SPECIAL PERMIT AMENDMENT
BETHLEHEM BAPTIST CHURCH

NOTES

1. PURSUANT TO THE CORRECTED PLAT RECORDED ON JANUARY 11, 1995 IN DEED BOOK 9333 AT PAGE 1302, THE AREA SUBJECT TO THE SPECIAL PERMIT (29.0793 ACRES) IS REFERENCED ON THE FAIRFAX COUNTY TAX MAP (REVISED TO 01-01-03) AS TAX MAP 56-1-((1)): PARCELS 10, 11C, 11E, 11F PART, AND 11G.

2. PURSUANT TO A DEED OF BOUNDARY LINE ADJUSTMENT RECORDED ON FEBRUARY 18, 2004 AT DEED BOOK 15688 AT PAGE 886, THESE PROPERTIES ARE OWNED AS FOLLOWS:

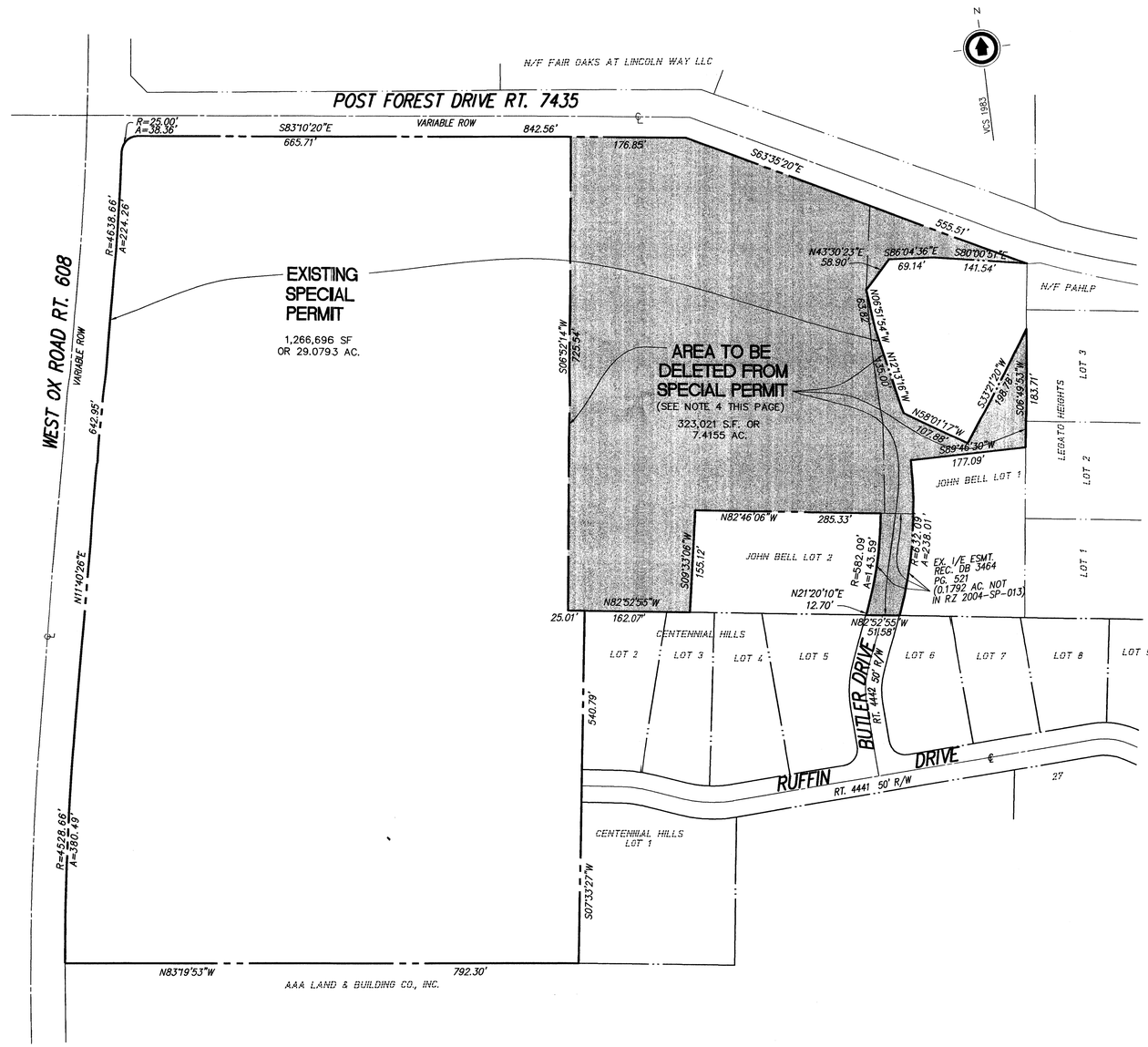
   PARCELS 10, 11C, 11E AND 11G PART ARE NOW IN THE NAME OF THE TRUSTEES FOR THE BETHLEHEM BAPTIST CHURCH (A/K/A FAIR OAKS BAPTIST CHURCH), ORIGINALLY RECORDED IN DEED BOOK 3656 AT PAGE 690. PARCELS 11F AND 11G PART ARE NOW IN THE NAME OF DAVID & KAREN STOKES, ORIGINALLY RECORDED IN DEED BOOK 12182 AT PAGE 2157.

