County of Fairfax, Virginia

MEMORANDUM

DATE: 11/20/2020

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Zoning Application Analysis

REFERENCE: Application No. RZ 2020-SU-014 Con. W/ SEA 93-Y-036-02 (Trustees of Fairfax Church of Christ)

Memo Includes Full-Size Development Plans for Noted (○) Addressees:  Yes □  No □

Attached for your review and comment is the zoning case information for the subject application. Action addressees are requested to provide written comments to the staff coordinator by (12/30/2020) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addressees

○ DPD Planning Division
  Chief, Env. & Dev. Review Br.
  Attn: Denise James

○ LDS Site & Technical Service
  Attn: Paul Fernandes

○ VDOT
  Attn: Sid Siddiqui

○ Fire Prevention Div
  Plans Review Section
  Attn: Mike Paruti

○ Fairfax County Public Schools
  Facilities & Transportation Svcs
  Facilities Planning Svcs
  Attn: Jessica Gillis

○ Dept. of Transportation
  Transportation Planning
  Chief, Site Analyst Section
  Attn: Jeff Hermann

○ Dept. of Housing & Comm. Dev.
  Housing Development Div.
  Housing Development Officer
  Attn: Abdirazak Hamud

○ Fairfax County Park Authority
  Planning & Development Div.
  Plan Review Coordinator
  Attn: Lynne Johnson 4th fl.

○ Northern Va Soil and Water
  Conservation District
  Attn: Willie Woode

○ Planning Commission
  Board of Supervisors
  Sully District

○ DPD-Community Revitalization
  Attn: Elizabeth Higg
  "CRD/CRA only"

○ DPD-Urban Centers Section
  Attn: Suzanne Battista
  "Reston or Tysons only"

○ Fairfax County Water Authority
  Planning & Engineering Div.
  Manger, Planning Dept.
  Attn: Greg Prelewick
  Attn: Ross Stilling

○ DPWES Sanitary-Sewer
  Attn: Sharad Regmi

○ Dept. of Tax Administration
  Real Estate Division Director
  Attn: Thomas Reed

○ Dept. of Health
  Div. of Environmental Health
  Technical Review and
  Information Resources
  Attn: Kevin Wastler

○ Fairfax County Public Schools
  Facilities & Transportation Svcs
  Office of Design & Construction
  Services
  Attn: Eric Brunner

○ Fire & Rescue Dept.
  Information & Technology
  Attn: Eric Fisher

○ DPWES Site and Dev Svcs
  Chief, Urban Forestry Branch
  Attn: Craig Herwig

Information Addressees

○ Economic Dev. Authority
  Director, Real Estate Services
  Attn: Curtis Hoffman

○ Planning Commission
  Executive Director
  Attn: Jill Cooper
  Clerk to Board of Supervisors
  Attn: Jill Cooper
  "MV or LEE only"

○ DPD-ZED Division Director
  Attn: Tracy Strunk, AICP

○ DPD-ZED Asst. Director
  Attn: Suzanne Wright

○ DPD-ZED
  Attn: Branch Chiefs

○ DPD-ZED
  Conformance Review & Acceptance Branch
  Attn: Suzanne Wright

○ DPD-ZED
  Admin. Asst., Legal Notices
  Attn: Rachael Pendergraph

○ DPD Chief Zoning Inspector
  Attn: ZIB Mail- Roger Marcy

○ Dept. of Information Technology
  Technology Infrastructure Div.
  Attn: Steve Brundage

○ Dept. of Family Services
  Adult Aging Services
  AAA, B-3-708
  Attn: Jacqueline Woodruff

○ Southeast Fairfax Dev. Corp.
  Attn: Tony Fontana
  "MV or LEE only"
ZONING APPLICATION

APPLICATION TYPE(S): ☑ RZ, ☑ PCA, ☑ FDP, ☑ CDPA, ☑ FDPA, ☑ DPA, ☑ CP, ☑ CPA, ☑ PRC, ☑ PRCA, ☑ CSP, ☑ CSPA, ☑ AA, ☑ AF, ☑ AR

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

☑ (We), Trustees of Fairfax Church of Christ the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the R-1 District to the R-2 District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to N/A (case) in order to permit ____________________________

Is this a partial PCA? ☑ Y ☑ N If Yes, please identify affected acreage: ____________________________

TAX MAP PARCEL(S):

45-2 (2) 31 and 32A

TOTAL ACREAGE: Approximately 7.72 acres CURRENT ZONING DISTRICT: R-1.

