



County of Fairfax, Virginia

MEMORANDUM

DATE: January 12, 2023
TO: Board of Supervisors
FROM: Leslie B. Johnson, Zoning Administrator *Leslie B. Johnson*
SUBJECT: 18-Month Review of Zoning Ordinance Amendment Regarding Agritourism and Related Changes

The Board of Supervisors adopted the Agritourism and Related Changes Zoning Ordinance Amendment on June 22, 2021, with an effective date of July 1, 2021. This item had been placed on the Zoning Ordinance Work Program as a Priority 1 item due to state code provisions that limited local government control of agritourism activities. The amendment increased the minimum acreage required to be in agricultural production from 5 acres to 7 acres when establishing an agricultural operation; established an agritourism definition with a tiered system based on associated acreage ranges and total number of attendees per day; created a by-right option for bed and breakfasts when in conjunction with an agricultural operation and located on 20 acres or more; permitted food trucks in association with agritourism, limited brewery, limited distillery, and farm winery uses; renamed “quarters for a tenant farmer and his family” to farm worker housing with additional standards; and, modified and relocated the provisions for wayside stands. This amendment did not modify the provisions or previous approvals applicable to farm wineries, limited breweries and limited distilleries under the previous Zoning Ordinance which were carried forward with zMOD. Therefore, this memorandum does not address farm wineries, limited breweries, and limited distilleries.

The Board, as a follow-on motion, requested that approximately 18 months from the effective date of this amendment, staff report to the Board on the number and details of any administrative permits, special exception applications, and complaints regarding agritourism. This memorandum is provided in response to the Board’s directive.¹

BY-RIGHT AGRITOURISM

Agritourism activities are permitted by-right in association with agricultural operations and are subject to the use-specific standards of subsection 4102.2.B.² The number of visitors are limited by the acreage of the agricultural operation through a tiered system. See Table 1 below. In all tiers, at least 7 acres of a site must be dedicated to agricultural production and meet the

¹ Page 39 <https://www.fairfaxcounty.gov/boardofsupervisors/sites/boardofsupervisors/files/assets/meeting-materials/2021/board/june22-board-summary.pdf>

² <https://online.encodeplus.com/regis/fairfaxcounty-va/doc-viewer.aspx#secid-1036>



definition of agricultural operation³. For example a 7 acre lot with 6 acres used for agricultural operation and 1 acre for the dwelling would not meet the criteria for a Tier 1 provider. A 20-acre parcel with 17 acres in agricultural operation and 3 acres for the dwelling would be a Tier 2 operation.

Tier: Acreage of the Agricultural Operation	Total Attendees per Day
Tier 1: 7 to less than 10 acres	75
Tier 2: 10 to less than 20 acres	150
Tier 3: 20 to less than 80 acres	300
Tier 4: 80 acres or more	350

ADMINISTRATIVE PERMITS

Tier 4 agritourism providers may have up to 350 attendees per day by-right and an administrative permit may be requested to exceed 350 total attendees per day for up to 150 days per calendar year. The standards require the applicant to provide adequate on-site parking and measures to prevent traffic from stacking on the public right-of-way. The administrative permit is valid for a period of two years with a permit fee of \$205, and may be renewed on a five-year basis at a fee of \$50 with approval of the Zoning Administrator.

Since the Zoning Ordinance amendment became effective on July 1, 2021, the Department of Planning and Development (DPD) has issued one Tier 4 Agritourism Administrative Permit. This permit was submitted on August 18, 2021, by Cox Farms which includes the following activities.

- Fall Festival including hayride, showcases of agricultural experiences and tools from the past century, live music and recreational, etc.
- Fields of Fear which is a haunted forest, cornfield path, and hayride.
- Sale of vegetables, herb plants, flowering hanging basket, honey from neighbor’s farm (Hall’s Honey Farm), Christmas trees, homemade wreaths, handcrafted centerpieces, pine roping, etc.
- Demonstrations of traditional agricultural activities including canning, pickling, fresh pesto making, tractor driving, animal shearing and more
- Field games such as giant Jenga, soccer, frisbee, giant chess and cornhole and wooden climbing structures, bench swings, and tractors to play on.
- “Smokin’ Saturdays” including live music, fresh barbecue from a smoker, and special seasonal foods and treats

Staff processed this request and issued the permit on September 13, 2021. DPD and the Department of Code Compliance (DCC) have not received any complaints regarding this permit.

