



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509

(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

March 16, 2005

Robert C. Mereness  
CAD-CON Consulting Incorporated  
10706 Vandor Lane  
Manassas, VA 20109

Re: Interpretation for SPA 73-C-187-3, Vale United Methodist Church  
Tax Map 36-4 ((1)) 19: Additional Pavement Area, Replacement of Transitional Screening

Dear Mr. Mereness:

This is in response to your letter of January 3, 2004, requesting an interpretation of the Special Permit Amendment (SPA) Plat and the development conditions approved by the Board of Zoning Appeals in conjunction with SPA 73-C-187-3. As I understand it, the question is whether the previous paving of a gravel area in the existing parking lot and replacement of transitional screening along the northeastern boundary of the property would be in substantial conformance with the SPA Plat and development conditions. This determination is based on the plan attached to your letter entitled "Interpretation Plat, Vale United Methodist Church," which is dated January 5, 2005, and prepared by CAD-CON Consulting Incorporated. Copies of the letter and a reduction of the plat are attached for reference.

As I understand it, a Notice of Violation has been issued to the Vale United Methodist Church for paving an area of the parking lot that was shown as gravel on the SPA Plat and for the removal of wheel stops that were features of the SPA Plat. You are seeking approval to retain the paved parking area in its current configuration. You have stated that wheel stops will be replaced in accordance with the SPA Plat.

In addition, a number of evergreen trees have been lost adjacent to the parking area. These trees are part of the required transitional screening for the property. You propose to provide seventeen eastern red cedars having a minimum height of six feet as replacement plantings in this area.

You have indicated that no site plan has yet been filed to implement the building additions approved by the BZA with the subject special permit amendment. In response to the Notice of Violation, you have provided stormwater runoff calculations that show an increase in runoff (0.16 CFS) due to the additional paved area of the parking lot. Staff of the Department of Public Works and Environmental Services (DPWES) have indicated that the additional paved area and increase in stormwater runoff will require approval of a site plan or a minor site plan, and the provision of stormwater management measures, or application for a waiver from the Director of DPWES.

Robert C. Mereness  
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It is my determination that the additional parking lot pavement, replacement of wheel stops and replacement of evergreen trees along the northeastern boundary would be in substantial conformance with the SPA Plat and the development conditions, provided that a site plan or minor site plan is submitted, as determined by DPWES, stormwater management is provided, as determined by DPWES, and replacement evergreen trees are provided as approved by the Urban Forest Management Branch, DPWES. Please note that a minimum of 97 parking spaces, as shown on the SPA Plat, must also be provided.

This determination has been reviewed with DPWES and the Zoning Enforcement Branch, DPZ, and has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division

*BAB/Sandhu/Interp Vale United Methodist Church, Parking Lot Expansion*

cc: Michael Frey, Supervisor, Sully District  
Board of Zoning Appeals  
Leslie B. Johnson, Deputy Zoning Administrator, Permits Review Branch, ZAD, DPZ  
Michael Congleton, Deputy Zoning Administrator, Zoning Enforcement Branch, ZAD  
Michelle Brickner, Assistant Director, Land Development Services, DPWES  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: SPA 73-C-187-3, SPI 0501 006, Imaging, Reading File



# CAD-CON Consulting Incorporated

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Consulting Engineers

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January 3, 2005

Ms. Barbara A. Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning  
12055 Government Center Parkway, 8<sup>th</sup> Floor  
Fairfax, VA 22035

RECEIVED  
Department of Planning & Zoning

JAN 07 2005

Zoning Evaluation Division

REF: Vale United Methodist Church  
11528 Vale Road  
Oakton, VA 22124  
Tax Map 36-4 ((1)) 19  
SPA 73-C-187-3  
CCCI Project No. 344.0013

SUBJECT: Interpretation Request – Notice of Violation dated 10/5/04

Dear Barbara:

In accordance with my telephone conversation with Michael Congleton, Deputy Zoning Administrator for Zoning Enforcement Branch and on behalf of our client, Trustees of Vale United Methodist Church, we are requesting an "Interpretation" for the above referenced project related to the "Notice of Violation" dated October 5, 2004.