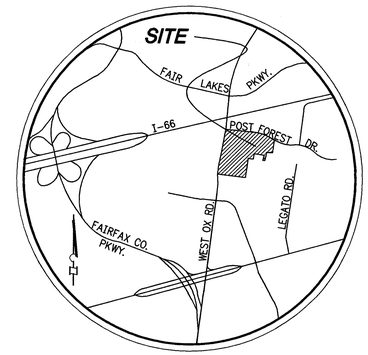
3. THE BOUNDARY INFORMATION IS TAKEN FROM A FIELD SURVEY BY PACIULLI, SIMMONS & ASSOCIATES, LTD., DATED FEBRUARY, 2004.

4. THE CHURCH WAS DEVELOPED PRIOR TO THE ZONING ORDINANCE REQUIREMENT FOR A SPECIAL PERMIT. THE PREVIOUS SPECIAL PERMITS (S-250-73 AND S-80-S-067) WERE FOR THE SCHOOL. THE ONLY CHANGES PROPOSED WITH THIS SPECIAL PERMIT AMENDMENT ARE TO PROVIDE FOR A COMBINED CHURCH WITH SCHOOL USE, A CHANGE IN THE NAME OF THE PERMITTEE AND A REDUCTION IN LAND AREA. WITH THE PROPOSED SALE OF 6.4903 AC. OF CHURCH-OWNED LAND ASSOCIATED WITH RZ 2004-SP-013, THE CHURCH WILL RETAIN 21.8430 AC. OF LAND. HOWEVER, A PORTION OF THIS LAND (0.1792 AC.) IS SUBJECT TO AN EXISTING PRIVATE INGRESS/EGRESS EASEMENT RECORDED DEED BOOK 3464 AT PAGE 521. THIS 0.1792 AC. IS BEING EXCLUDED FROM THIS SPECIAL PERMIT AMENDMENT AS IT WILL NO LONGER BE PHYSICALLY CONNECTED TO THE CHURCH AND SCHOOL OR THEIR OPERATIONS. FURTHERMORE, THE NAME OF THE PERMITTEE IS BEING CHANGED FROM BETHLEHEM BAPTIST CHURCH TO ITS NEW LEGAL NAME OF FAIR OAKS BAPTIST CHURCH. THE CHURCH IS ALSO OPERATING UNDER THE NAME OF FAIR OAKS CHURCH.

TABULATION

EXISTING SPECIAL PERMIT AREA:	1,266,696 SF OR	29.0793 AC.
AREA TO BE DELETED:	323,021 SF OR	7.4155 AC.
REMAINING SPECIAL PERMIT AREA:	943,675 SF OR	21.6638 AC.





