



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division

APPLICATION No: _____
 (Staff will assign)

12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

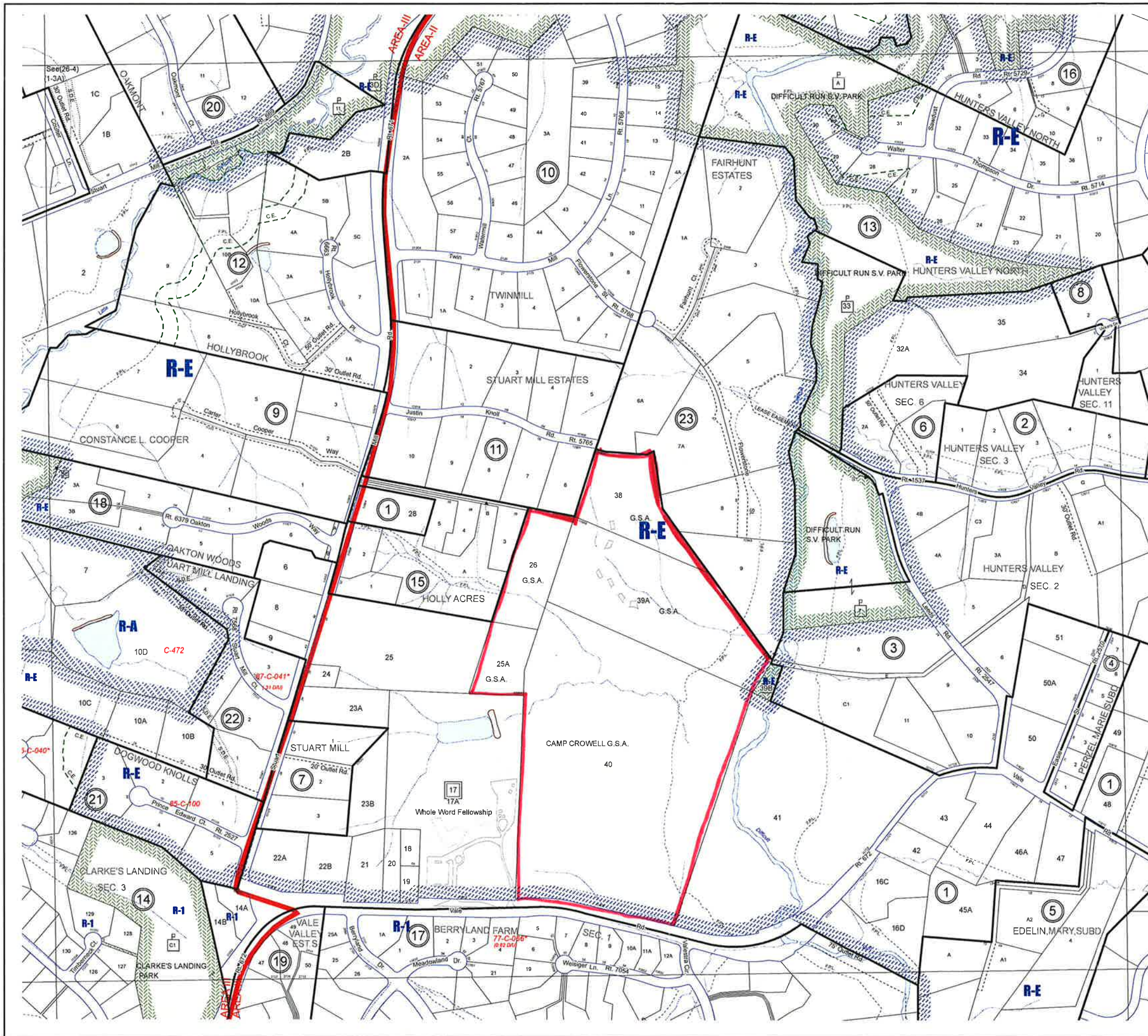
APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Girl Scout Council of the Nation's Capital
	MAILING ADDRESS c/o Walsh Colucci Lubeley Emrich and Walsh PC 2200 Clarendon Boulevard; Suite 1300 Arlington, VA 22201
	PHONE HOME () WORK (703) 528-4700 x5417
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 10900 & 10902 Vale Road; 10891 and 10899 Justin Knoll Road; 10968 Stuart Mill Road
	TAX MAP NO. TM 37-1 ((1)) 25A, 26, 38, 39A, and 40
	SIZE (ACRES/SQ FT) 67.68 acres/2,948,140 sq ft
	ZONING DISTRICT R-E MAGISTERIAL DISTRICT Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 3-E04
	PROPOSED USE Public Benefit Association (Amend SEA 81-C-081 to permit site modifications and revisions to development conditions.)
AGENT/CONTACT INFORMATION	NAME G. Evan Pritchard gepritchard@arl.thelandlawyers.com
	MAILING ADDRESS c/o Walsh Colucci Lubeley Emrich and Walsh PC 2200 Clarendon Boulevard; Suite 1300 Arlington, VA 22201
	PHONE HOME () WORK (703) 528-4700 x5417
	PHONE MOBILE ()
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>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.</p> <p>G. Evan Pritchard, Esquire</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Date Application accepted: _____ Application Fee Paid: \$ _____



