APPLICATION ACCEPTED: June 23, 2016
BOARD OF ZONING APPEALS: September 28, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

September 21, 2016

STAFF REPORT

SPECIAL PERMIT SPA 77-M-094-02

MASON DISTRICT

APPLICANT/OWNER:	Sleepy Hollow Bath & Racquet Club, Inc.
STREET ADDRESS:	3516 Sleepy Hollow Road, Falls Church 22044
TAX MAP REFERENCE:	60-2 ((1)) 55
LOT SIZE:	7.77 acres
ZONING DISTRICT:	R-2
ZONING ORDINANCE PROVISION:	8-400, 3-203
SPECIAL PERMIT PROPOSAL:	To amend SP 77-M-094 previously approved for a swim and tennis club to permit modifications to site and development conditions.

STAFF RECOMMENDATION: Staff recommends approval of SPA 77-M-094-02, 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

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

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 77-M-094 to permit site and development conditions modifications for the Sleepy Hollow Swim & Racquet Club ("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 "Sleepy Hollow Bath & Racquet Club Special Permit Amendment Plat," prepared by Jeffrey J. Stuchel, P.E. of Walter L. Phillips Incorporated, dated June 17, 2016, consisting of three 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 7.77 acre property was originally established in 1957 as a commercial outdoor recreation facility featuring swimming pools, outdoor games, tennis courts, and a mini-golf course. In 1959 a new Zoning Ordinance was adopted which rendered this facility nonconforming, and the owners elected to sell the property. The nearby neighborhoods established a new recreation association and purchased the property in 1960. The first request for a swim and tennis club was under Special Use Permit #8315, which was approved by the BZA on March 13, 1962 as a private club recreational facility including all of the facilities in place at that time, including the clubhouse, cabana buildings, 2

swimming pools (adult and kiddie), 6 tennis courts, and practice golf area, plus the construction of a second adult pool designed for competitive as well as recreational use. Below is a brief summary of the changes to the original approval.

1. **Original Approval: Special Use Permit #8315** (March 13, 1962) – the original approval was for a private club recreational facility including all of the facilities in place at that time, including the clubhouse, cabana buildings, 2 swimming pools (adult and kiddie), 6 tennis courts, and practice golf area, plus the construction of a second adult pool designed for competitive as well as recreational use. The hours of operation were set at 9:00 a.m. to 9:00 p.m., a maximum of 400 memberships, and a total of 160 parking spaces.

2. **Special Permit Amendment S-79-74** (Approved July 17, 1974) – This amendment permitted the construction of an additional 3 tennis courts, increased the allowed membership to 425 families and reduced the parking to 140 spaces. Hours of operation were 8:00 a.m. to 9:00 p.m, allowed up to 6 after hours pool parties per year with Zoning Administrator approval, and required supplemental evergreen plantings between the tennis courts and residences north of the site.

3. **Special Use Permit Amendment S-94-77** (Approved June 7, 1977) – This amendment permitted an increase in memberships from 425 to 475 families.

4. **Special Use Permit Amendment SPA 77-M-094** (Approved July 22, 1998) – This amendment permitted the extension of the concrete pool deck; a wooden walkway adjacent to the tennis courts; a half-basketball and volleyball court (the multi-purpose court); a picnic shelter; a second story addition to the clubhouse; to allow the relocation of fences; and to modify the hours of operation to permit dawn to dusk use of the tennis courts. This application was reviewed concurrently with Special Exception Application SE 98-M-033, to permit uses in the floodplain (approved by the Board of Supervisors July 13, 1998).

The subject property is almost completely within mapped floodplain and resource protection area (RPA). However, the current proposal reflects only a minor change. Thus staff has determined that it does not require an amendment to the special exception previously approved.

The neighborhoods in the surrounding area were already built or in progress at the time the commercial facility was developed in 1957. At the time of the initial special use permit approval, the adjacent Sleepy Hollow Recreation Association property was already in use as a private club recreation facility. The area has been generally stable, and the swim and racquet club has been in continuous operation since 1962.

County building records indicate that the most recent improvements to the property were internal remodeling of the clubhouse in 2010 and other internal maintenance. There are currently no active complaints or permits for the subject property, although there were two complaints for noise in 2015 that were closed for lack of evidence.

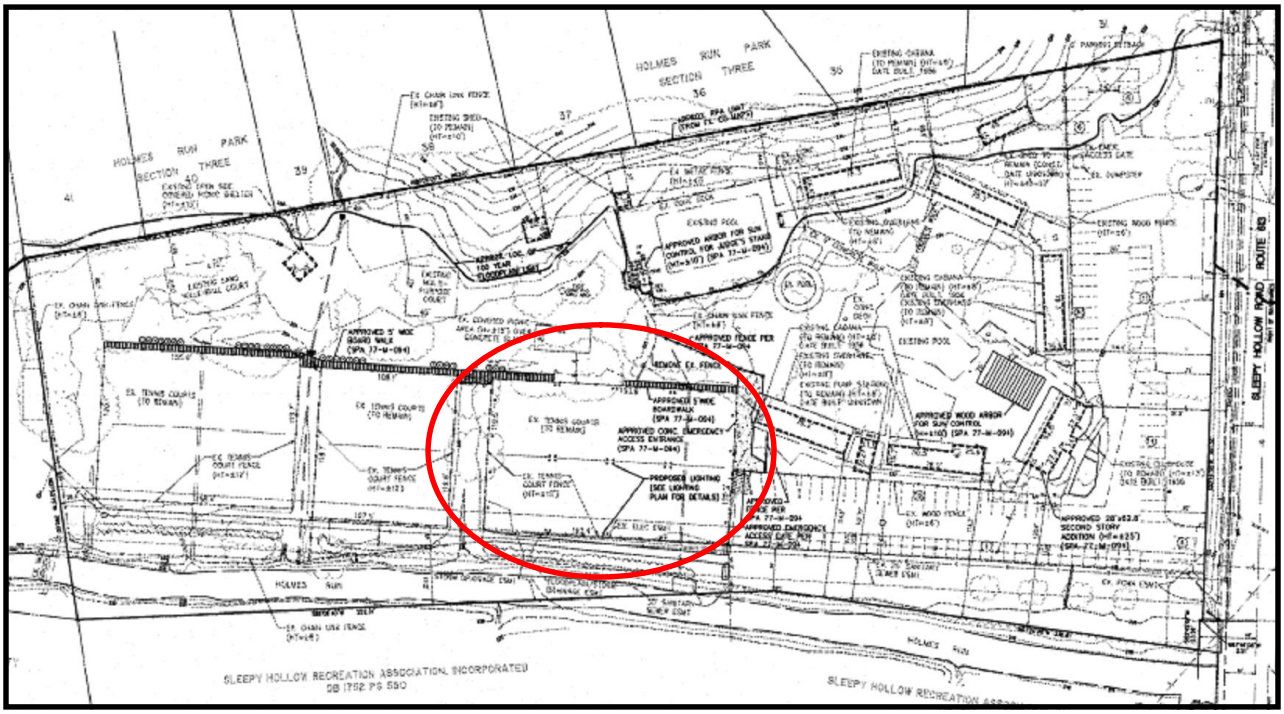


Figure 2: Special Permit Plat (partial).

DESCRIPTION OF THE APPLICATION

The applicants request approval of a special permit amendment to permit site and development condition modifications for the following:

1. **Lights**. The applicant is requesting approval to install dark sky-compliant lights on the 4 eastern courts, as identified in Figure 2, above. These lights would be on a timer and sensors to turn on only when the court was in use and would automatically shut off at 10:00 p.m. There are currently no lights for the tennis courts, and the use is limited to dawn to dusk.

   As part of this request, the Club agrees to require appointment of a community liaison to act as the designated point of contact for the public, with contact information posted on-site and made available to the public.

2. **Hours of Operation**. The applicant is requesting changes to the currently approved hours of 8:00 a.m. to 9:00 p.m. daily, with the use of the multi-purpose and sand volleyball courts and the picnic shelters limited to 10:00 a.m. to dusk Monday through Saturday and 12:00 p.m. to dusk on Sundays. A maximum of 6 after hours events are currently permitted subject to approval by the Zoning Administrator. The applicant proposes the following:

   a. To allow the pool to open at 6:00 a.m. until 8:00 a.m. from Memorial Day to September 30 each calendar year for (a) a “Masters Swim” program limited to adult swimmers, and (b) early morning swim team practices. These uses would not involve the use of music, a starter beeper or loudspeaker.

b. Modifications to the allowance of after hours events that extend beyond 9 pm to include:
   i. A maximum of 10 outdoor events from May 15-September 15, which would be permitted on Friday night, Saturday, pre-holiday Sundays, or Federal holidays only;
   ii. Any number of indoor after-hours events that shall conclude by 10:30 p.m.;
   iii. Two of the indoor events may involve overnight activities but shall not include loudspeakers or amplified sound; and
   iv. Allow the tennis courts to remain open for tennis until 10 p.m.; the new lighting fixtures will automatically cut off at 10 p.m.

3. **Noise Restrictions**. The current approval condition states that loudspeaker use shall be confined to the site and shall be permitted primarily for swim meets, pool safety and normal routine use, and not for piped music. The applicants propose to replace this condition with new language that incorporates the newly adopted Noise Ordinance and has been approved by the Board in recent swim club applications which states

> "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."

4. **Memberships**. Currently the Club is permitted a maximum of 475 family memberships. The Club organizes this membership into 425 shareholder/equity memberships (which are year-round) and 50 "associate" memberships (which allows use only during the summer season). The applicants are requesting an increase of 75 memberships, which would be of the "associate" or summer-only type, for a maximum of 550 memberships.

STAFF ANALYSIS OF REQUESTED MODIFICATIONS

Lighting. The applicants are proposing a total of 32 lamps, each mounted on 25-foot high standards with 3-foot arms. These are arranged as 8 single LED lamps, located along the east and west fences; 6 duplex LED lamps located along the north and south fences; and 3 quad LED lamps located in between each court. These lamps are designed with timers so that lamps only turn on when the courts are in use, and will have an automatic cut-off at 10:00 p.m.

The lighting photometric analysis indicates that the impact of these new lamps will be primarily near the south property line adjacent to the Sleepy Hollow Recreation Association. Staff believes these lights will not negatively impact the neighborhoods surrounding the property. Staff's primary concern is to address any potential light spillage

or trespass onto residences directly north, though the closest the maximum lighting limit reaches the northern lot line is still almost 130 feet away, according to the photometric analysis.

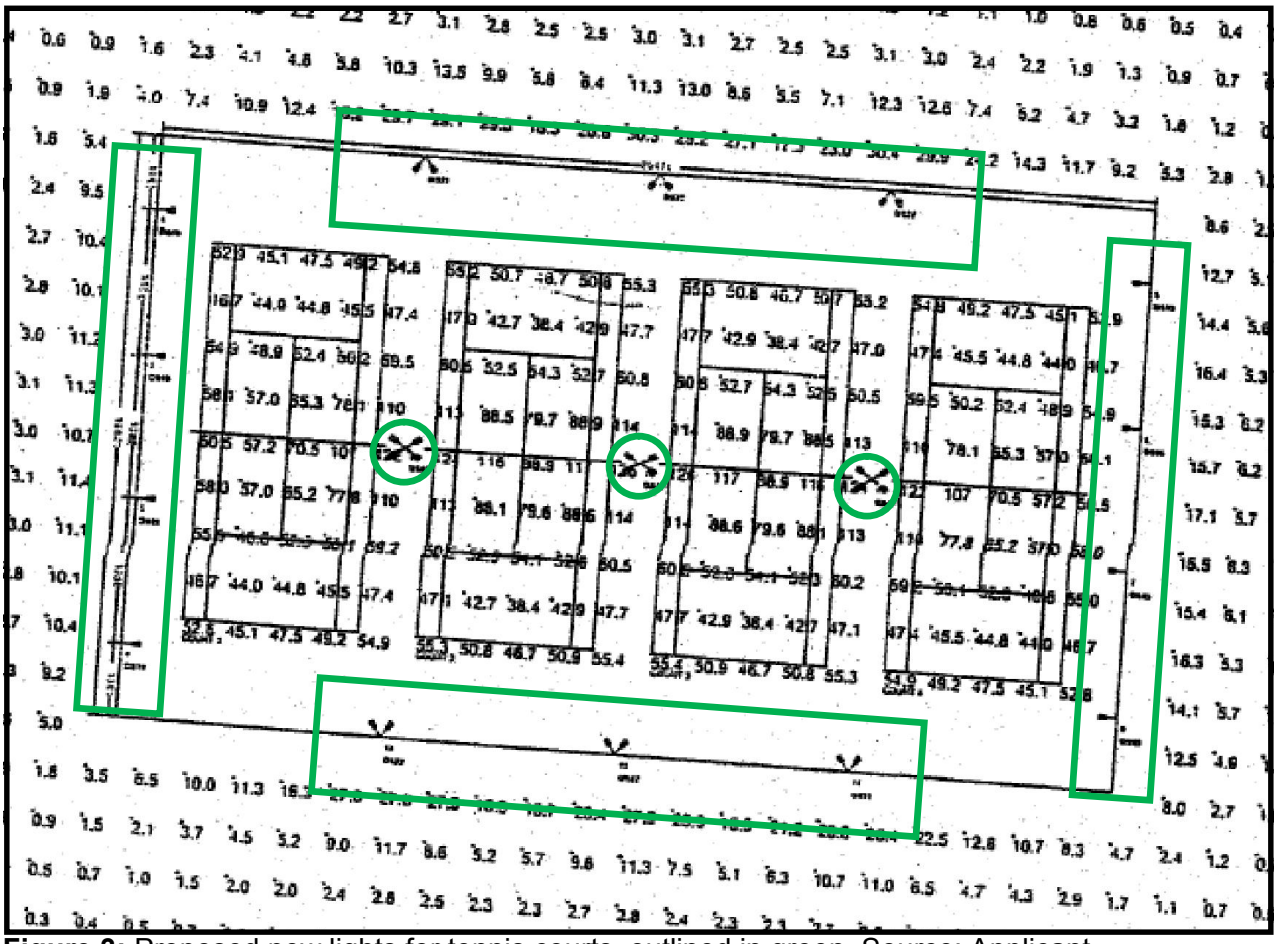


Figure 3: Proposed new lights for tennis courts, outlined in green. Source: Applicant.

Hours of Operation Modifications. Staff supports the request for early-morning swim programs specifically for practices or master class type programs. Staff also does not object to allowing limited overnight events that are indoors only. Outdoor events past 10:00 p.m. should be prohibited, as well as the use of amplified noise beyond the specified times and days requested by the applicant. It should be noted that staff is not aware of any complaints on file regarding after hours events at the Club property.

Noise Restrictions. Staff recommends the standard condition of requiring compliance with the newly-adopted Noise Ordinance.

Increase in Memberships. The applicants' request is to increase membership by 75 families. The Club currently provides a total of 122 parking spaces, which has been in effect since the last Special Permit Amendment was approved in 1998. This amount of parking well exceeds the 81 parking spaces required by the Zoning Ordinance. The applicants indicate that the only times the parking lot is full and/or additional overflow parking is needed is during swim meets and on special days such as Memorial Day or

Independence Day.

In addition, the subject property is located on Sleepy Hollow Road, which is a collector road that has on-street parking capacity. The location therefore has the capacity to provide spillover parking without impact on neighborhood streets. Therefore, staff does not object to the requested increase.

Figure 4: Photo of the tennis courts proposed for new lights, facing southwest. Source: Applicant.

Figure 5: Photo showing the three swimming pools. Note the existing tree cover and uphill slope along the north lot line adjacent to the closest residential area. Source: Applicant.

Community Liaison. The applicants state that in coordination with this request they are proposing to appoint a community liaison to be a point of contact for local residents to contact, in the interest of resolving any potential complaints and other problems. Staff agrees with this and provides a new development condition to that effect.

The applicants' Statement of Justification indicates that all other previously approved conditions currently in effect are carried forward with this application.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: I
Planning District: Jefferson
Planning Sector: Sleepy Hollow (J2)
Plan Map: Residential

The Plan recommends infill development. However, the subject property is also in the Holmes Run floodplain, and needs to be maintained as open and with the need to control excessive stormwater runoff and contamination into the stream.

Zoning District Standards

The subject property is zoned R-2., which has the following lot size and bulk regulations.

Bulk Standards (R-3)		
Standard	**Required**	**Provided**
Minimum Lot Area	15,000 sf.	7.77 acres
Minimum Lot Width	100 feet	475 feet +/-
Maximum Building Height	60 feet	25 feet +/-
Minimum Front Yard	35 feet (45° ABP)	96 feet +/-
Minimum Side Yard	25 feet (40° ABP)	150 feet +/-
Minimum Rear Yard	15 feet (40° ABP)	23 feet +/-
Maximum FAR	0.20	0.064
Minimum Open Space	N/A	57% +/-
Minimum Tree Coverage	20%	56% +/-

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 77-M-094 previously approved for a swim and tennis club to permit site modifications.