³ <https://online.encodeplus.com/reg/fairfaxcounty-va/doc-viewer.aspx#secid-596>

Please note that all agritourism permit applications must be submitted electronically through the PLUS application portal. To assist the public, staff has created a webpage⁴ detailing the application process.

SPECIAL EXCEPTIONS

A Special Exception may be requested to modify the standards that apply to by-right agritourism. The standards that could be modified include: to exceed the land area permitted for paved surfaces in the R-C District; to allow an operation in Tiers 1, 2, or 3 to exceed the total number of attendees per day; or to allow an operation in Tier 4 to exceed the total number of attendees per day for more than 350 days per year. There have been no special exception applications submitted to modify one or more of the use-specific standards.

OTHER APPROVALS/INQUIRIES

With the adoption of the amendment, agritourism operations that had been previously approved by the Zoning Administrator through a use determination were permitted to continue operation under the previous use determination and were not required to obtain an administrative permit or special exception. (See Zoning Ordinance Appendix 1.1.D General Provisions for Previous Approvals)⁵

The only agritourism operation that was previously granted approval through a use determination was Whitehall Farms. Whitehall Farms continues to operate agritourism activities under the past use determinations issued by the Zoning Administrator which includes a Fall Festival with pumpkin patch, corn maze, hayrides, and guided/educational tours; an event barn; and children's camps. If the use is expanded beyond what was permitted by the determination letters, the use would need to come into compliance with the current provisions including the administrative permit requirements for Tier 4 and possibly a special exception.

DPD has fielded inquiries regarding agritourism; however, only one formal use determination letter regarding agritourism has been issued since the adoption of the amendment. This use determination letter was issued to Harmony Hills Equestrian Center ("Harmony Hills") on July 8, 2022. This letter was in response to the 2022 General Assembly's adoption of Senate Bill No. 678 ("S.B. 678").⁶ S.B. 678 amended Section 3.2-300 of the Code of Virginia ("Code"), which revised the definition of agricultural operation to include the housing of livestock, as defined in Section 3.2-6500. Livestock, under the State Code, includes horses or ponies. With the adoption of this bill, Harmony Hills is an agricultural operation⁷ which allows agritourism as an accessory use. More information can be found in Attachment 1.

⁴ <https://www.fairfaxcounty.gov/planning-development/zoning/agritourism>

⁵ <https://online.encodeplus.com/regis/fairfaxcounty-va/doc-viewer.aspx?secid=483>

⁶ <https://lis.virginia.gov/cgi-bin/legp604.exe?221+ful+SB678>

⁷ <https://online.encodeplus.com/regis/fairfaxcounty-va/doc-view.aspx?pn=0&ajax=0&secid=598>

As a result of the adoption of S.B. 678, the Minor & Editorial Revisions Zoning Ordinance Amendment⁸ authorized by the Board on November 1, 2022, proposes to update the definitions and standards for a Riding or Board Stable and a Limited Riding or Boarding Stable to acknowledge that where a total of at least seven acres are dedicated to the housing of horses or ponies, it is an Agricultural Operation. The definition and standards for an Agricultural Operation are also proposed to be revised to include the new State Code reference to the housing of livestock, which includes horses or ponies. The Board Public Hearing on this amendment is scheduled for January 24, 2023.

COMPLAINTS

Since July 1, 2021, (effective date of 112.1-2021-2) to December 1, 2022, the Department of Code Compliance (DCC) has not received any complaints regarding agritourism and has therefore not issued any Notices of Violations (NOVs).

SUMMARY

The changes have been well received, and staff will continue to monitor and report back to the Board with any future recommendations through the Zoning Ordinance Work Program. If the Board has any questions, staff is available to discuss these topics at a future Land Use Policy Committee meeting. Please reach out to Sara Morgan with any questions about the information in this report. Ms. Morgan can be reached by email at sara.morgan@fairfaxcounty.gov or by phone at 703-324-1314.

cc: Bryan J. Hill, County Executive
Rachel Flynn, Deputy County Executive
Elizabeth D. Teare, County Attorney
Jill Cooper, Clerk for the Board of Supervisors
Planning Commission
Tracy Strunk, Director, Department of Planning and Development (DPD)
William Mayland, Deputy Zoning Administrator, DPD
Sara Morgan, Senior Planner, DPD
Jack Weyant, Director, Department of Code Compliance

