED
Department of Planning & Zoning

Mount Vernon Community Park and Playground Association
8042 Fairfax Road
Alexandria, VA 22308
Principal Tax Map Reference: 102-4-01-004 (others associated)
Relevant Special Permit: SPA 75-V-185-1

FEB 29 2016

Zoning Evaluation Division

Background:

Mount Vernon Park (MVP) seeks to install two, 30' high poles with 3, 1000 watt light fixtures each on Court 1 as noted on enclosed Plans. MVP's 4 tennis courts already have 4 poles with a total of 18, 1000-watt light fixtures that have existed since the courts were constructed over 40 years ago. In 2013 we preliminarily reviewed the feasibility of this proposal with Jack Reale (retired), Planner at Fairfax County Planning & Zoning. Pending an approved illumination plan, building permit for the pole foundations and electrical permit, we were told that the poles and lights should meet the requirements of County Code and be subsequently approved. However, Zoning Evaluation subsequently indicated that MVP would need to either 1) apply for a Zoning Interpretation or 2) apply to amend our Special Permit barring approval of the Interpretation. MVP applied for an interpretation but was not granted a favorable interpretation in April of 2014. This amendment request does not change any aspect of our approved Special Permit. The following remain unchanged or very minimally altered by the addition of the proposed tennis lights.

- A. **Type of Operation:** MVP is a not-for-profit community based swim and tennis club, opened in 1954, in the Hollin Hall Village subdivision of Fairfax County, Virginia 22308. Covering over 12 acres, the facility contains a fifty (50) meter pool, a twenty-five (25) meter pool, a wading pool, four (4) tennis courts (three lit), a bath house, a manager's office/storage shed, a gate house, a large pond and picnic grounds. This application seeks to add lights to one (1) tennis court.
- B. **Hours of Operation:** The entire park is open from Memorial Day weekend to Labor Day weekend from 11am to 9pm Monday through Saturday and 12pm to 9pm. During the rest of the year, the tennis courts are available for use pursuant to Fairfax County ordinances; however, the remainder of the park is unavailable for use. Hours of Operation are unchanged under this application.
- C. **Estimated Number of Patrons.** The total number of member families is 600. Unchanged.
- D. **Proposed Number of Employees:** MVP employs 8 staff during the season. Unchanged.
- E. **Estimate of Parking/Traffic Impact.** Installation of additional lights will have minimal impact on parking requirements or to traffic generated. Installation of additional lights could shift pattern minimally. The already lit 3 courts are sparsely used during the evening hours (5-9pm.) It's rare

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Zoning Evaluation Division

that any player has to wait for a court after dark. Following is an estimation of maximum generated, distribution and mode and the potential impact of one additional lit court.

- a. The park maintains eighty-four (84) permanent parking places and 116 temporary overflow parking spaces per SPA75-V-185. All parking is on site. Temporary/overflow spaces are typically only used during 4 to 5 home swim meets and a few park-wide events such as the Fourth of July.
- b. Mode of travel to the park: For the +/- 100 days that the park open (from Memorial Day to Labor Day) our records indicate that there are approximately 25-30,000 "park visits." Since nearly half of our members (see item "F." below) live within 2,000 feet of the park (and walk/bike to the park) and most others come in groups/carpool, we estimate that about 1/4th of total park visits result in a vehicular trip. This amounts to approximately 6,000-7,000 vehicle trips from Memorial Day to Labor Day or an average 60-70 per day.
- c. Maximum increase in traffic: With one additional lit tennis court we estimate the following as the maximum increase in park visits: One additional lit court with four players (doubles) playing after dark, multiplied by +/- 100 days results in 400 additional "park visits." This would add a maximum of 1.3 to 1.6 additional park visits. In reality, most of the tennis at MVP is "pick up" tennis while members are already at the park for swimming, picnics, etc. and wouldn't generate nearly 400 "new" trips to the park. We estimate roughly one-third to one-half or 150-200 new park visits, less than a three-fourths of one percent increase. Since 3 in 4 members walk/bike and carpool to the park, the increase in the number of vehicles coming to play tennis after dark (and using one additional lit court) would be negligible. The largest user group of the tennis courts is the youth tennis team with 30-50 players. Practices are held in conjunction with swim team practice on weekdays during daylight hours, and therefore generate few unique trips to the park as most tennis players are also on the swim team. All practices and matches are held during daylight hours. An additional lit court will not change the nature of the youth program. All matches are held during daytime hours. The park has a small women's tennis team/program with approximately 12 players. They practice on Tuesday evenings and their matches are on Friday's mornings. Other than team usage, the courts are lightly used throughout the day by predominantly youth and evenings/weekends by both youth and adults.
- d. Distribution of park visits: While MVP doesn't track number of members in attendance during particular hours, we estimate that the distribution is very even throughout day while the park is open.
 - i. Weekends: Weather depending, Memorial Day and Labor Day weekends (and 4th of July if it's on a weekend) are our busiest. If temperatures are over 90-95 degrees, we can have nearly 1,000 people total in the park. A typical weekend day in June and July can result in about 300-400 people spread out evenly throughout park hours. August weekends are significantly less crowded, perhaps one-half of typical weekend use.
 - ii. Weekdays: The park doesn't open until mid/late afternoon while school is in session. Most park visits are from kids (and one or two accompanying family members) participating in swim or tennis team practices in late afternoon. All practices conclude before sundown. After school closes for the summer (from late June through August 1st) typically see approximately 3-400 visits. Numbers

will increase (double or more) as temperatures near 100 degrees. Weekday distribution is also fairly even throughout the park hours.

