



Statement of Justification

Middleburg Montessori School

PIN: 6073-89-6367 & PIN 6073-89-9285

- 1. Type of Operation.** Currently, Middleburg Montessori School is an AMI recognized Montessori School for children 2 1/2 through 15 years old operating under a Commonwealth of Virginia, Department of Social Services, Child Day Center License. (*See Exhibit A: Child Day Center License and AMI Accreditation.*) The school has been operating with a Special Permit in the Village of Atoka, since 2000. (*See Exhibit B – Approved Special Permit Conditions, 8/11/2011.*) The school has served the surrounding area since it was founded in 1980. The school is one of six 501(c)3 not-for-profit organizations located in the Historic District of the Village of Atoka.

Proposed Expansion. The purpose of this application is to expand the student body of the school to include neonatal (birth – 16 months), toddlers (16 months – 3 years), primary age students (3 years – 6 years), elementary age students (6 years – 12 years), and adolescent age students (12 years – 15 years). It will also allow for teacher training courses.

Montessori Philosophy. Middleburg Montessori School is founded on and operates within the educational philosophy developed by Dr. Maria Montessori (1870-1952), who recognized and respected the natural interests and sensitive periods of learning present in children. The Montessori approach is centered on this respect for the child, on the development of the intrinsic curiosity, and on fostering independence, concentration, coordination, self-confidence, and sense of order. The children work in various areas of the total curriculum, which includes practical life, sensorial, mathematics, language, geography, science, culture and movement.

Dr. Montessori developed what she called the “Prepared Environment”, which possesses a certain order and allows children to learn at their own speed, according to their own capacities and in a non-competitive atmosphere. “Never let a child risk failure until they have a reasonable chance of success.”

Dr. Montessori recognized that children move themselves toward learning. The teacher prepares the environment, directs the activity, and offers the child stimulation, but it is the

child who learns, who is motivated through work itself to persist in a given task. This is the core of Dr. Montessori's philosophy. Patterns of concentration, "stick-to-itiveness" and thoroughness, established in early childhood, produce a confident, competent learner in later years.

Montessori teaches children to observe, to think, to judge. It introduces children to the joy of learning at an early age and provides a framework in which intellectual and social discipline go hand-in-hand.

Montessori Neonatal. This is a prepared environment for children birth through age 16 months. Also called an infant community. Children are adapting to their world and culture, and utilizing their senses to take in language, and grow intellectually and physically in their environment.

Montessori Toddler. The toddler program consists of one classroom for children age 16 months to 3 years old. This and all environments will operate five days a week from 8am-6pm.

Montessori Primary. The primary consists of a mixed-age classroom of children age 3 through 6. The multi-age classroom fosters learning, compassion and generosity among students.

Montessori Elementary. The elementary consists of one, mixed-age classroom of children age 7-12. The single, multi-age classroom is in effect a one-room schoolhouse that allows for the individual development of each child at his or her own pace.

Montessori Adolescent. The adolescent consists of one, mixed-age classroom of children age 12 through 15. The single, multi-age classroom allows the individual development of each child as his or her own pace. The adolescent environment incorporates both classroom academics as well as community dynamics.

Montessori Atrium. This program will allow children of the same ages as indicated above to be a part of a catechism during the 3-6 hours and possibly at some point a three hour window on a Saturday or Sunday in the future.

Teacher Training. This program will be open to people in the area who have the desire to get their Montessori Primary Training. Classes would happen in conjunction with regular Middleburg Montessori School classes. The teachers would be able to use the classes for student teaching and experience.

Use of Outdoor Space. Montessori considers the whole community part of its exterior space. There is an indoor-outdoor connection with children moving easily and

independently to work outdoors sweeping, raking, watering and feeding birds within a fenced outdoor environment. The children use the space in various ways and in smaller groups.

Elementary age students (children ages K age 12) also use the outdoors as part of the classroom, engaging in individual and small group gardening and self-initiated free play. Their “outdoors” extends into the greater community when the plan “outings,” student conceived, organized and executed field trips. Weekly trips to the Middleburg Library, Middleburg Community Center playground, and the Levis Hill House senior residence for lunch are planned for the elementary students.

Adolescent age students (children ages 12-15) use the outdoors as part of their classroom through agriculture cultivation, aquaculture, bee keeping, and livestock, as well as for science experiments and environmental studies.

There will be no on-site organized sports teams or large group sport activities.

Phase II Prior to primary children (ages 3-6) using the new building an area will be fenced around the back of the building as shown on plat to accommodate 200sq ft./child using it in small groups.

Phase III will include completing the boundary fencing joining this property with the neighboring Middleburg Montessori School property.