⁸ <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/zoning%20ordinance/proposed%20amendments/minor-and-editorial-revisions-staff-report.pdf>



County of Fairfax, Virginia

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

Via U.S. Mail and email (jcp@petersenfirm.com; mlj@petersenfirm.com)

July 8, 2022

J. Chap Petersen, Esq.
Chap Petersen & Associates, PLC
3920 Chain Bridge Road
Fairfax, VA 22030

RE: Use Determination re: Harmony Hills Equestrian Center (INTOAB-2022-001920)
10704, 10706, 10712 and 10714 Harley Road (“the property”)
Tax Map Ref: 118-1 ((4)) 1, 2, 3, 6
Zoning District: R-E

Dear Mr. Petersen:

In response to your request, submitted on behalf of the Harmony Hills Equestrian Center (“Harmony Hills”) and Terry Abrams, this letter serves as a revised use determination for Harmony Hills, in response to the 2022 General Assembly’s adoption of Senate Bill No. 678 (“S.B. 678”).¹ As you are aware, S.B. 678 amended Section 3.2-300 of the Code of Virginia (“Code”), which revised the definition of agricultural operation to include the housing of livestock, as defined in Section 3.2-6500. This letter addresses how this bill, which took effect on July 1, 2022, prompted the Department of Planning and Development to revise the previous use determination that was issued for the property on September 21, 2020.

HISTORY: Special Permit SP 2018-MV-076 was approved by the Board of Zoning Appeals (BZA) on November 7, 2018, for the Equestrian Center to operate a riding and boarding stable on Tax Map # 118-1 ((4)) 1, 2, 3 (pt.), and 6, consisting of 9.56 acres.

On August 10, 2019, Home Occupation Permit #32243 was granted to the Harmony Hills at 10712 Harley Road (Tax Map # 118-1 ((4)) 3). The County system shows the permit as approving an office use, instead of a limited riding and boarding stable, per the Zoning Ordinance in effect at that time.

Special Permit Amendment SPA 2018-MV-076 (the “SPA”) was approved by the BZA on June 17, 2020, for site modifications and to add land area, on Tax Map # 118-1 ((4)) 1, 2, 3, and 6. This amendment included all of Lot 3, thereby increasing the acreage from 9.56 to 14.86 acres. The additional land area includes an existing single-family detached dwelling

¹ <https://lis.virginia.gov/cgi-bin/legp604.exe?221+ful+SB678>



owned, in part, by one of the appellants. Adding this land area allowed the bathroom in the barn/stables proposed to be located on Lot 6 to be connected to the existing residential septic field serving the single-family dwelling on Lot 3. The portion of Lot 3 containing the septic fields was not included in the original special permit approval. The appellants had originally intended to serve the stables with their own waste disposal system but changed plans after the approval of the special permit. However, the septic field serving the single-family dwelling was designed to accommodate the additional bathroom at the riding facility.

On August 27, 2020, you requested a use determination for the property inquiring as to whether Harmony Hills is permitted as an agritourism activity. The following facts were used during the determination process.

Harmony Hills proposed to board no more than 12 horses at any one time, excluding those kept on the property for personal use by the owner. Horseback riding lessons would be provided to no more than 12 clients per day and no more than 50 clients per week. In addition to the stable, there would be three green pasture areas, an outdoor ring, and equipment areas. Harmony Hills would be open daily from 9:00 a.m. to 8:00 p.m. for general lessons, riding, and boarding, and would be operated by a barn manager, grounds keeper/field hand, and two part-time instructors. It was estimated that no more than 6-12 vehicles would visit the property each day and parking would be provided onsite.

On September 21, 2020, the Zoning Administrator determined that the proposed use of the property was a riding and boarding stable in accordance with the Zoning Ordinance and did not constitute an agritourism activity because the General Assembly has not included the boarding of horses as an agritourism activity and because the use of the property was not an agricultural use.² This determination letter is enclosed. You appealed the use determination by letter dated October 20, 2020, and the BZA held a public hearing on March 10, 2021, where the BZA upheld the Zoning Administrator's determination. You petitioned the Circuit Court for a writ of certiorari under Section 15.2-2314 of the Code to review the BZA's decision. On August 26, 2021, after a hearing on the merits, Circuit Court Judge Thomas Mann issued an opinion affirming the BZA's decision. You petitioned the Virginia Supreme Court for appeal, but that petition has been stayed pending the parties' analysis of the impact of S.B. 678.