A Fairfax County, Virginia Publication



Map file is for N.T.V. issued on 12/05/11 at 1:24,000 scale
 1:24,000 scale. Virginia Department of Transportation
 indicates an elevation of 100 feet. North arrow is U.S. Dept. based on
 NAD83 83 High Precision GPS Network adjustment
 National Grid/Contour Vertical Datum 1929

GENERAL NOTES

ZONING
 Purpose and Construction
 The use or development of the property or portions thereof shall conform to the applicable zoning district regulations as shown on this map. A complete explanation is provided on page 1 of the official zoning map.
 Zoning revised on 01-01-2013
 Subsequent changes not indicated.

The information contained on this map is NOT to be construed or used as a "leg of the law". It is a survey product. Any determination of property lines or corners or any other physical improvement, property lines or boundaries in the general information only and shall not be used for any legal, contractual, or construction of any structure to any property or for insurance or other purposes. It does not provide any guarantee of accuracy or completeness and the user assumes all responsibility for any errors or omissions. Information System and Mapping Services Division of the Department of Information Technology. It is to be used for reference only for the purpose of planning and development. It is not to be used for any other purpose. No warranty is made by the County of Fairfax or any other person for any errors or omissions or for any other purpose or otherwise.



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SHEET INDEX

**PROPERTY MAP
 ZONING
 37-1**

Revised to : 01 - 01 - 2013

Prepared by
 DEPARTMENT OF INFORMATION TECHNOLOGY
 Enterprise Services Division
 GIS and Mapping Services
 12000 Government Center Parkway, Suite 117
 Fairfax, Virginia 22035-0210
 (703) 224-2711
 FAX (703) 651-1300
 E-mail: gishelp@fairfaxcounty.gov



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

G. Evan Pritchard
(703) 528-4700 Ext. 5417
gepritchard@arl.thelandlawyers.com
Fax: (703) 525-3197

February 26, 2013

Via Hand Delivery

Barbara C. Berlin
Director, Fairfax County DPZ/ZED
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Request for Special Exception Amendment
Girl Scout Council of the Nation's Capital (the "Girl Scouts" or the
"Applicant")
TM 37-1 ((1)) 25A, 26, 38 ("Parcel 38"), 39A, 40 (together, the "Property" or
"Camp Crowell")

Dear Ms. Berlin:

Please accept this statement as justification for a Special Exception Amendment application for the Girl Scouts in order to permit site improvements, including the construction of a new 6000 square foot storage building, a parking lot containing 8 parking spaces, and a new travel way, all of which will be located within the northern portion of Parcel 38. In addition, the Girl Scouts are requesting a modest increase in the maximum number of children and adults permitted on the entire Property at any one time.

Property Description



The approximately 67.68 acre (2,948,140 square foot) Property is located in the Sully Magisterial District, is zoned R-E, and is developed with Camp Crowell, a public benefit association (Girl Scouts) overnight and day camping facility that has been in operation on the Property since 1949. The Property extends from the north side of Vale Road, approximately 1,400 feet east of its intersection with Stuart Mill Road, northward to its primary vehicular access point located on Justin Knoll Road.

The Property is primarily forested, with the exception of the camping facilities, and contains a rather large area of 100 year floodplain/RPA/EQC along the eastern periphery. Since the previous SEA approval, the Property has been bifurcated by an RPA/EQC running from east to west.

PHONE 703 528 4700 ■ FAX 703 525 3197 ■ WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA ■ 2200 CLARENDON BLVD., THIRTEENTH FLOOR ■ ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

History

Camp Crowell was established in 1949 as a campground for the Girl Scouts.