LEGAL DESCRIPTION: Deed Book: Parcels 31/32A - 11140/9537 Page No.: Parcels 31/32A - 1281/1375

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

Parcel 31-3919 Rugby Road, Fairfax, VA 22033 Parcel 32A-3901 Rugby Road, Fairfax, VA 22033

ADVERTISING DESCRIPTION: (Ex: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.) East side of Rugby Road (Route 750). Approximately 1,000 feet north of its intersection with Lee Jackson Memorial Highway (Route 50)

EXISTING USE: Place of Worship with Nursery School PROPOSED USE: Place of Worship with Nursery School

MAGISTERIAL DISTRICT: Sully OVERLAY DISTRICT(S): H-C, W S

Waiver/Modification of Submission Requirements Requested: ☑

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name: Jill Bitgood, Church Administrator

Address: 3901 Rugby Road

Street: 3901 Rugby Road

City: Fairfax

Phone Number: W: 703-631-2100

E-mail: jbitgood@fxcc.org

Agent Name: Lynne J. Strobel (Walsh, Colucci, Lubeley & Walsh, P.C.)

Address: 2200 Clarendon Boulevard, 13th Floor

Street: 2200 Clarendon Boulevard, 13th Floor

City: Arlington

Phone Number: W: 703-528-4700

E-mail: lstrobel@thelandlawyers.com

Signature: Date: 8/20/20

DO NOT WRITE IN THIS SPACE

Application Fee Paid: $31,840.00

Date Application Accepted: 11/16/2020
**APPLICATION FOR A SPECIAL EXCEPTION**

(please type or print in black ink)

<table>
<thead>
<tr>
<th><strong>APPLICANT</strong></th>
<th><strong>NAME</strong></th>
<th>Trustees of Fairfax Church of Christ</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>MAILING ADDRESS</strong></td>
<td>3901 Rugby Road, Fairfax, Virginia 22033</td>
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<tr>
<td></td>
<td><strong>PHONE</strong></td>
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<td><strong>PHONE</strong></td>
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<td><strong>TAX MAP NO.</strong></td>
<td><strong>SIZE (ACRES/SQ FT)</strong></td>
<td>45-2 ((2)) 31 and 32A Approximately 7.72 acres</td>
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<td><strong>ZONING DISTRICT</strong></td>
<td><strong>MAGISTERIAL DISTRICT</strong></td>
<td>R-1, H-C, Sully</td>
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<tr>
<td><strong>PROPOSED ZONING</strong></td>
<td><strong>IF CONCURRENT WITH REZONING APPLICATION:</strong></td>
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<tr>
<th><strong>SPECIAL EXCEPTION REQUEST INFORMATION</strong></th>
<th><strong>ZONING ORDINANCE SECTION</strong></th>
<th>3-204, 9-301, 9-304, and 9-309</th>
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<tr>
<td><strong>PROPOSED USE</strong></td>
<td>Amendment to SE 93-Y-036 to permit continued operation of a place of worship and a nursery school with child care, the addition of land area, site modifications and amendment of development conditions.</td>
<td></td>
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</tbody>
</table>

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<thead>
<tr>
<th><strong>AGENT/CONTACT INFORMATION</strong></th>
<th><strong>NAME</strong></th>
<th>Lynne J. Strobel, attorney/agent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>MAILING ADDRESS</strong></td>
<td>Walsh, Colucci, Lubeley &amp; Walsh, P.C. 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201</td>
</tr>
<tr>
<td></td>
<td><strong>PHONE NUMBER</strong></td>
<td>HOME 703-528-4700 WORK</td>
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<tr>
<td></td>
<td><strong>PHONE NUMBER</strong></td>
<td>MOBILE</td>
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| **MAILING** | Send all correspondence to (check one): [ ] Applicant -or- [✓] Agent/Contact |

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Lynne J. Strobel, attorney/agent

**SIGNATURE OF APPLICANT/AGENT**

**DATE APPLICATION ACCEPTED:** 11/6/2020

**APPLICATION FEE PAID:** $11,052
September 3, 2020

Via E-Mail and Hand Delivery

Tracy D. Strunk, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Proposed Rezoning and Special Exception Amendment
Fairfax County Tax Map Reference: 45-2 ((2)) 31 and 32A
Applicant: Trustees of Fairfax Church of Christ

Dear Ms. Strunk:

Please accept this letter as a statement of justification for a proposed rezoning and special exception amendment.