VICINITY MAP

SCALE : 1" = 2000'

Application No. SPA 80-S-067-02

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
OCT 26 2004
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
PETER J. HUGET
No. 019769
10/26/04
PROFESSIONAL ENGINEER

PACIULLI SIMMONS & ASSOCIATES
Established 1744

Engineering
Planning
Surveying
Landscape Architecture
Wetland Expertise
Environmental Science

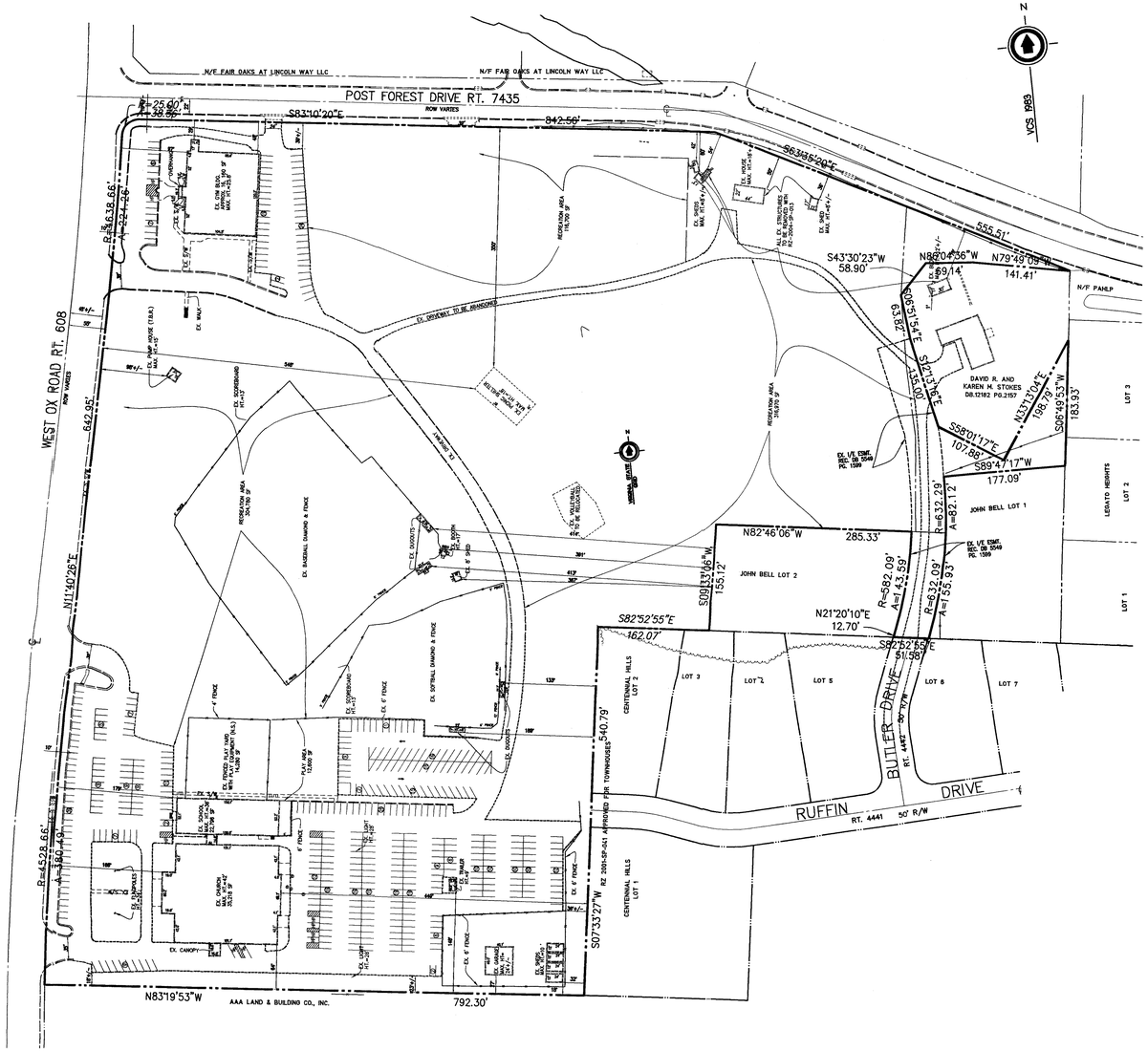
11212 Waples Mill Road
Fairfax, VA 22030-7404
PH 703.934.0900
FX 703.934.9787
EM fairfax@psaltd.com