On November 16, 1981, The Board of Supervisors approved Special Exception application SE 81-C-081 for a public benefit association, with conditions, to allow an expansion of Camp Crowell to add a new lodge, parking facilities, a caretaker's house as an accessory use, an open-air amphitheater, additional campsites and a main entrance off of Justin Knoll Road. A number of the facilities approved pursuant to this Special Exception approval, including the proposed caretaker's house, the amphitheater, a campsite located in the southern portion of the site, and a lodge, were not constructed.

On October 9, 1991, the Board of Supervisors approved Special Exception Amendment application SEA 81-C-081, with conditions. This application proposed no changes to the location of the previously approved amphitheater, the campground in the southern portion of the Property or the caretaker's house; however, this SEA application did allow the relocation and a decrease in the size of the lodge and increased the maximum attendance capacity from 230 persons to 300 persons (children and adults) at any one time during a designated four week period during the summer months (June – August), while the maximum number of children and adults that were permitted on the Property at any one time during a designated 2-week period within these summer months remained at 550 persons. Varying lesser numbers of children and adults were permitted to be on the Property at any one time during other time periods.

Information Regarding the Proposed Use (Par. 7 of Sect. 9-001 of the Ordinance)

In accordance with Par. 7 of Sect. 9-001 of the Ordinance, Submission Requirements, responses regarding the proposed use are provided in the lettered paragraphs below.

A. Type of operation(s).

The Girl Scouts are seeking to amend their previous Special Exception Amendment approval for a public benefit association campground to permit site improvements, a minor increase in the number of children and adults permitted on the Property at any one time, and modifications to previously approved development conditions.

B. Hours of operation.

The camping facility is used 24-hours per day all year round; however, peak usage occurs during the summer months between May and August.

- C. Estimated number of patrons/clients/patients/pupils/etc.; and,
 D. Proposed number of employees/attendants/teachers/etc.

Time of the Year	Persons Permitted at Any One Time (Children + Adults) Pursuant to Current approval, SEA 81-C-081	Requested Persons Permitted at Any One Time (Children + Adults) Pursuant to this Application, SEA 81-C-081-2	Proposed Number of Employees/ Attendants / Teachers/ Etc.
June – August	550 during a designated 2-week period within these summer months	600 during a designated 2-week period within these summer months	100 adults 500 children
	300 during a designated four week period during these summer months	350 during a designated four week period during these summer months	75 adults 275 children
April, May, June, September, and October	250 during 12 designated weekends within these months	300 during 12 designated weekends within these months	50 adults 250 children
All Other Times	130	180	75 adults 100 children

- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

Time of the Year	Time Period	Maximum Expected Trip Generation	Distribution of Trips by Mode and Time of Day	
			8-9 AM	4-5 PM
June – August	Designated 2-week period within these summer months	80 cars 6 buses	80 cars 6 buses	
	Designated four week period during these summer months	60 cars 4 buses	60 cars 4 buses	
April, May, June, September, and October	12 designated weekends within these months	50 cars 3 buses	50 cars 3 buses	
All Other Times		60 cars	60 cars	

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

This facility serves Girl Scout troops from around the Washington Metropolitan area, including: Fairfax, Arlington, Prince William, Fauquier and Loudoun Counties, and the City of Alexandria in Virginia; Montgomery, Prince George's,

Charles, St. Mary's and Calvert Counties in Maryland; and the District of Columbia.

G. Description of building façade and architecture of proposed new building or additions.

In addition to the previously approved facilities and structures which continue to be requested as depicted on Sheet 2 of the Special Exception Amendment Plat, the Girl Scouts are requesting approval for an additional 6,000 gross square foot maintenance shed ("The Diane Tipton Girl Scout Resource Center"), an 8 space parking lot, and a travel way, which are proposed for the northern portion of Parcel 38, as indicated on Sheet 3 of the Special Exception Amendment Plat. The maintenance shed is proposed to be constructed of insulated metal siding and a standing seam metal roof. Initially, there will be an open, covered maintenance work area on the maintenance shed, as shown in the illustrative images below. This open area will be located on top of a concrete slab because, in the future, the Girl Scouts will enclose that open area. If so, then the roof line will remain as shown below and the enclosure siding will be the same as indicated for the rest of the structure. The total square footage of the maintenance shed and future enclosed area is included in the Special Exception Amendment Plat tabulations and overall FAR for the Property



The proposed parking lot and travel way will be paved.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.