- iii. As noted above one additional lit court would not significantly increase the total number of park visits and increase after dark play by less than one percent. Since there is rarely a wait for a court after the sun sets, we estimate a very small increase in use of this fourth court.

- F. **Vicinity/General Area to be Served:** Members of MVP reside in various communities throughout the Mount Vernon area. 300 of our 600 members live within 2,000 feet of the park and typically walk/bike. See breakdown below. Most of the remaining members live a mile or two of the park. Adding tennis lights would not change the service area.

Members within 500'	33
Members within 500-1000'	50
Members within 1000-1500'	89
Members within 1500-2000'	<u>128</u>
Total members living within 2000'	300

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- G. **Description of Proposed Project:** Mount Vernon Park (MVP) seeks to install two, 30' high poles with 3, 1000-watt light fixtures each on Court 1 as noted on enclosed Plans. MVP has had the exact same four (4) pole/eighteen (18) light configuration adjacent to Courts 2, 3 and 4 for over 40 years. Foundations for the proposed poles adjacent to Court 1 would be located within the fenced/paved court boundaries and not disturb or create new impervious area. Forty (40) to fifty (50) foot tall evergreen trees already exist to the south of the courts, shielding courts from the nearest residential homes 300' from courts.

- H. **Listing of Hazardous or Toxic Substances Pursuant to Title 40, Code of Federal Regulations:** There will be no hazardous or toxic substances generated, utilized, stored, treated and/or disposed of on site, except that already approved. Additional tennis pole/lights will not add to this. Upon replacement of metal halide bulbs (existing and proposed), said bulbs shall be recycled per EPA Universal Waste Rules.

- I. **Statement of Conformity to All Applicable Ordinances, Regulations or Adopted Standards or Waivers Requested:**

Pursuant to Article 8, Section 8-004, the proposed poles/lights will:

1. Not change the amount of land area or permit a more intensive use. MVP has a membership limited to 600 family members pursuant to County regulations.
2. Not alter uses other than those approved pursuant to the special permit.
3. Not result in an increased parking requirement.
4. Not adversely impact the relationship of the development or part thereof to adjacent property.
5. Neither result in an increase in the amount of clearing and/or grading, nor change the topography or drainage/storm water patterns of the site. The poles and their foundations will be wholly located inside the perimeter tennis fence and within the existing asphalt surface. No additional impervious area will be added to the park and thus will be in compliance with our SE and applicable Flood Plain and C-Bay Ordinances.

MVP resides in an area zoned R-3. The proposed additional poles/lights conform to all applicable provisions of Article 8, Group 4, Sections 8-401 through 8-403. There will be no change in the use or

intensity of use regarding the proposed installation. A very small shift in time of tennis play may occur by lighting Court 1. MVP does not foresee more than a few members shifting tennis play to evening from daytime.

All applicable conditions in Article 14, Part 9, 14-900 Outdoor Lighting Standards (as required by Article 8, Section 8-403-3) of the Fairfax County Zoning Code will be in compliance. All provisions of this ordinance will be met including aligning fixtures to minimize spillage from the property, an approved sports illumination plan that utilizes less than a 40 foot-candle average for recreational tennis courts, and all other pertinent requirements.

MVP will also request a waiver of submission requirements (Special Permit Plat.) Other than additional lighting on Court 1, there are no other physical alterations to the existing approved site plan from 1990.

Department of Planning & Zoning

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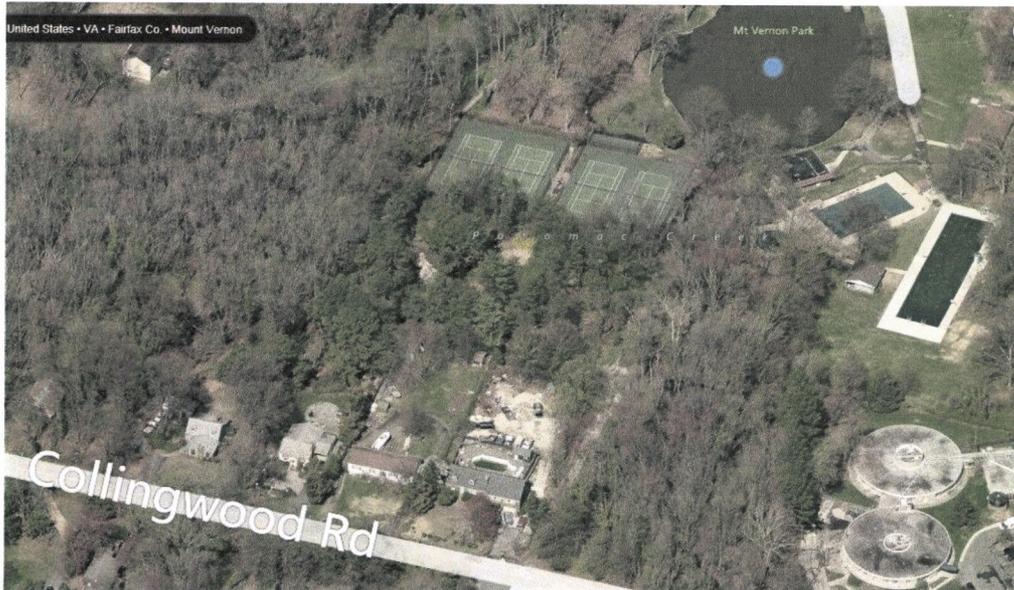
Zoning Evaluation Division

Additional Information:

Photo & Fairfax County GIS 2' Interval Contour Map

We are providing the following photo & map to show that neighboring homes are a minimum of 300' from the courts and at significantly higher elevations.