FAIR OAKS BAPTIST CHURCH
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD MAGISTERIAL DISTRICT

ILLUSTRATION OF CURRENT SPECIAL PERMIT AREA & AMENDED SPECIAL PERMIT AREA

SCALE: 1" = 100'
DATE: 10-26-2004
DRN: NJC
CKD: TL
SHEET 1 OF 3
FILE NO: 03F-3700-3

J:\ACAD\3700\3700-PLANNING\DWG\PUBLIC HEARINGS\SPECIAL USE PERMIT\SUP01.dwg, 10/27/2004 12:34:51 PM, nancyjo, 1050C-2002.pc3



NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 56-1-((1)): PARCELS 10, 11C, 11E, 11F PART & 11G AND IS CURRENTLY ZONED R-1.

2. THE PURPOSE OF THE AMENDMENT IS TO REDUCE THE LAND AREA ASSOCIATED WITH THE CHURCH AND SCHOOL (SEE SHEET 1 OF 3).

3. OWNER – PARCELS 10, 11C, 11E & 11G PART:
TRUSTEES FOR THE BETHLEHEM BAPTIST CHURCH
(N/K/A FAIR OAKS BAPTIST CHURCH)
4601 WEST OX ROAD
FAIRFAX, VA 22030

OWNER – PARCEL 11F & 11G PART:
DAVID & KAREN STOKES
4501 BUTLER DRIVE
FAIRFAX, VA 22030

4. TOPOGRAPHY IS FROM FAIRFAX COUNTY GIS INFORMATION DATED 2001 WITH DIMENSIONS SPOT CHECKED IN FIELD. CONTOUR INTERVAL IS 5 FEET. BOUNDARY INFORMATION IS TAKEN FROM A FEBRUARY, 2004 FIELD SURVEY AND THE PROPOSED R-8 ZONING DISTRICT LINE ASSOCIATED WITH RZ 2004-SP-013.

5. THE EXISTING CHURCH WAS BUILT IN 1968. THE ADJACENT SCHOOL BUILDING WAS BUILT AROUND 1970. THE GYM BUILDING WAS CONSTRUCTED AROUND 1978. THE CONSTRUCTION DATES OF THE GARAGE AND SHELTERS ARE UNKNOWN. ALL BUILDINGS ARE TO BE RETAINED, EXCEPT FOR THE OLD PUMP HOUSE WHICH MAY BE REMOVED IN THE FUTURE.

6. REQUIRED MINIMUM YARDS FOR THE R-1 ZONING DISTRICT ARE BASED ON A MAXIMUM BUILDING HEIGHT AS FOLLOWS:
FRONT: 50-DEG. ANGLE OF BULK PLAN, BUT NOT LESS THAN 40'
SIDE: 45-DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
REAR: 45-DEG. ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'

A 25-FOOT WIDE TRANSITIONAL SCREENING YARD IS REQUIRED ALONG THE EASTERLY PROPERTY LINE.

7. THE SITE IS SERVED BY PUBLIC WATER AND SANITARY SEWER.

8. THE SITE WAS DEVELOPED WITHOUT A STORMWATER MANAGEMENT FACILITY PER DETENTION WAIVER FILE #2242/83. NO ADDITIONAL BUILDING IS REQUESTED WITH THIS SPECIAL PERMIT AMENDMENT. SINCE NO INCREASE IN IMPERVIOUS AREA IS PROPOSED, STORMWATER DETENTION IS NOT REQUIRED.

9. THERE IS NO FLOODPLAIN, RPA, OR ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN. THE ENTIRE SITE IS IN A RESOURCE MANAGEMENT AREA.

10. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS.

11. THE COUNTY TRAILS PLAN DOES NOT SHOW ANY TRAIL ON THE EAST SIDE OF WEST OX ROAD NOR THROUGH THE SUBJECT PROPERTY.

12. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.

13. TO THE BEST OF OUR KNOWLEDGE ALL EXISTING SIGNS ARE IN COMPLIANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.

