



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 30, 2025

Sasha Brauer
1775 Wiehle Avenue
Suite 400
Reston, Virginia 20190

Re: Special Permit Application SPA-85-C-001-02
Fair Oaks Recreation Association

Dear Ms. Brauer:

At its July 23, 2025 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Keisha A. Strand, Clerk
Board of Zoning Appeals

Enclosure: As stated



PLANNING & DEVELOPMENT

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Fair Oaks Recreation Association, SPA-85-C-001-02 to amend SP-85-C-001 previously approved for a community swim, tennis, and recreation club to permit modifications to development conditions and a change in permittee. Located at 3720 Charles Stewart Dr. on approx. 6.01 ac. of land zoned R-3 (Cluster) and WS. Sully District. Tax Map 45-2 ((6)) E and F. Mr. Aminoff 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 July 23, 2025; and

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

1. The applicant is the lessee of the property.
2. The present zoning is R-3 (Cluster) and WS.
3. The area of the lot is 6.01 acres.
4. The amplified music will be permitted for a limited time, as specified in the development conditions.
5. The barrier requirement will now be modified in favor of the existing perimeter fence surrounding the pool.
6. The subject property is subject to the County Noise Ordinance.
7. Periodic amplified sound is typically permitted by the Board at other swim club facilities in similar locations.
8. The applicant has read, understands, and concurs with the proposed development conditions, as amended.

WHEREAS, the Board has made 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. 4102.1.F(2) and the standards for this use as contained in Sect. 4102.4.F the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED**, with the following development conditions:

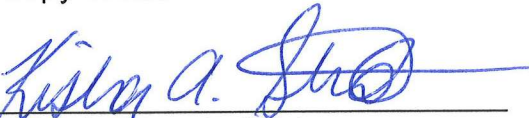
1. This approval is granted to the applicant only, Fair Oaks Recreation Association, and is not transferable without further action of this Board, and is for the location indicated on the application, 3720 Charles Stewart Drive, and is not transferable to other land.
2. This special permit is granted only for a community swim, tennis, and recreation club as indicated on the special permit plat titled, "*Special Permit Amendment Plat, Fair Oaks Recreation Association*", Dated March 4, 2025, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit MUST BE POSTED in a conspicuous place on the property of the use.
4. Minor modifications to the approved special permit may be permitted pursuant to Sect. 8100.5.A (1) (5) of the Zoning Ordinance.
5. The maximum number of family memberships is limited to 420, comprised primarily of residents of the Fair Oaks Estates Subdivision and 22033 zip code.
6. A minimum of 43 parking spaces must be provided onsite. Bicycle parking, as defined in Article 9 of the Zoning Ordinance, is encouraged. Pedestrian access is encouraged from the northern portion of the subdivision. All parking must be located on site except for up to four Saturday swim meets and up to three weeknight swim meets per year held within hours approved herein.
7. The transitional screening requirement is modified along all lot lines in favor of existing vegetation and the supplemental landscaping shown on the special permit plat, except that, within 180 days of approval of this special permit amendment, the applicant must also install at least a single row of evergreen plantings at least eight (8) feet in height at the time of installation in the area between the outside of the barrier fence and the common property line with adjacent lot 78, as depicted in Attachment 1 to these conditions. The row of plantings must be oriented approximately parallel to the common property line with lot 78.
8. The barrier requirement is modified along all lot lines in favor of the solid 6 foot tall fence as depicted on the Special Permit Plat.

9. All activities must comply with the provisions of the Noise Ordinance, Chapter 108.1 of the Fairfax County Code. All amplified sound, including music, is limited to portable speaker(s) placed in the location depicted in Attachment 2 to these conditions and directed towards the pool. Permanently mounted speakers are prohibited. Typical swim meet devices such as, but not limited to, start buzzers and public address systems may be utilized in other locations to manage swim meet events. Amplified sound, including music, is limited to three and one-half (3½) hours per day.
10. If lights are provided for the pool and parking lot, they must comply with Sect. 5109 of the Zoning Ordinance.
11. Unless otherwise stipulated in development condition #12 contained herein, the hours of operation for the pool are limited to 8:00 a.m. to 9:00 p.m. daily. Swim team practice are only permitted within these hours. The hours of operation for the meeting room are limited to 8:00 a.m. to 10:00 p.m., daily.
12. After-hours events are subject to the following:
 - Limited to a maximum of six (6) after-hours events per year.
 - Limited to Friday, Saturday, and pre-holiday evenings.
 - Must not extend beyond 10:00 p.m. with clean-up completed by 10:30 p.m.
 - Must comply with the provisions of the Noise Ordinance, Chapter 108.1 of the Fairfax County Code.
13. In order to mitigate potential negative impacts resulting from the discharge of chemicals existing in the swimming pool water during the pre-season pool cleaning, the applicant must ensure that the chemicals are neutralized prior to discharge into sanitary sewer lines by using the following specifications for all pool discharge materials:
 - All wastewater resulting from the cleaning and draining of the pool located on the property must meet the appropriate level of water quality prior to discharge as determined by the Senior Sanitarian in the Consumer Services Section of the Environmental Health Division, Fairfax County Health Department. Sufficient amounts of lime or soda ash must be added to the acid cleaning solution to achieve a pH level approximately equal to that of the receiving stream and as close to a neutral pH of 7 as possible.
 - If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it must be allowed to stand so that the solids settle out prior to being discharged.
14. All signage must comply with the provisions of Article 7 of the Zoning Ordinance.

15. This use is subject to the provisions of the Water Supply Protection Overlay District.
16. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.
17. Pursuant to Sect. 8100.4.D(6)(a) of the Zoning Ordinance, this special permit will take effect upon a vote of approval by the Board of Zoning Appeals.

Vice Chairman Ballo seconded the motion, which carried by a vote of 5-1. Ms. McDade voted against the motion. Ms. Rouzi was absent from the meeting. Mr. Smith voted in his capacity as the alternate board member.

A Copy Teste:



Keisha A. Strand , Clerk
Board of Zoning Appeals

ATTACHMENT 1



ATTACHMENT 2

