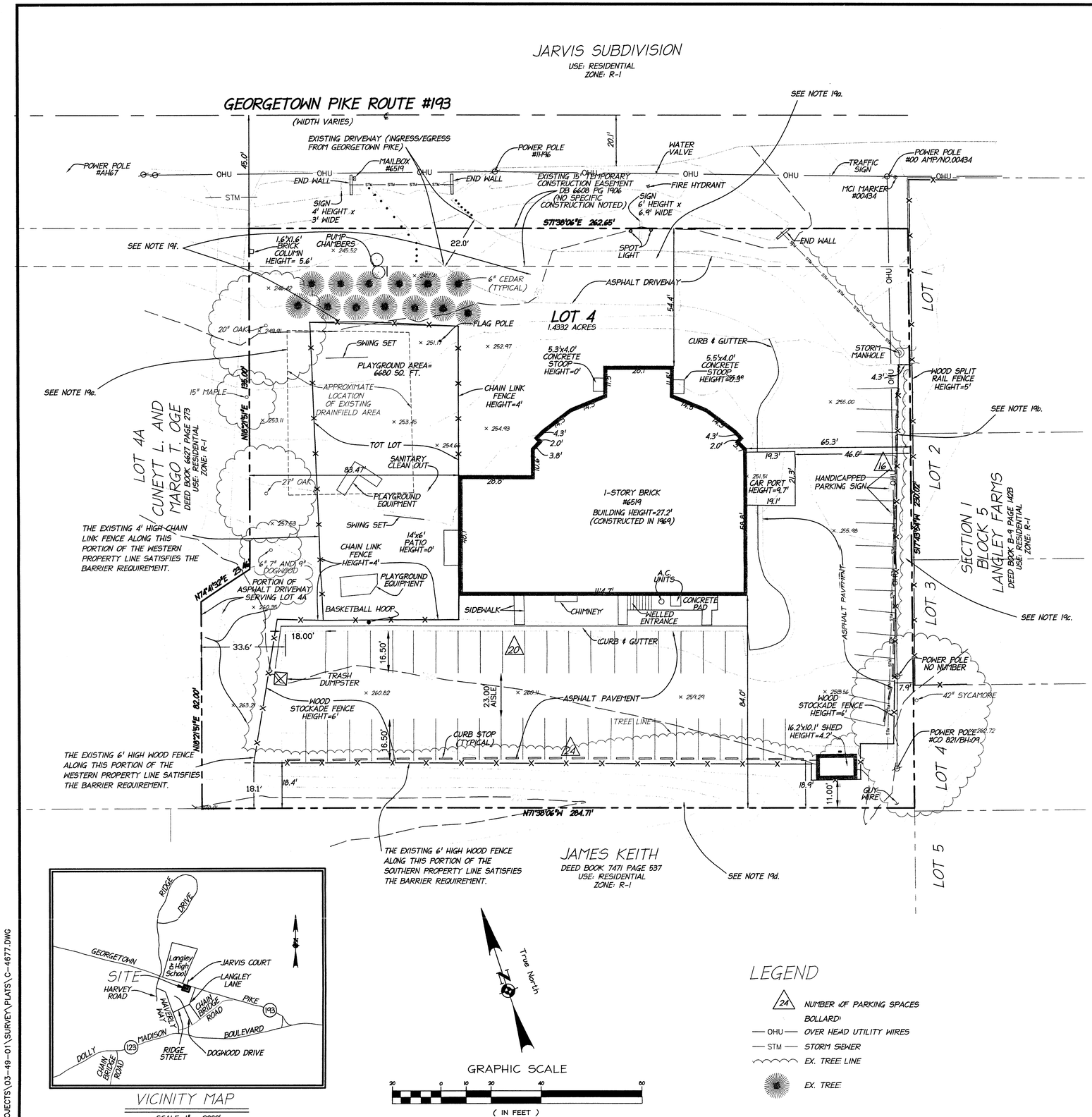

DATE	REVISION
06/15/04	Fairfax County Comments - Revision from Special Exception Plat to Special Permit Plat with Church & School filing together