It is not anticipated that there will be any hazardous or toxic substances generated, utilized, stored, treated or disposed of on the site. If any of these materials are used, such use will comply with all applicable laws and regulations.

I. A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any

waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

The proposed use complies with all applicable ordinances, regulations, adopted standards and applicable conditions, with the exception of the following, for which waivers/modifications are requested:

1. Modification of transitional screening and barriers to those previously approved pursuant to SEA 81-C-081, and as currently exist on the Property;
2. Waiver of the PFM and Zoning Ordinance requirements to construct a stone dust trail, major regional trail and stream valley trail, as previously waived pursuant to SEA 81-C-081;
3. Waiver of the PFM and Zoning Ordinance requirements to provide curb and gutter on internal travel ways;
4. Waiver of additional stormwater management detention pursuant to PFM 6-0202.6B(1); and,
5. Waiver of on-site BMP requirements. It is intended that BMPs will be addressed by an off-site easement on a contiguous property.

Response to Special Exception General Standards

1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.



The Property is located in the Fairfax Planning District (Area II); Fox Lake Community Planning Sector (F4). No specific Plan text addresses the use of the Property; however, the Plan Map indicates that the Property is planned for a combination of low density residential use and private open space.

The proposed use is a public benefit association campground for Girl Scouts, which is in harmony with the recommendations of the Comprehensive Plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The Property is zoned R-E, which is "established to promote agricultural uses and low density residential uses; to allow other selected uses which are

compatible with the open and rural character of the district; and otherwise to implement the stated purpose and intent of this Ordinance." The existing and proposed campground use is compatible with the open and rural character of the district.

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.

The Property has been used as a campground for the Girl Scouts for approximately 53 years. In general, the structures and campground facilities including, the proposed new buildings, are internal to the Property, as the purpose of the facility is to provide a camping experience. The Property is predominantly wooded and provides wide areas of woods between internal uses and adjacent uses. The surrounding properties are developed with a church and single family detached properties, none of which were discouraged from development by this long-time use of the Property.

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.

Pedestrian and vehicular traffic associated with this use has been previously analyzed and has been determined to be satisfactory. It is the Applicant's belief that any increase in traffic associated with the requested increase in persons who may be on the Property at any one time will be minimal, will not be hazardous and will not 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 category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

The Girl Scouts are requesting a modification of the transitional screening and a waiver of the barrier requirement pursuant to Par. 3 of Sect. 13-304 of the Zoning Ordinance. The Property has large, established, undisturbed buffer areas containing underbrush and extremely tall trees that, together, far exceed the intention of the transitional screening and barrier requirements.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

There is no open space requirement for the R-E District. In any case, the vast majority of the Property meets the definition of Open Space as defined in the Ordinance.

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.

All utility, drainage, parking and loading facilities to serve the campground will be provided as indicated in the SEA plat, and as may be approved by DPWES.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

Signs will be installed in accordance with the provisions of Article 12.

Summary

The Girl Scouts are proud to have provided quality facilities to its members in this location for over 50 years. The modifications that are sought pursuant to this Special Exception Amendment request are minor and are in conformance with the recommendations in the Comprehensive Plan. It is their hope that the application can be processed quickly and favorably.

Please do not hesitate to contact me if you should have any questions or require additional information in order to process this application.