<u>General Standards for Special Permit Uses (Sect. 8-006)</u>

General Standard 1 states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. The Land Use Policy Plan of the Comprehensive Plan states that *"Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing…institutional/public services…"* The Plan also *"encourages a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods."* Further the Plan *"should seek to achieve a harmonious and attractive*

development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses." (Fairfax County Comprehensive Plan Land Use Objectives 2, 8 and 14).

The Comprehensive Plan recommends residential uses in the area including and surrounding the subject property, and the property is developed with a community private recreation use, a swim and tennis club. The surrounding uses including single family detached dwellings to the north, east and west, a public utility facility to the east, and the Sleepy Hollow Recreation Association, a similar swim and tennis club, to the south. The Swim and Racquet Club has been in operation on the property since 1957, with expansions for a competitive swimming pool, tennis courts, a multipurpose court, a sand volleyball court, and other site modifications in 1962, 1974, and 1998. Overall, the club has been a consistent presence in the area for decades, and the proposed modifications should generally be consistent with the Comprehensive Plan in terms of overall neighborhood impact. This standard is met.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. The R-2 District was established to provide for single-family detached dwellings and to allow other selected uses that were deemed to be compatible with the low density residential character of the district. The R-2 District permits community clubs including swim and tennis clubs with special permit approval. The current request reflects a desire for more flexibility, in part due to existing use of the facility, and to provide additional time for use of the tennis courts during the summer season as well as other times of the year. Where staff has concerns is with respect to noise and impact on adjacent neighbors. Staff in particular is concerned with the expansion of special events outside the normal hours of operation. However, until last year there were no documented complaints received through the Department of Code Compliance, and thus far there has been one complaint received, which was subsequently closed due to lack of specific evidence. Staff has provided a specific revision to address noise that would enable better enforcement through the Noise Ordinance. With the proposed conditions, this standard is met.

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 location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.* The neighboring properties are predominantly single family detached residential uses, although there is a combination of residential and public/institutional and private recreation uses located to the east, south, and west. The only physical change proposed is the installation of 25-foot high light standards on the eastern four tennis courts. The submitted analysis indicates that these lights should have little impact on the surrounding residential uses. The primary impact is human behavior, which staff will address through proposed development condition recommendations. This standard is met.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* The potential impact of the proposal is the increase in memberships that could cause an overall increase in the use and attendance at the club. However, most of the potential impact would occur outside of the swim area, as the occupancy limits mitigate against overcrowding. Staff has received or found no evidence of complaints from overflow parking. In addition, Sleepy Hollow Road provides on-street parking capacity for overflow crowds and therefore the potential impact. In staff's opinion, the existence of the swim and tennis club for over 60 years has not created conflict with existing and anticipated traffic in the surrounding neighborhoods. This standard is met.

General Standard 5 states that *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.* There are mature trees located primarily along the northern and western lot lines, with additional trees located along the creek edge of Holmes Run. None of these trees are impacted by the proposed lighting, but they will assist in providing effective screening for the neighboring residences to the north. This standard is met.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* There is no prescribed open space requirement on individual lots in the R-2 District, and none is specifically mandated for swim and tennis clubs. The subject property already has significant buffer yard space around the facility, and provides about 57% of the property as open space. This standard is met.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking requirements are proposed to be in accordance with the provisions of Article 11*. The proposed changes would not result in any impact on the public utilities, drainage patterns, or parking in the surrounding area.

Staff with FCPA are concerned that the pool water is treated properly and not allowed to drain directly into Holmes Run. Staff reviewed the existing requirements under the previous Special Permit Amendment and proposed any changes necessary to update those requirements. This standard is met.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set forth in this Ordinance.* No additional signage is proposed with this amendment, and any new signage will comply with Article 12. This standard has been met.

<u>Standards for all Group 4 Uses (Sect. 8-403)</u>

Standard 1 states in part 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 Sleepy Hollow Swim & Racquet Club, Inc., is an incorporated non-profit organization with a membership of 425 shareholder/equity families and 50 associate member families located in the vicinity of the facility. This standard is met.

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

The existing and proposed facilities comply with the bulk regulations in the R-2 District. This standard is met.

Standard 3 states 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 existing and proposed uses on site will comply with the requirements of Article 14 of the Zoning Ordinance. The proposed lighting on the first four tennis courts comply with the light dispersal requirements in Part 9 of Article 14. This standard is met.

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

The proposed physical improvements would not disturb more than 250 square feet, therefore Site Plan is not required. This standard is met.

CONCLUSION

Staff finds that the proposal addition of lighting for four tennis courts and the proposed modifications of existing development conditions are in conformance with the applicable Zoning Ordinance provisions.

RECOMMENDATION

Staff recommends approval of SPA 77-M-094-02, 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.

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/Special Exception Approval History
5. Agency Review Comments
6. Building Permit History
7. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SPA 77-M-094-02

September 21, 2016

If it is the intent of the Board of Zoning Appeals to approve SPA 77-M-049-02 located at Tax Map 60-2 ((1)) 55 to amend SP 77-M-094 previously approved for a swim and tennis club to permit 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~~/**bold**).

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, (3516 Sleepy Hollow Road, 7.77 acres of land) 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 **amendment** plat entitled "~~Special Exception Plan/Special Permit Plat,~~ Sleepy Hollow Bath and Racquet Club~~, Incorporated~~ **Special Permit Amendment Plat**" and prepared by **Jeffrey J. Stuchel, P.E. of** Walter L. Phillips, Incorporated which is dated ~~July 22, 1997, as revised through May 26, 1998,~~**June 17, 2016** and these conditions. These development conditions incorporate and supersede all previous 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~~ **shall** 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, as may be determined by the Director, Department of Public Works and Environmental Services (DPW~~&~~ES). Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit **Amendment** Plat and these development conditions.

5. *Hours of operation for all uses of the facility shall be limited to between 8:00 a.m. and 9:00 p.m. except as specified below. ~~After hours parties will required special permission of the Zoning Administrator and such parties shall be limited to six (6) per year.~~ Use of the ~~proposed~~ sand volleyball court, multi-purpose court and picnic shelter**s** shall be limited to between 10:00 and dusk, Monday through Saturday and 12:00 noon and dusk on Sundays. **The following additional events are permitted:**

a. **The competition pool will be permitted to open at 6:00 a.m. from Memorial Day to September 30 each calendar year for a "Masters Swim" program limited to adult swimmers, or for early morning swim team practices. The use of music, starters beeper or loudspeaker is prohibited prior to 8:00 a.m.**
b. **After hours events (those that extend beyond 9:00 p.m.) may include the following:**
   i. **A maximum of ten (10) outdoor events from May 15 through September 15 of each calendar year, which would be permitted on Friday night, Saturday, pre-holiday Sundays, or Federal holidays only;**
   ii. **Any number of indoor after-hours events that shall conclude by 10:30 p.m.;**
   iii. **Up to two (2) of the indoor events may involve overnight activities, but all such uses shall be conducted indoors only after 10:00 p.m., and loudspeakers or amplified sound shall be prohibited; and**
   iv. **Tennis courts with approved lighting shall remain open until 10:00 p.m., provided that the new lighting fixtures will automatically cut off at 10 p.m.**

6. *~~All noise from loudspeakers shall be confined to the site; use of loudspeakers shall be permitted primarily for swim meets, pool safety and normal routing use. Piped music over the loudspeaker shall not be permitted. All uses shall be subject to the Zoning Ordinance performance standards for noise and glare~~ **All activities shall comply with the requirements of the Noise Ordinance, Chapter 108.1 of the County Code**.

7. *The maximum number of memberships shall be ~~475~~**550;** the maximum number of employees on site at any one time shall be 10.

8. *There shall be 122 parking spaces provided as shown on the ~~SE/SPA~~ **Special Permit Amendment** ~~plat~~**Plat.** All parking shall be on site.

9. *In order to provide noise mitigation, supplemental screening shall be provided between the tennis courts and northern lot line as indicated on the ~~SE/SPA plat~~ **Special Permit Amendment Plat** or as may otherwise be determined approved and feasible by DPW ~~&~~ ES/Urban Forester. Required screening and barriers shall be modified in favor of the existing vegetation and fencing provided on the ~~SE/SPA plat~~ **Special Permit Amendment Plat** along the eastern and western lot lines.

10. *~~Construction of the sand volleyball court may be permitted provided that the existing trees are not removed or disturbed such that the long term survival of the trees is jeopardized as may be determined by the Urban Forester.~~ **Lighting for the four eastern tennis courts shall be as follows:**

    a. **A maximum of 32 light fixtures shall be provided, in a combination of 8 single, 6 duple, and 3 quad arrangements;**
    b. **The light standards shall be a maximum of 25 feet in height;**
    c. **All fixtures shall be dark sky-compliant fixtures which direct light downward, in compliance with the lighting plans submitted with this application; and**
    d. **All lights shall be fixed with sensors to activate with activity on the courts but shall have an automatic cut-off of 10:00 p.m.**

11. *~~Use of the sand volleyball court and adjacent picnic shelter shall not be permitted until such time as the additional screening along the northern lot line is fully installed and implemented to the satisfaction of DPW & ES/Urban Forester.~~ There shall be no lighting, loudspeakers or other sound equipment utilized in connection with the ~~proposed~~ picnic shelter**s**, sand volleyball or multi-purpose court.

12. *This use shall be under the control and direction of a board of manager composed, at least in part, of the residents of the area intended to be served by the facility. This use shall be operated on a non-profit making basis and the owner of the facility shall be a nonprofit organization where the membership thereto is limited to residents of a nearby residential area.

13. *This special permit amendment shall be ~~contingent up the Board of Supervisors approved of a~~ **in compliance with** Special Exception ~~for Uses in a Floodplain~~ **Application SE 98-M-033** and subject to all requirements of Chapter 118 of the County Code, Chesapeake Bay Preservation Ordinance. Failure to ~~obtain approval of the SE or any exceptions or conditions required by the CBPO~~ **comply with either the approved Special Exception or the Chesapeake Bay Preservation Ordinance shall** ~~will~~ render this ~~SPA~~ **special permit amendment** null and void.

14. *~~In order to mitigate potential negative impacts resulting from the discharge of chemicals existing in the swimming pool water during preseason pool cleaning, the applicant shall ensure that the chemicals are neutralized prior to discharge by using the following guidelines for all pool discharge materials~~**During discharge of swimming pool waters, the following operational procedures shall be implemented**:

a. ~~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 Fairfax County Health Department. The applicant shall use the following procedure to ensure that pool waters are property neutralized prior to being discharged during draining or cleaning operations: add~~ ~~s~~**Sufficient** amount~~s~~ of lime or soda ash to the acid cleaning solution to achieve a pH approximately ~~to~~ equal to that of the receiving stream ~~and as close to neutral (a pH of 7) as possible~~. **The Virginia Water Control Board standards for the class II and III waters found in Fairfax County range from pH of 6.0 to 9.0. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool waters and shall require a minimum concentration of 4.0 milligrams per liter.**
b. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could ~~effect~~ **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~~, and filtered prior to discharge~~.
c. Pool water shall be discharged slowly at a constant rate to prevent adverse impacts to the sanitary sewer drain and/or receiving streams.

15. **All other existing vegetation and barriers as shown on the Special Permit Amendment Plat shall be retained on site, subject to any proposed Minor Modifications as permitted under Sect. 8-004 of the Zoning Ordinance.**

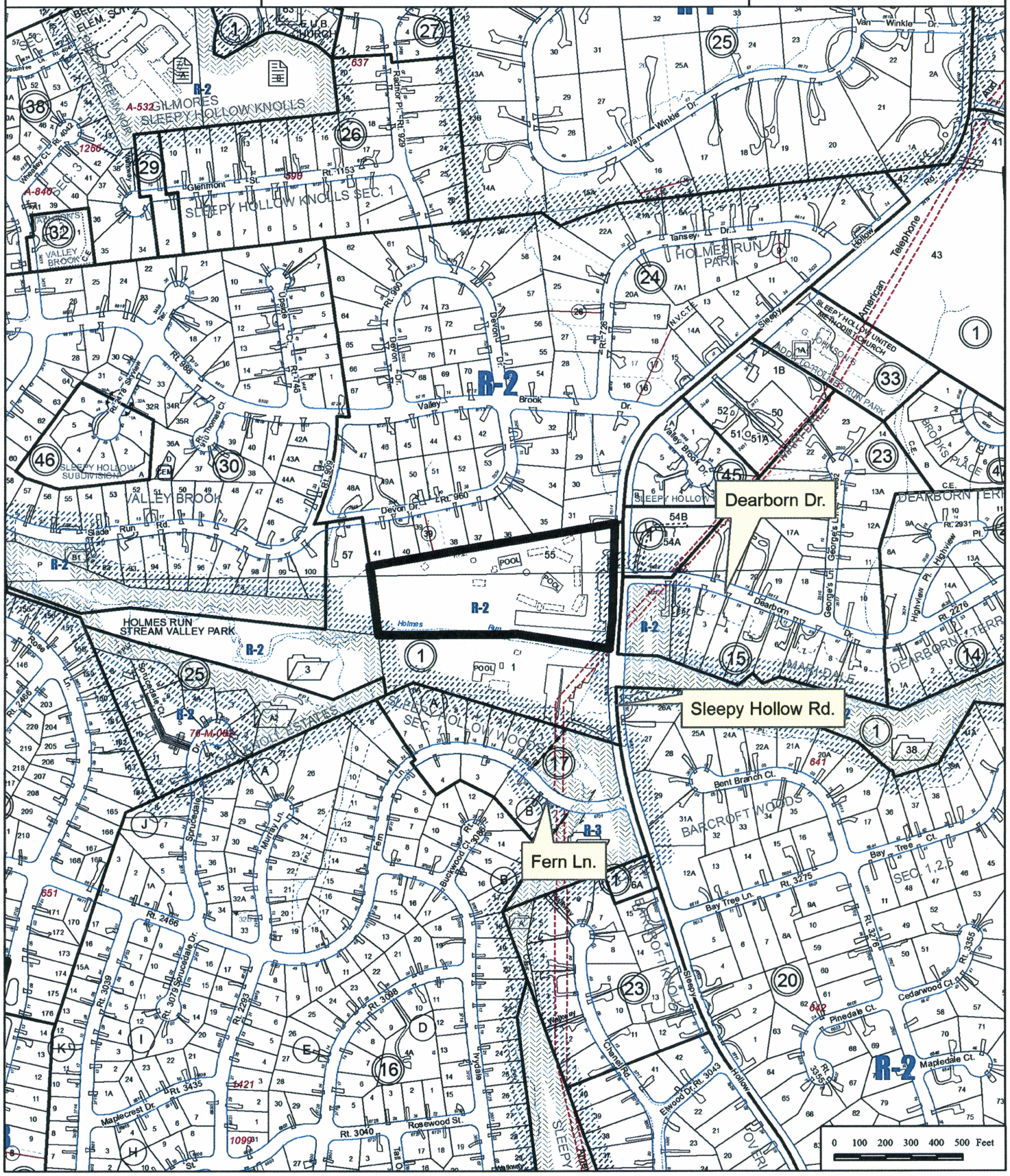
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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.

Special Permit Amendment

SPA 77-M -094-02

SLEEPY HOLLOW BATH & RACQUET CLUB, INC.