The photo below is a wintertime aerial view of MVP Tennis Courts looking north from Collingwood Road.



The contour map below is a portion of Fairfax County map page 102-4. The courts are numbered 1 through 4 looking from right to left. Courts 4, 3 & 2 are illuminated via 4, 30' poles with a total of 18, 1000 watt fixtures. These have been in existence since the courts were constructed in 1971. Court 1 has no night time illumination.

B: New illuminated area - less than 1 court

A: Existing illuminated area - covers more than 3 courts

Proposed lights will "fill in" dark areas of Court #1 with minimal spillage.



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Distance to Courts from Adjacent homes

In the above Fairfax County contour map, we have over-laid the dwelling structures from the County GIS maps (topo and property.) This shows all houses on lots adjacent to the park (lots 7-9.) These houses sit on the southernmost portions of the properties and are within 40 feet of Collingwood Road. The rear of these structures are over 300 feet from the courts. As seen in the above wintertime photo, the rear 2/3rds to 3/4s of all these lots are heavily wooded with mostly evergreens trees (American holly, white pine, southern magnolia.) For over the 6+ decades Mount Vernon Park and these neighbors have always maintained a healthy relationship. Property 5A (to the west) lies mostly in the 100-year flood plain. Only a portion of the lot near Collingwood Road is above the 100-year flood elevation.

Elevation Change from Courts to Houses

The map contours show that the courts are significantly lower than the structures on these lots. The courts are at elevation 12' and property elevation at the structures range from 25' to 32'. First floor structure elevations are higher than that. Dense evergreen vegetation blocks nearly all light spillage from the courts to neighboring properties.

In summary, adding two additional poles will not increase/intensify the use of the park or change our prior approved uses at Mount Vernon Park. Our courts are mostly used in daytime hours for play. Some members occasionally play on the partially lit Court #1 at night if the other 3 courts are taken. The proposed poles/lights will fill in the dark areas and allow our members to play more safely on Court 1 in the evening. Please don't hesitate to contact me for additional information.

Respectfully,



Steven A. Larsen
Director, Mount Vernon Park Association
Special Projects Planning/Engineering Chair
Cell: 703-856-8113
Email: steve@larsendesignbuild.com

Mailing address for correspondence regarding this request:

Steven Larsen
6413 Potomac Ave.
Alexandria VA 22307

Cc: Daniel Storck, Supervisor, Mount Vernon District

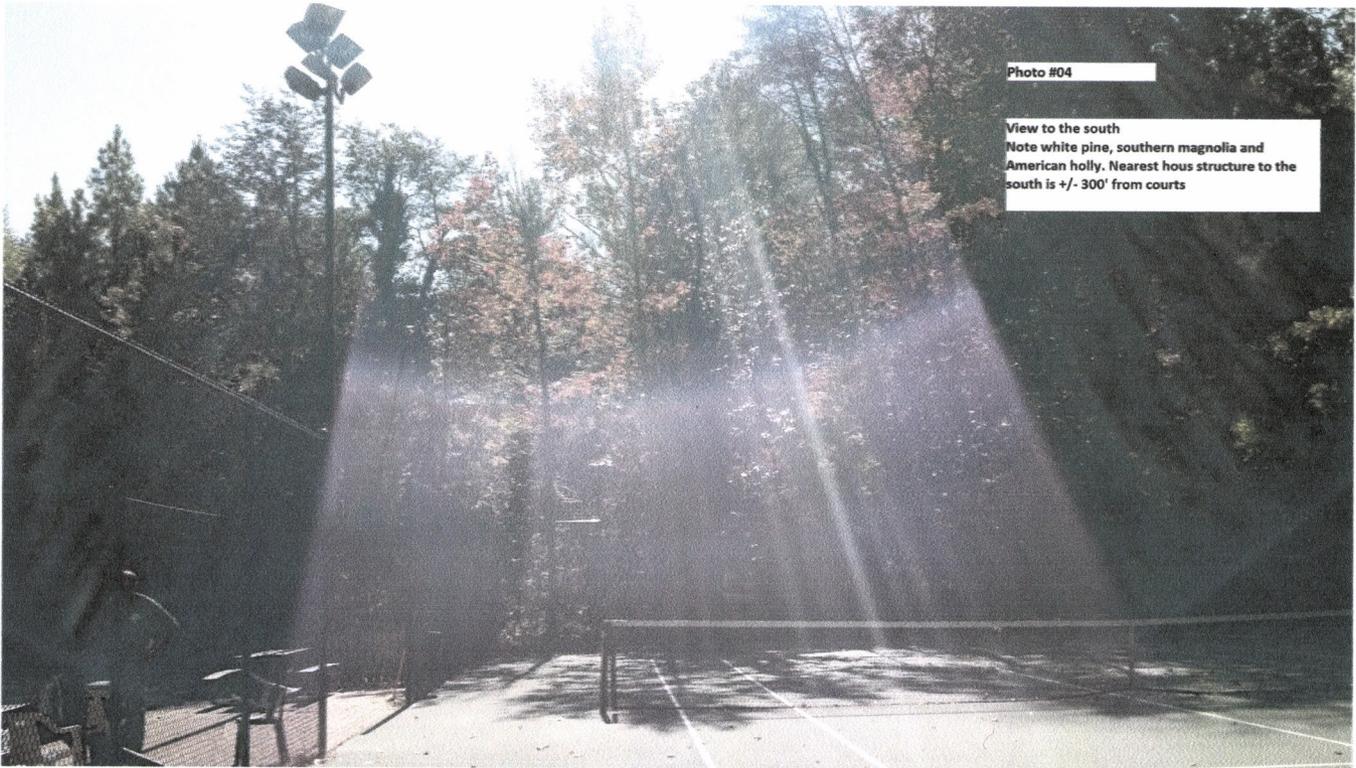


Photo #04

View to the south
Note white pine, southern magnolia and
American holly. Nearest hous structure to the
south is +/- 300' from courts



Photo #01

30' Poles between Courts 1/2 and
3/4 with 6, 1000-watt fixtures each

30' poles adjacent to
Court 4 with 3, 1000-
watt fixtures each

View from Court 1
toward Court 4

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Photo #2

Mount Vernon Park Proposed Light Poles on Existing Tennis Courts

**View to the east toward Court 1
Poles to be located inside perimeter fence and within existing asphalt surface**

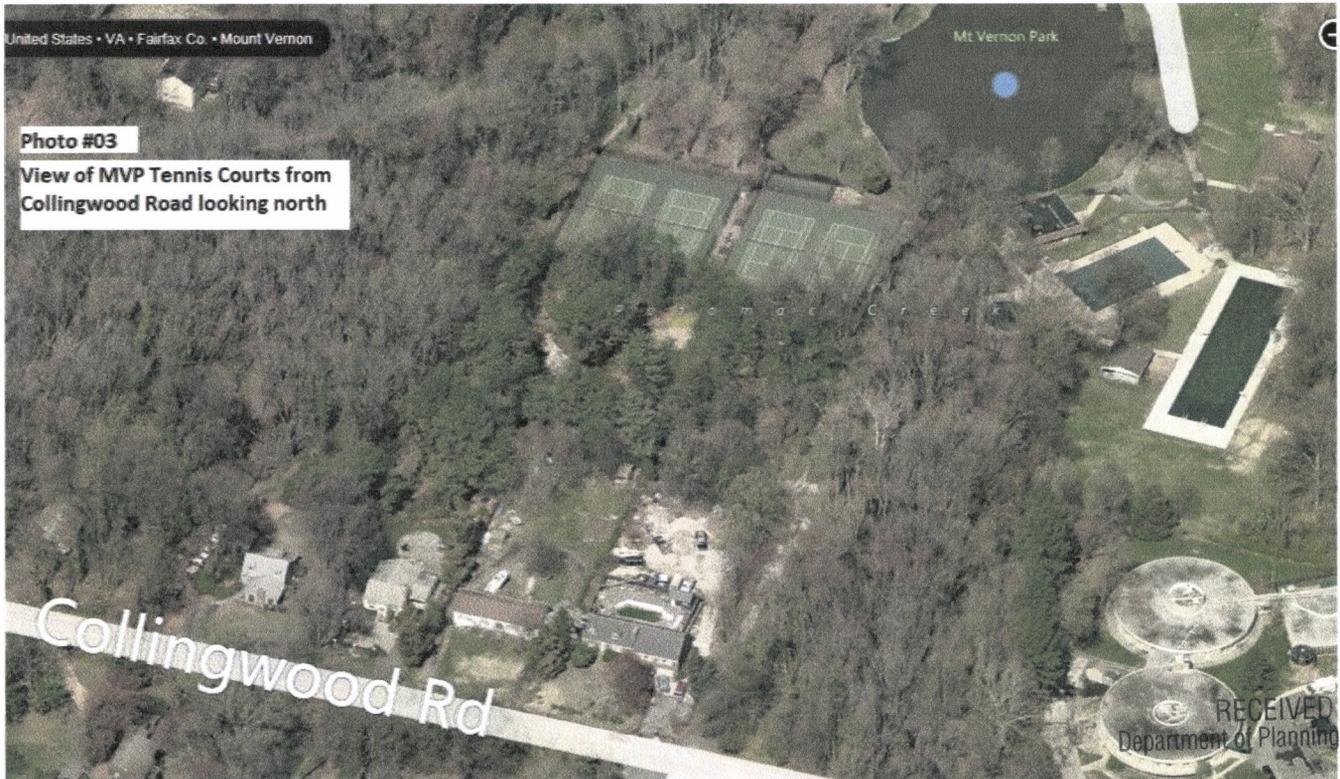
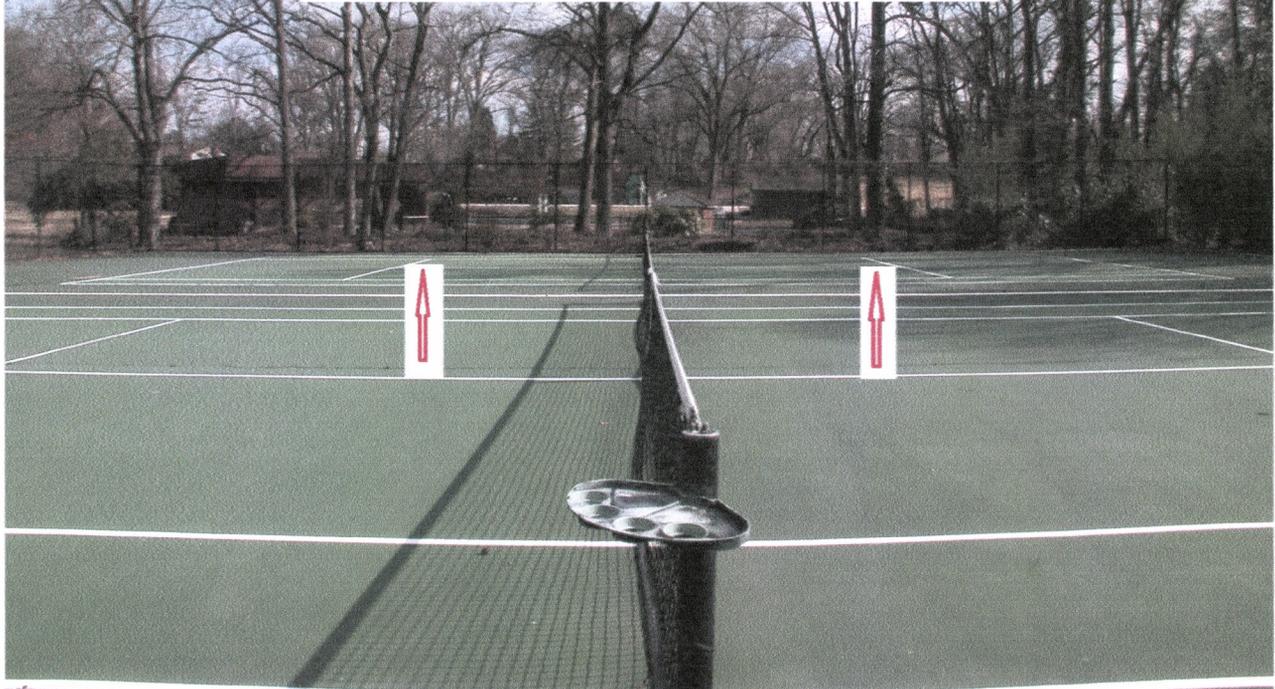


