

Page 326, November 18, 1986, (Tape 1), Scheduled case of:

8:30 P.M. PINECREST SWIM AND TENNIS CLUB, SPA 79-C-133-1, application under Sect. 3-203 of the Zoning Ordinance to amend S-133-79 for a community swimming and tennis club and to permit addition of wooden deck to existing facilities, located at 12515 Pinecrest Road on approximately 4.26077 acres of land, zoned R-2, Centreville District, Tax Map 25-2((1))32.

Kevin Guinaw, Staff Coordinator, presented the staff report and informed the Board that revised development conditions had been distributed to them reflecting a change in condition #6. Mr. Guinaw concluded noting that the applicant had been requested to submit a revised plat showing the reduction in the deck size and the full transitional screening yard.

Peter Roppolo, 2613 Litchfield Drive, Herndon, Virginia, represented the applicant and agreed with the development conditions set forth in the staff report. Mr. Roppolo told the Board that he would submit the revised plats and had attempted to do so before the hearing but the surveying company had made a mistake on the second set of plats.

There were no speakers either in support or in opposition, therefore Chairman Smith closed the public hearing.

Mrs. Day moved to grant SP 79-C-133-1 subject to the development conditions in the staff report reflecting the size of the deck being reduced to 22 feet and development condition #6 being revised by adding: "The barrier requirement, except for those barriers shown on the plat approved with this application, shall be waived."

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Application SPA 79-C-133-1 by PINECREST SWIM AND TENNIS CLUB, under Section 3-203 of the Zoning Ordinance to amend S-133-79 for a community swimming and tennis club and to permit addition of wooden deck to existing facilities, on property located at 12515 Pinecrest Road, Tax Map Reference 25-2((1))32, Mrs. Day 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 November 18, 1986; and

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

1. That the applicant is the owner of the land.
2. The present zoning is R-2.
3. The area of the lot is 4.26077 acres of land.

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 Section 8-403 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This approval is granted for the buildings and uses indicated on the plat submitted with this application, except as qualified below. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board, other than minor engineering details, whether or not these additional uses or changes require a Special Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes, other than minor engineering details, without this Board's approval, shall constitute a violation of the conditions of this Special Permit.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This use shall be subject to the provisions set forth in Article 17, Site Plans.
5. The maximum number of family memberships shall be 500.
6. Transitional Screening 1 shall be provided along the eastern lot line adjacent to Parcels 28, 249A and 248A. Existing vegetation shall be used where possible to satisfy this screening requirement and supplemented where necessary with additional plantings. The nature and type of all supplemental plantings shall be determined by the County Arborist. The barrier requirement, except for those barriers shown on the plat approved with this application, shall be waived.
7. The hours of operation shall be: POOL: 7:00 A.M. to 9:30 P.M., Monday through Friday; 10:30 A.M. to 9:30 P.M. on Saturdays, Sundays and Holidays; with the operating time from 7:00 A.M. to 9:00 A.M. to be for lessons, swim team and cleaning only. TENNIS: 7:00 A.M. to 10:00 P.M. seven days a week.
8. Public Address System shall be erected to the satisfaction of the Zoning Administrator but in no event shall it be used before 9:00 A.M. nor shall it be used for musical amplification.
9. All lighting shall be confined to the property.
10. The minimum number of onsite parking spaces shall be 80.

11. Any after hour parties shall be limited to six (6) per year and shall require written permission prior to the party from the Zoning Administrator.

The standard policy for after-hour parties is as follows:

- o Limited to six (6) per season.
- o Limited to Friday, Saturday and pre-holiday evenings.
- o Shall not extend beyond 12:00 midnight.
- o A written request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity.
- o Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party.

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

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

Mr. Hyland seconded the motion.

The motion carried by a vote of 6-0 with Mr. Ribble absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 2, 1986 with the approval of revised plats. This date shall be deemed to be the final approval date of this special permit.