The following is provided for your information:

1. SPA 73-C-187-3 approved October 15, 2003.
2. No Site Plans have been submitted related to the approved SPA, at this time.

In accordance with "Notice of Violation" letter dated October 5, 2004 it indicates that the church removed the existing wheel stops and also added additional pavement to the site in violation of SPA 73-C-187-3.

We have looked at the impact of the net increase in runoff from the additional impervious area added to the site and provide the following calculations for your information.

### Total Area of Disturbance (3,996 SF – SPA 73-C-187-3)

Existing Conditions Runoff – Area of Disturbance = 3,996 SF

'C' factor – Gravel = 0.60 (PFM - Chapter 6)

Ex. Gravel: 0.092 AC @ 0.60 = 0.055 CA, Tc = 5 min, I = 7.27 IPH

$Q_{10} = CA \times I = 0.055 \times 7.27 \text{ IPH} = 0.40 \text{ CFS}$

Developed Condition Runoff – Area of Disturbance = 3,696 SF (Current Site Conditions)

'C' factor – Pavement = 0.90 (PFM – Chapter 6)

Ex. Pavement: 0.085 AC @ 0.90 = 0.076 CA, Tc = 5 min, I = 7.27 IPH

$Q_{10} = CA \times I = 0.076 \times 7.27 \text{ IPH} = 0.56 \text{ CFS}$  (0.56 CFS – 0.40 CFS = 0.16 CFS)

You will notice that there is a slight increase in runoff of 0.16 CFS for a 10 year storm, but there is also a slight decrease in actual paved area versus existing gravel area of 300 SF. The runoff sheet flows across the parking lot to the existing woods located to the east of the property. Please note that the net increase in runoff is insignificant and there is no evidence of erosion along the eastern edge of the existing pavement.

The church has agreed to re-install the wheel stops as a condition of complying with the "Notice of Violation" in favor of leaving the existing pavement and also has agreed to replace some of the existing evergreen trees that have been lost to storms along the eastern edge of the parking lot.

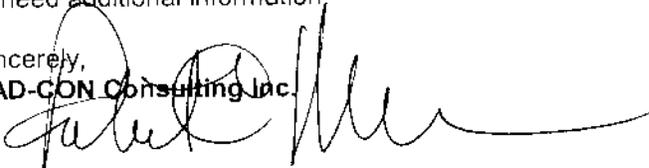
We have reviewed the existing site conditions and prepared an "Interpretation Plat" showing the deviations from the previously approved SPA for your information and review of our request. Also attached is copy of the approved SPA.

No other changes to the site from what was approved on the SPA were noted in the field. Even though the church re-striped the parking spaces for 90 degree parking and better site circulation, there is no increase in parking spaces approved on the current SPA.

In conclusion, it is our opinion that the existing site is in substantial conformance to the intent of the approved SPA and with the churches commitment to replace the wheel stops and install additional landscaping this should satisfy the condition of the "Notice of Violation".

We are requesting a favorable response to our request and please feel free to call if you have any questions or need additional information.