SLEEPY HOLLOW BATH & RACQUET CLUB

MASON DISTRICT, FAIRFAX COUNTY

SPECIAL PERMIT AMENDMENT PLAT

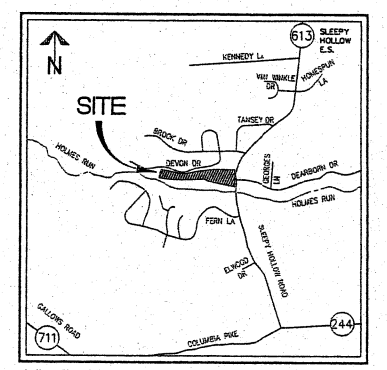
RECEIVED
Department of Planning & Zoning
JUN 17 2016
Zoning Evaluation Division

NOTES

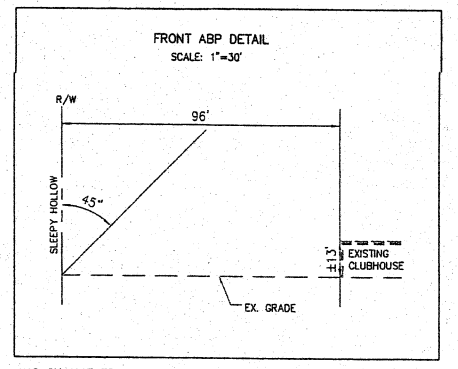
1. OWNER/APPLICANT:
   SLEEPY HOLLOW BATH & RACQUET, INC.
   C/O WILLIAM DEVAN
   P.O. BOX 2540
   FALLS CHURCH, VA 22042
2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 60-2-01-0055 AND TOTALS APPROXIMATELY 338,501 SF OR 7.7709 AC.
3. THE SITE IS CURRENTLY ZONED R-2, RESIDENTIAL DISTRICT. A SPECIAL PERMIT AMENDMENT PLAT IS REQUESTED TO PERMIT LIGHTING FOR THE EXISTING TENNIS COURTS.
4. THE BOUNDARY AND TOPOGRAPHIC INFORMATION HAVE BEEN TAKEN FROM A FIELD RUN SURVEY PREPARED BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.
5. IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL.
6. THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
7. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
8. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0285E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONES AE, X-SHADED AND X. THE FLOOD ZONE LINES SHOWN HEREON ARE BASED ON THE GRAPHICAL REPRESENTATION ON THE AFORESAID FLOOD MAP.
9. THE FLOODPLAIN LIMITS AND RESOURCE PROTECTION AREA (RPA) HAVE BEEN DELINEATED ON THIS PLAT.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
11. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE HAVE BEEN SHOWN ON THIS PLAT.
12. THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION, EXCEPT AS NOTED BELOW IN THE WAIVERS REQUESTED SECTION BELOW.
13. THERE ARE NO LIMITS OF CLEARING AND GRADING, THEREFORE NO EXISTING VEGETATION MAP OR STORMWATER MANAGEMENT PLAN IS REQUIRED.
14. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
15. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED WAIVERS/MODIFICATIONS SECTION.
16. ALL EXISTING STRUCTURES ONSITE ARE TO REMAIN.
17. ALL SIGNAGE WILL CONFORM WITH ARTICLE 12 OF THE ZONING ORDINANCE.
18. THE PROPOSED USE DOES NOT INVOLVE THE GENERATION, TREATEMENT AND/OR DISPOSAL OF ANY HAZARDOUS OR TOXIC SUBSTANCES. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE PRESENT ONSITE.

WAIVERS REQUESTED

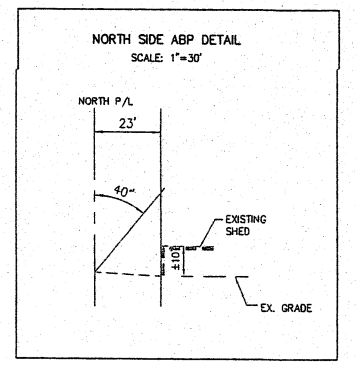
1. A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO PERMIT THE USE OF THE EXISTING VEGETATION AND OTHER BUFFERS ALONG THE NORTH AND WEST SIDE OF THE PROPERTY WAS APPROVED WITH SPA 77-M-094.
2. A WAIVER OF THE MAJOR PAVED TRAIL IS REQUESTED ALONG SLEEPY HOLLOW ROAD. THE COMPREHENSIVE PLAN SHOWS THE TRAIL ALONG THE OPPOSITE SIDE OF THE ROAD THEREFORE, WE REQUEST A WAIVER TO KEEP THE EXISTING 5 FOOT WALK THAT CURRENTLY EXISTS.
3. A WAIVER OF THE STREAM VALLEY TRAIL ALONG HOLMES RUN IS REQUESTED.



VICINITY MAP SCALE: 1"=2000'



*NO CHANGE FROM APPROVED SPECIAL PERMIT PLAT (SPA 77-M-094)



*NO CHANGE FROM APPROVED SPECIAL PERMIT PLAT (SPA 77-M-094)

ZONING TABULATION

EXISTING ZONE: R-2, RESIDENTIAL DISTRICT, 2 DU/AC

SITE AREA: ±338,501 SF OR ±7.7709 AC

	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	±338,501 SF*
MINIMUM LOT WIDTH	100 FT	±475 FT*
MAXIMUM BUILDING HEIGHT	60 FT	±25 FT*
MINIMUM YARD REQUIREMENTS		
FRONT	45' ABP; 35 FT	±96 FT*
SIDE	40' ABP; 15 FT	±23 FT*
REAR	40' ABP; 25 FT	±150 FT*
MAXIMUM FAR	0.20	0.064*
MINIMUM OPEN SPACE	NONE	±57%*
MINIMUM TREE COVERAGE	20%	±56%*

* NO CHANGE FROM APPROVED SPECIAL PERMIT PLAT (SPA 77-M-094)

PARKING TABULATION

USE: COMMERCIAL RECREATION USE
RATE: TENNIS COURTS - 4 SPACES/COURT
RATE: SWIMMING POOL - 1 SPACE/7 PERSONS
EMPLOYEES - 1 SPACE/EMPLOYEE
(9 COURTS X 4 = 36 SPACES)
(245 PERSONS/7 PERSONS = 35 SPACES)
(10 EMPLOYEES (PER SHIFT) = 10 SPACES)
PARKING REQUIRED = 81 SPACES
PARKING PROVIDED = 122 SPACES (INCL. 2 HC)

* NO CHANGE FROM APPROVED SPECIAL PERMIT PLAT (SPA 77-M-094)

SHEET INDEX

P-0101 COVER SHEET
P-0301 SPECIAL PERMIT AMENDMENT PLAT
P-0302 PHOTOMETRIC PLAN

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: 1"=40' DATE: 6/17/2016 DRAWN: MRW CHECKED: JS

COMMONWEALTH OF VIRGINIA JEFFREY S. MODEL Lic. No.0.1725 6/17/16 PROFESSIONAL ENGINEER

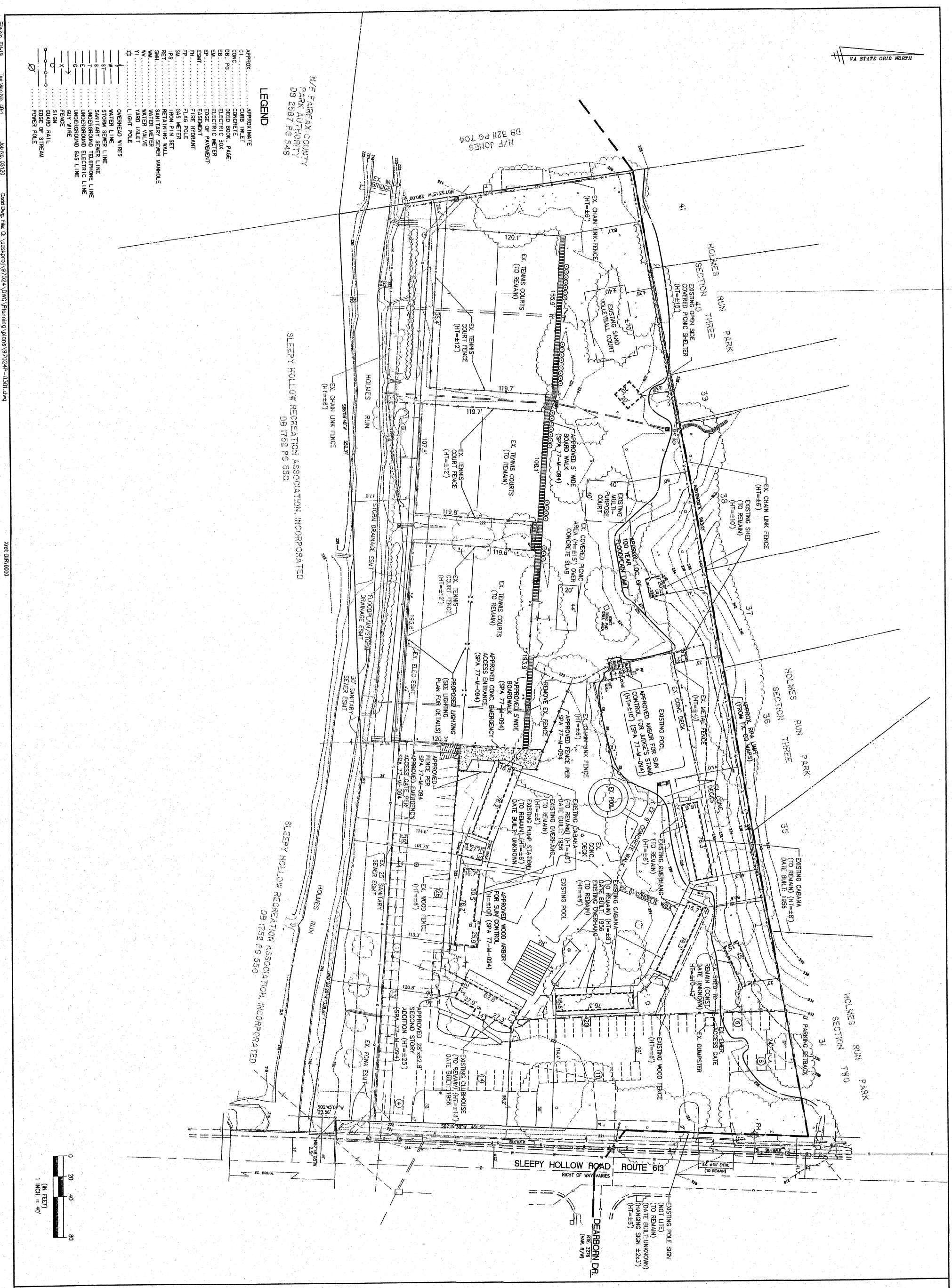
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

COVER SHEET

SLEEPY HOLLOW BATH & RACQUET CLUB
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0101



SPECIAL PERMIT AMENDMENT PLAT

SLEEPY HOLLOW BATH & RACQUET CLUB

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA
JEFFREY J. STUCHEL
Lic. No.031215
6/17/16
PROFESSIONAL ENGINEER

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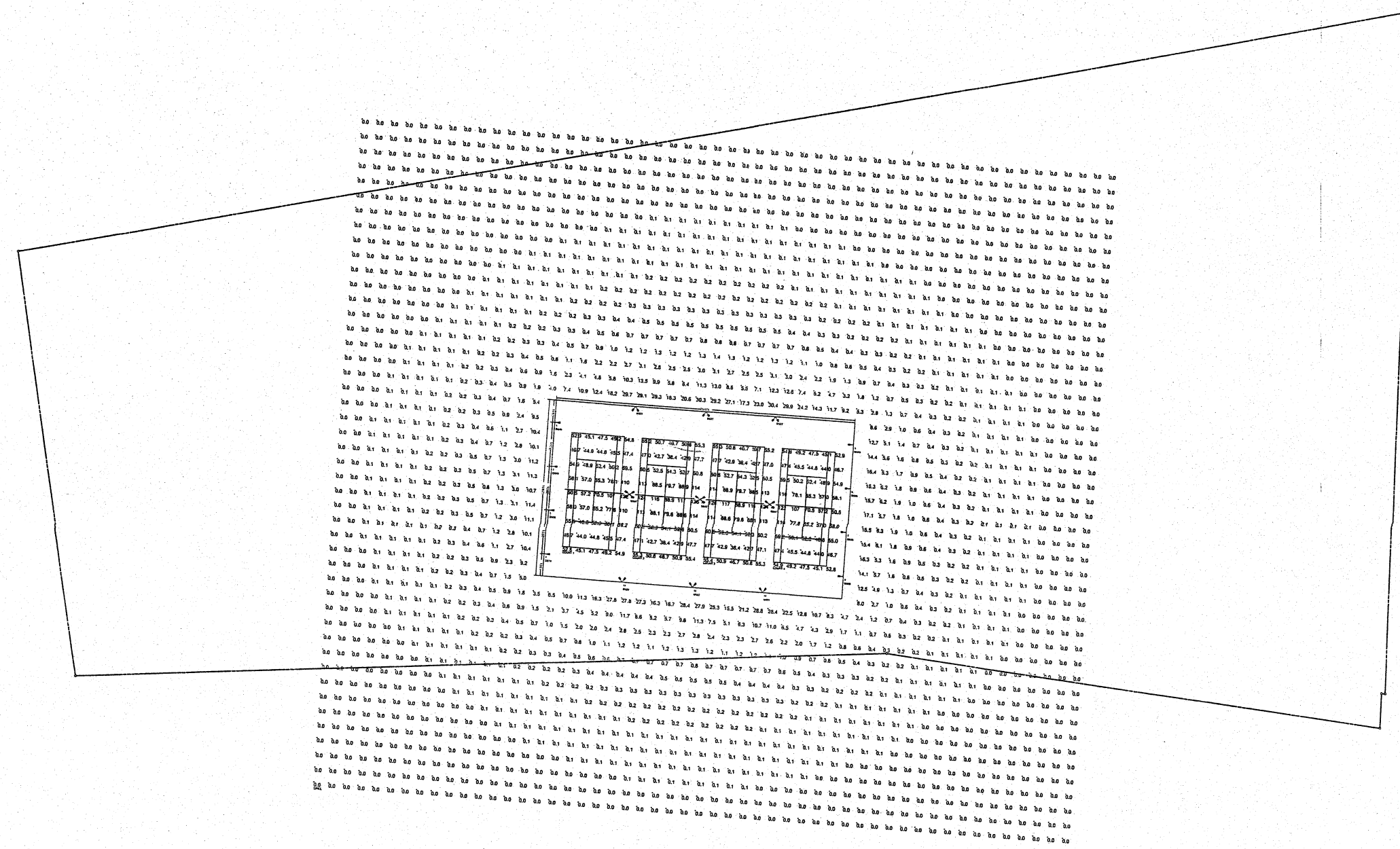
SCALE: 1" = 40' | DATE: 6/17/2016 | DRAWN: MRW | CHECKED: JS

SHEET: P-0301

File No. FH-19 Tax Map No. 4b-1 Job No. 03120 Cadd Dwg. File: Q:\sosksp10\97024\DWG\Planning\plans\97024P-0301.dwg Xref: DIR\0000



Luminaire Location Summary			
Label	LumNo	Z	Tilt
DS19	1	25	0
DS19	2	25	0
DS19	3	25	0
DS19	4	25	0
DS19	5	25	0
DS19	6	25	0
DS19	7	25	0
DS19	8	25	0
DS27	9	25	0
DS27	10	25	0
DS27	11	25	0
DS27	12	25	0
DS27	13	25	0
DS27	14	25	0
DS47	15	25	0
DS47	16	25	0
DS47	17	25	0

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
	8	DS19	SINGLE	N.A.	0.900	LSMT-8-C-8-T4T-E-EIGHT BRICK TENNIS OPTIC 1400MA LED
	6	DS27	DV270	N.A.	0.900	LSMT-8-C-8-T4T-E-EIGHT BRICK TENNIS OPTIC 1400MA LED
	3	DS47	DV470	N.A.	0.900	LSMT-8-C-8-T4T-E-EIGHT BRICK TENNIS OPTIC 1400MA LED

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SPILL	Fc	0.91	30.4	0.0	N.A.	N.A.
COURT 2	Fc	67.86	126	38.4	1.77	3.27
COURT 3	Fc	67.86	126	38.4	1.77	3.27
COURT 4	Fc	58.47	122	44.0	1.33	2.77
COURT 1	Fc	58.47	122	44.0	1.33	2.77

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

Notes:

1. Calculation 3' AFG. Spill at grade.
2. Based on 25' AFG fixture mounting heights using 3' arms.

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COMMONWEALTH OF VIRGINIA
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6/17/16
PROFESSIONAL ENGINEER

SCALE: 1" = 40'
DATE: 6/17/2016
DRAWN: MRW
CHECKED: JS

REVISION APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

PHOTOMETRIC PLAN

SLEEPY HOLLOW BATH & RACQUET CLUB

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: P-0302

Statement of Justification

Zoning Evaluation Divisic

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

This application outlines Sleepy Hollow Bath and Racquet's proposed updates to its use permit to provide better service and recreational opportunities to the membership. The facility was originally constructed in 1956 and has operated continuously since that date; the most recent amendment to the use permit was filed and became final on July 22, 1998.

Sleepy Hollow Bath and Racquet (SHBR) maintains nine tennis courts, three pools (instead of the typical two), 75 cabanas, 15 half-cabanas, and other facilities on just under eight acres of land. This is substantially more grounds and facilities than other Northern Virginia swim clubs. We consider the facilities and grounds to be major assets of our Club and the larger community. This application seeks to make modifications that help to maintain our grounds and to contribute to our vibrant local community.

This request seeks to add dark sky compliant tennis lighting on four existing tennis courts, but does not seek any changes that would result in land disturbance, other than incidental disturbance (less than 250 square feet) related to installation of those lights. . It also seeks several changes to membership and hours of operation.

As part of the changes, we agree to addition of a provision in the Permit requiring appointment of a community liaison as a designated point of contact for members of the public, with contact information for the liaison to be posted in a conspicuous place on the property and made available to the public.

A. Type of Operation: Pool and Tennis Club operated by a not-for-profit corporation.

B. Hours of Operation

The currently permitted hours for all uses of the facility are 8:00 a.m. to 9:00 p.m., except that use of the sand volleyball court, multi-purpose court and picnic shelters are limited to between 10:00 a.m. and dusk, Monday through Saturday and 12:00 noon and dusk on Sundays. Additionally, up to six after-hours parties are allowed per year with the special permission of the Zoning Administrator.