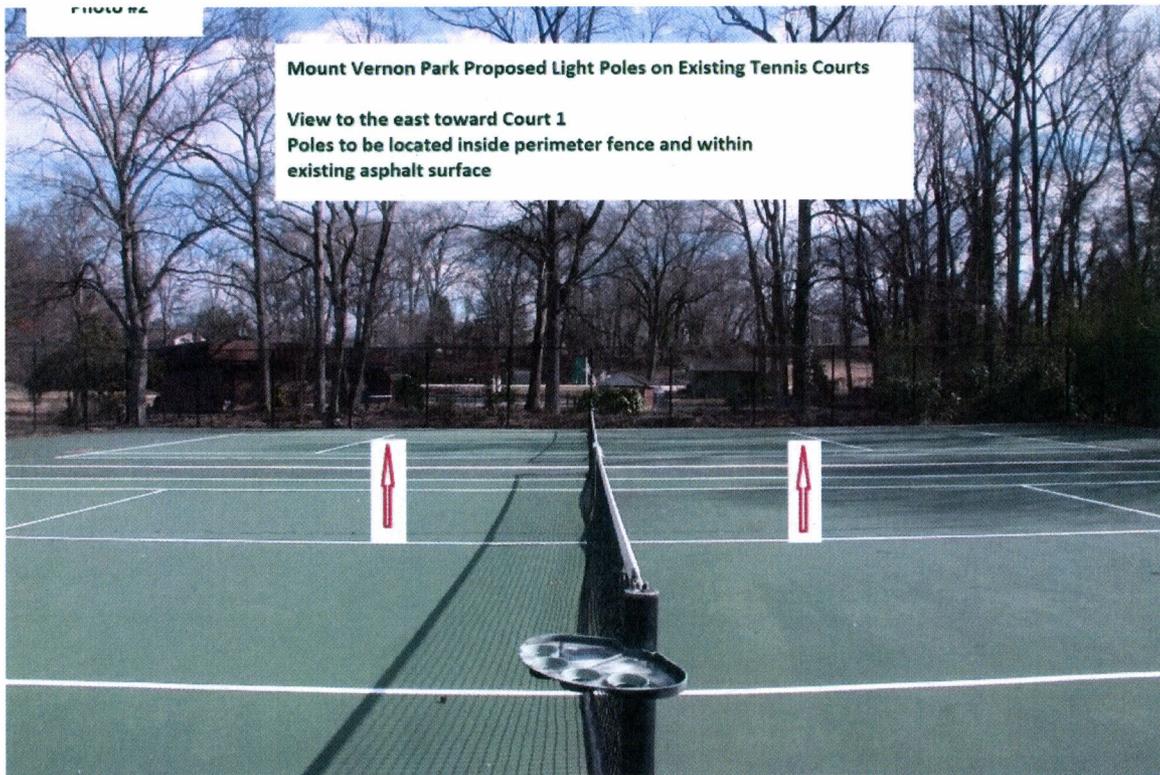
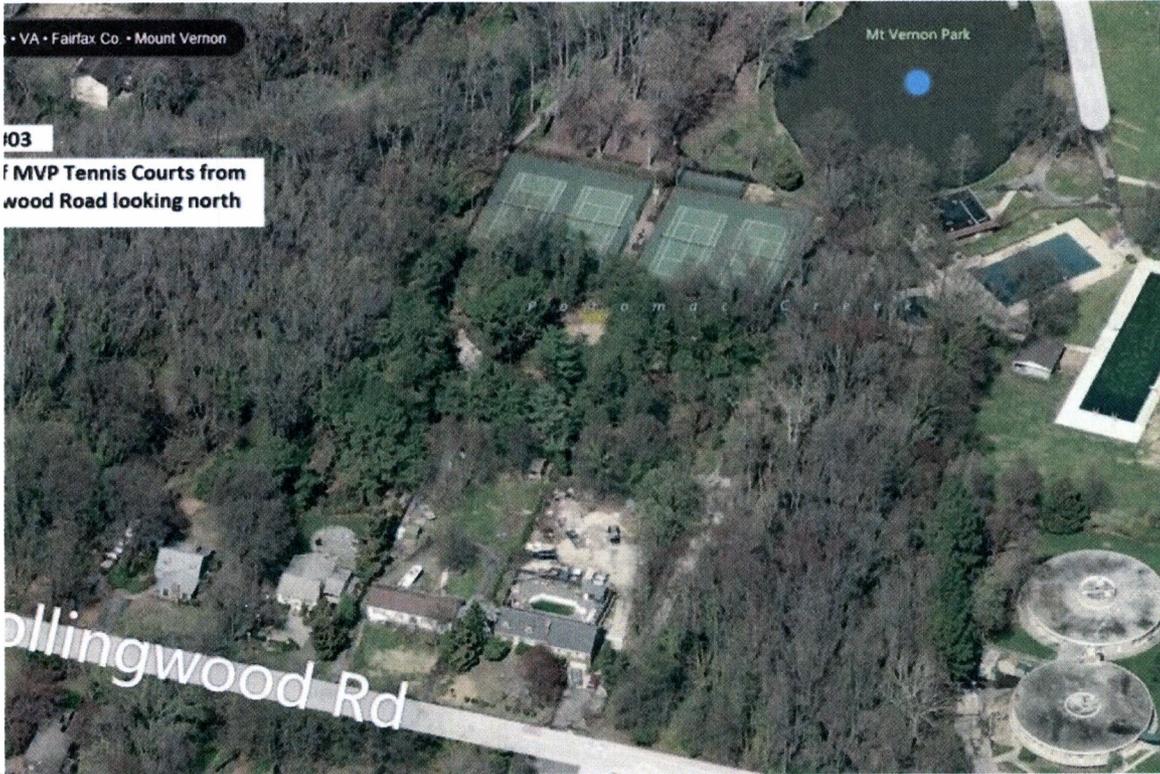
Photo #03

