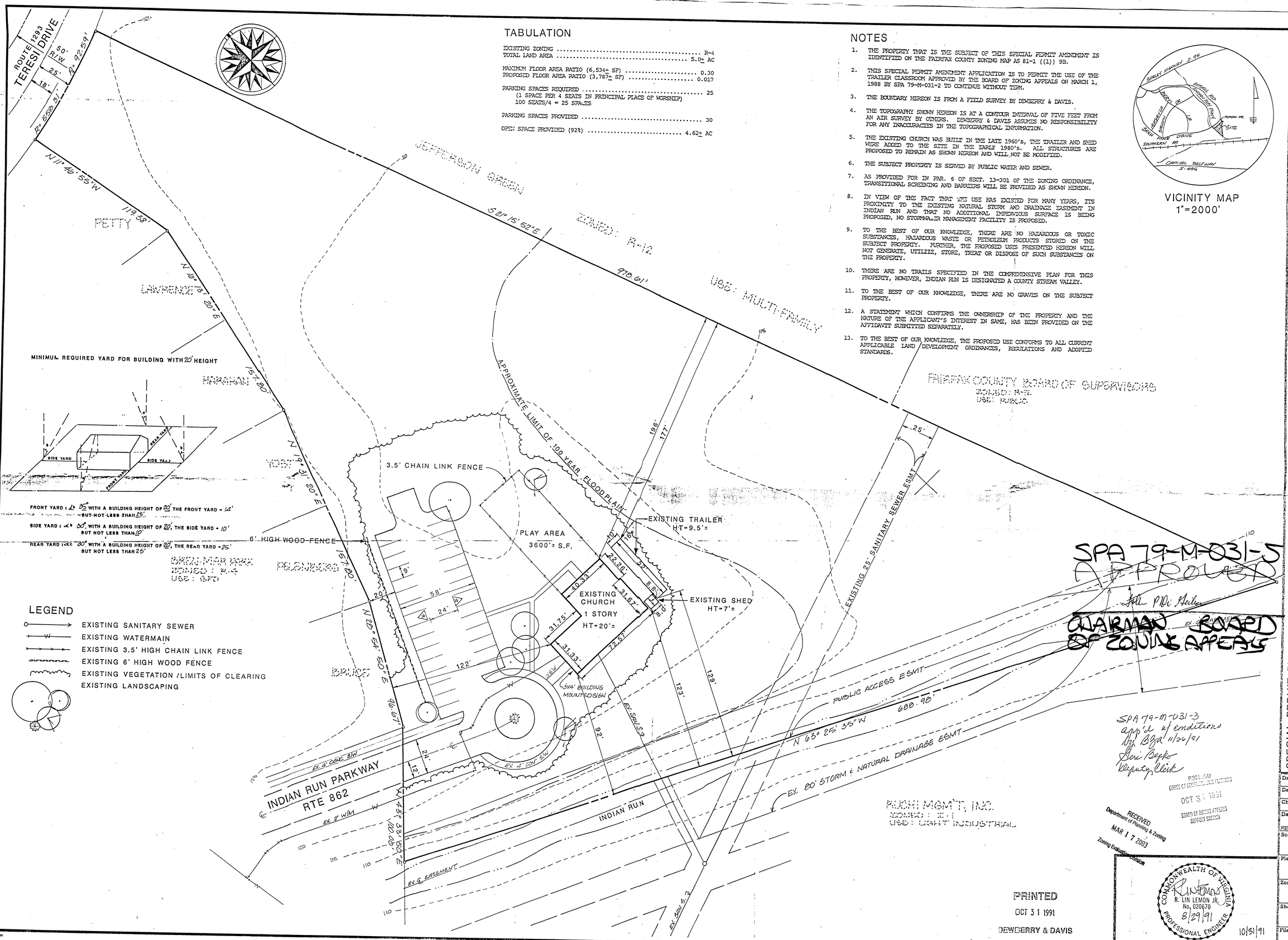
TABULATION

EXISTING ZONING	R-4
TOTAL LAND AREA	5.0± AC
MAXIMUM FLOOR AREA RATIO (6,534± SF)	0.30
PROPOSED FLOOR AREA RATIO (3,787± SF)	0.017
PARKING SPACES REQUIRED (1 SPACE PER 4 SEATS IN PRINCIPAL PLACE OF WORSHIP) 100 SEATS/4 = 25 SPACES	25
PARKING SPACES PROVIDED	30
OPEN SPACE PROVIDED (92%)	4.62± AC

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL PERMIT AMENDMENT IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 81-1 ((1)) 9B.
2. THIS SPECIAL PERMIT AMENDMENT APPLICATION IS TO PERMIT THE USE OF THE TRAILER CLASSROOM APPROVED BY THE BOARD OF ZONING APPEALS ON MARCH 1, 1988 BY SPA 79-M-031-2 TO CONTINUE WITHOUT TERM.
3. THE BOUNDARY HEREON IS FROM A FIELD SURVEY BY DEWBERRY & DAVIS.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF FIVE FEET FROM AN AIR SURVEY BY OTHERS. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR ANY INACCURACIES IN THE TOPOGRAPHICAL INFORMATION.
5. THE EXISTING CHURCH WAS BUILT IN THE LATE 1960's, THE TRAILER AND SHED WERE ADDED TO THE SITE IN THE EARLY 1980's. ALL STRUCTURES ARE PROPOSED TO REMAIN AS SHOWN HEREON AND WILL NOT BE MODIFIED.
6. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. AS PROVIDED FOR IN PAR. 6 OF SECT. 13-301 OF THE ZONING ORDINANCE, TRANSITIONAL SCREENING AND BARRIERS WILL BE PROVIDED AS SHOWN HEREON.
8. IN VIEW OF THE FACT THAT THE USE HAS EXISTED FOR MANY YEARS, ITS PROXIMITY TO THE EXISTING NATURAL STORM AND DRAINAGE EASEMENT IN INDIAN RUN AND THAT NO ADDITIONAL IMPERVIOUS SURFACE IS BEING PROPOSED, NO STORMWATER MANAGEMENT FACILITY IS PROPOSED.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTE OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.
10. THERE ARE NO TRAILS SPECIFIED IN THE COMPREHENSIVE PLAN FOR THIS PROPERTY, HOWEVER, INDIAN RUN IS DESIGNATED A COUNTY STREAM VALLEY.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SUBJECT PROPERTY.
12. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME, HAS BEEN PROVIDED ON THE AFFIDAVIT SUBMITTED SEPARATELY.
13. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

VICINITY MAP
1"=2000'



SPA 79-M-031-5
APPROVED
Fell PDC Hailey
CHAIRMAN BOARD OF ZONING APPEALS

SPA 79-M-031-3
app'd w/ conditions
BZA 11/26/91
Deri Beppo
Deputy Clerk

RECEIVED
OFFICE OF COMMUNITY DEVELOPMENT
OCT 31 1991
BOARD OF ZONING APPEALS
SUPPORT SERVICES

RECEIVED
Department of Planning & Zoning
MAR 17 2003
Zoning Evaluation Division

PRINTED
OCT 31 1991
DEWBERRY & DAVIS

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
8/29/91
PROFESSIONAL ENGINEER
10/31/91
ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
703 849-0100

SPA 79-M-031-3

SPECIAL PERMIT PLAT
COLUMBIA BAPTIST CHURCH
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Drawn By	JF,CG
Designed By	
Checked By	LAM
Date	8-28-91 REV. 10-31-91
Scale	1"=30'
Plan Number	
Zoned	
Sheet	1 of 1
File Number	M-8344

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