Hours of Operation Modifications:

1. **Early opening for Master's Swim and Swim Team Practice.** Open the pool at 6:00 a.m. between Memorial Day and September 30 of each calendar year for the limited purposes of (a) conducting a "Masters Swim" program limited to swimmers aged 18 and over; and (b) early morning swim team practices. Neither of these uses would involve music, a swim starter beeper or use of the pool's loudspeaker. The pool would continue to be permitted to open for all other uses (with the exceptions for use of the sand volleyball court, multi-purpose court and picnic shelters) at 8:00 a.m.

2. **Additional Late Openings.**

   a. After-hours events that extend after 9:00 p.m. on any day shall be governed by the following:

      i. The applicant shall be allowed a maximum of 10 outdoor after-hours events from May 15th to September 15th.

      ii. Outdoor after-hours events are permitted on Friday night, Saturday, pre-holiday Sundays, or Federal holidays only. The events shall conclude by 12:00 midnight, except clean-up activities may be extended beyond this time.

      iii. Aside from the 10 outdoor after-hours events, any indoor after-hours events shall conclude by 10:30 p.m.

      iv. Two of the after-hours events may involve overnight activities with no loudspeakers or amplified sound.

3. **Evening Tennis.** Allow the Tennis Areas of the Club to remain open for tennis activities only until 10:00 p.m. Tennis lighting will be placed on a timer so that it is activated only when people are playing, and with an automatic cut-off of 10:00 p.m.

C. Noise Restrictions.

The current use permit provides that all noise from loudspeakers shall be confined to the site and states use of loudspeakers shall be permitted primarily for swim meets, pool safety and normal routine use. Piped music over the loudspeaker shall not be permitted.

Modification

We request that this be deleted and replaced with the following based on the Board's approval of the Special Permit for McLean Swimming and Tennis Association, SP 2014-DR-217 Appl and the amended noise ordinance that becomes effective February 17, 2016

> The use of loudspeakers and other devices, which produce, reproduce, or amplify sound associated with team meets, shall not occur before 8:00 a.m. or later than 9:30 p.m. The Applicant shall not allow any person or source of sound or sound generation to create a sound that is discernable and plainly audible in any other person's residential dwelling with the doors and windows closed:
> (1) Between 10 p.m. and 7 a.m. on Sunday through Thursday, or between 11 p.m. and 7 a.m. on Fridays, Saturdays, and the day before a Federal holiday; or
> (2) Between 1 a.m. and 7 a.m. on Saturdays, Sundays and federal holidays.

D. Current Membership.

The current use permit allows 475 family memberships. In accordance with its Articles of Incorporation, the Club currently has 425 shareholders/equity memberships. An additional 50 members are "Associate members" who "lease" memberships during the summer season, which generally runs between Memorial Day and Labor Day.

1. Membership Modification

Increase the number of Associate Memberships to allow a total of 550 permitted members to both support Club operations and to better serve the community from which are members are drawn.

During the 2015 season, the Club monitored parking and overcrowding on the grounds. SHBR has 140 parking spaces in a paved lot. With the exception of several swim meets (which have a predictable number of attendees regardless of the size of the Club), we did not experience any parking or overcrowding issues. Based on current usage patterns, we do not expect overcrowding or parking to be an issue with the number of memberships we request.

The number of the memberships does not expand pool usage. Instead, under health department regulations, Club attendance is limited to 245 individuals based on the surface area of the three pools on the Club grounds. Our Club management team monitors crowding on the grounds and is prepared to limit entrance to the Club on busy days should this need arise, but that has never been an issue, nor do we anticipate it being one with the proposed higher membership number. This grounds capacity rule does not apply during swim tournaments, and we have informal agreements with two neighboring organizations to supply overflow parking during such events.

E. Estimated Traffic Impact of Proposed Use.

Any increase in membership is not expected to materially increase traffic because of the other restrictions on the number of members who may use the pool at any given time. With the exception of isolated special events (*e.g.* swim tournaments) and a few special days (*e.g.* Memorial Day and Fourth of July), the Club is rarely filled to capacity.

F. Vicinity or general area to be served by the use.

The Club serves its members, the majority of whom reside within two miles of the Club.

G. Description of Building Façade and Architecture of Proposed New Building or Additions.

We do not intend to add any new buildings or additions, but instead wish to add lighting to four of the Club's nine tennis courts. We propose to add lighting certified by the International Dark-Sky Association to four courts to allow tennis play to occur until 10:00 p.m. Tennis lights would only be in use while there are players on the courts, and would be equipped with timers cutting off the lights at 10:00 p.m. Because the lights will be located on the existing tennis courts,

there is no increase in the impervious area of the pool associated with installation of lights. Any ground disturbance incidental to installation of the lights would be less than 250 square feet so no site plan is required under Section 17-104.16.B of the Fairfax County Zoning Ordinance.

H. Environmental.

The proposed use does not involve the generation, treatment and/or disposal of any hazardous or toxic substances as defined in 40 DFR Parts 116.4, 2850, 302.4 and 355 or Virginia Department of Waste Management Regulations VR 672-10-1.

Between mid-May of each year and the middle of September of each year (start-up, operation, and shut-down of the swimming pools), the following pool chemicals are stored on the premises for use in pool operations. All materials are stored in containers supplied by manufacturers in secured locations per Fairfax County Health Department Regulations.

Name	Max. # Containers	Quantity per Container	Max Storage.
Chlorine	9	50 gal.	450 gal.
Sodium Bicarbonate	5	50 lbs.	250 lbs.
Calcium Chloride	5	50 lbs.	250 lbs.
Cyanuric Acid	3	50 lbs.	150 lbs.
Muriatic Acid	20	1 Gal.	20 gal.

Additionally, up to 45 Gallons of Gasoline are stored year round on site in 5 gallon containers to operate lawn mowers and other power equipment for grounds maintenance.

No other known hazardous or toxic substances are present on the site.

I. Statement of Conformance.

The proposed use conforms to the provisions of all applicable, ordinances, regulations adopted standards and conditions. The modifications to the permit will represent a continuation or extension of the current use in conformity with existing zoning regulations. The property is currently zoned as R-2, and the current use is a Group 4-Community Use under Section 3-203. All use and the related facilities are 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. The use is not operated on a profit-making basis, and the owner of the facility is a nonprofit organization where membership is limited to residents of nearby residential areas.

In accordance with Section 14-904 of the Fairfax County Zoning Ordinance, a sports illumination plan prepared by a lighting professional that is certified by the National Council on Qualifications for the Lighting Professions (NCQLP) or a State licensed professional engineer, architect, landscape architect or land surveyor is attached demonstrating compliance with applicable Outdoor Recreation/Sports Facility Lighting Requirements

The proposed use does not involve the removal or addition of soil from the District nor changes to the existing contours of any land, including any change in the course, width or elevation of any natural or other drainage channel, in any manner.

The Property is used by Sleepy Hollow Bath & Racquet Club, Inc, a Virginia not-for-profit corporation.

Select Photographs

Image 1: View from Sleepy Hollow Road of the parking area.

Image 2: Street frontage.

Image 3: Clubhouse.

Image 4: The front yard of the Club property.

Image 5: South side yard adjacent to Holmes Run, which is on the left edge.

Image 6: Driveway entrance facing north.

Image 7: Cabana buildings north of the clubhouse.

Image 8: Cabana buildings west of the clubhouse and (center) pool mechanical building

Image 9: The three swimming pools, the first two built in 1957, the third in 1962.

Image 10: Children's play structure, picnic shelter, tennis courts, and swimming pools.

Image 11: View north over the kiddie pool and competition pool, showing north lot line screening of residential area.

Image 12: The four tennis courts subject to the request for lighting.

Image 13: The same tennis courts, inside the fence.

Image 14: View of multi-purpose court and screening on north lot line.

Image 15: View of second picnic shelter and sand volleyball court, and screening.

Image 16: Alternate view of same in Image 15, with side view of screening area.

Image 17: View of screening area behind larger of two storage sheds.

Image 18: View of south lot line screening from judges view stand at competition pool.

Image 19: View of walkway between tennis courts and Holmes Run buffer area.

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: July 1, 2016

TO: Deborah Pemberton, Senior Applications Acceptance Planner
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 2016-0108

REF.: 134564

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
Sleepy Hollow Bath & Racquet, Inc.	5/26/16

Attachment

\\s17PROLAWPGC01\Documents\134564\SAK\Affidavits\813579.doc

CORPORATE RESOLUTION OF

SLEEPY HOLLOW BATH & RACQUET CLUB, INC.

A quorum of the Board of Directors of Sleepy Hollow Bath and Racquet, Inc. (the "Corporation"), pursuant to the voting procedures approved under the current Bylaws of the Corporation, did hereby vote to designate the following individual to act as its Agent for purposes of submitting an Application to the Fairfax County Department of Planning and Zoning to apply for changes to the Corporation's Special Permit, and to take such other action as is necessary with respect to such Application:

William A. DeVan

I hereby certify in that this Resolution was approved by the Board of Directors of the Corporation on May 20 2016:

Karen Wirth, Secretary

Sworn to before me this
20 day of MAY, 2016.

Bertram Halbert
Notary Public

My Commission expires on 3-31, 2020

BERTRAM HALBERT
NOTARY PUBLIC
REG. # 240302
MY COMMISSION EXPIRES 03/31/2020
COMMONWEALTH OF VIRGINIA

134564

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

APPLICATION No: SPA 77-M-094-02
(Staff will assign)

RECEIVED
Department of Planning & Zoning
APR 19 2016
Zoning Evaluation Division

APPLICATION FOR A SPECIAL PERMIT

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	**NAME** Sleepy Hollow Bath & Racquet, Inc.
	MAILING ADDRESS P.O. Box 2540, Falls Church, Va. 22042
	PHONE HOME (703) 820-5235 **WORK** (703) 518-4338
	PHONE MOBILE (202) 531-4704
PROPERTY INFORMATION	**PROPERTY ADDRESS** 3516 Sleepy Hollow Road, Falls Church, Va. 22044
	TAX MAP NO. 60-2-1-55 **SIZE (ACRES/SQ FT)** 338,501 s.f
	ZONING DISTRICT R-2 **MAGISTERIAL DISTRICT** Mason
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
SPECIAL PERMIT REQUEST INFORMATION	**ZONING ORDINANCE SECTION** 8-400
	PROPOSED USE Community Pool and Tennis Club (current use also)
AGENT/CONTACT INFORMATION	**NAME** William A. DeVan
	MAILING ADDRESS 2121 Eisenhower, Ave., Suite 200 Alexandria, Va. 22314
	PHONE HOME (703) 820-5235 **WORK** (703) 518-4338
	PHONE MOBILE (202) 531-4704
MAILING	**Send all correspondence to (check one):** ☐ **Applicant** –or- ☑ **Agent/Contact**

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.

William A. DeVan
TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

SPA 2016-0108

DO NOT WRITE IN THIS SPACE

Date Application accepted: _____ Application Fee Paid: $_____

Application No.(s): SPA 77-M-094-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 26, 2016
(enter date affidavit is notarized)

134564

I, William A. DeVan, 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)
Sleepy Hollow Bath and Racquet Club, Inc.	3516 Sleepy Hollow Road, Falls Church, Va. 22044	Title Owner & Applicant
By William A. DeVan, President and Authorized Agent	Correspondence to: 2121 Eisenhower, Ave., Suite 200 Alexandria, Va. 22314	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 77-M-094-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 26, 2016
(enter date affidavit is notarized)

134564

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)
Sleepy Holloiw Bath & Racquet, Inc. 3516 Sleepy Hollow Road, Falls Church Va. 22044

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 77-M-094-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 26, 2016
(enter date affidavit is notarized)

134564

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 77-M-094-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 26, 2016
(enter date affidavit is notarized)

134564

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 77-M-094-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 26, 2016 134564
(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: [signature]

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

William A. DeVan, President
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 26 day of May 2016, in the State/Comm. of Virginia, County/City of Alexandria.

[signature]
Notary Public

My commission expires: 7/31/2019

CHERRAE GRAYSON-FREEMAN
NOTARY PUBLIC
REGISTRATION # 7621116
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JULY 31, 2019

AMENDED MOTION

APPENDIX 4

COUNTY OF FAIRFAX
Fairfax, Virginia

April 11, 1962

Office of the
Planning Commission and
Zoning Administrator

Mr. Sam Horrell
458 Leesburg Pike
Falls Church, Virginia

RE: Appl. for Sleepy Hollow Bath and Racquet Club, Inc.

This letter will confirm the decision of the Fairfax County Board of Zoning Appeals on Tuesday ~~March 27, 1962~~ (granting) (~~denying~~) (~~deferring~~) your application to _____

~~Mrs. Carpenter moved that the Board amend their previous motion on the Sleepy Hollow Bath and Racquet Club, Inc. to read 160 parking spaces rather than 220 spaces. This is based on the thorough evidence presented by Col. Turron that 220 parking spaces are not needed. Property onwest side of Sleepy Hollow, Route 613 on north side and adjacent to Holmes Run.~~

*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,

H. F. Schumann, Jr.
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.

Mrs. Henderson said the Board would like to feel assured that this operation would not look like Wissinger's at 7-Corners.

Mr. Hazel said it definitely would not -- they will make this a first class agency.

There were no objections from the area.

In the application of Lenora M. Hunter to permit operation of an auto sales lot, part Parcel 4B, Simmsco Property at Springfield, Mason District, Mr. Smith moved that the application be approved as applied for under C-G , ~~Section~~ Group #10, that all building setbacks and parking requirements shall be met and all provisions of the Ordinance shall be met. It is also required that the site plan be approved and that a subdivision plat will be approved if this tract is divided as indicated. It is also included in this motion that building and service structures will be constructed to harmonize with adjoining architecture and it is noted that the rendering presented today at this hearing will be harmonious with the area. Seconded, T. Barnes. All voted for the motion except Mr. Lamond who refrained from voting. Motion carried.

//

The Sleepy Hollow Bath and Racquet Club, to permit erection of an additional swimming pool, on west side of Sleepy Hollow Road, Route 613 on north side and adjacent to Holmes Run, Falls Church District. (RE-0.5)

Mr. Edward Turrou represented the applicant. Mr. Turrou presented new plats upon which changes had been made particularly with regard to lowering the channel of Holmes Run and improvements in drainage. This was originally a commercial swimming pool, which became non-conforming after changes in the Ordinance, Mr. Turrow said. Now this is a community non-profit swimming club with recreation facilities for people in the area. This will now be a conforming use. This pool will be 18 ins. above the 100 year flood mark and also is above the existing flood plain mark. They feel sure that the changes they have made here will alleviate the flood conditions in this area. This new pool will be three feet above the present pool and three feet above the sewer and four feet four inches above the Sleepy Hollow Recreation Association pool which is on land immediately adjoining to

6 contd. the south. That area was involved in flooding a few years ago. The Board of Directors have recommended this additional pool, Mr. Turrou went on to say, because their community is deeply interested in swimming. The present pool is not adequate for the kind of training they wish to offer and for the meets. The new pool will run from three feet in depth to ten feet, forty-five feet wide with provision for six lanes. They have a 9 hole golf putt course. They have a big program of improvement.

The Board discussed parking at length. Mr. Smith did not think the 120 spaces were sufficient for a 350 to 400 membership club. (They propose to limit membership to 400). The Sleepy Hollow Association membership was filled two years ago, Mr. Turrou said, and others in the community heard this property was for sale so they formed an Association to buy it. At least 50% of the members are from the immediate area and many of them would walk to the pool, especially during the week. He estimated about 100 members are within 1/4 mile. This is a greatly needed and wanted facility, Mr. Turrou said, people are very interested in competitive swimming. This is being done to provide adequate facilities which the area has not had. They could make room for more parking if needed, as many as 220.

It was noted that the parking spaces were not shown on the plat.

Mr. Turrou presented a petition with 55 signatures of families living in the immediate area, all wanting this and urging the Board to approve the request.

In the application of Sleepy Hollow Bath and Racquet Club to permit erect of an additional swimming pool, on the west side of Sleepy Hollow Road, Rt 613 on north side and adjacent to Holmes Run, Falls Church District,

Mr. Smith moved that the application be approved as applied for with the stipulation that 220 parking spaces be provided on the property for use of the members and that the now non-conforming use of this property shall be abolished. This present use is abolished and is now brought into conformance with the present Ordinance under Section 30-137. The parking requirements and all other provisions of the Ordinance shall be met. Seconded, Mrs. Carpenter. Cd. unan.

March 27, 1962

Col. Turron from Sleepy Hollow Swim Club came before the Board saying they have additional evidence regarding their case -- particularly relating to parking. The Board said they should furnish 220 parking spaces. Col. Turron presented a very complete and comprehensive brochure on parking. He also presented new plats with easements.