Very truly yours,

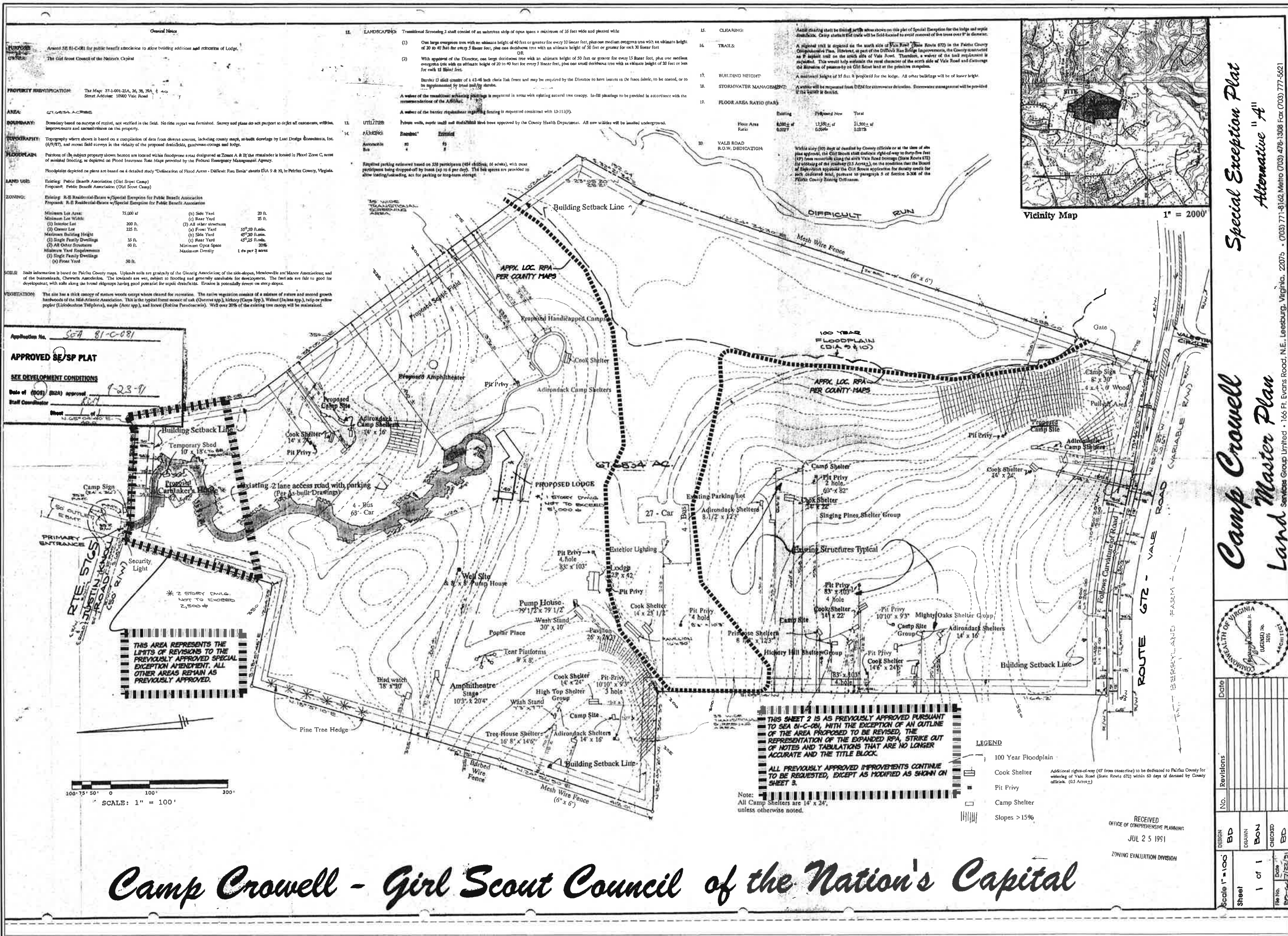
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



G. Evan Pritchard

Enclosures

cc: Inda E. Stagg
Martin D. Walsh



LDLC
UNCONCEALED YOUR LANDS POTENTIAL
4805 DASH FERRY AVENUE SUITE 201
WOODBRIDGE, VIRGINIA 22192
PH: 703-586-0658 FAX: 703-586-4775

GIRL SCOUT COUNCIL OF THE NATION'S CAPITAL

PREVIOUSLY APPROVED SPECIAL EXCEPTION AMENDMENT

REVISION APPROVED BY:

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE

ENGINEER

COMMISSION OF THE COMMONWEALTH OF VIRGINIA
Professional Seal of Matthew T. Marshall, License No. 10518, 4/24/13