SENATE BILL NO. 678: On July 1, 2022, S.B. 678 took effect, amending the definition of agricultural operation in Section 3.2-300 and stating that it is declarative of existing law. This revision adds the housing of livestock, as defined in Section 3.2-6500, to the definition of agricultural operation. Livestock is defined in Section 3.2-6500 as follows (emphasis added).

² On June 15, 2022, you stated that the facts presented during the original use determination request have not changed. However, your client, Terry Abrams, sent a follow-up email stating that the number of horses being pursued is eight [rather than the 12 noted above].

"Livestock" includes all domestic or domesticated: bovine animals; equine animals; ovine animals; porcine animals; cervidae animals; capradae animals; animals of the genus Lama or Vicugna; ratites; fish or shellfish in aquaculture facilities, as defined in § 3.2-2600; enclosed domesticated rabbits or hares raised for human food or fiber; or any other individual animal specifically raised for food or fiber, except companion animals.

DETERMINATION: With the adoption of S.B. 678, Harmony Hills is now permitted as an agricultural operation.³ Section 15.2-2288.6 of the Code precludes a locality from regulating certain activities at an agricultural operation, unless there is a substantial impact on the public health, safety, or welfare. Those activities include agritourism⁴ as defined in Section 3.2-6400 and activities or events that are usual and customary at a Virginia agricultural operation. Horseback riding is an agritourism activity under Section 3.2-6400. And because of S.B. 678's amendments to Section 3.2-300, the housing of livestock, including horses, is considered part of an agricultural operation. Based on the facts presented, Harmony Hill's activities are not expected to have a substantial impact on health, safety, or welfare. Therefore, the SPA approved on June 17, 2020, is no longer required and is deemed null and void.

Please note that horseback riding, including lessons, is subject to the standards of subsection 4102.2.B, of the Zoning Ordinance, including the limit of 75 attendees per day.⁵ The parking must be located on the same lot(s) as the agricultural operation and is not permitted within any public right-of-way. To encourage minimal land disturbance and to discourage land cover changes, such as removal of trees or other vegetation, parking spaces are not required to be designated or located on a paved surface. For the purpose of subsection 4102.2.B, a paved surface includes asphalt, poured or precast concrete, brick, stone, or similar impervious surface, but it does not include gravel or grass pavers. Please note that if a restroom is provided in the barn, a septic system must be in compliance subsection 5103⁶ of the Zoning Ordinance.

This determination is based upon the facts presented in your original request and the applicable Fairfax County Zoning Ordinance and Code of Virginia provisions in effect as of the date of this letter. Should you have any additional questions, please feel free to contact me at 703-324-1314.

³ <https://online.encodeplus.com/regs/fairfaxcounty-va/doc-view.aspx?pn=0&ajax=0&secid=598>

⁴ <https://online.encodeplus.com/regs/fairfaxcounty-va/doc-view.aspx?pn=0&ajax=0&secid=1035>

⁵ <https://online.encodeplus.com/regs/fairfaxcounty-va/doc-viewer.aspx#secid-1036>

⁶ <https://online.encodeplus.com/regs/fairfaxcounty-va/doc-viewer.aspx?secid=249>

Mr. Petersen

July 8, 2022

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Sincerely,

A handwritten signature in blue ink that reads "Sara Morgan".

Sara Morgan
Senior Planner

cc: Daniel Storck, Supervisor, Mount Vernon District

Zoning Permits Section

Matthew Hansen, Site Development and Inspections Division (SDID), Department of Land
Development Services (LDS)

Jeff Vish, SDID, LDS

MUCBIS LLC, 10712 Harley Road, Lorton, VA 22079 (property owner)

Marc Abrams, 10712 Harley Road, Lorton, VA 22079 (property owner)

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[Customer Satisfaction Survey](#).***



County of Fairfax, Virginia

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

Via U.S. Mail and email (jcp@petersenfirm.com; mlj@petersenfirm.com)

September 21, 2020

J. Chap Petersen, Esq.
Chap Petersen & Associates, PLC
3920 Chain Bridge Road
Fairfax, VA 22030

RE: Use Determination regarding Harmony Hills Equestrian Center
10704, 10706, 10712 and 10714 Harley Road (“the property”)
Tax Map Ref: 118-1 ((4)) 1, 2, 3, 6
Zoning District: R-E