He had made a complete analysis of attendance - the number of members, families and guests for 1960-1961 - graphs of attendance and ledger of signatures. He showed the number of cars from 9 A.M. to 9 P.M., number of people using the club, average attendance and average number of cars. Based on this he showed the same figures projected to the needs of an additional membership.

They have carefully gone into the parking situation, the Colonel said, the architect tried in every way to get 220 parking spaces on this property. They can get 143 cars outside the fence line. To get the balance of 220 they would have to remove two holes on the golf course. This will make the golf course most unattractive to their users.

On Sundays, they have had only 110 cars -- only on two Sundays did they go up to 140 cars.

In order not to destroy the golf holes, the Association asked the Board to lower the 220 count to 143 spaces. If these 143 spaces run short, they could put 20 more spaces in but they feel the 143 will be sufficient, based on their past experience and projected future.

Mrs. Henderson suggested moving the fence over so they can provide the additional 20 spaces now. The ground could be stabilized

As a result of the presentation by Colonel Turron, Mrs. Carpenter moved that the Board amend their previous motion on the Sleepy Hollow Swim Club to read 163 parking spaces rather than 220 spaces. This is based on the thorough evidence presented by Colonel Turron that 220 parking spaces are not needed. Seconded, Lamond. Cd. unan.

(The complete brochure presented by Colonel Turron is on file with the records of this case.)

The meeting adjourned.

Shirley Enterprises - Ctd.

Mr. Smith added to his motion that the applicant will make sure that the screen is screened from both highways - Route 617 and Shirley Highway. Seconded, Mr. Lamond. Carried unanimously.

//

Mr. Mooreland discussed Fenbrook Bath & Racquet Club which he said is operating now as a non-conforming use. It went in as a matter of right several years ago. The Ordinance was changed and this use is no longer a matter of right. It has become non-conforming. They now wish to increase their facilities and add another pool. Shall they apply under the community pool? The Board said yes.

//

The meeting adjourned.

Mary K. Henderson
Mrs. L. J. Henderson, Jr., Chairman

February 27, 1962
Date

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: February 13, 1962

TO THE BOARD OF ZONING APPEALS:

I, The Sleepy Hollow Bath and Racquet Club, Inc., the undersigned Owner of

Lot _____ Block _____, _____ Subdivision,

Located in Falls Church District, on

(near) on West of Sleepy Hollow Road, R.F.-6-3 on north side adjacent to Holmes Run

hereby apply Special Permit Section 30-137 Para III(a)

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

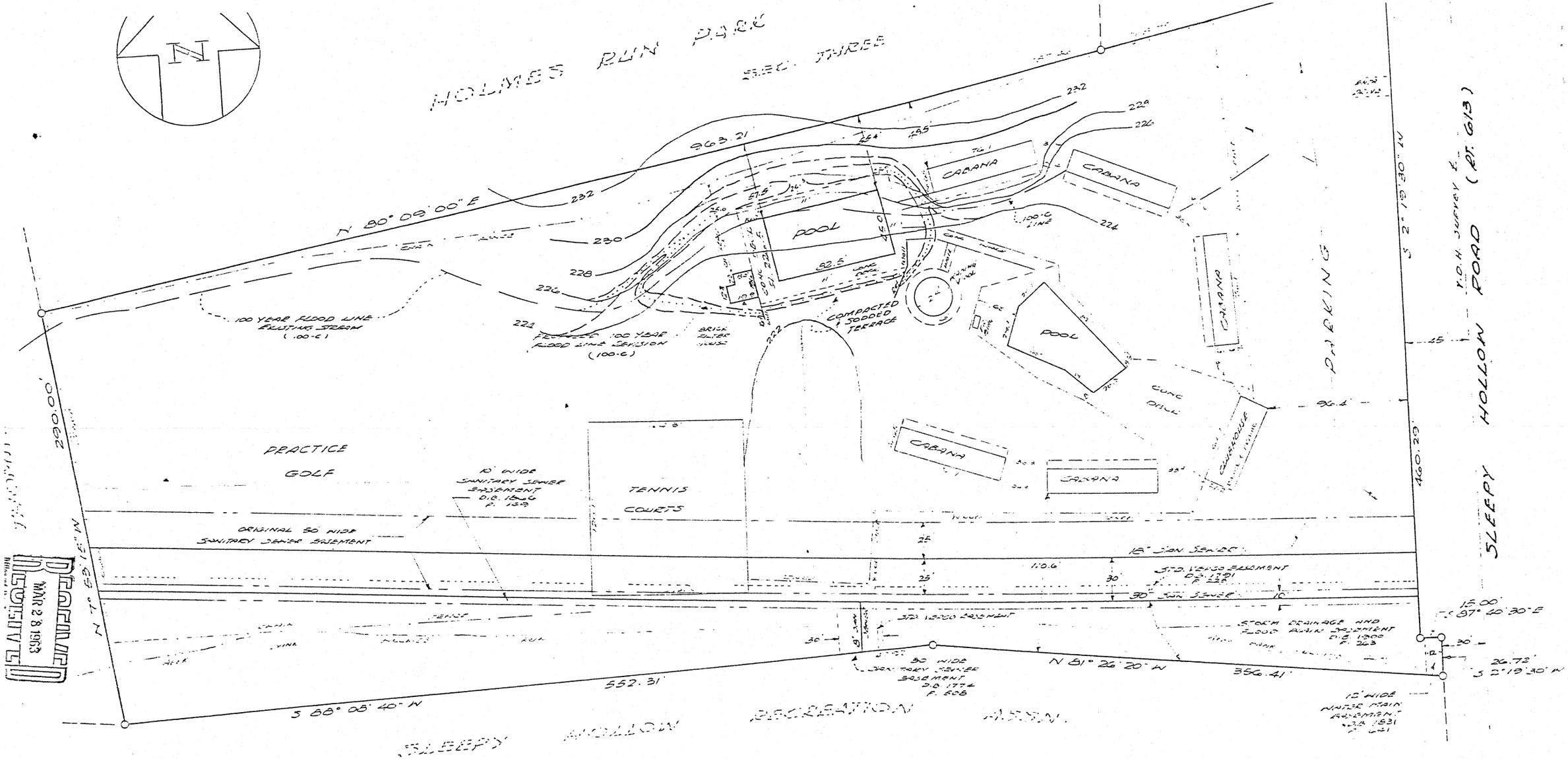
erection of an additional swimming pool

The Sleepy Hollow Bath and Racquet Club, Inc.
by J.B. Schwartzel, agent
Owner

R-1-S
Zone

1570 Sleepy Hollow Rd, FC
Address

Falls Church, VC.
Mr. Ann Thurd 24-2919



PLAT

SHOWING SURVEY AS AND THE IMPROVEMENTS TO THE PROPERTY OF

THE SLEEPY HOLLOW BATH & RACQUET CLUB, INC.

BASED CHURCH MAGISTERIAL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

R. BELAKY 1962

R.F. GREFE & ASSOCIATES

FINAL SURVEY
as shown
MARCH 20, 1963
CERTIFIED CORRECT:
Richard F. Greffe
OWNER & USER

RECEIVED
MAR 28 1963

APPLICATION: SPECIAL USE PERMIT

Fairfax County, Virginia

Application No. S-79-74

May 31, 1974

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: SLEEPY HOLLOW BATH & RACQUET CLUB, INC.

Name of Owner: " "

Premises located at: 3516 Sleepy Hollow Road, Falls Church, Va. 22044

Name of Subdivision:

Assessment Map: 60-2 ~~40-4~~ Block(s) (1) Lot(s) 55

Use requested: Construct three (3) tennis courts (additional), increase membership from 400 to 425, decrease parking from 160 to 140.

Lot area: 7.7813 acres District MASON Zoning RE-0.5

CANNATA

Joseph G. Cannata

Signature of Applicant or Agent

6544 Oakwood Drive, Falls Church, Va. 22041

Address

256-2220

Telephone Number

DO NOT WRITE BELOW THIS LINE

To be completed by County staff during processing

		Dates of Hearings	
Application received:	/ /	Planning Commission:	/ /
Fee paid ✓ Amount	/ /	Board of Zoning Appeals:	7/17/74
Advertised on	/ /	Board of Supervisors:	/ /
Receipt No.		Adjoining property owners notified:	
Design & Review:	/ /	Report received:	/ /
Planning Division:	/ /	Report received:	/ /
Inspection Services:	/ /	Report received:	/ /
Fire Marshal:	/ /	Report received:	/ /
:	/ /	Report received:	/ /
		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.

7-17-74

//

11:00 - SLEEPY HOLLOW BATH & RACQUET CLUB, INC., application under Section 30-7.2.6.1.1 of Ordinance to permit additional construction of 3 tennis courts to existing facility, increase in membership from 400 to 425 and decrease in parking from 160 to 140, 3516 Sleepy Hollow Road, 60-2 ((1))55, (7,7813 acres), Mason District, (RE-0.5), S-79-74

Mr. Joseph Cannata, President of the Sleepy Hollow Bath and Racquet Club, represented the applicant before the Board.

Notices to property owners were in order. The contiguous owners were Senator and Mrs. Robert Stafford, 3541 Devon Drive and Col. and Mrs. Gielman, 3545 Devon Drive, Falls Church.

Mr. Cannata submitted a statement for the record from four property owners adjoining the subject property stating their support.

Mr. Cannata stated that the applicant seeks to increase the membership from 400 to 425 and to decrease their parking. They have three bike racks. They have only experienced overflow in parking one time and that was for a Regional Swim Meet. They have an excellent relationship with the Sleepy Hollow Recreation Association across Holmes Run and they can use their parking lot if there is an overflow. This is a verbal agreement between the two associations.

There was no one to speak in favor of the application.

Mrs. Gielman, 3545 Devon Drive, spoke in opposition to the application. She stated that she is the most affected of all the adjoining property owners as the three tennis courts will be just outside her garden. They now have the bop-bop of the tennis balls from dawn until dust. They start at 7:00 am in the morning.

Mr. Smith stated that their original permit was granted in 1962. They were originally required to have 220 parking spaces and that was reduced to 160. There was no stipulation on the hours of operation.

Mrs. Gielman stated that they now have 4 tennis courts and this will make a total of 7.

Mr. Smith after going through the old file stated that they were originally permitted 2 tennis courts, then the Board of Supervisors permitted them to build 2 more tennis courts in flood plain but they

never came back to this Board for approval. They had to have Board of Supervisors approval in order to construct in flood plain, but they should have come back to this Board for the use of the land as this was an additional use.

Mr. Roger Jones, 3549 Devon Drive, inquired if the courts would be lighted. He stated that the P.A. System is quite offensive now. They also can hear the amplified phone ringing and then they page someone and that can be heard all around the neighborhood.

Mr. Smith stated that those factors will have to be changed as all the noise should be confined to the property. They cannot have lights on the courts without first coming back to this Board for permission.

In rebuttal, Mr. Cannata stated that Mrs. Geilman and Mr. Jones have some valid points and they will certainly do something to reduce the noise. He stated that they did construct 2 courts in 1962 and 2 more in 1971. It was their understanding that the Board of Supervisors did give them permission to build courts 3 and 4 when they approved the construction in the flood plain. They took away from the parking area in 1964 when courts 3 and 4 were constructed. They now have 140 parking spaces. They have had a membership of 425 since 1972. They have not found any overcrowding of the facilities.

Mr. Smith stated that they actually need a Board action to cover the existing courts that were not granted earlier in order to bring them into conformity. There should also be some additional screening to buffer the noise from the existing courts.

Mr. Cannata stated that they are in a position to put in extra screening. The land has been cleared for the additional tennis courts before they found they were in error. They did remove the fill dirt with the approval of the Zoning Administrator in order that it would not wash into the Holmes Run area.

Mr. Runyon stated that there is a lot of studying being done on the 7th floor of the Tower with sound buffering screening.

this may refer to the Massey Building. JG

RESOLUTION

In application No. S-79-74, application by Sleepy Hollow Bath & Racquet Club, Inc. under Section 30-7.2.6.1, of the Zoning Ordinance, to permit additional construction of 3 tennis courts to existing facility, on property located at 3516 Sleepy Hollow Road, also known as Tax Map 60-2((1))55, County of Fairfax, 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 17th day of July, 1974.

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

1. That the owners of the subject property is Sleepy Hollow Bath & Racquet Club, Inc.
2. That the present zoning is RE-0.5.
3. That the area of the lot is 7.7813 Acres.
4. That the applicant is presently operating under S.U.P. #8315, granted March 13, 1962.

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

1. 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.

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 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 the Board of Zoning Appeals (other than minor engineering details) whether or not these additional uses or changes require a Special Use Permit, shall require approval of the Board of Zoning Appeals. It shall be the duty of the Permittee to apply to the Board of Zoning Appeals for such approval. Any changes (other than minor engineering details) without Board of Zoning Appeals 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. Hours of operation shall be 8 am to 9 pm.
7. Membership shall be for 425 families.
8. Parking shall be provided for 140 spaces with all parking being confined on site and any overflow for swim meets shall be provided on the adjacent rec. site
9. Supplemental sound buffer of evergreens shall be provided between the tennis courts and the residential area to the north.
10. All noise from loudspeakers, etc. shall be confined to the site.
11. Any after hour parties will require special permission of the Zoning Administration and such parties shall be limited to 6 per year.

Mr. Baker seconded the motion.

Mr. Runyon stated that he would not want to see the tennis courts open at 6 am in this particular area and he felt the applicant is agreeable to this time limitation. They might even modify them further.

The motion was passed unanimously.

11:00 -- SLEEPY HOLLOW BATH & RACQUET CLUB, INC. - S-79-74

Staff Findings of Fact

1. Property Owner: Sleepy Hollow Bath & Racquet Club, Inc.
2. Present Zoning: RE-0.5
3. Lot Area: 7.7813 Acres
4. Compliance with Site Plan Ordinance required
5. Property subject to Pro Rata Share for off-site drainage

Zoning Administration Comments

Pursuant to special use permit (#8315) granted March 13, 1962, applicant has been operating a private club recreational facility on property located on the west side of Sleepy Hollow Road approximately 3200 feet north of its junction with Columbia Pike in Mason District.

This application seeks to amend that permit to allow construction of 3 additional tennis courts, to increase membership from 300 to 425, and to decrease required parking spaces from 160 to 140.

Preliminary Engineering Branch Comments

"This use will be under site plan control."

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Zoning Administrator DATE June 6, 1974

FROM: Director of Design Review

FILE NO:

SUBJECT: Additional Tennis Courts - Sleepy Hollow Bath and Racquet Club

REFERENCE:

The Sleepy Hollow Bath and Racquet Club, Inc. is proposing to construct 3 additional tennis courts in general prolongation of the line where 6 now exist. Proposed courts and existing courts all lie within the 100-year flood plain. From the stand point of interferring with the natural flow of the stream, Holmes Run, the Division of Design Review sees no additional interference resulting from the construction of the additional courts.

STT/lw

cc: Administrative Services

FAIRFAX COUNTY
RECEIVED
JUN 11 1974
DIVISION OF
ZONING ADMINISTRATION

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

June 7

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

Application No. S-94-77 (Assigned by Staff) April 19, 19 77

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: Sleepy Hollow Bath & Racquet Club, Inc.

Name of Property Owner: " " " " " "

Postal Address of Property: 3516 Sleepy Hollow Road, Falls Church, Va. 22041

Name of Subdivision:

County Property Identification Map Reference: 60 - 2 Block (1) Lot 58

Lot Area: 7.7813 acres District: Mason Zoning: RE0.5

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.)

SPECIAL EXCEPTION (White to File) — Application to Board of Supervisors under provisions of Section _____ of the Zoning Ordinance.
Proposed Use: _____

SPECIAL PERMIT (Pink to File) — Application to Board of Zoning Appeals under provisions of Section _____ of the Zoning Ordinance.
Proposed Use: _____

VARIANCE (Yellow to File) — Application to Board of Zoning Appeals under provisions of Section 30-7.2.6.1.1 of the Zoning Ordinance.
Request: Increase membership from 425 to 475.

APPEAL (Golden rod to File) — Application to Board of Zoning Appeals under provisions of Section _____ of the Zoning Ordinance.
Appeal: _____

Joseph G. Lamacla
Signature of Applicant or Agent

6544 Oakwood Drive
Address
Falls Church, Virginia 22041
Zip

256-2220
Telephone Number

BELOW THIS LINE FOR STAFF USE.

Application, complete with all required submissions, received: by mail 4/22/77

Filing Fee paid: $ 10.00 Receiving Staff Member: _____

11:30 - SLEEPY HOLLOW BATH & RACQUET CLUB, INC. - S-94-77

Staff Findings of Fact

1. Property Owner: Sleepy Hollow Bath & Racquet Club, Inc.
2. Present Zoning: RE-0.5
3. Lot Area: 7.7813 Acres
4. Compliance with Site Plan Ordinance required
5.