Fairfax Church of Christ (the “Church”) is located on approximately 5.86 acres identified among the Fairfax County tax assessment records as 45-2 ((2)) 32A (Parcel 32A). The Church has been located on Parcel 32A since 1972. While initially established prior to the requirement for special permit or special exception approval, the Church has been the subject of several land use approvals. Most recently, the Board of Supervisors (the “Board”) approved SEA 93-Y-036 on September 30, 1996. The approval permits the continued operation of a church and nursery school subject to development conditions. The Applicant has subsequently acquired an adjacent property identified among the Fairfax County tax assessment records as 45-2 ((2)) 31 (Parcel 31).

The Applicant proposes the consolidation and rezoning of Parcel 31 and Parcel 32A (collectively the “Subject Property”) from the R-1 District to the R-2 District, and a special exception amendment to add land area and permit the construction of improvements. The Subject Property is surrounded on the east, west and south by single family homes zoned primarily to the R-5 and PDH-5 Districts. The Fairfax County Parkway is located to the north. Located in the Sully Magisterial District, the Subject Property contains a total of approximately 7.72 acres.

The Subject Property is located in Land Unit L within the Fairfax Center Area in the Area III Comprehensive Plan (the “Plan”). Land Unit L is described as containing stable residential
subdivisions and institutional uses. Specifically, the Subject Property is located in Sub-unit L-1. Sub-unit L-1 is planned for residential development at a density of two (2) dwelling units per acre at the baseline level and five (5) dwelling units per acre at the overlay level. The Applicant’s proposal to rezone the Subject Property from the R-1 District to the R-2 District is in general conformance with the recommended baseline density of the Plan. Places of worship are typically viewed as community-serving uses compatible with residential development and are consistent with the Plan’s recommendation for a predominately residential use in the area with supporting services.

The Church is currently comprised of a single building located on Parcel 32A that contains approximately 36,077 square feet of gross floor area. The existing building includes a sanctuary, various meeting rooms, and offices. The Applicant proposes to make improvements to the existing building and re-establish a nursery school that previously operated in the building. The site improvements, including accommodation of the nursery school will be constructed as a first phase of development. The Applicant’s proposed improvements in Phase One consist of the following:

- Three building additions that will result in a total of approximately 48,621 square feet of gross floor area on the Subject Property;
- A drop off area that will include a canopy and vestibule at the rear of the building; and
- A reconfigured playground.

The Applicant will also construct a number of site improvements, such as ADA accessible sidewalks, additional access, foundation plantings, and stormwater management. Interior building modifications will facilitate re-establishment of the nursery school, and also improve the existing facilities, such as a relocated and improved kitchen. In addition to site and building improvements, the Applicant will modify a portion of its parking to include ADA van accessible parking. A total of 263 parking spaces will be provided on the Subject Property. Approximately 253 spaces will be located on Parcel 32A, with 10 parking spaces located on Parcel 31. The improved facilities to the place of worship are intended to benefit the Church’s existing congregation and not increase Church membership.

As a second phase of development, the Applicant proposes improvements to Parcel 31, which is currently developed with a single-family home. The Applicant will remove the existing improvements and construct a gymnasium and 10 parking spaces. The proposed gymnasium will be approximately 14,915 square feet of gross floor area with a height of approximately 40 feet. Access will be provided by the Church’s existing internal drive aisle, and the existing curb cut from Parcel 31 to to Rugby Road will be removed. The gymnasium will be operated and used by the Church for recreation activities and meetings. Individuals who are not Church members may use the gymnasium on a case-by-case invitation basis through a reservation system.
Upon completion of Phase Two, the total development on the Subject Property will be 63,536 square feet of gross floor area, or a .19 FAR. The Fairfax County Zoning Ordinance (the "Zoning Ordinance") permits non-residential uses in the R-2 District to have an FAR up to .2. Therefore, the Applicant’s proposal is in conformance with Zoning Ordinance limitations.

