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October 17, 2016

Ms. Barbara Berlin  
Dept. of Planning and Zoning  
12055 Government Cntr. Pkwy.  
Suite 801  
Fairfax, VA 22035

Re: Special Permit for Riding and Boarding Stable  
Tax Map 53-3((7))32, 33

Dear Ms. Berlin:

The following is submitted as a statement of justification for the above-referenced application. Stonebridge Investments, LLC is the owner of the existing riding and boarding stable contiguous to its Winery at Bull Run. The use has been in existence for years and was a legal non-conforming use of a larger parcel. Recently, Stonebridge Investments, LLC resubdivided its tract to create single-family detached lots for sale and added on to the winery parcel and created Lots 32 and 33 for the riding and boarding stable.

The following is a description of the proposed use:

- A. Type of Operating: Riding and Boarding Stable, boarding up to a maximum of 50 horses. No lessons are provided. Two adjacent pastures owned by the Applicant will remain undeveloped and are available for grazing. A 60 foot wide and 15 foot wide equestrian easements have been recorded on the lots to the south for borders to ride to the Park Authority Trail system.
- B. Hours of Operation: Dawn to Dusk, 7 days a week.
- C. Estimated Number of Patrons: 50 maximum.
- D. Proposed Number of Employees: 0 employees. An independent contractor cleans the horse stalls. Another company delivers feed. An outside accounting firm runs the finances. A long time horse boarder volunteers to coordinate with other boarders. Boarders are responsible for care and feeding of their horses.

- E. Estimate of Traffic Impact: 10 trips a.m. peak; 10 trips p.m. peak, average of 80 trips per day. A commercial entrance with 25 feet of paving will be installed. The phased access from Bull Run Post Office Road is shown on the plat.
- F. Vicinity to be Served: Western Fairfax County.
- G. Description of Building Façade: 2 existing stable buildings constructed of wood and metal.
- H. There are no known hazardous materials stored on site.
- I. The proposed use conforms to all applicable ordinances.

It is submitted that the proposed use meets the Additional Standards for Riding and Boarding Stables:

1. The Minimum Lot Size Shall be 2 Acres: Lot size 10 acres.
2. One stable that existed prior to September 29, 2010 is located 25.5 feet and 26.2 feet from the side yard lanes. The other stable that also existed prior to September 29, 2010 is located 64.3 feet from a side yard line.

A waiver of the 100 foot setback is hereby requested, due to Section 8-609-B. Conditions that adequately buffer adjacent properties (owned by the Applicant) from the riding and boarding stable which include topography, vegetation and development of adjacent properties for non-residential use (Winery).

Very truly yours,



Keith C. Martin

cc: Jon Hickox