SCALE: N/A

SHEET 2 OF 5

DATE: FEB, 2013

DRAFT: KMA CHECK: JCM

FILE NUMBER: 1224-1-0-6.03

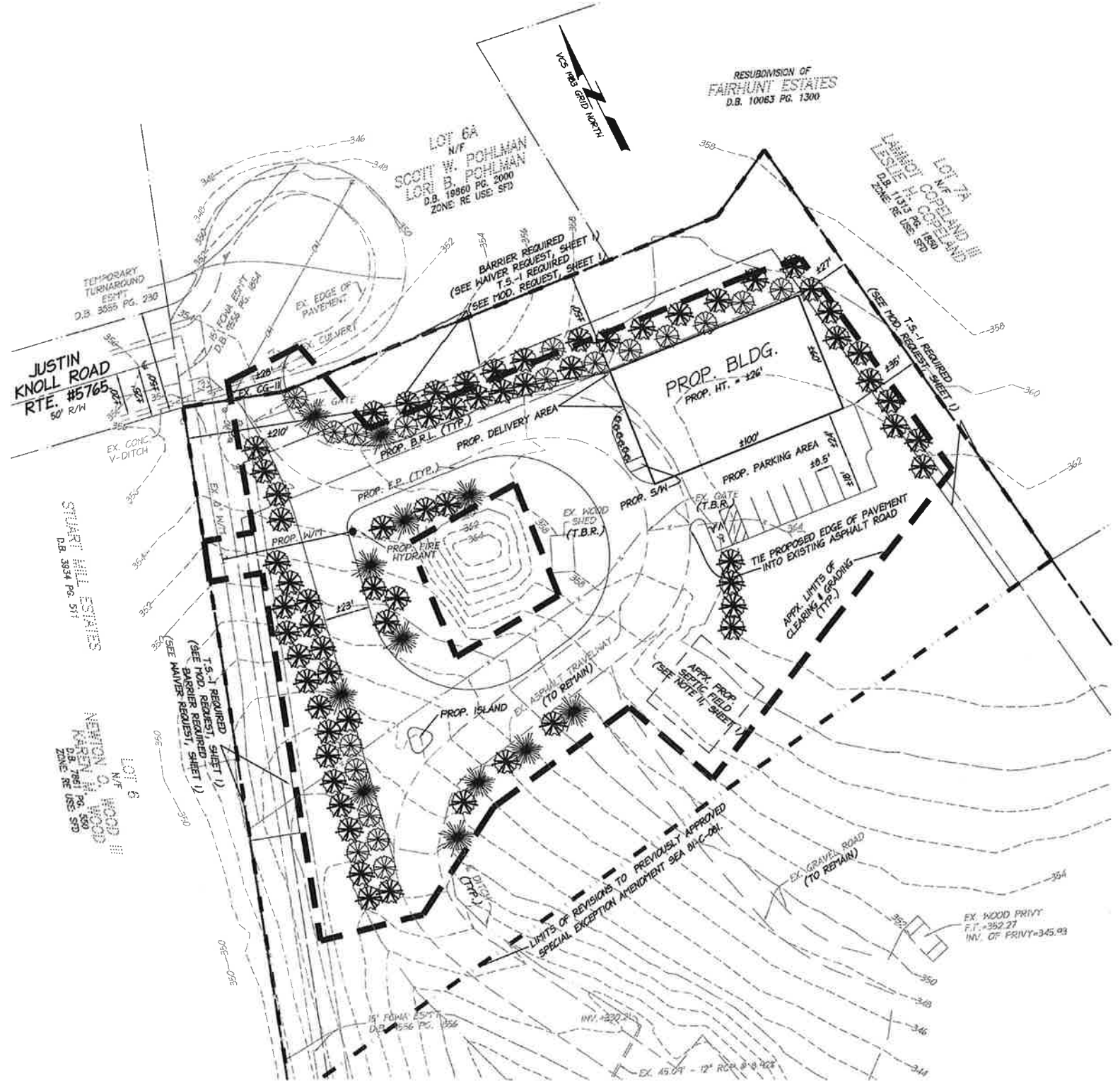
Camp Crowell - Girl Scout Council of the Nation's Capital

PREVIOUSLY APPROVED S.E.A. TABULATIONS

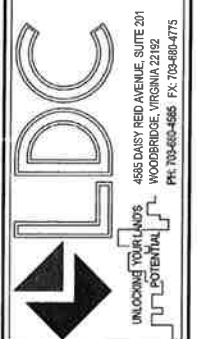
SITE AREA: 2,948,140 SF OR 67.68 ACRES
 ZONING: R-E WITH SPECIAL EXCEPTION FOR PUBLIC BENEFIT ASSOCIATION
 BUILDING HEIGHT: 35 FEET MAXIMUM
 LOT AREA: MINIMUM 75,000 SF
 LOT WIDTH: MINIMUM 200' (INTERIOR LOT), 225' (CORNER LOT)
 FRONT YARD: MINIMUM 55 DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 50'
 SIDE YARD: MINIMUM 45 DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
 REAR YARD: MINIMUM 45 DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
 OPEN SPACE: MINIMUM 20% OF SITE AREA
 FLOOR AREA RATIO: 21,500 SF (0.0073)
 PARKING REQUIRED: 60 AUTOMOBILE SPACES, 4 BUS SPACES
 PARKING PROVIDED: 93 AUTOMOBILE SPACES, 8 BUS SPACES