Zoning Comments

Applicant operates community recreation facilities, on property located on the west side of Sleepy Hollow Road opposite its junction with Dearborn Drive in Mason District, pursuant to special use permit first granted (#8315) in 1962 and last amended (S-79-74) on July 17, 1974.

This current application seeks to permit an increase in maximum number of memberships from 425 to 475.

Preliminary Engineering Branch Comments

"No comment."

11:30 a.m. - SLEEPY HOLLOW BATH & RACQUET CLUB, INC. appl. under Sec. 30-7.2.6.1.1 of the Zoning Ord. to permit increase in membership from 425 to 475, 3516 Sleepy Hollow Road, 60-2((1))55, (7.7813 ac.), Mason Dist., RE-0.5, S-94-77.

Mr. Joseph Cannata, member of the Board of Directors of the club and Past President of the club, submitted the required proof of notice to property owners. The notices were in order.

Mr. Cannata stated that no other changes are proposed other than the increase of 50 members. The request is due to a high waiting list which has been averaging 50 to 60 applications per year. The additional members will be time phased in groups of 10 each in order to assure that the facility will not be overcrowded. On the hottest days, there have never been over 110 cars in the parking lot. They have 140 spaces. The hours are from 8:00 a.m. to 9:00 p.m.

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

June 7, 1977 R E S O L U T I O N Bd. of Zoning Appeals

Mr. Durrer made the following motion:

WHEREAS, Application S-94-77 by SLEEPY HOLLOW BATH & RACQUET CLUB, INC. under Section 30-7.2.6.1.1 of the Zoning Ordinance to permit increase in membership from 425 to 475, 3516 Sleepy Hollow Road, 60-2((1))55, 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 June 7, 1977; and

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 RE-0.5.
3. That the area of the lot is 7.7813 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 Standards for Special Permit Uses in R Districts as contained in Section 30-7.1.1 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 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 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.
4. This granting does not constitute an exemption from the legal and procedural requirements of this County and State. THIS SPECIAL PERMIT IS NOT VALID UNTIL A NON RESIDENTIAL USE PERMIT IS OBTAINED.
5. 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.
6. All necessary landscaping and screening shall be provided to the satisfaction of the Director of Environmental Management.
7. The maximum number of memberships shall be 475.
8. The minimum number of parking spaces shall remain at 140.
9. The hours of operation shall remain the same.

Mr. Barnes seconded the motion. The motion passed unanimously.

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Page _____ , July 14, 1998, (Tape 1), Scheduled case of:

9:00 A.M. SLEEPY HOLLOW BATH & RACQUET CLUB, INC., SPA 77-M-094 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 77-M-094 for community swimming pool and tennis courts to permit building additions, site modifications, and modification to development conditions. Located at 3516 Sleepy Hollow Rd. on approx. 7.77 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((1)) 55. (Concurrent with SE 93-M-003).

Chairman DiGiulian called the applicant to the podium and asked if the affidavit before the Board of Zoning Appeals (BZA) was complete and accurate. Fred Taylor, Attorney, replied that it was.

Susan Langdon, Chief, Special Permit and Variance Branch, made staff's presentation as contained in the staff report prepared by Denise James of the Rezoning and Special Exception Branch. The application proposed changes to include construction of a second story addition to the clubhouse; a new entry to the existing clubhouse, a wood arbor to the rear of the clubhouse, a new pool pump-house building, a new emergency access gate, a wood arbor over the judges stand, installation of new fencing, a wood walkway along the northern edge of the tennis courts, a sand volleyball court, a concrete half-basketball court, an open sided picnic shelter, and changes in the hours of operation from an opening time of 8 a.m. to 7 a.m. Staff believed that the majority of the proposed additions and renovations may be implemented without overly impacting adjacent properties. The land use and environmental issues raised in the staff report focused on the intensive development of multiple active recreation uses. The subject application is concurrent with SE 93-M-003 for fill in the floodplain and was approved by the Board of Supervisors on July 13, 1998. Staff recommended approval of the application with the implementation of the Revised Development Conditions dated June 19, 1998. A revised plat was submitted dated May 27, 1998.

Mr. Taylor, the applicant's agent, presented the special permit amendment request as outlined in the statement of justification submitted with the application. Mr. Taylor noted the revised development conditions dated June 10th, and indicated that those conditions were a result of the site visit by Ms. James. He said the club was trying to provide for community and economical survival effort to keep viable and attract new members. He said the facilities were 40 years old. Mr. Taylor stated the club continued to be a good neighbor and all the issues raised by the neighbors had been addressed.

Mr. Hammack expressed concern with the multipurpose court.

Mr. Dively asked Mr. Taylor if he was aware of the letters that were submitted to the Board. Mr. Taylor replied yes.

Chairman DiGiulian called for speakers.

Judith Strothers, 6713 Valley Brook Drive, came forward to speak in opposition. She said her comments were based on the May 15, 1998, staff report. Ms. Strothers said she was not aware of the changes to the conditions until she appeared before the Board. Ms. Strothers said she was glad to hear about the changes as reflected in the June 10th revised conditions because she was concerned about the increased impact on the neighborhood.

Mr. Taylor gave rebuttal stating that the speaker's concern were directed towards the previous conditions and he felt her issues were addressed through the revised conditions.

Chairman DiGiulian closed the public hearing.

Ms. Gibb moved to approve SPA 77-M-094 for the reasons noted in the Resolution subject to the Revised Development Conditions dated June 10, 1998.

Mr. Hammack said the multipurpose courts generate a lot of noise and would like to see it deleted from the application.

Mr. Pammel said he felt that the Board needed to get a uniformed policy in the County pertaining to loudspeakers in a community where there is impact from a club such as this.

**Mr. Dively requested that the staff prepare a list of what had been done pertaining to the issue of loudspeakers at pools over the last couple of years, so the Board could set up a uniformed standard.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SLEEPY HOLLOW BATH & RACQUET CLUB, INC., SPA 77-M-094 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 77-M-094 for community swimming pool and tennis courts to permit building additions, site modifications, and modification to development conditions. Located at 3516 Sleepy Hollow Rd. on approx. 7.77 ac. of land zoned R-2. Mason District. Tax Map 60-2 ((1)) 55. (Concurrent with SE 93-M-003). Ms. Gibb 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 July 14, 1998; 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-2.
3. The area of the lot is 7.7 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 Sect(s). 3-203 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** 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, (3516 Sleepy Hollow Road, 7.77 acres of land) 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 entitled "Special Exception Plan/Special Permit Plat, Sleepy Hollow Bath and Racquet Club, Incorporated" and prepared by Walter L. Phillips, Incorporated which is dated July 22, 1997, as revised through May 26, 1998, and these conditions. These development conditions incorporate and supersede all previous 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 Article17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPW & ES). Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.

5. *Hours of operation for all uses of the facility shall be limited to between 8:00 am and 9:00 pm except as specified below. After hours parties will require special permission of the Zoning Administrator and such parties shall be limited to six (6) per year. Use of the proposed sand volleyball court, multi-purpose court and picnic shelter shall be limited to between 10:00 and dusk, Monday through Saturday and 12:00 noon and dusk on Sundays.

6. *All noise from loudspeakers shall be confined to the site; use of loudspeakers shall be permitted primarily for swim meets, pool safety and normal routine use. Piped music over the loudspeaker shall not be permitted. All uses shall be subject to the Zoning Ordinance performance standards for noise and glare.

7. The maximum number of memberships shall be 475; the maximum number of employees on site at any one time shall be 10.

8. There shall be 122 parking spaces provided as shown on the SE/SPA plat. All parking shall be on site.

9. In order to provide noise mitigation, supplemental screening shall be provided between the tennis courts and northern lot line as indicated on the SE/SPA plat or as may otherwise be determined appropriate and feasible by DPW & ES/Urban Forrester. Required screening and barriers shall be modified in favor of the existing vegetation and fencing provided on the SE/SPA plat along the eastern and western lot lines.

10. Construction of the sand volleyball court may be permitted provided that the existing trees are not removed or disturbed such that the long term survival of the trees is jeopardized as may be determined by the Urban Forester.

11. Use of the sand volleyball court and adjacent picnic shelter shall not be permitted until such time as the additional screening along the northern lot line is fully installed and implemented to the satisfaction of DPW & ES/Urban Forester. There shall be no lighting, loudspeakers or other sound equipment utilized in connection with the proposed picnic shelter, sand volleyball or multi-purpose court.

12. This use 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. This use shall be operated on a **non**-profit-making basis and the owner of the facility shall be a nonprofit organization where the membership thereto is limited to residents of a nearby residential area.

13. This special permit amendment shall be contingent upon the Board of Supervisors approval of a Special Exception for Uses in a Floodplain and subject to all requirements of Chapter 118 of the County Code, Chesapeake Bay Preservation Ordinance. Failure to obtain approval of the SE or any exceptions or conditions required by the CBPO will render this SPA null and void.

14. In order to mitigate potential negative impacts resulting from the discharge of chemicals existing in the swimming pool water during preseason pool cleaning, the applicant shall ensure that the chemicals are neutralized prior to discharge 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 Fairfax County Health Department. The applicant shall use the following procedure to ensure that pool waters are properly neutralized prior to being discharged during draining or cleaning operations: add sufficient amounts of lime or soda ash to the acid cleaning solution to achieve a pH approximately to equal to that of the receiving stream and as close to 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 effect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged, and filtered prior to discharge.

    ●Pool water shall be discharged slowly at a constant rate to prevent adverse impacts to the sanitary sewer drain and/or receiving streams.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty(30) months after the date of approval* unless the use has been established or construction has commenced and been diligently prosecuted. Additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special 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. Dively seconded the motion which carried by a vote of 6-0. Mr. Ribble was not present for the vote.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on July 22, 1998. This date shall be deemed to be the final approval date of this special permit.
//

Jones

FAIRFAX COUNTY

V I R G I N I A

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TDD: 703-324-3903

July 28, 1998

FAIRFAX COUNTY
RECEIVED
AUG 17 1998
DIVISION OF
ZONING ADMINISTRATION

Frederick R. Taylor, Esquire
2000 N. 14th Street
Arlington, Virginia 22201

RE: Special Exception
Number SE 98-M-003

Dear Mr. Taylor:

At a regular meeting of the Board of Supervisors held on July 13, 1998, the Board approved Special Exception Number SE 98-M-003 in the name of Sleepy Hollow Bath and Racquet Club, Incorporated, located at Tax Map 60-2 ((1)) 55, for uses in a floodplain 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, as may be determined by the Director, Department of Public Works and Environmental Services (DPW&ES). Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat entitled "Special Exception Plan/Special Permit Plat, Sleepy Hollow Bath and Racquet Club, Incorporated" and prepared by Walter L. Phillips, Incorporated which is dated July 22, 1997, as revised through May 26, 1998 and these conditions.

4. The proposed open-sided covered picnic shelter and wood arbor shall be properly anchored and constructed of flood resistant material up to the 100 year floodplain elevation.

5. The existing clubhouse, together with the attendant utility and sanitary facilities, shall be flood proofed to or above the 100-year flood elevation so that below the 100 year flood, the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads and effects of buoyancy as may be determined applicable by DPW&ES. However, flood proofing of the clubhouse shall be required if the addition is in excess of 50% of the fair market value of the existing structure as determined by DPW&ES. Additionally, the execution of a hold harmless agreement between the applicant and the County and/or obtaining and maintaining flood insurance for new construction may be required by DPW&ES if flood proofing of the existing clubhouse is not required. The proposed pump house shall be flood proofed or flood resistant, as may be approved by DPW&ES.

6 A Federal Emergency Management Agency (FEMA) Flood Proofing Certificate shall be completed prior to approval of the final inspection of all applicable improvements prior to issuance of a Non-Residential Use Permit (Non-RUP).

7. All construction shall be in conformance with Section 3107.0 Flood-Resistant Construction of the BOCA National Building Code (1996). A statement certifying all flood proofing proposed, and indicating its compliance with all County, State and Federal requirements shall be provided with the Building Permit application. This certification shall be signed, sealed, and shall indicate the address of the certifying professional and it shall cover all structural, electrical, mechanical, plumbing, water and sanitary facilities connected with the use.

8. Implementation of the proposed Debris Diversion Trap Best Management Practices (BMP) facilities indicated on the Special Exception/Special Permit Application (SE/SPA) Plat shall be subject to review and approval by DPW&ES.

9. In conjunction with any exception application to the Chesapeake Bay Preservation Ordinance (CBPO), a Water Quality Impact Assessment shall be submitted to DPW&ES and additional plantings shall be provided to restore the natural vegetation of the Resource Protection Area (RPA) as may be requested and approved by DPW&ES in order to meet the requirements of the CBPO. Failure to obtain approval of a CBPO waiver and/or implement the required conditions will render this Special Exception for fill and uses in a floodplain, null and void.

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

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

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns
cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administration
Michael Congleton, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, DPZ
Audrey Clark, Chief, Inspection Srvs., BPRB, DPW&ES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Public Works and Environmental Management
Department of Highways, VDOT
Planning Commission
Land Acqu. & Planning Div., Park Authority

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

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

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: July 21, 2016

SUBJECT: SP 77-M-094-2, Sleepy Hollow Bath & Racquet Club
Tax Map Number(s): 60-2 ((1)) 55

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that the addition of dark sky compliant tennis lighting bears no adverse impact on the land, resources, facilities or service levels of the Park Authority.

The Park Authority staff notes that the parcel is adjacent to Holmes Run Stream Valley Park and a portion of Holmes Run crosses onto the subject property. Article 9 of Chapter 124 of the Fairfax County Code, also known as the Stormwater Management Ordinance, prohibits the discharge of anything other than naturally occurring surface or subsurface waters to Fairfax County's storm drainage system (also known as municipal separate storm sewer system, MS4) and waters of the state without a permit from the Virginia Department of Environmental Quality. Discharge of untreated pool water directly into the stream violates county regulations and poses potential detrimental impacts to the adjacent stream (Holmes Run), such as stream bed and bank erosion and degrades water quality. Treated water should be neutralized prior to discharge. The applicant should contact the Wastewater Management Division for an evaluation to make sure they understand the pretreatment regulations and how to plan ahead for discharges associated with opening/winterization, maintenance and filter backwash.

For further information regarding the discharge of pool water, please see the county's website: http://www.fairfaxcounty.gov/dpwes/stormwater/pooldischarge.htm

FCPA Reviewer: Syed Waqar Shah/Andrea Dorlester
DPZ Coordinator: Heath Eddy

Copy: Cindy Walsh, Director, Resource Management Division
John Stokely, Manager, Natural Resource Management and Protection Branch
Heath Eddy, DPZ Coordinator
Chron File
File Copy

NRPPOPFO

PRINT DATE: 05/26/2000

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
DEPARTMENT OF PLANNING AND ZONING
ZONING ADMINISTRATION DIVISION
NON-RESIDENTIAL USE PERMIT

THIS PERMIT SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES IN THE ESTABLISHMENT

Non-RUP No.: A-2000-1081

Permission is hereby granted to SLEEPY HOLLOW BATH & RACQUET CLUB to use 2,000 square feet of floor area on the floor of the building located at 03516 SLEEPY HOLLOW RD
also known as Tax Map 060-2- /01/ /0055-
Subdivision SLEEPY HOLLOW BATH & RACQUET CLUB
which property is located in the R-2 Zoning District(s),
for the following purpose: SWIM & TENNIS CLUB (COMMUNITY)

This Non-Residential Use Permit is issued subject to the following limitations and conditions:

SUBJECT TO CONDITIONS OF SPA-77-M-094/PERMIT OK FOR VOLLEYBALL MULTI COURT & PICNIC/DOES NOT INCLUDE PUMP ROOM

Use Group of Building: A3
Type of Construction : 5B
Building Permit #: 99273B0880

Issued this 26 day of May , 2000

Zoning Administrator

Initials: SSHEPA

THIS PERMIT IS FOR USE AND OCCUPANCY ONLY. ANY CHANGE IN THE USE, OCCUPANCY OR PROPRIETORSHIP, OR ENLARGEMENT OR EXPANSION OF THE PREMISES FOR WHICH THIS IS ISSUED SHALL REQUIRE THE APPLICATION AND APPROVAL OF A NEW NON-RESIDENTIAL USE PERMIT.