Dear Mr. Petersen:

This is in response to your use determination request dated August 27, 2020, and received the following day. As I understand your question, you are inquiring whether Harmony Hills Equestrian Center (Center) is permitted as an agritourism activity under the provisions of the Code of Virginia and Fairfax County Zoning Ordinance. Based on information provided in your request,¹ approximately 9.56-acres of the property are proposed to be used as an equine boarding and riding center. The Center requests to board no more than 12 horses at any one time, excluding those kept on the property for personal use by the owner. The Center also requests to provide horseback riding lessons to 12 clients however it is not specified if this is per hour or day. There would be up to 50 clients per week.² In addition to the stable, there would be three green pasture areas, an outdoor ring, and equipment areas. The Center would be open daily from 9:00 a.m. to 8:00 p.m. for general lessons, riding, and boarding, and will be operated by a barn manager, grounds keeper/field hand, and two part-time instructors. It is estimated that no more than 6-12 vehicles will visit the property each day. These vehicles will be provided parking onsite.

R-E DISTRICT: The purpose of the R-E District is 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 the Zoning

¹ Your request states that a barn is an accessory dwelling. Under the Zoning Ordinance, a barn is an accessory structure not an accessory dwelling unit (Sect. 10-102).

² Your letter’s description of the proposed use is inconsistent with the approved Special Permit Amendment for the property (see below). Any changes from the use as approved requires amendment to the SPA.



Ordinance. Permitted uses include agriculture as defined in Article 20 of the Zoning Ordinance and stated below, single-family detached dwellings, privately-owned dwellings for seasonal occupancy, public uses, and accessory uses and home occupations.

AGRICULTURE: The use of a farm or other tract of land not less than five (5) acres in size as a business engaged in the production of crops, nursery stock or plant growth of any kind and/or the raising of livestock, aquatic life or other animals to produce products such as food and fiber and the wholesale sale of the foregoing plant and animal products. Agriculture may also include the operation of agritourism uses, as set forth in the Code of Virginia, and a licensed farm winery, limited brewery or limited distillery, but only as those uses are defined in this Ordinance and only in accordance with the provisions of Part 6 of Article 9, when a special exception is required.

The term 'agriculture' shall not include the following uses: (a) the maintenance and operation of plant nurseries; (b) the operation or maintenance of a commercial stockyard or feed yard; (c) the retail sales of agricultural products except as an accessory use; or (d) the operation of landscape contracting services. However, the definition of agriculture shall not be deemed to preclude the keeping of livestock on parcels of two (2) acres or more in size as permitted by Sect. 2-512 or gardening, as permitted as an accessory use in Sect. 10-102.

Contrary to the assertion in your request, properties located in the R-E District are not automatically part of the Agricultural and Forestal (A&F) District Program.³ For the property to be approved as an A&F District, an application must be submitted to the Planning Division, Department of Planning and Development, and reviewed by the Agricultural and Forestal District Advisory Committee, Planning Commission, and Board of Supervisors. There are no records to indicate that the property owner has applied for the A&F District Program. Further, the minimum size for local A&F Districts is 20 acres of contiguous land. Finally, the A&F District Program is designed to preserve and protect open space by allowing property that meets the requirements to be taxed on the use value of the land and not the market value. In other words, the property would be taxed on the value of the land growing crops, or in a conserved state, rather than a fully developed property. A&F Districts receive a reduction in taxes in exchange for preservation and commitment not to intensify the use of the land. The A&F District does not convey additional zoning permissions or restrictions on the property. Please contact the Planning Division at 703-324-1380 with further questions regarding the A&F District Program.

AGRITOURISM: The Code of Virginia (Code) addresses local regulation of agritourism activities in Section 15.2-2288.6⁴ and states that no locality is allowed to regulate agritourism activities at an agricultural operation, as defined in Sect. 3.2-300,⁵ unless there is a substantial

³ <https://www.fairfaxcounty.gov/planning-development/agricultural-forestal-district>

⁴ <https://law.lis.virginia.gov/vacode/title15.2/chapter22/section15.2-2288.6/>

⁵ <https://law.lis.virginia.gov/vacode/title3.2/chapter3/section3.2-300/>

impact on the health, safety, or general welfare of the public. The Code permits agritourism activities, as defined below under Sect. 3.2-6400,⁶ on farms or ranches when the property is being used for the production, cultivation, growing, harvesting, or processing of agricultural products.