NOTES

1.) THE PROPERTY SHOWN HEREON IS LOCATED ON ASSESSMENT MAP NUMBER 022-3-01-0004-B AND IS ZONED R-1.
2.) CURRENT OWNER: FIRST KOREAN PRESBYTERIAN CHURCH. DEED BOOK 13865 PAGE 1464
3.) THE PURPOSE OF THIS SPECIAL PERMIT AMENDMENT IS TO RENEW THE PREVIOUSLY ISSUED SPECIAL PERMITS FOR A CHURCH ("SPA 85-D-070-1) AND A NURSERY SCHOOL AND PRIVATE SCHOOL OF EDUCATION (SPR 85-D-024) TO PROVIDE FOR A COMBINED SPECIAL PERMIT FOR A "CHURCH WITH SCHOOL" USE AS NOW REQUIRED BY SECT. 8-301, PARA. 10 OF THE ZONING ORDINANCE. NO PHYSICAL CHANGES ARE PROPOSED FOR THIS SITE. VARIOUS MODIFICATIONS OF TRANSITIONAL YARDS/BARRIERS WERE APPROVED DURING THE APPROVAL OF THE PREVIOUS SPECIAL PERMITS. THE APPLICANTS ARE REQUESTING THAT THESE MODIFICATIONS BE RE-APPROVED AS A PART OF THE CURRENT APPLICATION (SEE NOTE 19 BELOW).
4.) NO TITLE REPORT FURNISHED.
5.) THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.M.A. MAP COMMUNITY PANEL NUMBER 515525 0100 D, DATED MARCH 5, 1990, ZONE X, AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
6.) TOTAL AREA = 62,431 SQ. FT. OR 1.4332 ACRES.
7.) ALL IMPROVMENTS ARE EXISTING AND ARE TO BE RETAINED
8.) TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT IS FROM A FIELD RUN SURVEY PERFORMED BY THIS FIRM.
9.) BOUNDARY SURVEY SHOWN IS BASED ON A CURRENT FIELD SURVEY.
10.) PROPERTY IS SERVED BY PUBLIC WATER AND A SEPTIC SYSTEM.
11.) THERE IS NO VISIBLE EVIDENCE OF GRAVES ON THE SITE.
12.) YARD REQUIRMENTS:
FRONT: CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THEN 40 FEET.
SIDE: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THEN 20 FEET.
REAR: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THEN 25 FEET.

Application No. 85-D-070-2

Chairman, Board of Zoning Appeals

13.) PARKING:
FOR CHURCH USE:
A.) NUMBER OF SEATS IN CHURCH BUILDING = 225
B.) REQUIRED NUMBER OF SPACES:
1 SPACE PER 4 SEATS 225/4 = 57 SPACES
C.) EXISTING NUMBER OF PARKING SPACES = 60 SPACES

FOR SCHOOL USE:
A.) 72 PROPOSED STUDENTS AND 10 PROPOSED EMPLOYEES
B.) REQUIRED NUMBER OF SPACES: 0.19 SPACE PER CHILD (14 SPACES) AND 1 SPACE PER FACULTY AND STAFF MEMBER AND OTHER FULL-TIME EMPLOYEE, PLUS 4 SPACES FOR VISITORS (14 SPACES)

TOTAL REQUIRED NUMBER OF PARKING SPACES = 28 SPACES
TOTAL EXISTING NUMBER OF PARKING SPACES = 60 SPACES

14.) FLOOR AREA RATIO:
A.) AREA OF BUILDING = 8,140 SQ. FT.
B.) AREA OF LOT = 62,431 SQ. FT.
C.) FAR = 0.13 (MAX F.A.R. = 0.15)

15.) PLAYGROUND AREA: EXISTING SQUARE FOOTAGE = 6680 SQ. FT.

PLAYGROUND USE:

TIME	STUDENT CATEGORY	STUDENT COUNT IN PLAYGROUND
11:15am-11:55am	TODDLERS AND NIURSERY	TOTAL OF 66 ARE ALLOWED AS PER SECTION 9-309 OF ORDINANCE CURRENT: 43 PROPOSED: 55
12:00pm-12:30pm	KINDERGARTIEN	TOTAL OF 33 ARE ALLOWED AS PER SECTION 9-310 OF ORDINANCE CURRENT: 17 PROPOSED: 17

16.) THERE WILL BE NO INCREASE IN THE NUMBER OF TEACHERS.
17.) NO PROPOSED STORMWATER MANAGEMENT FACILITIES ARE SHOWN BECAUSE THERE IS NO INTENT TO INCREASE IMPERVIOUS ACREAGE.
18.) SINCE BOTH THE SCHOOL AND THE CHURCH SIGNS ENCROACH UPON THE RIGHT-OF-WAY, THEY WILL BE RELOCATED AS PER THE APPROVED SIGN PERMIT.
19.) THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL FAIRFAX COUNTY APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ADOPTED COMPREHENSIVE PLAN, EXCEPT FOR THE MODIFICATIONS LISTED BELOW. THESE MODIFICATIONS WERE PREVIOUSLY APPROVED IN SPA 85-D-070-1 AND SPR 85-D-024. THE APPLICANTS ARE REQUESTING THAT THESE MODIFICATIONS BE RE-APPROVED WITH THIS SPECIAL PERMIT:

19a. THE APPLICANTS WERE GRANTED A MODIFICATION TO STANDARD TRANSITIONAL SCREENING. THE APPLICANTS HEREBY REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN PROPERTY LINE TO INCLUDE A REDUCTION IN THE WIDTH DUE TO EXISTING PAVING AND TO ALLOW EXISTING VEGETATION TO MEET THE REQUIRED SCREENING.

19b. THE APPLICANTS WERE GRANTED A MODIFICATION TO THE STANDARD BARRIER REQUIREMENT. THE APPLICANTS HEREBY REQUEST A MODIFICATION TO THE REQUIREMENT OF PROVIDING A CONTINUOUS BARRIER ALONG THE ENTIRE LENGTH OF THE EASTERN PROPERTY LINE, AND TO ALLOW EXISTING FENCE TO MEET THE BARRIER REQUIREMENTS.

19c. THE APPLICANTS WERE GRANTED A MODIFICATION TO STANDARD TRANSITIONAL SCREENING. THE APPLICANTS HEREBY REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN PROPERTY LINE TO INCLUDE A REDUCTION IN THE WIDTH DUE TO THE EXISTING PARKING LOT, AND TO ALLOW EXISTING VEGETATION TO MEET THE REQUIRED SCREENING.

19d. THE APPLICANTS WERE GRANTED A MODIFICATION TO STANDARD TRANSITIONAL SCREENING. THE APPLICANTS HEREBY REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN PROPERTY LINE TO INCLUDE A REDUCTION IN THE WIDTH DUE TO THE EXISTING PARKING LOT, AND TO ALLOW EXISTING VEGETATION TO MEET THE REQUIRED SCREENING.

19e. THE APPLICANTS WERE GRANTED A MODIFICATION TO STANDARD TRANSITIONAL SCREENING. THE APPLICANTS HEREBY REQUEST A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WESTERN PROPERTY LINE TO ALLOW EXISTING VEGETATION TO MEET THE REQUIRED SCREENING.

19f. THE APPLICANTS WERE GRANTED A MODIFICATION TO THE STANDARD BARRIER REQUIREMENT. THE APPLICANTS HEREBY REQUEST A MODIFICATION TO THE REQUIREMENT OF PROVIDING A CONTINUOUS BARRIER ALONG THE ENTIRE LENGTH OF THE NORTHERN PROPERTY LINE, AND TO ALLOW EXISTING FENCE TO MEET THE BARRIER REQUIREMENTS.

19g. THE APPLICANTS REQUEST A RENEWAL OF THE MODIFICATION OF THE MINIMUM OFF-STREET PARKING REQUIREMENTS. THE TOTAL NUMBER OF PARKING SPACES WERE REDUCED BY THE APPLICATION OF SECTION 11-106(3) OF THE ZONING ORDINANCE FOR THE SCHOOL USE BY REQUIRING THAT THE SCHOOL NOT OPERATE AT THE SAME TIME THAT THE CHURCH HOLDS ITS WORSHIP SERVICES.

20.) PURSUANT TO SECTION 17-201, PARA. 3C, APPLICANTS REQUEST A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG GEORGETOWN PIKE BECAUSE GEORGETOWN PIKE IS A "VIRGINIA BYWAY". NO EXISTING SERVICE DRIVE ABUTS THE PROPERTY ON EITHER SIDE AND THE ADJOINING PROPERTIES ARE USED FOR SINGLE FAMILY DETACHED DWELLINGS..

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax va 22031-3907
703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21943
PROFESSIONAL ENGINEER
6/21/04

SPECIAL PERMIT PLAT
SHOWING THE IMPROVMENTS ON LOT 4, DIVISION OF THE LAND OF
MCLEAN CHURCH OF CHRIST
DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
JUL 01 2004
Zoning Evaluation Division

SCALE: 1"=20'
DATE: 7/25/03
DRAWN: FT, JR
CHECKED:
SHEET No.
1 OF 1

P:\PROJECTS\03-49-01\SURVEY\PLATS\C-4677.DWG