



# 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

August 3, 2005

Rev. Gerald Weymes  
St. Timothy Church  
13807 Poplar Tree Road  
Chantilly, VA 20151

Re: Interpretation for SEA 84-S-094-3, St. Timothy's Catholic Church, Tax Map 44-4 ((1)) 8:  
Storage shed

Dear Reverend Weymes:

This is in response to your letter of March 21, 2005, requesting an interpretation of the Special Exception Amendment (SEA) plat and development conditions approved by the Board of Supervisors in conjunction with SEA 84-S-094-3. As I understand it, the question is whether the addition of a storage shed is in substantial conformance with the SEA plat and development conditions. This determination is based on your letter and the exhibit entitled "Knights of Columbus Storage Building, St. Timothy Church" prepared by John E. Gould, AIA, and Logan R. Ritchie, Jr. which consists of a cover sheet, two (2) site plan sheets, and one (1) building plan sheet. Copies of your letter, the submitted plan, and the development conditions are attached.

According to your letter and exhibit, the proposed steel storage shed is 20 feet X 30 feet in area and approximately 16 feet in height. You are proposing to locate the shed in a parking lot area which is identified as storage area/support center on the SEA Plat which is already cleared, paved, and enclosed by an 8 foot high solid wood fence with a gated entrance. According to your letter, the storage shed will displace two (2) of the twelve (12) bus parking spaces depicted on the SEA Plat; however, the school only has five (5) buses. Staff has stated that there are two (2) small existing sheds currently located in the northeastern corner of the parking lot where the new shed is proposed to be constructed. I understand that these two sheds will be removed from the site when the new storage shed is installed. I also understand that the temporary classroom trailers that were approved to be located in this area, pursuant to a letter of interpretation dated August 17, 2004, were removed several months ago. According to the SEA Plat and confirmed by staff, this portion of the church site is surrounded by existing vegetation and is well screened from adjacent properties. According to the tabulations contained on the most recently approved modified site

Reverend Gerald Weymes

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plan for site additions (5905-MSP-01-1) a total of 94,265 square feet of gross floor area have been constructed on the site. The maximum gross floor area permitted by SEA 84-S-094-3) is 95,820 square feet which equates to a FAR of 0.124. The addition of the proposed 600 square foot storage shed will result in 94,865 square feet which is within the permitted maximum and will not increase the total FAR on the site above the approved maximum FAR of 0.124. A total of 493 parking spaces will continue to be provided on the site. I understand that you have agreed to paint the proposed metal storage shed a neutral, earth tone color.

It is my determination that construction of the storage shed, as depicted on your exhibit, would be in substantial conformance with the SEA Plat and development conditions, as long as the area remains fenced and landscaped in accordance with Development Condition # 5, the shed is painted a neutral earth tone color, and the two (2) existing sheds described above are removed from the property prior to, or concurrent with, installation of the new shed. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Should you have additional questions, please contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

*BAB/MAG/O:\ngodfr\SE Interpretations\St. Timothy's Cath. Church (SEA 840S-094-3) storageshed.doc*

Attachments: A/S

cc: Elaine McConnell, Supervisor, Springfield District  
Peter Murphy, Planning Commissioner, Springfield District  
Leslie Johnson, Deputy Zoning Administrator, DPZ  
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ  
File: SEA 84-S-094-3, SEI 0503 014, Imaging, Reading File

March 21, 2005

Rev. Gerald Weymes  
St. Timothy Church  
13807 Poplar Tree Road  
Chantilly, VA 20151

Barbara Byron  
Director, Zoning Evaluation Division  
Department of Planning and Zoning  
Suite 801  
12055 Government Center Parkway  
Fairfax, VA 22035

Re: Request for interpretation concerning special exception amendment SEA84-S094-3

Ms. Byron:

We had previously submitted an application for a building permit at the above location for a storage building. At that time we were denied because the building would occupy two of twelve school bus parking spaces. While it is true the building will occupy these two parking spaces, it is also true that the school maintains only five school buses.

I hereby request approval of this application based on the above information that there will continue to be ample parking for the five school buses in the ten parking spaces remaining once the storage building is constructed.

Thank you for your attention to this matter.

Sincerely,

Fr. Gerald Weymes  
Pastor  
St. Timothy Church

RECEIVED  
Department of Planning & Zoning

MAY 23 2005

Zoning Evaluation Division

REMOVE EX STRUCTURE  
AND REPLACE WITH  
NEW CONTROL STRUCTURE  
SEE DETAIL SMT 12  
FOR NEW STRUCTURE

SWM-BMP  
POND # 3 <sup>+67<sup>0</sup></sup>  
10-YR W.S.E. = 368.35

+68<sup>5</sup>

EX. 4' GR.