"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, horseback riding, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity.

"Agricultural operation" means any operation devoted to the bona fide production of crops, or animals, or fowl including the production of fruits and vegetables of all kinds; meat, dairy, and poultry products; nuts, tobacco, nursery, and floral products; and the production and harvest of products from silviculture activity.

"Agricultural products" means any livestock, aquaculture, poultry, horticultural, floricultural, viticulture, silvicultural, or other farm crops.

"Farm or ranch" means one or more areas of land used for the production, cultivation, growing, harvesting or processing of agricultural products.

Va. Code Sects. 3.2-6400, 3.2-300. In accordance with Virginia Code Sect. 15.2-2288.6, the restriction on regulating an agricultural operation is conditioned on property meeting the definition of an agricultural operation. Based on the information provided, the site is being used as a riding and boarding stable and not for the bona fide production of crops, animals, or fowl, or the productions of fruits and vegetables of all kinds, or the harvest of products from silviculture activity. The boarding of horses does not constitute the production of an animal. The property also does not qualify as a farm or ranch, since it is not being used for the production, cultivation, growing, harvesting, or processing of agricultural products. An agritourism activity must be carried out on a farm or ranch. Even if the property could be considered a farm or ranch, the definition of agritourism activity does not including the boarding of horses, but simply horseback riding. The property is not subject to the agritourism provisions of the Code, therefore, since it does not meet the definition of agricultural operation, farm or ranch, and the stable is not a defined agritourism use.

RIDING AND BOARDING STABLE: The proposed use is deemed to be a riding and boarding stable, as defined below, which is a special permit use in the R-E District.

⁶ <https://law.lis.virginia.gov/vacode/title3.2/chapter64/section3.2-6400/>

STABLE, RIDING/BOARDING: A structure and/or use of land where six (6) or more horses or ponies, on lots containing a minimum of two (2) acres and less than five (5) acres, and nine (9) or more horses or ponies, on lots containing five (5) acres or more, not including those belonging to the resident of the property, are kept, maintained or boarded and/or where riding lessons are made available to the general public or members of a private club. Riding facilities may be considered accessory to the riding/boarding stable.

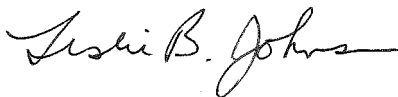
On June 17, 2020, Special Permit Amendment SPA 2018-MV-076 was approved to amend the previous special permit for a riding and boarding stable to increase the land area and modify the site and development conditions. The SPA is subject to the conditions approved by the Board of Zoning Appeals on June 17, 2020.⁷ The SPA was approved on 14.86 acres and the conditions limit the site for the boarding of eight horses, twelve clients on-site at any one time, and four employees.

While Special Permit approval was being sought for the properties, Home Occupation Permit #32243 was issued on August 20, 2019, to Harmony Hills Equestrian Center at 10712 Harley Road. This allowed for horseback riding lessons to be taught on the property during the interim. Pursuant to Sect. 10-302 of the Zoning Ordinance, a maximum of four students at any given time and up to eight students in any one day are permitted.

As mentioned above, the property has been granted approval to operate a riding and boarding stable through Special Permit Amendment SPA 2018-MV-076. The boarding of horses must be conducted in accordance with the conditions of SPA 2018-MV-076. Horseback riding lessons must be conducted in accordance with the limitations of either the home occupation permit or the conditions of SPA 2018-MV-076.

This determination is based upon the facts presented in your email and the applicable Fairfax County Zoning Ordinance and Code of Virginia provisions in effect as of the date of this letter. I trust that this letter adequately responds to your request. Should you have any additional questions, please feel free to contact me or Sara Morgan at 703-324-1314.

Sincerely,



Leslie B. Johnson
Zoning Administrator

⁷ SPA 2018-MV-076 Resolution: <http://ldsnet.fairfaxcounty.gov/LDSnet/ldsdwf/4733895.PDF>.

Mr. Petersen
September 21, 2020
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cc: Daniel Storck, Supervisor, Mount Vernon District
Zoning Permits Section
MUCBIS LLC, 10712 Harley Road, Lorton, VA 22079 (owner)
Marc Abrams, 10712 Harley Road, Lorton, VA 22079 (owner)