

STATEMENT OF PROPOSED USE
and
JUSTIFICATION FOR USE

Special Permit, SP 98-Y-025, allowing the establishment of The Montessori School of Fairfax, Inc. (hereinafter called Montessori School) was approved by the Fairfax County Board of Zoning Appeals on August 18, 1998. Operation began in 2001. A copy of the Special Permit Resolution is attached.

The Montessori School has been a success. There now is an enrollment waiting list of children to attend. An increase in the number of children from 99 to 150 is being requested as well as another classroom and a multi-purpose room. The multi-purpose room is primarily to permit an inside area for the children to play during inclement weather.

The School as currently operated and as proposed meets all of the requirements of the applicable provisions of the Zoning Ordinance. It is compatible with other uses in the area. It is completely surrounded by public school's open space, open space of the contiguous subdivision, and open space of a subdivision across Lees Corner Road. The use is in harmony with the recommendations of the Comprehensive Plan and with the Policy Plan for child care, nursery schools, and schools of general education. There will be no adverse impacts from this expansion upon any residential areas. The School already provided left and right turn lanes into the site. Every effort has been made to assure conformance with the conditions of its approval and to be a complement to the neighborhood. Thirty of the children currently attending the School are siblings, which reduces the road trips.

This use will continue to be an asset to the immediate neighborhood and the community at large.

In accordance with Section 9-011, Submission Requirements, Item 7, the following response is provided.

7 A. Proposed Use: Special Exception approval to permit expansion of facilities and increase in enrollment in a School of General Education, Nursery School, and Child Care Center. The primary focus of this facility is to teach children using the Montessori method of instruction and guidance. To accommodate the families of the children both enrolled and to be enrolled, a nursery school/child care will be provided for Pre-Kindergarten age. Infant care will be discontinued.

7 B. Hours of Operation: 6:30 A.M. to 7:00 p.m. The children begin arriving around 7:00 a.m. and leave by 6:30 p.m. There are staff members who arrive early and others who stay a little later after the children leave. The expanded hours of operation are to accommodate this Staff overlap.

7 C. Number of children: increase enrollment from 99 children to 150. Currently, there is a waiting list for the 2007 school year and the initial enrollment is not expected to be 150, this number will accommodate future needs. Currently, the student enrollment breakdown is: School: 10, Nursery School: 24, Child Care: 65. It is anticipated at maximum enrollment, the number for the elementary school will increase and the number for nursery school/child care will decrease proportionately.

7 D. Number of Employees/Attendants/Teachers: The number of teachers per child required for Montessori School certification is higher than the State Welfare Department's requirements. Currently, the school has 14 on-site employees. An increase to 18 employees on site at any one time is anticipated at maximum enrollment.

7 E. Estimate of traffic impact of the proposed use. With the approval of the original Special Permit, both right and left turn lanes were provided along Lees Corner Road. The entrance was widened to a commercial entrance width and construction standard. The peak hours of traffic are between 8:30 and 9:30 A.M. The departure time is staggered, with some children leaving at Noon, others at 3:00 PM and still others at 5:00 or 6:00 p.m. The additional traffic generated by this increase in enrollment will be minimal. In the future as the number of elementary school children increase, vans will be used for pick-up and delivery. This will further decrease the number of trips. Since this school is on a Collector road, many of the parents dropping off children in the morning and picking them up in the afternoon or evening are going by this school on their way to and from work, reducing additional trips.

7 F. Vicinity or general area to be served by the use. The areas of service are the Chantilly and Franklin Farms areas.

7 G. Description of building façade and architecture of proposed new additions. The materials will be compatible with existing brick and siding facade.

7 H. There will be no use or storage of hazardous or toxic substances as defined in Title 40, Code of Federal Regulations.

7 I. The use conforms to the provisions of applicable ordinances, regulations, adopted standards, and applicable conditions with the following exception. A modification to the PFM may be required depending upon the decision of the Department of Environmental Management for the methods proposed for any additional runoff caused by the additional impervious surfaces. The proposed methods are detailed in the attached Special Exception plat package.

The waiver previously approved by the Board of Zoning Appeals to permit the existing vegetation and existing fencing to satisfy the transitional screening and barrier requirements are again requested. Additional landscaping and trees are proposed in areas where increased vegetation is needed to screen the parking lot from the view of the residences across the street and to retain the residential character of the site. The contiguous property to the north, east, south, and the property across Lees Corner Road is

developed as open space for the subdivisions in which it is located. This provides additional buffering between the use and the residential development. .

The applications will continue to meet the Additional Standards for this use as set forth in Sect. 9-309 and 9-310 of the Zoning Ordinance. Lees Corner Road is a Collector Road, which is recommended for child care facilities with an enrollment of 75 to 660 children.

Statement of Ownership: The real estate records reflect the owner of the property to be the applicant, Mrs. Sedigheh Amiri and her husband, Mr. Mohammad Amiri. Mrs. Amiri and her daughter, Pontea Amiri are the stockholders of the corporation that operates the school.

This facility is licensed and inspected by the Virginia Department of Social Services. As such, this facility is not required to obtain a permit from the Fairfax County Health Department; therefore, a letter of approval is not required of the Health Department. A copy of the Affidavit of Exemption that was included with the original Special Permit application is attached.

The above statement is accurate to the best of my knowledge and belief
Jane Kelsey
Agent for the Applicant
January 3, 2007