

PROPOSED DEVELOPMENT CONDITIONS

SE 2003-DR-039

April 8, 2004

If it is the intent of the Board of Supervisors to approve SE 2003-DR-039 located at Tax Map 31-3 ((1)) 25B, 25C, 27A, 31B for use as a place of worship and private school of general education pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purposes, structures and/or uses indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled St. John Catholic Church, prepared by Huntley, Nyce & Associates, Ltd. and dated May 28, 2003 as revised through April 7, 2004, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Light poles shall be limited to 20 feet in height.
5. The tennis court shall not be lit.
6. The sanctuary shall be limited to a seating capacity of 700.
7. Worship services may include, but not be limited to, the following:
 - Saturday – 8:15 a.m. and 5:00 p.m.
 - Sunday – 7:30 a.m., 9:00 a.m., 10:45 a.m., and 12:30 p.m.
 - Monday through Friday – 6:30 a.m., and 9:00 a.m.
8. Religious education classes, confessions and other activities typically found in association with a place of worship shall be permitted. The Applicant may offer accessory programs such as youth ministry, social outreach programs, adult education and its facilities may serve as a location for community activities.

9. The private school of general education shall be limited to a maximum daily enrollment of 280 students. The school may include after school activities and extended care until 6:00 p. m. on weekdays.
10. Subject to the approval of the Virginia Department of Transportation, the applicant shall construct a five foot wide sidewalk between Linway Terrace and Old Dominion Drive in the northern quadrant of that intersection. The construction shall be within the existing right-of-way and this condition shall not require that additional right-of-way be obtained.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.