14. THERE IS NO EXISTING LIGHTING IN THE RECREATIONAL AREA NOR IS ANY PROPOSED IN THE FUTURE.

15. IF REQUIRED TO BRING THE EXISTING SITE INTO CONFORMANCE WITH EXISTING ZONING REGULATIONS, THE APPLICANT HEREBY REQUESTS THE FOLLOWING WAIVERS/MODIFICATIONS:

a. MODIFICATION/WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERLY PROPERTY LINE IN FAVOR OF THE EXISTING PARTIAL FENCE. WAIVER OF THE REQUIRED BARRIER H (ROW OF TREES) ALONG THE NORTHERLY BOUNDARY LINE.

b. PURSUANT TO SEC. 11-106(3) MODIFICATION OF OFF-STREET PARKING REQUIREMENTS SINCE THE SCHOOL DOES NOT OPERATE AT THE SAME TIME THAT THE CHURCH HOLDS ITS WORSHIP SERVICES.

c. EXISTING GYM BUILDING TO REMAIN AS A NONCONFORMING USE DUE TO THE FACT THAT THE BUILDING WAS CONSTRUCTED BEFORE POST FOREST DRIVE WAS CREATED (BY OTHERS) AND CHANGED THE GYM'S SIDE YARD INTO A FRONT YARD.

TABULATION

TOTAL SITE AREA:	29.0793 AC.	
GROSS FLOOR AREA:	74,174 SF	
DENSITY:	0.06 FAR	
OUTDOOR REC. REQ'D.:		
K-3: 200 SF X 500 CHILDREN =		100,000 SF
4-12: 430 SF X 1500 CHILDREN =		645,000 SF
		745,000 SF
OUTDOOR REC. PROVIDED:		765,300 SF
PARKING REQ'D.:		
CHURCH (SUN. OR EVE.): 1 sp/4 SEATS X 800 SEATS =		200 SP.
PARKING REQ'D. WEEKDAYS:		
CHURCH OFFICE: 12 STAFF=		12 SP.
SCHOOL, K-8: 1 sp./FULL-TIME STAFF X 165 STAFF (INCL. H.S.) + 4 VISITOR sp =		169 SP.
HIGH SCHOOL: 0.3sp./STUDENT X 500 STUDENTS=		150 SP.
WEEKDAY TOTAL:		331 SP.
TOTAL:		531 SP.
PARKING PROVIDED:	442 SP. REGULAR	
	9 SP. HANDICAP	
	451 SP.	

LEGEND

- STORM MH
- PLANTER
- ELEC. BOX
- FLAG POLE
- UTILITY MH
- LIGHT POLE
- BUILDING
- YARD INLET-GRATE
- WELL
- 30" CURB & GUTTER
- CHAIN LINK FENCE
- BOLLARD

BULK PLANE ANALYSIS

	CHURCH & SCHOOL (42' HIGH)		GYM (25.8' HIGH)	
	MIN. REQ'D	PROVIDED	MIN. REQ'D	PROVIDED
FRONT (WEST OX RD./POST FOREST DR.)	50'	166'	40'	97'/29'*
REAR (SOUTH PROPERTY LINE)	42'	64'	26'	1100'
SIDE (EAST PROPERTY LINE)	42'	450'	26'	489'

* BUILDING WAS CONSTRUCTED BIEFORE POST FOREST DRIVE WAS CREATED AND CHANGED THIS DIMENSION FROM A SIDE TO A FRONT YARD.