PROPOSED S.E.A. TABULATIONS

SITE AREA: 2,948,140 SF OR 67.68 ACRES
 ZONING: R-E WITH SPECIAL EXCEPTION FOR PUBLIC BENEFIT ASSOCIATION
 LOT WIDTH: ±876'
 FRONT YARD: MINIMUM ±50' (NORTHERN PROPERTY LINE) AND ±2,500' (SOUTHERN PROPERTY LINE)
 SIDE YARD: ±27' (EASTERN SIDE PROPERTY LINE) AND ±210' (WESTERN SIDE PROPERTY LINE)
 REAR YARD: N/A
 OPEN SPACE: MINIMUM 20% OF SITE AREA
 FLOOR AREA RATIO: ±27,500 SF (0.0091)
 NO LOADING SPACE REQUIRED OR PROVIDED



PLANT LIST		
	SIZE (CAL. OR HEIGHT)	TREE COVER CREDIT (S.F.)
	LARGE EVERGREEN 8' HT.	200 S.F.
	SMALL EVERGREEN 8' HT.	100 S.F.
	SMALL EVERGREEN 8' HT.	100 S.F.
	SHRUB VAR.	N/A



PROPOSED
 SPECIAL EXCEPTION
 AMENDMENT

GIRL SCOUT COUNCIL
 OF THE NATION'S
 CAPITAL

DATE	DESIGN NO.	DESCRIPTION	REVISION	APPROVED BY	DATE

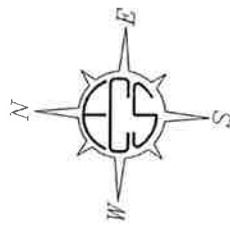
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 N/A