Sincerely,  
**CAD-CON Consulting Inc.**

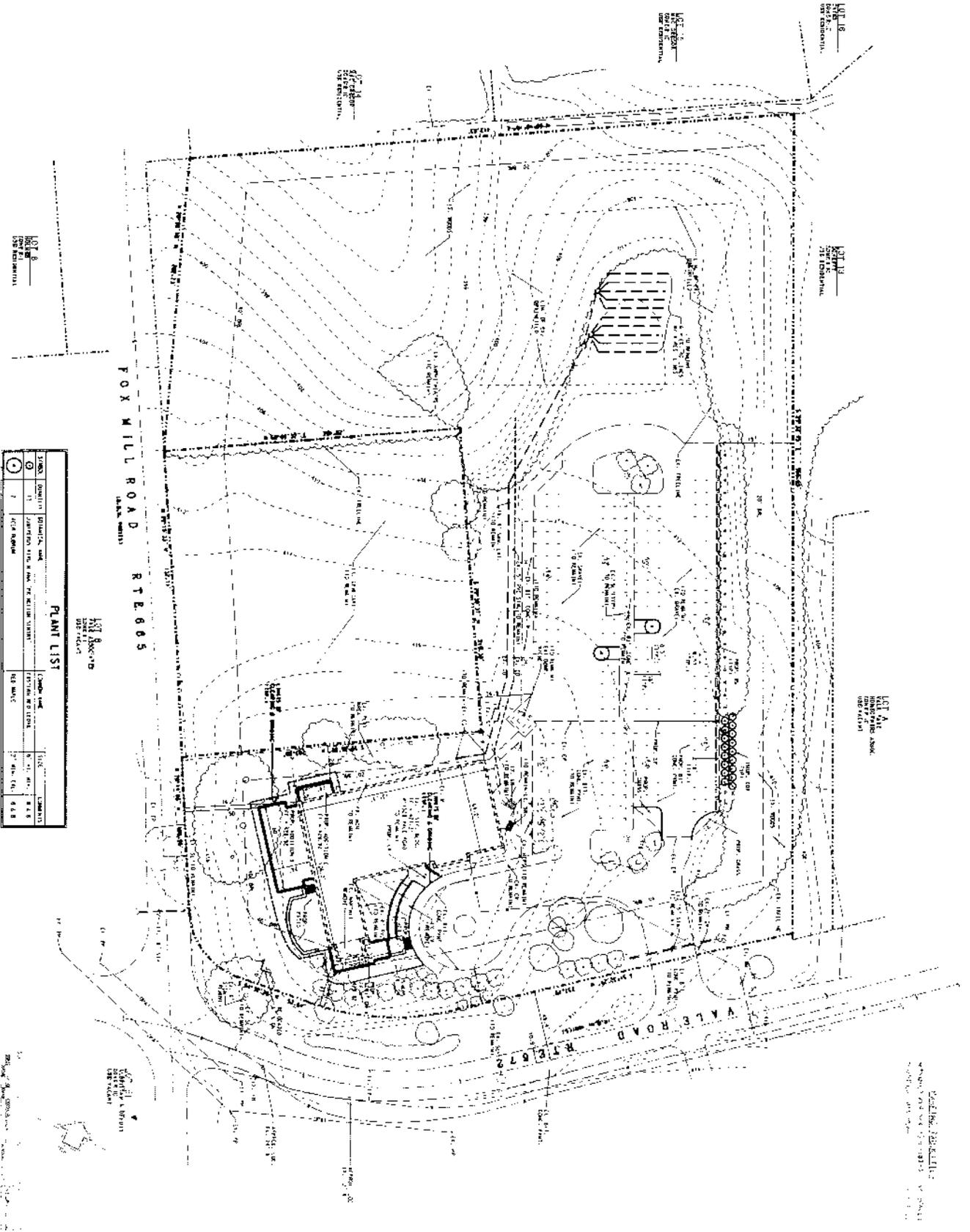


Robert C. Mereness  
Director, Civil Engineering

Enclosures

Cc: Dick Allardyce Chairman, Trustees VUMC  
Tracy McNeil Wines Pastor, VUMC  
Michael Congleton FXCO Zoning Administration

File: \\projects\344\0013\Interpret10305.ltr



LET A1  
 HUNTERDOME  
 100' x 100'

FOX MILL ROAD  
 (STATE ROUTE 605)

VALE ROAD  
 (STATE ROUTE 672)

LET B  
 100' x 100'

**PLANT LIST**

NO.	SYMBOL	QUANTITY	PLANT NAME	SIZE	DATE	BY
1	○	1	PLANT	10"	10/10/10	ABC
2	○	1	PLANT	10"	10/10/10	ABC
3	○	1	PLANT	10"	10/10/10	ABC
4	○	1	PLANT	10"	10/10/10	ABC
5	○	1	PLANT	10"	10/10/10	ABC
6	○	1	PLANT	10"	10/10/10	ABC
7	○	1	PLANT	10"	10/10/10	ABC
8	○	1	PLANT	10"	10/10/10	ABC
9	○	1	PLANT	10"	10/10/10	ABC
10	○	1	PLANT	10"	10/10/10	ABC

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