2. **Hours of Operation.** The Middleburg Montessori School will continue to operate Monday through Friday. School hours for the 2016-2017 school year will be from 8:00am until 3:00pm with and after school option until 6:00pm. Families can choose either a 12-month school year or a 9-month school year. Staff hours will be from 7:00 am to 7:00 pm year round.
3. **Estimated Number of Students.** Our current building has 42 students enrolled, with a building capacity of 84 students. In the new building, we plan to have 10 neonatal children, 28 primary children, 20 elementary students, and 10 adolescent students. ADA requirements for each area of the new building will be met as each phase is incorporated.

Phase I will add infant children and appropriate staff as well as staff rooms to rent/reside in (no more than 4 non-related persons will be in the building living at any one time). The zoning already permits this in this building.

Phase II will include the addition of appropriate staff and primary children.

Phase III will include the addition of appropriate staff and elementary children. It will also allow for the teacher training to begin.

Phase IV will include the addition of appropriate staff and adolescent children. At this time, the maximum number of children using the new building will be 54 as the septic field allows for this number. Therefore, the total number of children on the entire campus with both buildings will not exceed 138 when the entirety of the phasing has happened.

4. **Proposed Number of Teachers and Staff.** In the current building there are 6 full time and 1 part time staff members. In this building Phase I will include 3 full time staff members to accommodate the 10 neonatal children. Staffing will increase appropriately as the phases continue.
5. **Qualifications of Applicant.** Mrs. BethAnn Slater, Head of School and Primary Director of Middleburg Montessori School holds an AMI Montessori Certificate as well as a Masters Degree in Early Childhood Development. Mrs. Slater has taught for over twenty years both in public and private settings. Mrs. Kim Walton, Elementary Director, holds an AMI Montessori Certificate as well as a Masters Degree in Education. Mrs. Walton has worked with children in both public and private settings for fourteen years. Mrs. Maria Valdivieso, Primary Assistant, holds an AMI Assistants Certificate. Mrs. Dora Arellano, Toddler Director, holds a B.S. in Early Childhood Education. Ms. Cassella Slater, Adolescent Director, holds a B.S. in Animal Science as well as an AMI Montessori Certificate.
6. **Traffic Impact.** Cars delivering children do not park long term at the building. They will drop off their children, then continue out of the parking area. Children arrive in a staggered manner from 8:00am to 8:30am and are picked up in the same way. Some children may arrive as late as 9:00am.
7. **Vicinity Served.** Middleburg Montessori School has an attendance area that extends into Fauquier, Loudoun, Frederick and Clarke Counties, in an approximate 25-mile radius.
8. **Description of Proposed Addition.** There will be no new building or addition at this time.

As the expansion of our school to this property moves through the described phases, the property will be modified to accommodate.

Phase I will add a play yard to allow for primary age children to utilize the building.

Phase II will add parking spaces to allow for more staff and drop off/pick up space.

Phase III will add a lighted pathway connecting this property with the existing school campus.

9. **Proposed Use.** This request will allow Middleburg Montessori School to join with this new property and use the property for their intended purposes listed above. This will allow for a campus style development which will include a walking path around the perimeter as well as a lighted path connecting the structures as indicated on the plat.



June 15, 2016

Department of Community Development

RE: Health Department Letter

Dear Planning Staff,

Middleburg Montessori School has been in correspondence with Shenandoah Septic and Tolley Soil LLC, as well as the Health Department discussing the adequacy of the current property's facilities for our proposed use.

We have been advised by Shenandoah Septic and Tolley Soil LLC to research the sewage flows necessary for a school without showers and with or without cafeteria so we can better know the maximum number of people allowed in the building. The property's current system allows for 480 GDP. According to Table 5.1 "Sewage Flows" this will allow 48 people to be maximum capacity.

The Health Department has told us the Planning Committee will submit materials for comments, and that Middleburg Montessori School does not need to solicit a letter stating the Health Department's approval at this time.

Please find attached Table 5.1 and a diagram of the property showing the facilities.

Sincerely,

BethAnn Slater
Head of School
Directress

Middleburg Montessori School • PO Box, Middleburg, Virginia 20118 • 540.687.5210
middleburgmontessori.com • info@middleburgmontessori.com

Middleburg Montessori School is a 501 c3 not for profit (#27-3548476) recognized AMI Montessori School serving children 15 months to 15 years old in our community for over 35 years fostering independence and a love of learning to a broad and diverse student population.

NOTICE OF NONDISCRIMINATORY POLICY AS TO STUDENTS - The School admits students of any race, color, national and ethnic origin to all the rights, privileges, programs, and activities generally accorded or made available to students at the school. It does not discriminate on the basis of race, color, national, or ethnic origin in administration of its educational policies, admissions policies, scholarship and loan program, and athletic and other school-administered programs.