The disturbance associated with the site and building improvements on Parcel 32A will be minimal. An existing conservation easement is located along the Subject Property’s Rugby Road frontage and at the periphery of Parcel 32A. The conservation easement includes a number of large mature trees and will not be modified. The Applicant has thoughtfully designed the proposed gymnasium on Parcel 31 to minimize its impact on adjacent property owners. The building will be constructed in a previously disturbed area. In addition, the building will be set back from Rugby Road with minimal disturbance along the frontage. Setbacks in excess of Zoning Ordinance requirements will be provided. The setback to the closest property line is 54 feet, which is more than double the Zoning Ordinance requirement. In addition, the gymnasium will be adjacent to open space that is owned by a homeowners association, and not an individual homeowner. Overall, the Applicant has designed its improvements to maximize tree preservation and minimize any visual impact on the surrounding neighborhoods.

In accordance with the Zoning Ordinance requirements of Section 9-011, please accept the following information regarding the Applicant’s proposal.

- The use of the Subject Property will be a place of worship consistent with the existing Church on Parcel 32A. The place of worship will provide religious services, religious education and other programs typically found in association with a place of worship such as community outreach and charitable activities. A nursery school with extended child care will operate within the Church building. The nursery school will serve children ages 2½ through 5 years. The Subject Property will include a gymnasium as a separate freestanding building that will primarily be used by Church members.

- The hours of operation are proposed as follows:

  - Church: Services –
    Sunday – 8:00 a.m. to 12:00 p.m.
    Wednesday – 6:00 p.m. to 9:00 p.m.

  - Office –
    Monday through Friday – 8:30 a.m. to 4:30 p.m.

  The Church will also hold funerals, weddings, receptions, baptisms and other special religious services as necessary to serve its congregation. The Church will also have various meetings in the evening such as Bible study and committee meetings.

  - Nursery School: Monday through Friday – 6:30 a.m. to 6:30 p.m.
- Gymnasium: By reservation on an as-needed basis.

- The Church currently has a sanctuary with 760 seats. The seating capacity of the sanctuary will remain the same. Approximately 300 families are members of the Church and on an average Sunday approximately 500 to 600 individuals will be in attendance at services and Bible classes. The maximum daily enrollment for the nursery school is proposed to be 150 children. The gymnasium will have playing courts for basketball, volleyball, and other recreational sports. In addition, the gymnasium will include meeting space for the Church. Approximately 150 individuals may be expected to use the gymnasium at any one time.

- The Church is served by a lead minister, a Church administrator, and additional ministers and administrative support staff who oversee various programs for children, students and families. The nursery school will be operated by 20 staff members. The gymnasium will be managed by the Church and a staff member will maintain a schedule of activities.

- Wells + Associates has completed a trip generation analysis of the existing and proposed uses. The uses are forecasted to generate a total of approximately 128 weekday a.m. peak hour trips, 136 weekday p.m. peak hour trips, 1,023 weekday vehicle trips per day, 410 Sunday peak hour trips, and 920 Sunday vehicle trips per day. When accounting for existing approvals, these trips represent an increase of 68 weekday a.m. peak hour trips, 71 weekday p.m. peak hour trips, and 511 weekday vehicle trips per day. As the number of sanctuary seats will remain the same, there is no anticipated trip increase on Sunday. According to VDOT, the level of trip increase does not constitute a significant impact on the adjacent and surrounding street network.

- The Church’s membership primarily comes from the surrounding area or a radius of approximately fifteen (15) miles. Congregation members primarily live in Fairfax, Chantilly, Centreville and the western portion of Fairfax County. The Applicant anticipates that the nursery school will serve the surrounding community, including Church members.

- The existing Church building is constructed of brick with a flat roof in a traditional architectural style and all additions will be constructed of the same buildings materials. It is anticipated that the gymnasium will be constructed of brick similar to the existing building with a flat roof.

- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.
The proposed development conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions except for the following requests:

- A modification of transitional screening and barrier requirements in accordance with Zoning Ordinance Sections 13-305.7 and 13-305.12 in favor of existing conditions. A modification will allow for the preservation of existing mature trees that will provide a buffer to meet screening requirements.

- A modification of the trail requirement in accordance with Zoning Ordinance Section 17-201 and Public Facilities Manual Section 8-0201.5 to permit a four foot paved trail in accordance with existing conditions.

- A modification of the requirement for a designated bicycle lane on Rugby Road consistent with existing conditions.

- A modification of current sight distance requirements for an existing left turn at the existing northern site entrance. The existing entrance was designed and approved under prior VDOT standards as shown on approved Site Plan 9023-SP-01-3. No changes are proposed to the existing entrance.

Lastly, the Applicant’s proposal is in conformance with the general standards for special exceptions found in Section 9-006 of the Zoning Ordinance. The Applicant meets the standards as follows:

- The place of worship, with the proposed improvements, and nursery school are in harmony with the recommendations of the Plan as described herein.

- The proposed use is in harmony with the general purpose and intent of the applicable Zoning District regulations. The Applicant proposes to rezone the Subject Property to the R-2 District, which is intended to provide for residential uses and other uses that are compatible with the character of the R-2 District and the intent of the Zoning Ordinance. The Applicant proposes to continue the operation of a place of worship with a nursery school that will serve the needs of the community. The existing Church building and proposed gymnasium are designed at an appropriate height and scale to be compatible with surrounding residential development and consistent with the character of the R-2 District.

- The proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the Plan. The surrounding properties are primarily developed with single-family homes zoned to the R-5 and PDH-5 Districts. Therefore, the Applicant’s proposal fits within the fabric of the surrounding area. The Applicant has incorporated appropriate setbacks and preserved existing vegetation that will result in appropriate buffers.
to the adjacent residential communities. In addition, the Church use does not
generate typical impacts on peak traffic, and neither the place of worship nor the
nursery school will generate noise or lighting that will adversely impact adjacent
properties.

- The proposed use will not generate hazardous pedestrian and vehicular traffic that
  will conflict with existing and anticipated traffic in the neighborhood. The
  Church will continue to be served by an existing access to Rugby Road which
does not result in any cut-through traffic in adjacent residential neighborhoods. In
addition, the Church holds its services on Sunday, which does not conflict with
typical peak hour vehicular trip generation.

- The preservation of existing mature trees supplemented with landscaping will
  meet the intent of the provisions of Article 13 of the Zoning Ordinance.

- The Applicant proposes to rezone the property to the R-2 District, which includes
  a minimum requirement of 25% open space in residential cluster developments.
  While there is no open space requirement associated with the proposed
development, the Applicant’s layout results in 48% open space.

- The existing and proposed improvements will be served by adequate utilities,
  drainage, parking, loading and other necessary facilities. The Subject Property is
  served by public water and public sewer. As detailed on the special exception
  plat, stormwater management will be provided in accordance with all current
  requirements, and parking is provided in excess of the provisions of Article 11 of
  the Zoning Ordinance.

- All signs meet the requirements of Article 12 of the Zoning Ordinance.

The Applicant’s proposal will provide needed improvements to an existing place of
worship that was originally constructed in 1972. The improvements are intended to serve the
existing Church congregation and not to increase its membership. The re-establishment of a
nursery school with child care will benefit the Church congregation and the surrounding
community. Pre-school education and child care are crucial to Fairfax County residents as many
families rely on two incomes. In addition, the Applicant proposes the construction of a
gymnasium for the benefit of its members and anticipates some community use. The
improvements to the existing Church building and the proposed gymnasium have been
thoughtfully designed to result in minimal disturbance to existing mature trees that surround the
Subject Property. All of the proposed improvements will allow the Church to continue to serve
its congregation as well as the surrounding community.