EX. 20' STM. DRN.  
ESM'T

**PROPOSED  
STORAGE BLDG.  
20x30'**

BENCHMARK NO.1 TOP OF GRATE INLET  
ELEV = 373.38

BENCHMARK NO.2 TOP OF GRATE INLET  
ELEV = 368.58

**FENCE  
ENCLOSURE**

WOODS

EX. CONSERVATION EASEMENT  
D.B.  
PG.

25' P'

8.0' X 22.0'

23.00'

18.0'

ASPHALT

12 BUS. SPACES @ 12' X 35'



5.2'

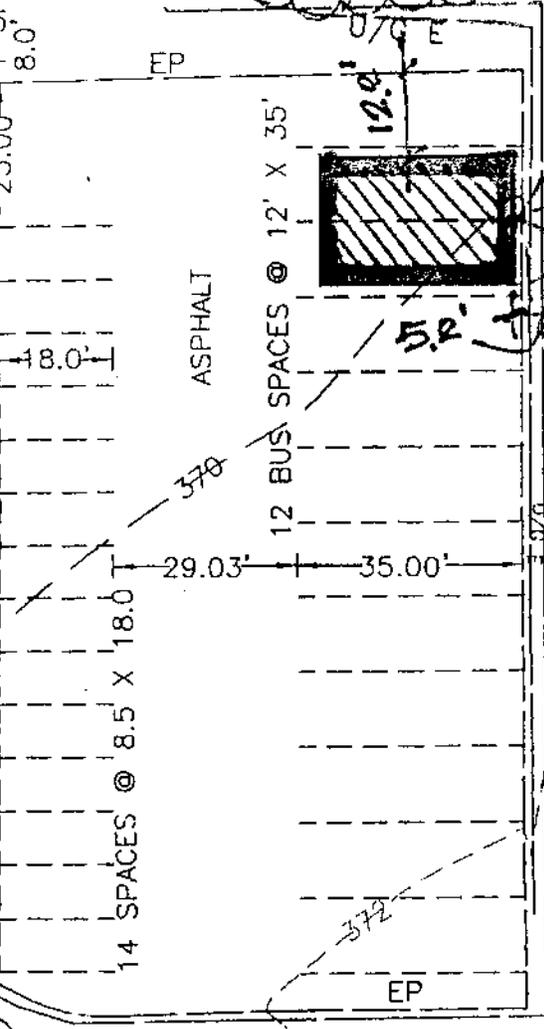
14 SPACES @ 8.5' X 18.0'

29.03'

35.00'

EX. 8' FENCE SEE

WOODS





# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

August 29, 2002

Lynne J. Strobel, Esquire  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Special Exception Amendment Application  
Number SEA 84-S-094-3

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on August 5, 2002, the Board approved Special Exception Amendment Application Number SEA 84-S-0-94-3 in the name of The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia, and his successors in office (Saint Timothy's Parish), located at 13807 Poplar Tree Road, Tax Map 44-4 ((1)) 8, previously approved for use as a church with a private school of general education to permit a church with a private school of general education, site modifications and building additions pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions, which supersede all previous conditions. Those conditions carried forward from the previously approved Special Exception are marked with an asterisk. Minor edits have been made to conform with current terminology. These edits have been underlined.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions, which supersede all previous development conditions adopted with all previous Special Exceptions and Special Permits.\*

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "St. Timothy Catholic Parish", prepared by William H. Gordon Associates, Inc. and dated February 12, 2002, as revised through June 25, 2002, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. The existing vegetation along the southern, eastern and western lot lines labeled "Existing trees to remain" and "Limits of Construction" on the Special Exception Amendment Plat shall be deemed to satisfy the transitional screening requirements. The transitional screening requirement along the northern lot line shall be modified in favor of the existing and proposed landscaping shown on the Special Exception Amendment Plat along the northern lot line and both sides of the travel way in front of the church. The deciduous trees shall have a minimum caliper of two (2) inches and shall be a minimum of six (6) feet in height at planting. The proposed evergreens shall be a minimum of six (6) feet in height at planting. The exact type of tree shall be reviewed and approved by the County Urban Forestry Division. The barrier requirements shall be waived along all lot lines.\*
5. The storage area/support center shall be fenced with a solid wood fence. This fence shall be a minimum of eight (8) feet in height and shall be of board on board construction that is flush with the ground without gaps. Evergreen trees shall be planted and maintained on the north and west sides of the storage area/support center to create a dense visual screen as approved by the Urban Forestry Division.\*
6. The seating capacity in the main worship area shall not exceed one thousand, four hundred (1,400).\*
7. The maximum daily enrollment for the private school of special education shall not exceed 772 students; under normal circumstances no more than 692 students shall be on site at any one time.
8. The classroom hours of operation for the private school of general education shall be limited to 8:00 a.m. to 3:00 p.m.\*
9. There shall be a minimum of 493 parking spaces provided on site, twelve (12) of which shall be provided for bus parking, as shown on the Special Exception Amendment Plat. A minimum of 439 spaces shall be asphalt and the remainder may be constructed as stabilized grass overflow parking spaces as shown on the Special Exception Amendment Plat to a standard approved by the Department of Public Works and