APPENDIX 6

NRPPOAF0

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
DEPARTMENT OF PLANNING AND ZONING
ZONING ADMINISTRATION DIVISION
ZONING PERMIT REVIEW BRANCH
NON-RUP PERMIT APPLICATION

PRINT DATE: 05/26/2000

Application Date: 05/26/2000 Tenant Name: SLEEPY HOLLOW BATH & RACQUET CLUB

Proposed Use: SWIM & TENNIS CLUB (COMMUNITY)

Present Use:

Address: 03516 SLEEPY HOLLOW RD Bldg: Floor: Suite:

Site Plan Number: SP-9332 Site Waiver No: 020798 Square Footage: 2,000

Rezoning Case No: Special Exception No: SE 98-M-003A
Special Permit No: SPA 77-M-094A Variance No:

Remarks: SUBJECT TO CONDITIONS OF SPA-77-M-094/PERMIT OK FOR VOLLEYBALL
MULTI COURT & PICNIC/DOES NOT INCLUDE PUMP ROOM

ZONING USE ONLY

Zoning District: R-2 Use Group: A3

Type Construction: 5B Building Permit No.: 99273B0880

Application Initiator Initials: SSH

APPROVALS

Inspections Services 04/25/2000 HXA
Public Utilities
Health Department
Fire Marshal

APPLICANT

Name: JERRY BENDER Telephone Number: 703-968-8800
Address: 03516 SLEEPY HOLLOW RD
City: FALLS CHURCH State: VA Zip Code: 22042-0000

I HEREBY CERTIFY THAT I HAVE AUTHORITY TO MAKE THIS APPLICATION, THAT THE INFORMATION IS COMPLETE AND CORRECT, AND THAT THE USE WILL BE IN CONFORMANCE WITH THE ZONING ORDINANCE AND OTHER APPLICABLE LAWS AND REGULATIONS.

SIGNATURE: Jerry J. Bender 5/26/2000

Non-RUP No.: A-2000-1081 Issue Date: Issuer Initials:

COUNTY OF FAIRFAX 1742 VIRGINIA

DUPLICATE

COUNTY OF FAIRFAX
FAIRFAX, VIRGINIA

OFFICE OF ZONING ADMINISTRATION

NON-RESIDENTIAL USE PERMIT CERTIFICATE

No. A-288-60 Date May 18 19 60

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES IN ANY ESTABLISHMENT.

Permission is hereby granted to Sleepy Hollow Bath and Racquet Club

to use the _____ floor of the building located on

Lot n/a , Block n/a, Section n/a , Zone R-2

Subdivision N/A

Premises 3516 Sleepy Hollow Road for the

following purposes: Community Swimming and Recreation Club

Philip G. Yates

DUPLICATE

Zoning Administrator

By: J. Farley

In accordance with Section 18-701, this Certificate does not take the place of any license required by law, nor does it authorize the use of boilers, motors, machinery, or any signs. Any change in the use or occupancy of this building or land shall require a new Certificate. Any change in building, electrical, plumbing or mechanical may invalidate this permit.

CDZ-4

60-2((1)) 55

Map Reference -- Sheet No. ~~[illegible]~~ Property Identification No. A

FORM ZA

3516 Sleepy Hollow

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 May 18, 1960

Name of Proposed Occupant or Trade Name
Applicant Sleepy Hollow Bath and Racquet Club

Premises number N.W. Cor. #613 & Holmes Run

Lot number _____ Block _____ Section _____

Subdivision or
Acreage Description 3516 Sleepy Hollow Road

To be used as Community Swimming and Recreation Club

Last used as Same

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 R-10.5

Height _____

Fire Zone _____

Building Permit No. _____

Date 5/18/60 Initials

This Application Constitutes A Written Request For a Certificate Of Occupancy Upon Compliance By the Applicant With Provisions of Section 13.4.3 Of Chapter 6 Volume II 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
Applicant Sleepy Hollow Bath & Racquet Club
by S. A. Turner, Vice President

Address Sleepy Hollow Rd at Holmes Run
Falls Church, Va.

Telephone number CL 6-3469

ZONING SECTION
No. A-288
Issued [illegible]
Date 5/18/60

MAP REFERENCE			
PLAT NUMBER	Subd. Des.	Blk. or Sec.	PARCEL OR LOT
60 / 2	1		55

COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF THE BUILDING INSPECTOR

Application for Building Permit

CENSUS TRACT NO.	28-B
5/24 1960	P-1951
DATE	PERMIT NO.

To: BUILD ☑ Alter or Repair ☐ Add to ☐ Demolish ☐ Move ☐ ☐

JOB LOCATION

DIRECTIONS

Route
Street Sleepy Hollow Rd & Holmes Run
Lot No.
Subdivision 8.25 ac. Block Section

OWNER

Name Sleepy Hollow Bath & Racquet Club
Address Sleepy Hollow Rd & Holmes Run
City Falls Church Va JE2-5628
Tel. No.

ARCHITECT ENGINEER

Name Strang & Childers
Address
City Annandale Va 1097 & 1187
State Reg. No.

CONTRACTOR

Name owner
Address
City
State Reg. No.

DESCRIPTION A3080

For: Residential ☐ Institutional ☐
Commercial ☑ Industrial ☐ Community

No. of Bldgs. 1 Type Hut for Pool
No. of Units Est. Const. Cost $ 350.00
No. of Kitchens No. of Stories 1
No. of Baths Ht. of Building 7 Ft.
No. of Rooms (Exclude Kit. & Bath) Total Area 48 □'

Basement ☐ Slab ☐ Crawl ☐ FILL ☐ SOLID ☐ Soil

Footing Size 4" slab (concrete) Depth from Finish Grade Ft.
Material of Exterior Walls Masonite Panels
Basement 1st Floor
2nd Floor Other
Material of Interior Walls Masonite Panels
HEAT: Gas ☐ Oil ☐ Hot Air ☐ Hot Water ☐
Boiler ☐ Air Conditioner ☐ Sprinkler ☐
ROOF: Flat ☐ Pitch ☒ Shed ☐
SEWAGE: Public ☐ Community ☐ Septic Tank ☐ Pit Privy ☐ None ☐
WATER: Public ☐ Individual Well ☐ None ☐
Remarks:

AUTHORIZATION

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.

Sleepy Hollow Bath & Racquet Club

JA 5-3380 — Phone No.
24 May 60 — Date
by [signature] — Signature of Owner or Auth. Agent

PLAN APPROVAL

Use Group of Building M. Area of Bldg. @ per Sq. Ft. $
Type of Construction 4-B Area of Bldg. @ per Sq. Ft. $
Fire District Total Each Bldg. $
Date Checked 5/24, 1960 By AES TOTAL FEE $ 3.00
Approved by Building Inspector Mooney [signature]

ROUTING

	OFFICE	Rm. No.	DATE	APPROVAL	REMARKS
√	Land Office	112	5/24/60	BHM	
√	Zoning Administrator	210	5/24/60	[signature]	
	Health Officer	Rt. 237			Health and Welfare Bldg. on Rt. 237
	Sanitary Engineer	Bsmt			
√	Finance Office	120			
√	Building Inspector	203			Return to secure Bldg. Permit

CERTIFICATION

Supervisor of Assessments

Property is listed in name of F. B. & S Land Corp.
Magisterial District Falls Church 1 Deed Book Reference 1529-490
8.25 ac. Authorization: John W. Ferguson BHM

ZONING

Subdivision 82 W. side Sleepy Hollow Rd. in Falls Church Lot No. Block Section Zone R-C.S
No. Acres or Sq. Ft.
Street Address
LOT SIZE: Front Right Side Left Side Rear
Use of Bldg. Clubhouse Use after Alteration No. Families None
Set Back: Front 100' Rt. Side 100' Left Side 100' Rear 100' Authorization [signature]

RETURN THIS COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.

MAP REFERENCE			
PLAT NUMBER	Subd. Des.	Blk. or Sec.	PARCEL OR LOT
60 2	1		55

COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF THE BUILDING INSPECTOR

Application for Building Permit

CENSUS TRACT NO.	
4-23-62	28-A
DATE	PERMIT NO.

To: BUILD ☒ Alter or Repair ☐ Add to ☐ Demolish ☐ Move ☐ ☐

JOB LOCATION

B1181

DIRECTIONS

Route 613

Street 1500 Sleepy Hollow Rd

Lot No. ____ Block ____ Section ____

Subdivision ____

OWNER

Name Sleepy Hollow Bath + Racquet Club

Address 1500 Sleepy Hollow Rd

City Falls Church Va Tel. No.

ARCHITECT ENGINEER

Name R.F. GREFE + ASSOCIATES

Address FAIRFAX VA

City ____ State Reg. No.

CONTRACTOR

Name J.W. FRYE INC.

Address 9601 LORAIN AVE

City SILVER SPRING Md. State Reg. No.

DESCRIPTION

For: Residential ☐ Institutional ☐

Commercial ☑ Industrial ☐

No. of Bldgs. ____ Type Swimming Pool

No. of Units ____ Est. Const. Cost $ 18,000

No. of Kitchens ____ No. of Stories ____

No. of Baths ____ Ht. of Building ____ Ft.

No. of Rooms ____ (Exclude Kit. & Bath) Total Area 3,712.5 Sq Ft

Basement ☐ Slab ☐ Crawl ☐ Soil: FILL ☐ SOLID ☐

Footing Size ____ Depth from Finish Grade ____ Ft.

Material of Exterior Walls GUNITE

Basement ____ 1st Floor ____

2nd Floor ____ Other ____

Material of Interior Walls ____

HEAT: Gas ☐ Oil ☐ Hot Air ☐ Hot Water ☐

Boiler ☐ Air Conditioner ☐ Sprinkler ☐

ROOF: Flat ☐ Pitch ☐ Shed ☐

SEWAGE: Public ☐ Community ☐ Septic Tank ☐ Pit Privy ☐ None ☐

WATER: Public ☐ Individual Well ☐ None ☐

Remarks:

The top of the pool is to be at or above elevation 227.5

By ____ St. Design ____

AUTHORIZATION

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.

Jo 7-5482 — Phone No.

4/2/62 — Date

Joseph A. McGraw — Signature of Owner or Auth. Agent

PLAN APPROVAL

Use Group of Building: M

Type of Construction: 2-C

Fire District ____

Date Checked 4-25, 1962 By T.E.G.

Area of Bldg. 3710 @ .001 per Sq. Ft. $ 37.10

Filter Bldg. Area of Bldg. 432 @ .007 per Sq. Ft. $ 3.00

Total Each Bldg. $ ____

TOTAL FEE $ 40.00

Approved by Building Inspector Dewey Croy

ROUTING

	OFFICE	Rm. No.	DATE	APPROVAL	REMARKS
V	Land Office	112	4-2-62	[illegible]	
V	Zoning Administrator	210	4-2-62	[illegible]	
	Health Officer	Rt. 237	4-2-62	JWC/JN	Health and Welfare Bldg. on Rt. 237
	Sanitary Engineer	Bsmt			
V	Finance Office	120			
V	Building Inspector	203			Return to secure Bldg. Permit

[illegible] 28 4/25/62 [illegible]

Granted by B.Z.A. 3/13/62 for 160 parking spaces

Revised 3/27/62

CERTIFICATION

Supervisor of Assessments

Property is listed in name of Sleepy Hollow Bath & Racquet Club

Magisterial District Falls Church 1 Deed Book Reference 1894-409

7.935 ac Authorization: John W. Frye Jr.

Subdivision Acreage Lot No. ____ Block ____ Section ____ Zone R-E O.S.

No. Acres or Sq. Ft. 7.935 AC

Street Address Rt # 613 1500 Sleepy Hollow Rd

LOT SIZE: Front ____ Right Side ____ Left Side ____ Rear ____

of Bldg. Swim Pool Use after Alteration ____ No. Families ____

Front 350 Rt. Side 57 Left Side 100 Rear 100 +

Authorization

COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.

6493

MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or Lot
60 2	1		SST

COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
Application for Building Permit

APPLICATION NO.
DATE _____ 19__ PERMIT NO. 2011B0324

To: BUILD ☐ ALTER OR REPAIR ☐ ADD TO ☒ DEMOLISH ☐ MOVE ☐ ..... ☐

JOB LOCATION
Street 3516 Sleepy Hollow Rd
Lot No. _____ Block _____ Section _____
Subdivision _____

OWNER
Corp. Name Sleepy Hollow Bath & Racquet Club, Inc.
Name (Reg. Agent) _____
Address 3516 Sleepy Hollow Rd
City Falls Church Telephone Number 534-7973

ARCHITECT ENGINEER
Name _____
Address _____
City _____ State Reg. No. _____

CONTRACTOR
Name Owner
Address _____
City _____
County Reg. # _____ State Reg. # _____

3

DESCRIPTION
For MAINT. BLDG — REPAIR TO ORIGINAL

No. of Bldgs. 1 Est. Const. Cost $ 5 +6000
No. of Units — No. of Stories 1
No. of Kitchens — Penthouse _____
No. of Baths — Ht. of Bldg. 14 ft.
No. of Rooms _____ Bldg. Area 450 sq. ft.
(Exclude Kit. & Bath)
Basement ☐ Slab ☐ Crawl ☐ Soil: Solid ☐ Fill ☐

Ftg: Concrete ☐ Pile ☐ Caisson ☐
Ext. Walls: Wood ☐ Metal ☐ Brick ☐
Int. Walls: Plast ☐ Drywall ☐ Panel ☐
Roof: Flat ☐ Pitch ☐ Shed ☐
Roofing: Built-up ☐ Shingle ☐ Roll ☐

Heat: Oil ☐ Gas ☐ Electric ☐
Equipment: Boiler ☐ Furnace ☐ Heat Pump. ☐ Air Cond. ☐

Sewage: Public ☐ Community ☐ Septic Tank ☐ None ☒
Water: Public ☐ Individual Well ☐ None ☒

NOTICE: The request for and use of personal information contained on this form is subject to the provisions of the Privacy Protection Act of 1976.

Remarks: _____

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.

256-5319 — Phone No.
11/10/80 — Date
Signature of Owner or Authorized Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL
Use Group of Building _____ Area of Bldg. _____ @ _____ per Sq. Ft. $ 36
Type of Construction _____ @ _____ $ _____
Fire District _____ @ _____ $ _____
Date Checked _____, 19__ By _____ TOTAL FEE $ _____
Approved by Building Official _____

ROUTING

	OFFICE	DATE	APPROVED BY		OFFICE	DATE	APPROVED BY
	Land Office				Fire Marshall		
	Zoning Administrator				Design Review		
	Public Works				Housing & License		
	Health Dept.				Assessments	11/10-80	PW

CERTIFICATION
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.

✓ SITE REV 11-10-80

Date _____ 19__ Property Owner _____ By _____ Authorized Agent

Supervisor of Assessments
Property is listed in name of Sleepy Hollow Bath and Racquet Club
Magisterial District Mason Deed Book Reference 1174-109
Supervisor: [illegible]

ZONING
Subdivision _____ Lot No. _____ Block _____ Section _____ Zone [illegible]
Street Address 3516 Sleepy Hollow Rd
Use of Bldg. [illegible] Use after Aleration _____ No. Families _____
BZA _____ SITE PLAN _____
Set Back: Front _____ Rt. Side _____ Left Side _____ Rear _____
Zoning Administrator

EM1-1 (4-75) RETURN THIS COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.

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 # 82810250

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
ADDRESS 3516 Sleepy Hollow Rd.
LOT # ____ BUILDING ____
FLOOR ____ SUITE ____
SUBDIVISION ____
TENANT'S NAME Sleepy Hollow Bath + Racquet Club
EMAIL ____
CONTACT ID ____

OWNER INFORMATION OWNER ☒ TENANT ☐
NAME Sleepy Hollow Bath + Racquet Club Inc.
ADDRESS 3516 Sleepy Hollow Rd.
CITY Falls Church STATE VA ZIP 22044
TELEPHONE 703-525-0270
EMAIL ____
CONTACT ID ____

CONTRACTOR INFORMATION SAME AS OWNER ☐
CONTRACTORS MUST PROVIDE THE FOLLOWING:
COMPANY NAME Mason Properties of No. VA Inc.
ADDRESS 1160 N. Quincy Street
CITY Arlington STATE VA ZIP 22201
TELEPHONE 703-598-2489
EMAIL ____
STATE CONTRACTORS LICENSE # 2705039068A
COUNTY BPOL # 24-0044
CONTACT ID ____

APPLICANT
NAME Brandy Dyer
ADDRESS 6274 Beverly Mill Rd.
CITY Broad Run STATE VA ZIP 20137
TELEPHONE 540-349-2717
EMAIL ____
CONTACT ID AC3077034

DESCRIPTION OF WORK
ADA upgrade
New Restroom fixtures
in Existing Bathhouse

HOUSE TYPE ____
ESTIMATED COST OF CONSTRUCTION ~~$15,000~~ 10,000
USE GROUP OF BUILDING A-5
TYPE OF CONSTRUCTION 5B

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

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
PLAN # Q08-3813
TAX MAP # 060201 0055

ROUTING	DATE	APPROVED BY
LICENSING	10-9-08	[illegible]
ZONING	10-8-08	[illegible]
SITE PERMITS		
HEALTH DEPT.		
BUILDING REVIEW	10-15-08	PTW
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE $ ____
FILING FEE $ ____
AMOUNT DUE = $ 250.00 Paid 10/08

BUILDING PLAN REVIEW
REVIEWER PTW # OF HOURS ____
REVISION FEES $ ____
FIRE MARSHAL FEES $ $32.00
FIXTURE UNITS 0 PLAN LOC: I ☒ R ☒

APPROVED FOR ISSUANCE OF BUILDING PERMIT
(LOG OUT)
BY [illegible] DATE 10/15/08

ZONING REVIEW
USE office
ZONING DISTRICT B-2 HISTORICAL DISTRICT ____
ZONING CASE # ____
GROSS FLOOR AREA OF TENANT SPACE

YARDS:
FRONT ____
FRONT ____
L SIDE ____
R SIDE ____
REAR ____

GARAGE 1 ☐ 2 ☐ 3 ☐
OPTIONS YES ☐ NO ☐
REMARKS Int rolls for ADA upgrade per plans

REMARKS ____

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 of Owner or Agent ____ Date 10/7/08

S. Miller, AA
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 affadavit.
Given under my hand this ____ day of ____, 20____.
My commission expires the ____ day of ____, 20____.