Should you have any questions regarding this application, or require additional
information, please do not hesitate to contact me. I would appreciate the scheduling of a public
hearing before the Fairfax County Planning Commission at your earliest convenience.
As always, I appreciate your consideration.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Lynne J. Strobel

cc:  Jill Bitgood
     Paul Wert
     Phil McKinney
     Brian Dixon
     Vince McHale
     Andrea Spruch
     William Johnson

A0929334.DOCX / 1 Statement of Justification 011318 000002
Rezoning Application  
RZ 2020-SU-014

- Applicant: TRUSTEES OF FAIRFAX CHURCH OF CHRIST
- Accepted: 11/06/2020
- Proposed: PLACE OF WORSHIP WITH NURSERY SCHOOL
- Area: 7.72 AC; DISTRICT - SULLY
- Zoning Dist Sect: EAST SIDE OF RUGBY ROAD AND SOUTH SIDE OF FAIRFAX COUNTY PARKWAY
- Zoning: FROM R-1 TO R-2
- Overlay Dist: WS HC
- Map Ref Num: 045-2-/02/ /0031 /02/ /0032A

Special Exception Amendment  
SEA 93-Y-036-02

- Applicant: TRUSTEES OF FAIRFAX CHURCH OF CHRIST
- Accepted: 11/06/2020
- Proposed: AMEND SE 93-Y-036 PREVIOUSLY APPROVED FOR PLACE OF WORSHIP AND A NURSERY SCHOOL WITH CHILD CARE TO MODIFY SITE AND DEVELOPMENT CONDITIONS AND ADDITION OF LAND AREA
- Area: 7.72 AC; DISTRICT - SULLY
- Zoning Dist Sect: 03-0204
- Located: 3901 AND 3919 RUGBY ROAD, FAIRFAX, VA 22033
- Zoning: R-2
- Plan Area: 3
- Overlay Dist: WS HC
- Map Ref Num: 045-2-/02/ /0031 /02/ /0032A
FAIRFAX CHURCH OF CHRIST
SPECIAL EXCEPTION AMENDMENT PLAT AND GENERALIZED DEVELOPMENT PLAN

OWNER/APPLICANT:
FAIRFAX CHURCH OF CHRIST
700 S. Washington Street, Suite 220
Alexandria, Virginia 22314

PROJECT INFORMATION:
The purpose of this Special Exception Amendment is to permit the construction of a new church building on a parcel of land located within the Special Exception Area of the City of Alexandria. The proposed project includes the construction of a new church building, parking lot, and related improvements.

MAKERS AND MODIFICATIONS:
1. This plan must be submitted to the Planning Commissioner for review and approval. Any modifications to the plan must be approved by the Planning Commissioner prior to construction.

2. The proposed project must comply with all applicable City of Alexandria ordinances and regulations.

3. The proposed project must comply with the requirements of the Virginia Department of Health.

4. The proposed project must comply with the City of Alexandria Building Code.

ZONING REQUIREMENTS:

SOILS MAP

VICINITY MAP

ANGLE OF BULK PLANE:

SHEET INDEX:

COVER SHEET

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<table>
<thead>
<tr>
<th>Practice</th>
<th>Runoff Reduction Credit (%)</th>
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<th>Volume from Stormwater Management Practice (%)</th>
<th>Runoff Reduction (%)</th>
<th>Runoff Volume In Acre FT</th>
<th>BMPs</th>
<th>Phosphorus Removal (%)</th>
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REZONING AFFIDAVIT

DATE: August 19, 2020

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
applicant’s authorized agent listed in Par. 1(a) below

(check one) [ ] applicant [✓] applicant’s authorized agent listed in Par. 1(a) below

in Application No.(s): ____________________________

(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE
OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,*
and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all
ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any
of the foregoing with respect to the application:

( NOTE: All relationships to the application listed above in BOLD print must be disclosed.
Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee,
Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of
the parcel(s) for each owner(s) in the Relationship column.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
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<tbody>
<tr>
<td>Trustees of Fairfax Church of Christ</td>
<td>3901 Rugby Road Fairfax, VA 22033</td>
<td>Applicant/Title Owner of Tax Map 45-2 ((2)) 31 and 32A</td>
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<tr>
<td>Brian K. Bosley</td>
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(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is
continued on a “Rezoning Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the
condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each
beneficiary).
Rezoning Attachment to Par. 1(a)

