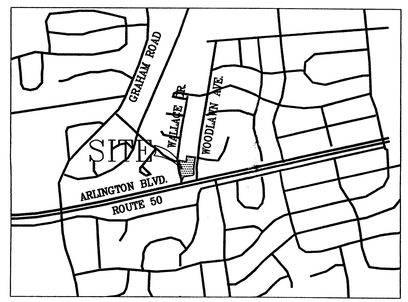
Holy Trinity Lutheran Church

Providence District Fairfax County, Virginia

Special Permit/Variance Plan



VICINITY MAP
SCALE : 1"= 1000'

Applicant:
Holy Trinity Lutheran Church
3022 Woodlawn Avenue
Falls Church, Virginia 22042

SP 2004-PR-032

John W. W. Gardner
Chairman, BZA

Sheet Index
1. COVER SHEET
2. SPECIAL PERMIT AMENDMENT/NOTES/TABULATION

Holy Trinity Lutheran Chruch
Special Permit/Variance Plan

Dewberry

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A Dewberry Company

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COMMONWEALTH OF VIRGINIA
Timothy C. Culleton
TIMOTHY CHARLES CULLETON
No. 0402 020112
4-27-04
PROFESSIONAL ENGINEER

RECEIVED
Department of Planning & Zoning
MAY 04 2004
Zoning Evaluation Division

Rev. April 27, 2004
February 6, 2004

SUBMISSION DATE

M-10493

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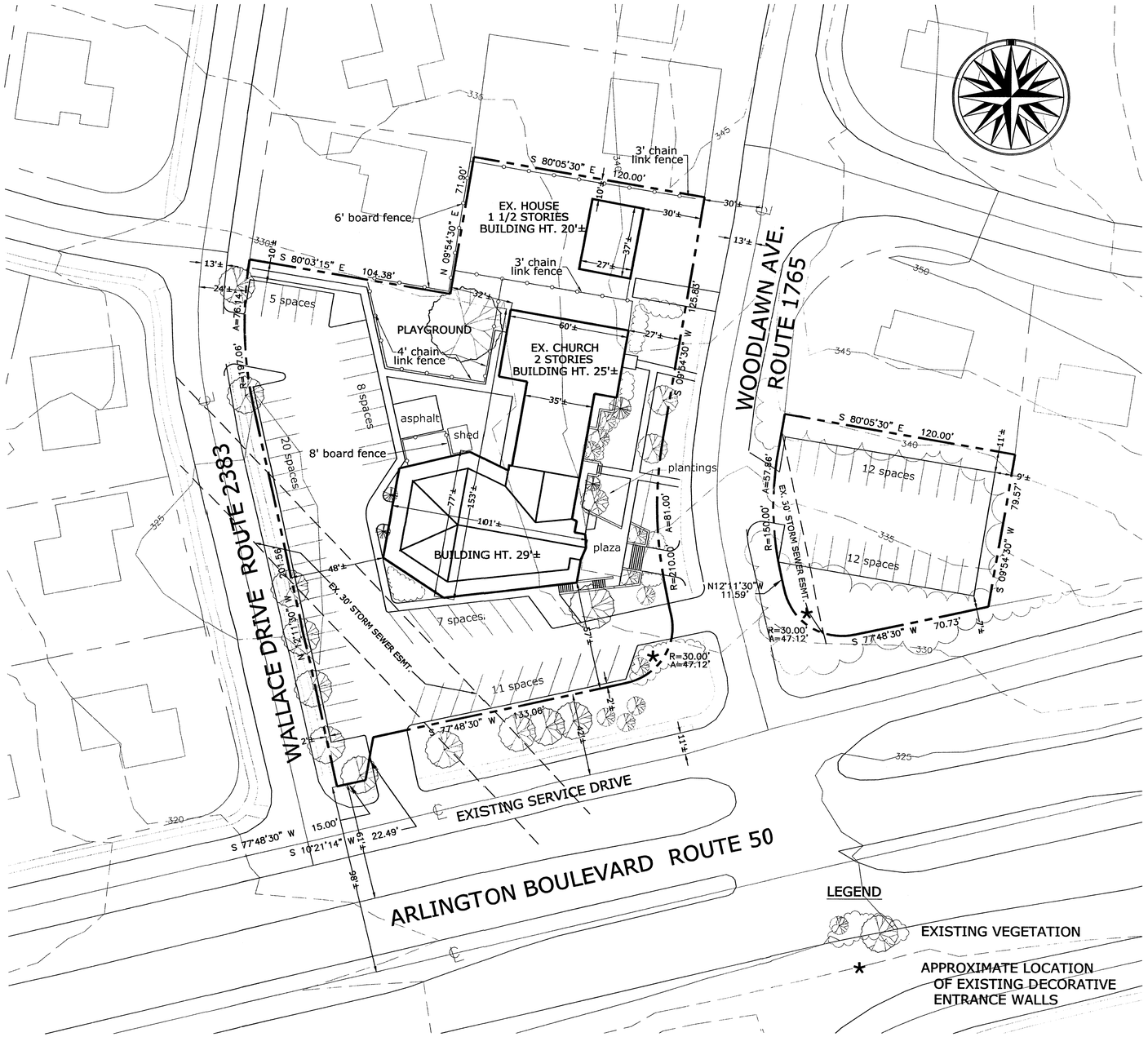
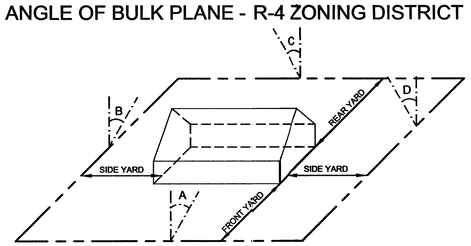