**View of MVP Tennis Courts from
Collingwood Road looking north**

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to #01

30' Poles between Courts 1/2 and 3/4 with 6, 1000-watt fixtures each

30' poles adjacent to Court 4 with 3, 1000-watt fixtures each

om Court 1
Court 4

Photo #04

View to the south
Note white pine, southern magnolia and American holly. Nearest house structure south is +/- 300' from courts



Application No.(s): SPA 75-V-18502
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 2, 2016
 (enter date affidavit is notarized)

133897

I, Emily Cole Bayer, 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)
Mount Vernon Community Park & Playground Association a/k/a Mount Vernon Park Association, Inc.	8042 Fairfax Road Alexandria VA 22308	Applicant /Title Owner
Emily Cole Bayer	8142 Wellington Road Alexandria VA 22308	President, and Agent acting on behalf of MVCPPA a/k/a MVPI
Steven A. Larsen	6413 Potomac Avenue Alexandria VA 22307	Director Special Projects, and Agent acting on behalf of MVCPPA a/k/a MVPI

(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).

 FORM SP/VC-1 Updated (7/1/06)

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 2, 2016 133897
(enter date affidavit is notarized)

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)

Location:
Mount Vernon Community Park & Playground Association
a/k/a Mount Vernon Park Association, Inc.
8042 Fairfax Road
Alexandria VA 22308

Mailing:
Mount Vernon Park Association, Inc
a/k/a Mount Vernon Community Park & Playground Association
PO Box 6087
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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 2, 2016
(enter date affidavit is notarized)

133897

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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 2, 2016 _____ 133897
(enter date affidavit is notarized)

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 SAL

(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.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 2, 2016
(enter date affidavit is notarized)

133897

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 SAC.

(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 Applicant's Authorized Agent
Emily Cole Bayer
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of April, 2016, in the State/Comm. of Virginia, County/City of Fairfax.

David Kaumeier
Notary Public

My commission expires: July 31, 2019

DAVID JOHN KAUMEIER
NOTARY PUBLIC
REGISTRATION # 7322723
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2019

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 75-V-185-1 by MOUNT VERNON COMMUNITY PARK & PLAYGROUND ASSOCIATION, under Sections 3-303 and 8-915 of the Zoning Ordinance to amend SP 75-V-185 for community recreation club, tennis courts, and swimming pool, to allow replacement of equipment shed and waiver of dustless surface requirement, on property located on Fairfax Rd., Tax Map Reference 102-2((3))A, & D; 102-4((1))3A, 4, & 11B; 102-4((17))B, Mr Pammel 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 August 6, 1991; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-3.
3. The area of the lot is 10.8 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 as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 3-303 and 8-915 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 Special Permit is granted only for the purpose(s), S structure(s) and/or use(s) indicated on the special permit plat prepared by Alexandria Surveys, Inc. dated November 8, 1990, and approved with this application, as qualified by these development conditions.
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 Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.