Table 5.1.
Sewage Flows.

Discharge Facility	Design Unit	Flow (gpd)	BOD (#/day)	S.S. (#/day)	Flow Duration (Hour)
Dwelling ¹	per person total	75	0.2	0.2	24
Food preparation		15			
Toilet facilities		20			
Bathing facilities		20			
Handwashing facilities		5			
Laundering		15			
Schools with shower and cafeteria	per person	16	0.04	0.04	8
Schools without showers and with or without cafeteria	per person	10	0.025	0.025	8
Boarding schools	per person	75	0.2	0.2	16
Motels at 65 gals/ person (rooms only)	per person	130	0.26	0.26	24
Trailer courts	per person	75	0.2	0.2	24
Restaurants	per seat	50	0.2	0.2	16
Interstate or through highway restaurants	per seat	100-180	0.7	0.7	16
Interstate rest areas	per person	5	0.01	0.01	24
Service stations	per vehicle served	10	0.01	0.01	16

CONDITIONAL PERMIT LETTER

December 11, 2006

1720 Voyager LLC
700 Fairfield Avenue
Stanford, CT 06902

MILTON SENDER


Doc ID: 004152010003 Type: DEE
Recorded: 01/08/2007 at 04:00:49 PM
Fee Amt: \$16.00 Page 1 of 3
Fauquier County, VA
Gail H Barb Clerk of Circuit Court
File# 2007-00000344
BK 1248 PG 1188-1190

RE: PIN# 6073-89-6367
Deed Book 1223, Page 1254 – 2.7055 Acres
Scott District

Dear Sir,

This letter is issued in conjunction with a permit for the construction of a new alternative type sewage disposal system. The permit authorizes the installation of a (System Type) system which requires routine maintenance over and above traditional septic systems. Misuse or neglect will result in a malfunctioning system which may endanger the public health and could result in voidance of your operations permit. It is your responsibility to ensure that the system is properly maintained in accordance with the conditions of this letter.

Per section 32.1-164.1 of the Code of Virginia, the holder of this permit and any subsequent holders of the permit shall be bound by all conditions and obligations listed in this letter.

The following is also required for your system:

1. The dwelling, with the proposed additions will have a maximum of four bedrooms with a maximum occupancy load of six persons; *maximum daily capacity of sewage system is 450 gpd. M.A.*
2. The onsite sewage disposal system contains infrastructure that must be maintained on at least a year basis for optimal performance. An Operations and Maintenance contract with a private firm certified by NOWRA's Institutes of Learning, or the National Sanitation Foundation's Wastewater Inspection program is required, with findings sent annual to the county health department.

In order to validate your Conditional Construction Permit and obtain an Occupancy Permit from the Fauquier County Building Office, you must receive a legal inspection of the installed system and perform the lettered items below.

- A. You must have your signature notarized in the "owner's signature" section at the end of this letter.
- B. You must have this document, the permit/inspection and the manufacturers operation and maintenance manual recorded and indexed under your name, in the grantor index of the land records of the Clerk of the Circuit Court of Fauquier County.

Examined and
Returned to:
Steven V. Zeamer

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C. You must submit to the Fauquier County Health Department, certification from the Clerk of the Circuit Court that indicates the deed book number and page number upon which the permit/inspection and this letter have been recorded.

At that time, the Fauquier County Health Department will attach the Clerk's certification to a copy of the operations permit and this letter and forward those to the building official, thereby granting our approval for the issuance of an occupancy permit.

Sincerely,

C.A. Jackson Jr., AOSE # 192
for Soil & Onsite Services, LLC

STATE OF VIRGINIA
CITY/COUNTY OF Fauquier, TO-WIT:
Subscribed, acknowledged, and sworn to before me this 13th day of December, 2006, by
C.A. JACKSON JR.

My commission expires May 31, 2008

Patricia L. Gandy
Notary Public

I/We understand that as the owner(s) of a Puraflo onsite sewage disposal system, I am responsible for certain routine maintenance necessary for the system to function properly.

I/We authorize that this permit and letter be recorded in the grantor index of the Clerk of the Circuit Court of Fauquier County Virginia under my/our name(s).

Milton Sender
Owner's Signature

Owner's Signature

STATE OF VIRGINIA
CITY/COUNTY OF LOUDOUN, TO-WIT:
Subscribed, acknowledged, and sworn to before me this 29th day of December, 2006, by
MILTON SENDER

My commission expires July 31, 2009

Cheeryl L. Cook
Notary Public CHEERYL L. COOK