ANGLE OF BULK PLANE - R-4 ZONING DISTRICT



MINIMUM REQUIRED YARD FOR BUILDING WITH 29' HEIGHT

- ∠:1 A 35° WITH A BUILDING HEIGHT OF 29', THE FRONT YARD = 21' BUT NOT LESS THAN 25'
- ∠:1 B 30° WITH A BUILDING HEIGHT OF 29', THE SIDE YARD = 17' BUT NOT LESS THAN 10'
- ∠:1 C 30° WITH A BUILDING HEIGHT OF 29', THE REAR YARD = 17' BUT NOT LESS THAN 25'

MINIMUM REQUIRED YARD FOR BUILDING WITH 20' HEIGHT

- ∠:1 A 35° WITH A BUILDING HEIGHT OF 20', THE FRONT YARD = 14' BUT NOT LESS THAN 25'
- ∠:1 B 30° WITH A BUILDING HEIGHT OF 20', THE SIDE YARD = 12' BUT NOT LESS THAN 10'
- ∠:1 C 30° WITH A BUILDING HEIGHT OF 20', THE REAR YARD = 12' BUT NOT LESS THAN 25'

NOTES

1) THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL PERMIT/VARIANCE APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 50-3 ((5)) A AND 1; AND ((6)) 156, 157 AND 187.

2) THE LAND AREA OF THIS SPECIAL PERMIT/VARIANCE APPLICATION IS APPROXIMATELY 1.45 ACRES AND IS ZONED R-4.

3) THE PURPOSE OF THE SPECIAL PERMIT APPLICATION IS TO REQUEST A SPECIAL PERMIT ON PROPERTY THAT IS CURRENTLY USED AS A PLACE OF WORSHIP AND A VARIANCE OF PAR. 2A AND 2B OF SECT. 13-202 OF THE ZONING ORDINANCE WHICH REQUIRES A LANDSCAPE STRIP OF TEN (10) FEET BETWEEN THE PARKING LOT AND PROPERTY LINE AND AT LEAST ONE (1) TREE FOR EACH FORTY (40) FEET OF PLANTING STRIP.

4) THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.

5) THE TOPOGRAPHY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHY INFORMATION.

6) THE DWELLING UNIT ON PARCEL 50-3 ((6)) 156 WAS CONSTRUCTED IN 1948. THE CHURCH ON PARCEL 50-3 ((6)) 157 WAS CONSTRUCTED IN 1951 AND REMODELED IN 1965. BOTH STRUCTURES WILL REMAIN ON THE PROPERTY AS SHOWN HEREON.

7) THE MINIMUM YARD REQUIREMENTS FOR SINGLE FAMILY DWELLING UNITS IN THE R-4 CONVENTIONAL DISTRICT ARE AS FOLLOWS:

FRONT YARD:	30 FEET
SIDE YARD:	10 FEET
REAR YARD:	25 FEET

ALL OTHER STRUCTURES:

FRONT YARD:	CONTROLLED BY A 35 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
SIDE YARD:	CONTROLLED BY A 30 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.
REAR YARD:	CONTROLLED BY A 30 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

8) THERE ARE NO REQUIRED OR PROPOSED IMPROVEMENTS TO ADJACENT RIGHTS-OF-WAY.

9) THE EXISTING USE IS SERVED BY PUBLIC SEWER AND WATER.

10) GIVEN THE FACT THAT THERE IS NO LAND DISTURBING ACTIVITY OR ADDITIONAL IMPERVIOUS SURFACES BEING PROPOSED IN CONJUNCTION WITH THIS SPECIAL PERMIT APPLICATION, A WAIVER OF STORMWATER MANAGEMENT IS HEREBY REQUESTED.

11) THERE IS NO LAND DISTURBING ACTIVITY, THEREFORE, AN EXISTING VEGETATION MAP (EVM) IS NOT REQUIRED. THE EXISTING VEGETATION ON THE SUBJECT PROPERTY WILL NOT BE DISTURBED.

12) THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

13) THERE IS CURRENTLY A THIRTY (30) FOOT STORM DRAINAGE EASEMENT LOCATED ON A PORTION OF THE PROPERTY. THE PROPOSED USES WILL NEITHER DISTURB NOR ENCUMBER THAT EASEMENT.

14) THE COMPREHENSIVE PLAN TRAILS MAP SHOWS A TRAIL ALONG THE ARLINGTON BOULEVARD FRONTAGE. THERE IS A FOUR (4) FOOT SIDEWALK ALONG THE SERVICE ROAD FRONTAGE ON ARLINGTON BOULEVARD THAT SATISFIES THE TRAIL REQUIREMENT.

15) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

16) TO THE BEST OF OUR KNOWLEDGE, THE USES PROPOSED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302 AND 355; ANY HAZARDOUS WASTE SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF HAZARDOUS WASTE MANAGEMENT VR 672.10.1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.

17) A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IN SAME, IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

18) EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION

EXISTING/PROPOSED ZONING	R-4
TOTAL LAND AREA	1.45± AC
MAXIMUM PERMITTED GROSS FLOOR AREA	18,949 SF
PROPOSED GROSS FLOOR AREA	14,300 SF
MAXIMUM PERMITTED FLOOR AREA RATIO	0.30
PROPOSED FLOOR AREA RATIO	0.27
PARKING SPACES REQUIRED/PROPOSED (304 SEATS ÷ 4 SEATS PER SPACE)	76

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HOLY TRINITY LUTHERAN CHURCH

SPECIAL PERMIT/ VARIANCE PLAN

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
No. 0402 020112
4-27-04
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 30' 60'

No.	DATE	BY	Description
1	04.27.04	gah	

REVISIONS

DRAWN BY	gah
APPROVED BY	lam
CHECKED BY	lam
DATE	02/06/04

TITLE

HOLY TRINITY LUTHERAN CHURCH SPECIAL PERMIT/ VARIANCE PLAN

PROJECT NO. M-10493

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SHEET NO. 2 OF 2

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