(Notary Signature)

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 # 93930308

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

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
PLAN # CX-09-323
TAX MAP # 0602 01 0055

ROUTING	DATE	APPROVED BY
LICENSING	10/21/09	
ZONING	10/21/09	
SITE PERMITS		
HEALTH DEPT.		
BUILDING REVIEW	10-19-09	
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE $
FILING FEE $ PAID 10-22-09
AMOUNT DUE = $ 470.00

BUILDING PLAN REVIEW
REVIEWER # OF HOURS
REVISION FEES $
FIRE MARSHAL FEES $
FIXTURE UNITS 12 PLAN LOC: J ☐ R ☐

APPROVED FOR ISSUANCE OF BUILDING PERMIT
(LOG OUT)
BY DATE

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

JOB LOCATION
ADDRESS 3516 Sleepy Hollow Rd.
LOT # BUILDING
FLOOR SUITE
SUBDIVISION Near Falls Church
TENANT'S NAME Sleepy Hollow Bath + Racquet Club, Inc.
EMAIL
CONTACT ID

OWNER INFORMATION OWNER ☒ TENANT ☐
NAME Sleepy Hollow Bath + Racquet Club Inc
ADDRESS 3516 Sleepy Hollow Road
CITY Falls Church STATE VA ZIP 22044
TELEPHONE
EMAIL
CONTACT ID

CONTRACTOR INFORMATION SAME AS OWNER ☐
CONTRACTORS MUST PROVIDE THE FOLLOWING:
COMPANY NAME Mason Properties of No VA, INC
ADDRESS 1100 N. Quincy Street
CITY Arlington STATE VA ZIP 22201
TELEPHONE
EMAIL
STATE CONTRACTORS LICENSE # 2705 039068A
COUNTY BPOL # 24-0044
CONTACT ID

APPLICANT
NAME Brandy Dyer
ADDRESS 6274 Beverleys Mill Road
CITY Broad Run STATE VA ZIP 20137
TELEPHONE 540-349-2717
EMAIL
CONTACT ID AC3077034

DESCRIPTION OF WORK
Renovations To Existing Shower Room

HOUSE TYPE
ESTIMATED COST OF CONSTRUCTION 15,000
USE GROUP OF BUILDING U
TYPE OF CONSTRUCTION VB(NC)

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

ZONING REVIEW
USE Swim / Ten
ZONING DISTRICT R-2 HISTORICAL DISTRICT
ZONING CASE # SPA-77-M-097
GROSS FLOOR AREA OF TENANT SPACE 6025 ☑

YARDS:
FRONT
FRONT
L SIDE
R SIDE
REAR

GARAGE 1 ☐ 2 ☐ 3 ☐
OPTIONS YES ☐ NO ☐
REMARKS int. renovations to existing tenant

REMARKS
Public water / Public Sewer
A-2000-10

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 of Owner or Agent — Date 10-19-09

Sandee Miller Agent
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 affadavit.
Given under my hand this _____ day of _____, 20_____.
My commission expires the _____ day of _____, 20_____.

(Notary Signature)

OK 324-164

BUILDING PERMIT APPLICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA
PERMIT APPLICATION CENTER
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504
(703) 222-0801

PERMIT # 99273B0880

FOR INSPECTIONS CALL: (703) 222-0455

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

JOB LOCATION:
ADDRESS 3516 Sleepy Hollow Rd.
LOT # ____ BUILDING ____
FLOOR ____ SUITE ____
SUBDIVISION ____
TENANTS NAME Sleepy Hollow Bath & Racquet Club

OWNER INFORMATION: OWNER ☐ TENANT ☐
NAME Sleepy Hollow Bath & Racquet Club, Inc
ADDRESS 3516 Sleepy Hollow Rd.
CITY Falls Church STATE VA ZIP 22042
TELEPHONE 703/948-8800

CONTRACTOR INFORMATION:
CHECK IF SAME AS OWNER ☐
COMPANY NAME Northern Virginia Pool Svc., Inc.
ADDRESS 14121 Parke Long Ct. #101
CITY Chantilly STATE VA ZIP 20151
TELEPHONE 703/968-8800
LOCAL CONTRACTOR LICENSE # ____
STATE CONTRACTORS LICENSE # 2701037403A
COUNTY BUSINESS ACCOUNT # 03-1706
APPLICANT JACK CROWDER

DESCRIPTION OF WORK
Construct ~~Basketball~~ Multipurpose Court (concrete) and Picnic Shelter

HOUSE TYPE ____
ESTIMATED COST OF CONSTRUCTION $5,000
BLDG AREA (SQ FT OF FOOTPRINT) 2,000
USE GROUP OF BUILDING A3
TYPE OF CONSTRUCTION 5B(90)
SEWER SERVICE: PUBLIC ☑ SEPTIC ☐ OTHER ☐
WATER SERVICE: PUBLIC ☑ WELL ☐ OTHER ☐
OTHER PLEASE SPECIFY ____

DESIGNATED MECHANICS' LIEN AGENT:
(Residential Construction Only)
NAME: ____
ADDRESS: ____
NONE DESIGNATED ☐ PHONE: ____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:

# KITCHENS		EXTER. WALLS	
# BATHS		INTER. WALLS	
# HALF BATHS		ROOF MATERIAL	
# BEDROOMS		FLOOR MATERIAL	
# OF ROOMS		FIN. BASEMENT	%
# STORIES		HEATING FUEL	
BUILDING HEIGHT		HEATING SYSTEM	
BUILDING AREA		# FIREPLACES	
BASEMENT			

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY
PLAN # 0-97-03318
TAX MAP # 080-2-01-0055

ROUTING	DATE	APPROVED BY:
* ZONING (2)	9/30/99	TJS
* SITE PERMITS (1)	9/30/99	[illegible]
SANITATION		
HEALTH DEPT.		
FIRE MARSHAL		
* BUILDING REVIEW	10/6/99	JRL
LICENSING	10/6/99	WW
ASBESTOS 56		

FEE $ ~~838.98~~ 70.98
FILING FEE $ 83.04
AMOUNT DUE $ ____

BUILDING PLAN REVIEW
REVIEWER JRL # OF HOURS 1.0
REVISION FEES $ 100.00
FIRE MARSHAL FEES $ 38.00
FIXTURE UNITS 0 PLAN LOC: J ☐ R ☒

APPROVED FOR ISSUANCE OF BUILDING PERMIT
BY [signature] DATE 10/7/99

ZONING REVIEW: ZONING CLASS R-2
USE Swim/Ten
ZONING CASE # SPA-77-M-094/SE-98-M-003
GROSS FLOOR AREA OF TENANT SPACE ____

YARDS:
FRONT ____
FRONT ____
L SIDE ____
R SIDE ____
REAR ____

GARAGE: 1 ☐ 2 ☐ 3 ☐
OPTIONS: YES ☐ NO ☐
REMARKS: file app MSL
mfb

GRADING AND DRAINAGE REVIEW
SOILS: # ____ A ☐ B ☐ C ☐
HISTORICAL DISTRICT ____
AREA TO BE DISTURBED (TOTAL SQ FT) ____
ADD'L IMPERVIOUS AREA (ADDED SQ FT) ____
PROFFERS ____
PLAN # 020798 APPR. DATE 6/18/99

STAMPS:
A-2000-1081

(See reverse side of application)

REMARKS: ____

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] 9/30/99
Signature of Owner or Agent *Date*

Jack A. Crowder, Jr. Agent
Printed Name and Title

Notary Signature *Date*
(Notarization required if owner not present at time of application)

Form 13 30(D2) 3/93

BUILDING PERMIT APPLICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA
PERMIT APPLICATION CENTER
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504
(703) 222-0801

PERMIT # 99341B1350

FOR INSPECTIONS CALL: (703) 222-0455

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN # Q 99-04220

TAX MAP # 060 2-01-0055

ROUTING	DATE	APPROVED BY:
ZONING	6/7/99	
SITE PERMITS	12/7/99	
SANITATION	SEE ATTACHED	
HEALTH DEPT.	12-2-1999	H. Dulin
FIRE MARSHAL		
BUILDING REVIEW	1/20/00	JRL
LICENSING		
ASBESTOS 56		

FEE $ 7605

FILING FEE $

AMOUNT DUE $

BUILDING PLAN REVIEW

REVIEWER JRL # OF HOURS 4.0

REVISION FEES $ -0-

FIRE MARSHAL FEES $ 38

FIXTURE UNITS 8 PLAN LOC: J ☐ R ☒

APPROVED FOR ISSUANCE OF BUILDING PERMIT

BY [illegible] DATE 1-2000

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

JOB LOCATION: SLEEPY HOLLOW BATH & RACQUET CLUB

ADDRESS 3516 SLEEPY HOLLOW ROAD

LOT # 60-2-001-55 BUILDING FILTER BUILDING

FLOOR 1 SUITE

SUBDIVISION

TENANT'S NAME SLEEPY HOLLOW BATH & RACQUET

OWNER INFORMATION: OWNER ☒ TENANT ☐

NAME SLEEPY HOLLOW BATH & RACQUET CLUB

ADDRESS 3516 SLEEPY HOLLOW ROAD

CITY FALLS CHURCH STATE VA ZIP 22044

TELEPHONE

CONTRACTOR INFORMATION:

CHECK IF SAME AS OWNER ☒

COMPANY NAME

ADDRESS

CITY STATE ZIP

TELEPHONE

LOCAL CONTRACTOR LICENSE #

STATE CONTRACTORS LICENSE #

COUNTY BUSINESS ACCOUNT #

APPLICANT JACK CROWDER (703) 968-8800

DESCRIPTION OF WORK

[redacted] NEW FILTER BUILDING CONSTRUCTED BETWEEN 2 EXISTING CABANAS, NEW PIPING FROM MAIN POOL TO NEW FILTER BUILDING

HOUSE TYPE

ESTIMATED COST OF CONSTRUCTION 30,000

BLDG AREA (SQ FT OF FOOTPRINT) 365 SF/NEW

USE GROUP OF BUILDING A-3/U - NON SEPARATED

TYPE OF CONSTRUCTION 5B

SEWER SERVICE: PUBLIC ☒ SEPTIC ☐ OTHER ☐

WATER SERVICE: PUBLIC ☒ WELL ☐ OTHER ☐

OTHER PLEASE SPECIFY

DESIGNATED MECHANICS' LIEN AGENT:
(Residential Construction Only)

NAME:

ADDRESS:

NONE DESIGNATED: ☐ PHONE:

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:

# KITCHENS		EXTER. WALLS	
# BATHS		INTER. WALLS	
# HALF BATHS		ROOF MATERIAL	
# BEDROOMS		FLOOR MATERIAL	
# OF ROOMS		FIN. BASEMENT	%
# STORIES		HEATING FUEL	
BUILDING HEIGHT		HEATING SYSTEM	
BUILDING AREA		# FIREPLACES	
BASEMENT			

ZONING REVIEW: ZONING CLASS R-2

USE Swim + tennis Club

ZONING CASE #

GROSS FLOOR AREA OF TENANT SPACE

YARDS:	
FRONT	
FRONT	
L SIDE	
R SIDE	
REAR	

GARAGE: 1 ☐ 2 ☐ 3 ☐

OPTIONS: YES ☐ NO ☐

REMARKS: Build new pump room & pool (filter building), pool piping approved MSP

GRADING AND DRAINAGE REVIEW

SOILS: # 20 A ☐ B ☒ C ☐

HISTORICAL DISTRICT

AREA TO BE DISTURBED (TOTAL SQ FT)

ADD'L IMPERVIOUS AREA (ADDED SQ FT)

PROFFERS

PLAN # APPR. DATE

STAMPS:

PROBLEM SOILS
SEE APPROVED GRADING PLAN
SITE PLAN AND/OR SOILS REPORT
(See reverse side of application)

REMARKS: Minor Site Plan - 020798
6/18/99

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 ation, 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 which relate to the property.

11/15/99

r Agent Date

Crowder, Jr., Agent

Notary Signature *Date*
(Notarization required if owner not present at time of application)

s in rent

D2) 3/93

Form 13 30(D2) 3/93

BUILDING PERMIT APPLICATION 018

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES
PERMIT APPLICATION CENTER
12055 Government Center Parkway, 2nd Floor — Telephone: 703-222-0801
Fairfax, Virginia 22035-5504 — Web site: http://www.co.fairfax.va.us/dpwes

PERMIT # 03296B0510

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY
PLAN # G-030013
TAX MAP # 060-2-/01/1/0055

ROUTING	DATE	APPROVED BY
LICENSING		MJ
ZONING	10-23-03	
SITE PERMITS	10-23-03	MJ
HEALTH DEPT.	10-24-03	
BUILDING REVIEW	10-28-03	TJC (Bus)
SANITATION		
FIRE MARSHAL		
ASBESTOS 1962		
PROFFERS		

FEE $
FILING FEE - $
AMOUNT DUE = $ 56.00

BUILDING PLAN REVIEW
REVIEWER TJC # OF HOURS 1.3
REVISION FEES $ —
FIRE MARSHAL FEES $ —
FIXTURE UNITS — PLAN LOC: J ☐ R ☑

APPROVED FOR ISSUANCE OF BUILDING PERMIT
(LOG OUT)
BY TJC DATE 10-28-03

ZONING REVIEW ZONING CLASS R-2
USE Racquet Club
ZONING CASE #
GROSS FLOOR AREA OF TENANT SPACE

YARDS:
FRONT
FRONT
L SIDE
R SIDE
REAR

GARAGE 1 ☐ 2 ☐ 3 ☐
OPTIONS YES ☐ NO ☐
REMARKS New Pool Piping Sys

GRADING AND DRAINAGE REVIEW
SOILS # A ☐ B ☐ C ☐
HISTORICAL DISTRICT
AREA TO BE DISTURBED (TOTAL SQ FT)
ADD'L IMPERVIOUS AREA (ADDED SQ FT)
PLAN # APPR. DATE

STAMPS
(See reverse side of application)

REMARKS

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

JOB LOCATION
ADDRESS 3516 Sleepy Hollow Rd, Falls Church
LOT # BUILDING
FLOOR SUITE
SUBDIVISION Nova Focus Church
TENANT'S NAME

OWNER INFORMATION OWNER ☑ TENANT ☐
NAME Sleepy Hollow Bath & Racquet Club
ADDRESS 3516 Sleepy Hollow Rd.
CITY Falls Church STATE VA ZIP 22042
TELEPHONE 703-241-9831

CONTRACTOR INFORMATION SAME AS OWNER ☐
CONTRACTORS MUST PROVIDE THE FOLLOWING:
COMPANY NAME NV Pool Service, Inc.
ADDRESS 14121 Parke Long Ct Ste 101
CITY Chantilly STATE VA ZIP 20151
TELEPHONE 703-968-8800.
STATE CONTRACTORS LICENSE # 2701 037403A
COUNTY BPOL # ~~0340057~~ 03-1706

APPLICANT Jack Crowder

DESCRIPTION OF WORK
New pool piping, new filter system, new deep end to code specifications. (existing pool)

HOUSE TYPE
ESTIMATED COST OF CONSTRUCTION $50,000.00
BLDG AREA (SQ FT OF FOOTPRINT) 1600 SF
USE GROUP OF BUILDING A3
TYPE OF CONSTRUCTION 2B (96)
SEWER SERVICE PUBLIC ☑ SEPTIC ☐ OTHER ☐
WATER SERVICE PUBLIC ☑ WELL ☐ OTHER ☐
OTHER PLEASE SPECIFY

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

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS

# KITCHENS		EXTER. WALLS	
# BATHS		INTER. WALLS	
# HALF BATHS		ROOF MATERIAL	
# BEDROOMS		FLOOR MATERIAL	
# OF ROOMS		FIN. BASEMENT	%
# STORIES		HEATING FUEL	
BUILDING HEIGHT		HEATING SYSTEM	
BUILDING AREA		# FIREPLACES	
BASEMENT			

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.

By: [signature], Pres. 10-23-2003
Signature of Owner or Agent **Date**

JACK A. CROWDER JR., PRES.
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)

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.