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Engineering
Planning
Surveying
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Wetland Expertise
Environmental Science
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FAIRFAX, VA 22030
PH 703.934.0900
FX 703.934.9787
EM psalfd@aol.com

FAIR OAKS BAPTIST CHURCH

FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT

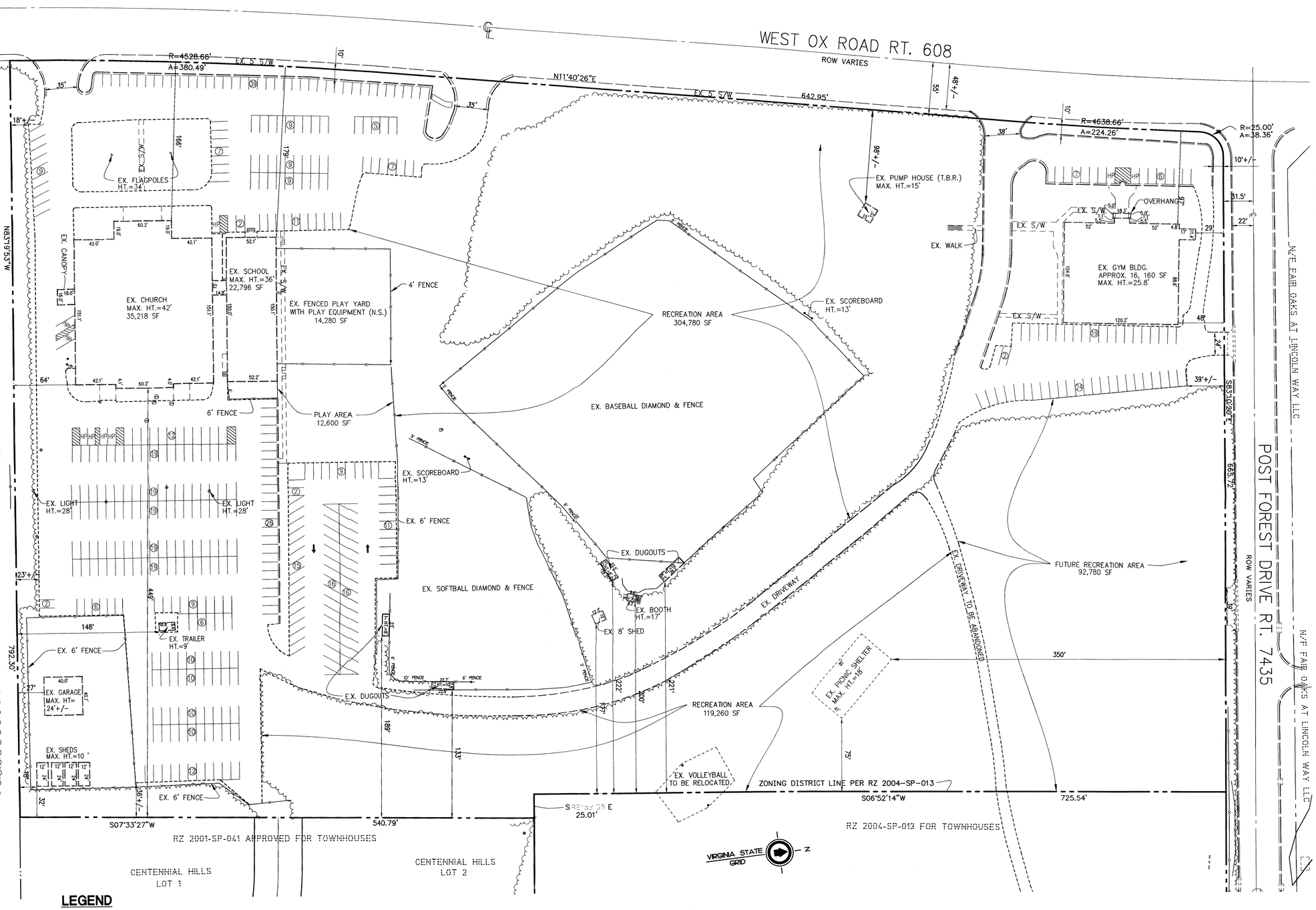
CURRENT SPECIAL PERMIT PLAT

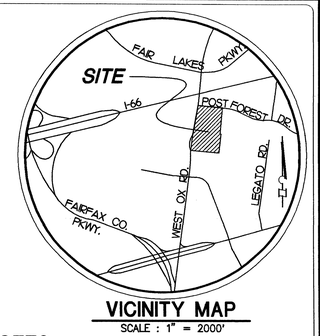
COMMONWEALTH OF VIRGINIA
PETER J. RIGHT JR.
019748
10/26/04
PROFESSIONAL ENGINEER