MOUNT VERNON COMMUNITY PARK & PLAYGROUND ASSOCIATION
SPA 75-V-185-1
Page 2

5. The maximum number of employees on site at any one time shall be eight (8).
6. The maximum number of family memberships shall be 600.
7. The regular hours of operation for the park shall be limited to 8:00 A.M. to 9:30 P.M., Monday through Saturday and 12:00 P.M. to 9:30 P.M. on Sunday.
8. All parking shall be on site. There shall be provided a minimum of eighty-four (84) permanent parking spaces, either paved or gravelled, and 116 overflow parking spaces in an area generally contiguous to existing parking.
9. The mature existing vegetation shall be preserved to the maximum extent possible. Supplemental plantings in the cleared area between the proposed equipment shed/manager's office and the existing vegetation shall be provided subject to review and approval by the Branch Chief of the Urban Forestry Branch (formerly the County Arborist).
10. Proper pool cleaning procedures shall be implemented. Pool waters shall be properly neutralized prior to being discharged during draining or cleaning operations. The recommended method involves adding sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found in Fairfax County range in pH from 6.0 to 9.0. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool waters. This requires a minimum concentration of 4.0 milligrams per liter. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.
11. The gravel surfaces for the parking lot, travel way and loading area shall be maintained in accordance with Public Facilities Manual standards and the following guidelines. The waiver of the dustless surface shall run for the period of time specified in the Zoning Ordinance.
 - Speed limits shall be kept low, generally 10 mph or less.
 - The areas shall be constructed with clean stone with as little fines material as possible.
 - The stone shall be spread evenly and to a depth adequate enough to prevent wear-through or bare subsoil exposure. Routine maintenance shall prevent this from occurring with use.
 - Resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed.

- Runoff shall be channeled away from and around driveway and parking areas.
- During dry periods, application of water shall be made in order to control dust.
- The applicant shall perform periodic inspections to monitor dust conditions, drainage functions and compaction-migration of the stone surface.
- The entrance shall be paved to a point at least twenty-five (25) feet into the site.

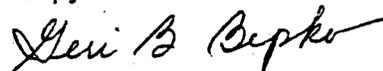
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, 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, twenty-four (24) months after the approval date* of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the 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 which carried by a vote of 5-2. Mrs. Harris and Mr. Hammack voted nay.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 14, 1991. This date shall be deemed to be the final approval date of this special permit.

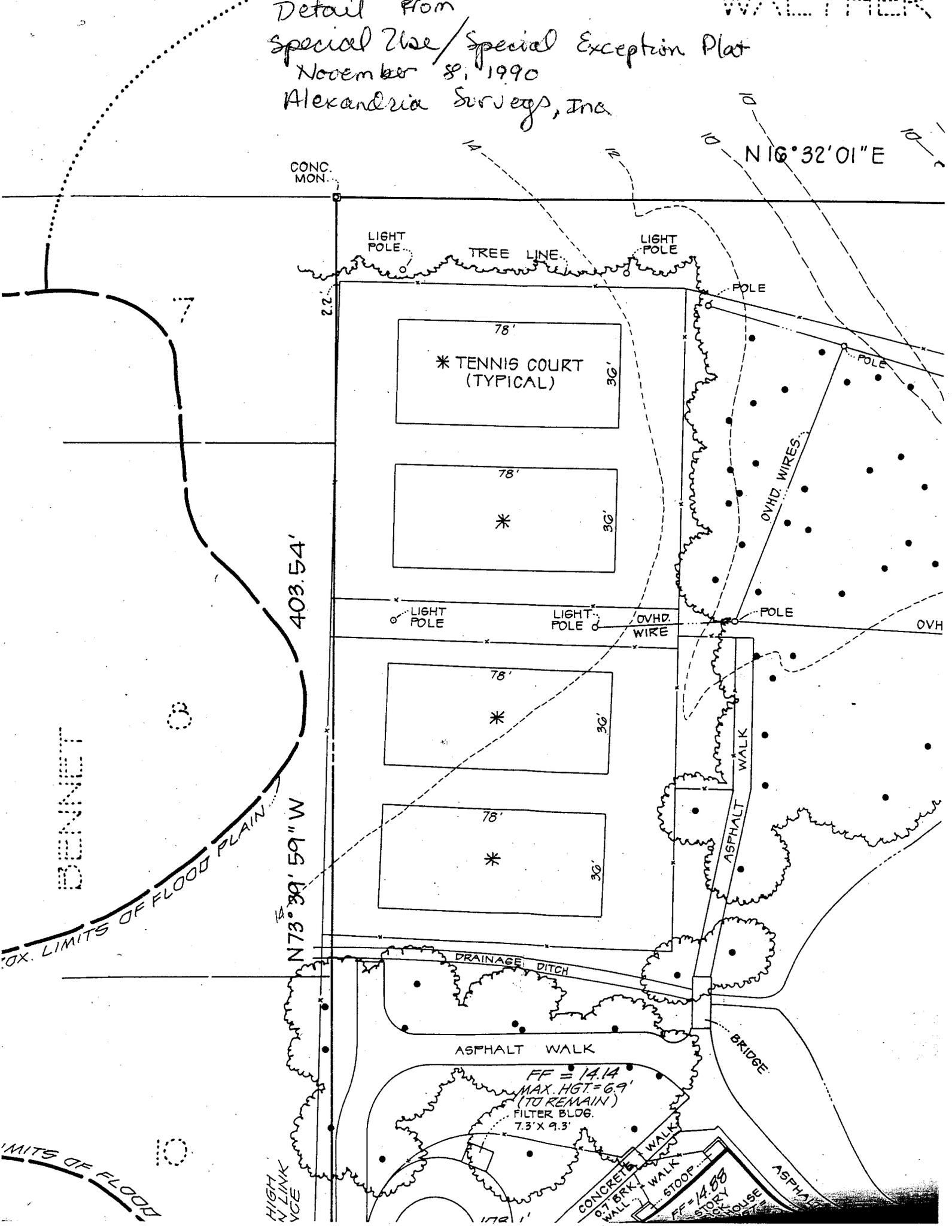
A Copy Teste:



Gerri B. Bepko, Deputy Clerk
Board of Zoning Appeals

Detail from
 Special Use/Special Exception Plat
 November 8, 1990
 Alexandria Surveys, Inc.

WALKER



N 16° 32' 01" E

403.54'

N 73° 39' 59" W

DRAINAGE

MAX. LIMITS OF FLOOD PLAIN

MAX. LIMITS OF FLOOD PLAIN

* TENNIS COURT (TYPICAL)

* (mark)

* (mark)

* (mark)

FF = 14.14
 MAX. HGT = 6.9'
 (TO REMAIN)
 FILTER BLDG.
 7.3' X 9.3'

FF = 14.88
 2 STORY HOUSE

ASPHALT WALK

BRIDGE

ASPHALT WALK

DRAINAGE DITCH

ASPHALT WALK

OVHD. WIRE

OVHD. WIRES

CONC. MON.

LIGHT POLE

TREE LINE

LIGHT POLE

POLE

POLE

LIGHT POLE

LIGHT POLE

POLE

OVHD

ASPHALT WALK

CONCRETE WALK

STOOP

CONCRETE WALK

STOOP

CONCRETE WALK

STOOP



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 Chain Bridge Road
Fairfax, Virginia 22030



September 6, 1991

Ms. Roberta Fede, President
Mount Vernon Community Park and
Playground Association
9000 Beatty Drive
Alexandria, Virginia 22308

Re: Special Exception
Number SE 91-V-006
(AMENDED)

Dear Ms. Fede

At a regular meeting of the Board of Supervisors held on August 5, 1991, the Board approved Special Exception Number SE 91-V-006, in the name of Mount Vernon Community Park and Playground Association, located at Tax Map 102-2 ((3)) A, D; 102-4 ((1)) 3A, 4, 11B; and 102-4 ((17)) B for a use within the floodplain (replacement of equipment shed/managers' office) pursuant to Section 2-904 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled Mount Vernon Community Park and Playground Association, Inc., and prepared by Alexandria Surveys, Inc., which is dated November 8, 1990, and these conditions.

4. The replacement manager's office/equipment shed shall be constructed according to the Virginia Uniform Statewide Building Code provisions for construction in a floodplain. The size of the shed shall be limited to a maximum of 1,296 square feet of floor area.
5. There shall be provided a minimum of eighty-four (84) permanent parking spaces and 116 temporary overflow parking spaces in an area generally contiguous to existing parking. All parking shall be on site.
6. The mature existing vegetation in the area of the proposed replacement shed shall be preserved to the maximum extent possible as determined by the County Arborist. Supplemental plantings to provide screening for the proposed equipment shed/manager's office shall be provided in the cleared area between the proposed structure and the existing vegetation, subject to review and approval by the County Arborist.
7. Gasoline and motor oil in the equipment shed shall be stored on shelves above the floodplain level.

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

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

September 6, 1991

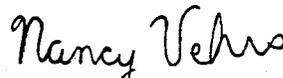
-3-

The Board also waived the Special Application fee, Special Permit Application fee, Site Plan Submission fee and any other associated fees for the applicant.

In addition, the Board also waived the transitional screening and barrier requirement.

If you have any questions concerning this action, please give me a call.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Dena M. Siri, Real Estate Dvsn., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Transp'l'n. Planning Dvsn., Office of Transportation
Kathy Ichter, Transp'l'n. Road Bond Dvsn., Office of Transportation
Department of Environmental Management
A. V. Bailey, Resident Engineer, VDOT
Land Acq. & Planning Dvsn., Park Authority



County of Fairfax, Virginia

MEMORANDUM

DATE: April 14, 2016

TO: Erin M. Haley, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Rachel Habig-Myers, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Mt. Vernon Community Park-Playground Association. SPA 75-V-185-02

This review is based upon the special permit amendment application SPA 75-V-185-02 stamped "Received, Department of Planning and Zoning, January 22, 2016" and the Special Exception Plat stamped "Received, Department of Planning and Zoning, January 22, 2016."

- 1. Comment:** The westernmost proposed pole light is depicted for installation within the canopy of a mature tree. As the pole is proposed to be 30 feet tall, there is a potential for conflicts between the pole light and the tree's canopy either at the time of installation or in the future.

Recommendation: The applicant should retain the services of a certified arborist to conduct any pruning work that might be necessary to avoid conflicts between the pole light and the tree canopy at the time of installation or in the future. At least ten feet of clearance should be provided between the nearest branch and the pole light to mitigate current and future conflicts.

RHM/

UFMDID #: 212140

cc: DPZ File



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.