//

PINECREST ROAD RT. 5338

60' R/W

FOX MILL ESTATES SECTION 3
ZONING: R-2
USE: RESIDENTIAL

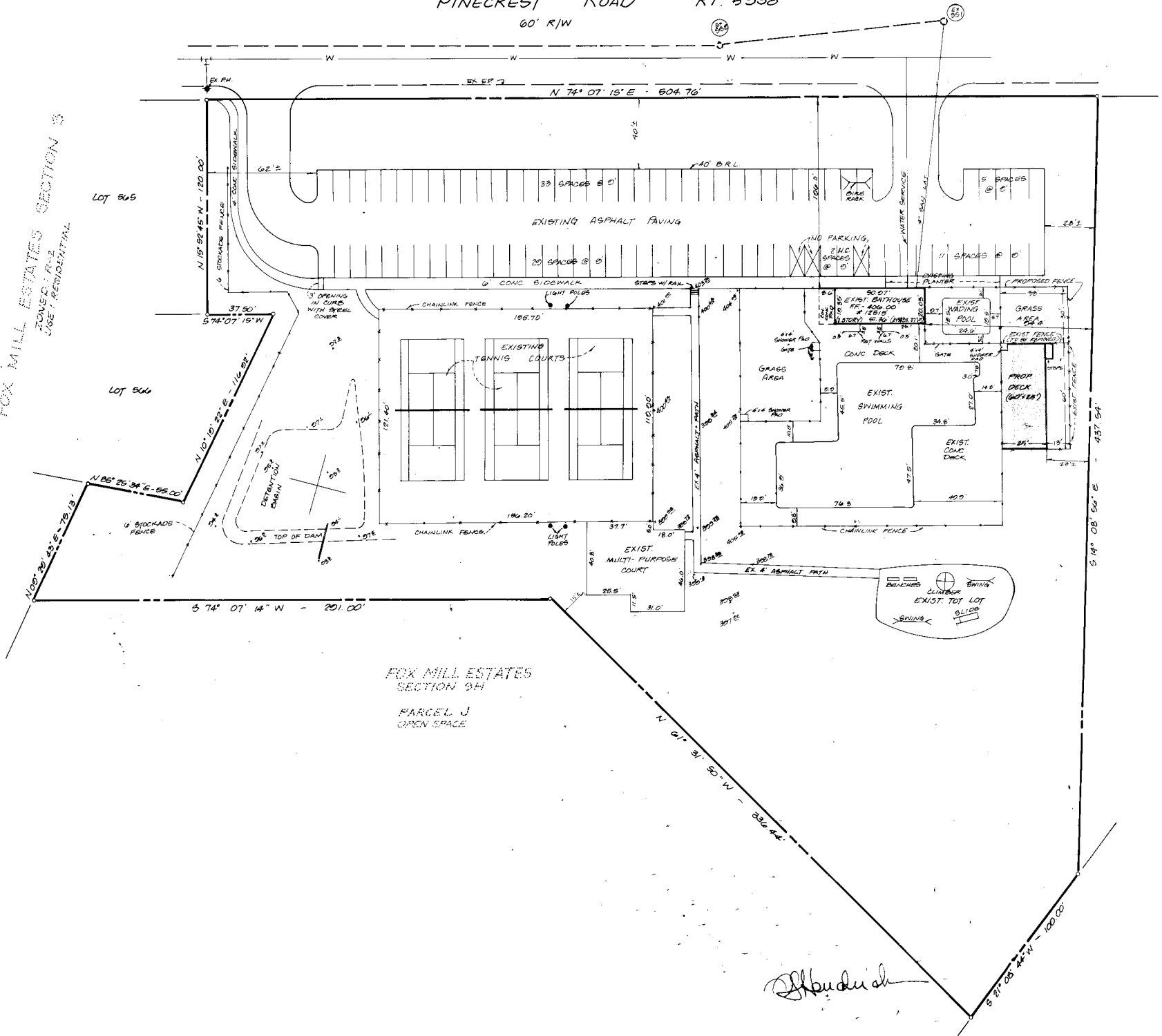
LOT 505

LOT 506

PARCEL H

FOX MILL ESTATES
SECTION 3H

PARCEL J
OPEN SPACE



Shubert