

June 20, 2014

Fairfax County Board of Zoning Appeals
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

SPECIAL EXCEPTION STATEMENT of JUSTIFICATION
TM# 102-4-01-0071
8301 East Boulevard Drive
Alexandria, VA 22308

I, Andrea Spruch, agent for the owner of the above mentioned property, am requesting an amendment to a Special Exception (section 9-014) to allow for the subdivision of a parcel located in the Mount Vernon District of Fairfax County. The property is zoned R-2 and its current use is for the Collingwood Library and Museum on Americanism, allowed with SE #2003-MV-020. A subdivision of this 8.7950 acre site is proposed to create an additional lot intended for residential use as well as an Outlot containing a conservation easement. No construction is proposed at this time. The proposed subdivision will allow the continued use and future endeavors of the museum and library. The purpose of this plan is to support the museum and library and have minimal impact on the parcel as a whole. No change to the museum is proposed. The lot created is to allow for continuation of the current zone of the parcel (residential).

The existing use of the subject parcel falls under cultural centers, museums and similar facilities. The existing establishment is to remain. The number of patrons, number of employees, traffic patterns, and hours of operation are not expected to change, and all development conditions under SE #2003-MV-020 shall remain for the Collingwood Library and Museum on Americanism. Adjacent properties are all used for or zoned residential. The proposed subdivision will create a lot that complies with the zone of the subject parcel (R-2) and is intended for residential use.

The proposed amendment will supersede approved SE#2003-MV-020 on a smaller parcel of land. This amendment is provided for the specific use of the land for the Collingwood Library and Museum on Americanism. The development conditions of the previous special exception will not be changed and include the following:

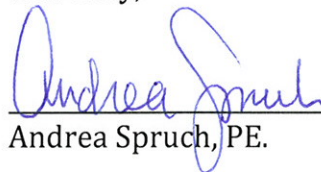
1. Operation of existing Cultural Center/Museum and Public Benefit Association and Conference Center operated by a Non-Profit Organization pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance.

2. The maximum hours of operation for the Collingwood Library and Museum on Americanism (CLMA) shall be 9:00 am to 6:00 pm Monday through Friday; and 10:00 am to 4:00 pm Saturday and Sunday, which does not include the hours permitted for special events. The maximum hours of operation for special events (including the Conference Center and the Museum) shall be limited to 8:30 am to 10:00 pm Sunday-Thursday, and 8:30 am to 11:00 pm Friday and Saturday.
3. Consistent with SE #2003-MV-020, the number of patrons, clients, visitors, guests, etc is an average of 10-175 persons per event.
4. Consistent with SE #2003-MV-020, the approximate number of employees, attendants, teachers, etc. is 5 persons.
5. All vehicle parking shall occur on-site. Overflow parking for special events shall be provided in the grassy area south of the parking lot, and/or through the use of shuttle bus/vans to and from parking located off-site for larger events. At no time shall vehicles be parked on East Boulevard Drive, unless a temporary permit has been issued to the applicant by the National Park Service for the portion of East Boulevard Drive that is not public.
6. While not stated in the approved development conditions for the previous special exception, the vicinity served by the use will encompass visitors to the museum from all areas, primarily Northern Virginia.
7. No structures are proposed with this amendment. The existing library and museum building is constructed of wood siding with a grey shingled eave roof, red brick chimney and porch steps, and large columns supporting the front balcony as is typical with architectural of the 1700's. The existing conference center consists of wood siding and a metal roof with a wrap-around porch feature and is in conformance with SE#2003-MV-020 development conditions which notes that the building design be in substantial conformance with the plan and elevation prepared by The Kerns Group Architects at that time.

There are no known hazardous or toxic substances to be generated, utilized, stored, treated or disposed of on-site. The proposed subdivision is to create lots that will conform to all applicable ordinances, regulations and adopted standards. This special exception amendment is to allow the current use while proposing a subdivision complying with the zoning ordinance. This exception request is not based on conditions or circumstances that are self-created or self-imposed.

I thank you in advance for your consideration of this Special Exception and will gladly answer any additional questions you may have.

Sincerely,


Andrea Spruch, PE.

6/20/14
Date