

# **PLEASANT VALLEY PRESCHOOL STATEMENT OF JUSTIFICATION**

September 16, 2010

## **SUMMARY:**

The Pleasant Valley Preschool currently operates within the Greenbriar Community Center as approved with Special Permit - S 80-S-053. This Application is submitted in order to permit an increase in parking on the Greenbriar Community Center site and site modifications: to include expansion and redesign of the parking lot, provision of conservation areas for SWM / BMP purposes, planting of shade trees and sharing parking / access with the adjacent Greenbriar Park.

## **BACKGROUND:**

The development conditions approved with SPA 78-P-192-1 required that the Greenbriar Civic Association obtain approval of a shared parking agreement with the Fairfax County Park Authority to use one or both of the adjacent existing parking lots for Greenbriar Park. On February 9, 1987 the shared parking agreement was approved by the Board of Supervisors and was recorded on March 18, 1987. Subsequently, the Greenbriar Civic Association filed a new amendment seeking to improve the parking lot on their property by expanding it and connecting it to the adjacent park. This amendment was approved on August 13, 1997, but subsequent engineering and coordination issues delayed the project for a subsequent amount of time until no further extensions of the Special Permit were granted in 2007.

The Greenbriar Civic Association continued to work with the Fairfax County Park Authority and they have recently reached an agreement to work together toward the construction of parking on the Applicant's property as well as the Greenbriar Park in a joint project. This opportunity stems from the fact that the widening of Stringfellow Road required easements and other considerations from the Fairfax County Park Authority as well as the Greenbriar Civic Association. Repayment was in the form of a commitment to build the new parking lots discussed herein. The redesign would consolidate parking with the Park Authority as originally intended and desired. As a result of this improvement, Pleasant Valley Preschool hereby submits this Special Exception in order to remain in compliance with Fairfax County Zoning.

## **DESCRIPTION:**

- A. Type of Operation: Continued operation of a Nursery (Preschool) School
- B. The Hours of Operation shall be from 9 am to 12 noon, Monday through Friday
- C. The Nursery (Preschool) School has a maximum of 15 children.
- D. The proposed number of onsite (part-time) employees is 3 for this use.

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E: Trip Generation: Weekdays: Mornings - 30 trips (Pre-school)

Note: Expansion of the parking lot will not impact the present trip generation. However, the proposed change will improve safety and access to Stringfellow Road.

F: The general area served is the Greenbriar Subdivision.

G: No new buildings or additions are part of this application.

H: No hazardous or toxic substances are involved.

I: The Transitional Screening and Barrier requirements were previously waived and / or modified by the Board of Zoning Appeals pursuant to SPA 78-P-192-1. The Applicant is requesting reaffirmation of the barrier waiver request and modification of the transitional screening requirement in favor of the row of 2" caliper Red Maples (*Acer rubrum* "Red Sunset" as shown on Sheet 3 of this plat. The Applicant believes this waiver is justified since existing homes along the west side of Stringfellow Road are already well screened and buffered. In addition, the layout as proposed allows the Applicant to preserve the maximum amount of existing trees onsite as shown on the plat. In addition, the existing building will remain as is with no expansion proposed by this Application.