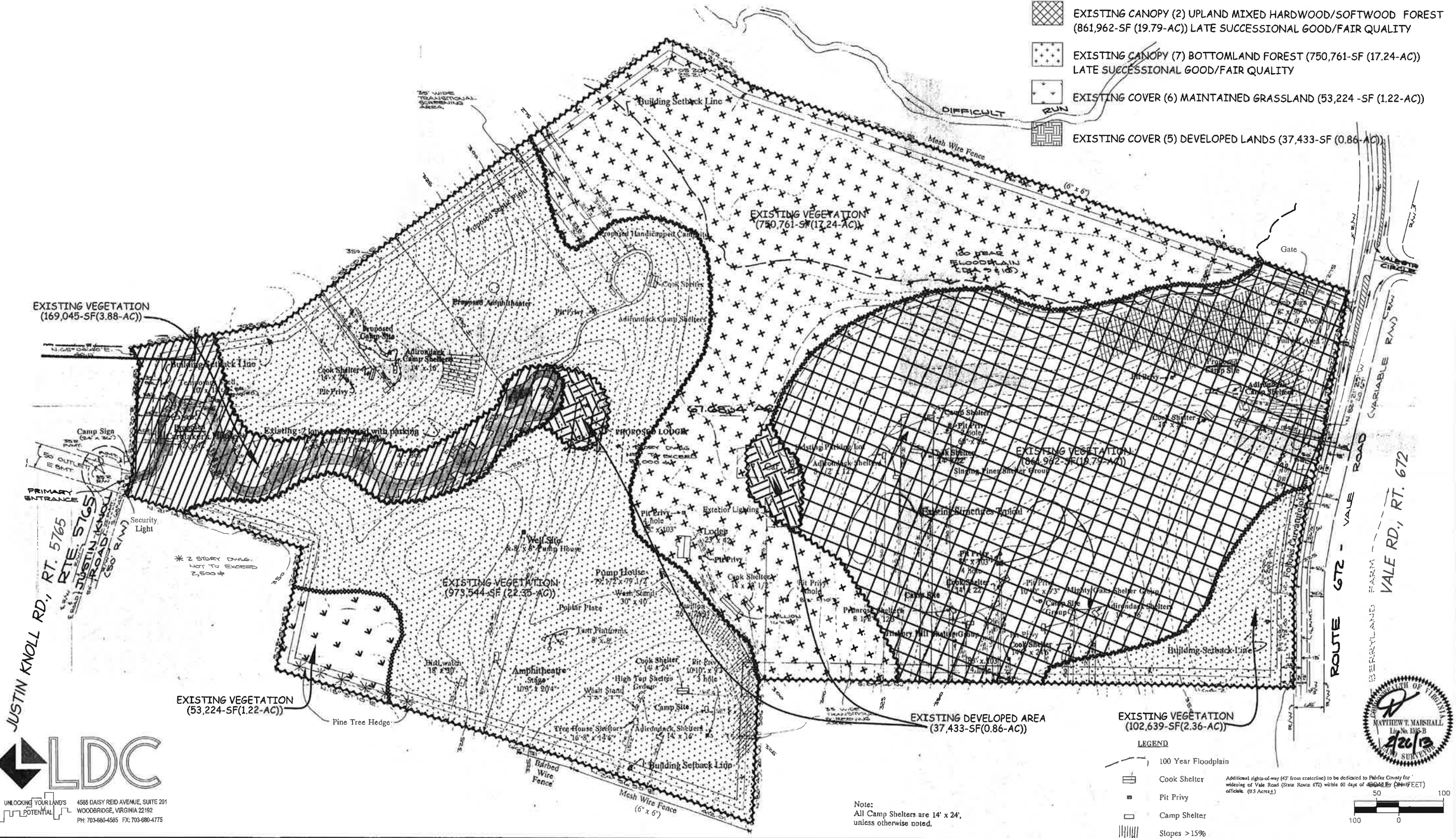
SHEET 3
 of 5

DATE: FEB, 2013
 DRAFT: KMA CHECK: JCM
 FILE NUMBER: 1214-1-0-6-0B



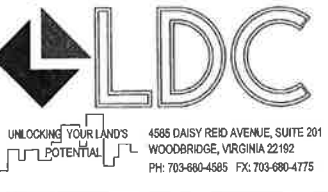
LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND HARDWOOD FOREST (1,076,183-SF (24.71-AC)) LATE SUCCESSIONAL GOOD/FAIR QUALITY
- EXISTING CANOPY (2) UPLAND SOFTWOOD FOREST (169,045-SF (3.88-AC)) MID SUCCESSIONAL FAIR QUALITY
- EXISTING CANOPY (2) UPLAND MIXED HARDWOOD/SOFTWOOD FOREST (861,962-SF (19.79-AC)) LATE SUCCESSIONAL GOOD/FAIR QUALITY
- EXISTING CANOPY (7) BOTTOMLAND FOREST (750,761-SF (17.24-AC)) LATE SUCCESSIONAL GOOD/FAIR QUALITY
- EXISTING COVER (6) MAINTAINED GRASSLAND (53,224-SF (1.22-AC))
- EXISTING COVER (5) DEVELOPED LANDS (37,433-SF (0.86-AC))



JUSTIN KNOLL RD., RT. 5765
 RTE. 5765
 JUSTIN KNOLL ROAD
 (50' R/W)

ROUTE 672 - VALE ROAD
 VALE RD., RT. 672
 (VARIABLE R/W)



EXISTING VEGETATION (102,639-SF(2.36-AC))

LEGEND

- 100 Year Floodplain
- Cook Shelter
- Pit Privy
- Camp Shelter
- Slopes >15%

NOTE: Additional rights-of-way (45' from centerline) to be dedicated to Fairfax County for widening of Vale Road (State Route 672) within 60 days of completion (100 FEET) officials. (0.5 Acres.)

SCALE: 1" = 100'

PROJECT NO.: 01:20783

SHEET: 4 OF 5

DATE: 2/7/13



10891 JUSTIN KNOLL ROAD
OAKTON, VIRGINIA
FAIRFAX COUNTY

EXISTING VEGETATION
MAP
GIRL SCOUTS OF AMERICA

ECS REVISIONS

ENGINEER: AMS
 DRAFTING: AEA

CELEBRATING 20 YEARS OF EXCELLENCE

ECS - MID-ATLANTIC, LLC
 1028 TRINIBERT PLACE
 SUITE 100
 CHANTILLY, VA 20151
 1-800-823-3489
 703-471-6400
 (FAX) 703-471-6277

SETTING THE STANDARD FOR SERVICE