Environmental Services (DPWES). There shall be no overflow parking in front of the church along the travel way. All parking associated with this use shall be on site. All asphalt parking must meet the parking geometric specified in the Public Facilities Manual (PFM) as determined by DPWES.

10. Approval shall be obtained from the Health Department, if so required by the Health Department, in order to utilize the stabilized grass overflow parking area as a play area.\*
11. From 9:00 a.m. to 11:00 a.m. on Sunday, one (1) or more attendants shall be stationed in the parking areas to direct vehicles to available spaces on site.\*
12. There shall be no overflow parking permitted on Poplar Tree Road. The church and school administration shall make all members and drivers of students aware of this restriction.
13. All necessary permits shall be obtained prior to the installation, removal, repair or abandonment of any tanks containing flammable combustible hazardous material in compliance with Article 29 of BOCA Fire Code. If underground storage tanks (USTs) will be utilized for the storage of petroleum products or other hazardous materials, the regulations of the Environmental Protection Agencies (EPA) shall be followed.\*
14. The bus maintenance on site shall be limited to routine repairs such as tire changing and oil changing.\*
15. All school buses shall be parked in the designated parking spaces located inside the fenced support center.\*
16. No temporary classroom trailers shall be permitted on-site without the approval of a Special Exception Amendment.
17. Prior to issuance of a non-residential use permit (Non-RUP), a raised median shall be installed in the driveway at the westernmost entrance to the site to prevent left turns into the site from westbound traffic on Poplar Tree Road, as depicted on the Special Exception Amendment Plat and subject to DPWES and the Virginia Department of Transportation (VDOT) approval. Signage directed at westbound Poplar Tree Road shall be installed at the westernmost entrance that states "Do Not Enter". In the event that DPWES or VDOT does not approve the raised median in the driveway at the westernmost entrance a raised median to prevent left turns into the westernmost entrance or a left turn lane to permit left turns into the westernmost entrance shall be constructed on Poplar Tree Road, subject to VDOT approval.

18. The Best Management Practices requirements of the Chesapeake Bay Preservation Ordinance shall be met, as determined by the Director, Department of Public Works and Environmental Services (DPWES).\*
19. The existing trees adjacent to the limits of construction for the addition to the private school of general education shall be protected by temporary fencing, a minimum of four (4) feet in height, with fourteen (14) gauge welded wire attached to a six (6) foot steel posts driven eighteen (18) inches into the ground and placed no farther than ten (10) feet apart. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site, and signage identifying "Keep Out - Do Not Disturb" shall be provided on the temporary fence and made clearly visible to all construction personnel. Three (3) days prior to the commencement of any clearing and grading activities on the site the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been clearly installed.
20. The exterior facade of the additions shall be architecturally compatible with the existing buildings in terms of building materials and facade treatments. Prior to building permit approval photographs of the existing buildings shall be provided to DPWES, so that the Director of DPWES may make a determination that the proposed facades are compatible with the existing façades.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception Amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

- **Modified the transitional screening and waived the barrier requirements in accordance with the Special Exception Amendment Plat.**

- **Waived the frontage improvement requirements for Poplar Tree Road, subject to the implementation of the development condition to provide a raised median to restrict left turns into the westernmost entrance or the provision of a left turn lane for the westernmost entrance.**

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley  
Supervisor Frey, Sully District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Enforcement Branch  
John Crouch, Deputy, Zoning Enforcement Branch, ZPRB  
Audrey Clark, Director, BPRD, DPWES  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Angela K. Rodeheaver, Section Chief, Tmsprt'n. Planning Div.,  
Charles Strunk, Project Planning Section, Department of Transportation  
Michelle A. Brickner, Director, Site Development Services, DPWES  
DPWES – Bonds & Agreements  
Department of Highways, VDOT  
Land Acq. & Planning Div., Park Authority  
District Planning Commissioner