DATE: August 19, 2020
(enter date affidavit is notarized)

for Application No. (s): ____________________________________________________________
(enter County-assigned application number (s))

( NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

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REZONING AFFIDAVIT

DATE: ____________________________
(enter date affidavit is notarized)

for Application No. (s): ____________________________
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ √ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [ √ ] There is more corporation information and Par. 1(b) is continued on a “Rezoning Attachment 1(b)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: August 19, 2020
(enter date affidavit is notarized)

for Application No. (s): ____________________________
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
R.C. Fields & Associates, Inc.
730 S. Washington Street
Alexandria, Virginia 22314

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
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NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Paul A. Wilder
Ronald J. Keller

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)
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NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
M. J. Wells & Associates, Inc. is an Employee Stock Ownership Plan (ESOP). All employees are eligible Plan participants; however, no one employee owns 10% or more of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.
Rezoning Attachment to Par. 1(b)

DATE: August 19, 2020
(enter date affidavit is notarized)

for Application No. (s): 
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
BGW Architects II, PC
2909 Washington Boulevard
Ogden, UT 84401

DESCRIPTION OF CORPORATION: (check one statement)
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13996 Parkeast Circle, Suite 101
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)
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NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Avinash M. Sareen
Joshua C. Marshall
Matthew T. Marshall

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: August 19, 2020
(enter date affidavit is notarized)

for Application No. (s): ____________________________
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

None

(check if applicable)  [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable)  [ ] There is more partnership information and Par. 1(c) is continued on a “Rezoning Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
REZONING AFFIDAVIT

DATE: August 19, 2020
(enter date affidavit is notarized)

for Application No. (s): ______________________________________________________
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a “Rezoning Attachment to Par. 2” form.
REZONING AFFIDAVIT

DATE: August 19, 2020
(enter date affidavit is notarized)

for Application No. (s):

(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

[ ] Applicant [ ] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19 day of August 2020, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2023

Notary Public

FORM RZA-1 Updated (7/1/06)
SPECIAL EXCEPTION AFFIDAVIT

DATE: August 19, 2020

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an applicant's authorized agent listed in Par. 1(a) below

(check one)  [ ] applicant
          [✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): ________________________________

(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

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<tr>
<td>Trustees of Fairfax Church of Christ</td>
<td>3901 Rugby Road, Fairfax, VA 22033</td>
<td>Applicant/Title Owner of Tax Map 45-2 ((2)) 31 and 32A</td>
</tr>
</tbody>
</table>

Trustees/Agents:
- Chad Patterson
- Brian K. Bosley
- Lori Windham

Agents: Jill D. Bitgood, Philip L. McKinney, W. Paul Wert

(check if applicable)  [✓] There are more relationships to be listed and Par. 1(a) is continued on a “Special Exception Attachment to Par. 1(a)” form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
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FORM SEA-1 Updated (7/1/06)
Special Exception Attachment to Par. 1(a)

DATE: August 19, 2020

(enter date affidavit is notarized)

for Application No. (s):

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DATE: August 19, 2020
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for Application No. (s): 
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

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NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
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NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Paul A. Wilder
Ronald J. Keller

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[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Avinash M. Sareen
Joshua C. Marshall
Matthew T. Marshall

(enter if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: August 19, 2020
(enter date affidavit is notarized)

for Application No. (s):

(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

None

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.
SPECIAL EXCEPTION AFFIDAVIT

DATE: __________________________
August 19, 2020
(enter date affidavit is notarized)

for Application No. (s): ______________________________________
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on the line below.)

None

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a “Special Exception Attachment to Par. 2” form.
SPECIAL EXCEPTION AFFIDAVIT

DATE: ____________________________
August 19, 2020
(enter date affidavit is notarized)

for Application No. (s): ______________________________________________________
(county-issued application number(s), to be entered by County Staff)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a “Special Exception Attachment to Par. 3” form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

[ ] Applicant
[ ] Applicant’s Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 19 day of August 2020, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2023

KIMBERLY K. FOLLIN
Notary Public

COMMONWEALTH OF VIRGINIA
NOTARY PUBLIC

ID #283945