SCALE: H:1"=100'
DATE: 10-26-04
DRN: LCL
CKD: N.C.
SHEET 2 OF 3
FILE NO: 03F-3700-3

J:\ACAD\37003700-PLANNING\DWG\PUBLIC HEARING\SPECIAL USE PERMIT\SUP02-03.dwg, 10/27/2004 12:14:26 PM, nancyb, 1050C-2002.pc3

THIS PLAT FOR LAND REDUCTION PURPOSES ONLY; NO CONSTRUCTION PROPOSED





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a. MODIFICATION OF THE TRANSITIONAL SCREENING YARD ALONG THE EASTERLY PROPERTY LINE WITH RZ 2001-SP-041 IN FAVOR OF THE EXISTING VEGETATION. WAIVER OF THE TRANSITIONAL SCREENING YARD ALONG THE EASTERLY PROPERTY LINE WITH RZ 2004-SP-013 IN FAVOR OF THE TRANSITIONAL SCREENING PROPOSED WITH RZ 2004-SP-013.

b. MODIFICATION/WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERLY PROPERTY LINE IN FAVOR OF THE EXISTING PARTIAL FENCE. WAIVER OF THE REQUIRED BARRIER H (ROW OF TREES) ALONG THE NORTHERLY BOUNDARY LINE.

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TABULATION

TOTAL SITE AREA: 21.6638 AC.

GROSS FLOOR AREA: 74,174 SF

DENSITY: 0.08 FAR

OUTDOOR REC. REQ'D.:
K-3: 200 SF X 500 CHILDREN = 100,000 SF
4-12: 430 SF X 1500 CHILDREN @ MAX. 1000 CHILDREN AT ONE TIME = 430,000 SF
530,000 SF

OUTDOOR REC. PROVIDED: 543,700 SF

PARKING REQ'D.:
CHURCH (SUN. OR EVE.): 1 sp/4 SEATS X 800 SEATS = 200 SP.

PARKING REQ'D. WEEKDAYS:
CHURCH OFFICE: 12 STAFF= 12 SP.
SCHOOL, K-8: 1 sp/FULL-TIME STAFF X 165 STAFF (INCL. H.S.) + 4 VISITOR sp = 169 SP.
HIGH SCHOOL: 0.3sp./STUDENT X 500 STUDENTS= 150 SP.
WEEKDAY TOTAL: 331 SP.
TOTAL: 531 SP.

PARKING PROVIDED: 442 SP. REGULAR
9 SP. HANDICAP
451 SP.

LEGEND

STORM MH
PLANTER
ELEC. BOX
FLAG POLE
UTILITY MH
LIGHT POLE
BUILDING
YARD INLET-GRATE WELL
30" CURB & GUTTER
CHAIN LINK FENCE
BOLLARD
FLY STATION

BULK PLANE ANALYSIS

	CHURCH & SCHOOL (42' HIGH)		GYM (25.8' HIGH)	
	MIN. REQ'D	PROVIDED	MIN. REQ'D	PROVIDED
FRONT (WEST OX RD./POST FOREST DR.)	50'	166'	40'	97'/29'*
REAR (SOUTH PROPERTY LINE)	42'	64'	26'	1100'
SIDE (EAST PROPERTY LINE)	42'	450'	26'	489'

* BUILDING WAS CONSTRUCTED BEFORE POST FOREST DRIVE WAS CREATED AND CHANGED THIS DIMENSION FROM A SIDE TO A FRONT YARD.

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EM psaltd@aol.com

FAIR OAKS BAPTIST CHURCH

FAIRFAX COUNTY, VIRGINIA

SPRINGFIELD DISTRICT

SPECIAL PERMIT AMENDMENT PLAT

SPA-80-S-067-2

COMMONWEALTH OF VIRGINIA
PETER J. RICHI JR.
010748
10/26/04
PROFESSIONAL ENGINEER

SCALE: H:1"=50'
DATE: 10-26-04
DRN: LCL
CKD: N.C.
SHEET 3 OF 3
FILE NO: 03F-3700-3

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