



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

September 23, 2005

L. Wayne Bell
8804 Nero Street
Annandale, VA 22003

Re: Interpretation for SPA 80-A-087-4, St. Matthew's United Methodist Church, Tax Map 59-3 ((10)) 13-19, 22-28; Outdoor worship area

Dear Mr. Bell:

This is response to your letter of August 11, 2005, requesting an interpretation of the Special Permit Amendment (SPA) Plat and development conditions imposed by the Board of Zoning Appeals (BZA) with approval of the above application. Copies of your letter, with attachments, and the SP development conditions and plat are attached.

As I understand it, you are asking if the development of a 24 foot X 36 foot outdoor worship area in a location generally northeast of the church and west of Wakefield Drive would be in substantial conformance with the SPA plat and development conditions. This determination is based on your letter with the attached plat for SPA 80-A-087-4 which was stamped approved by the BZA on July 23, 1992; your overlays of the proposed outdoor worship site; a sketch of the site structures; the enclosed site photographs; and, the development conditions.

According to your overlay of the proposed outdoor worship area, the selected location lies within an area that is protected by limits of clearing and grading. Your letter states that "only a very few brush stems would be removed, none of which are more than two inches in diameter." The site photographs clearly demonstrate that the proposed location is vegetated with young trees which are surrounded by trees of various sizes. I call your attention to Development Condition #11 which states that "*The limits of clearing and grading established by the tree preservation plan reviewed and approved by the Urban Forestry Branch at the time of site plan review subsequent to the approval of SPA 80-A-087-3 shall be honored.*" Staff has determined that the limits of clearing and grading approved with SPA 80-A-087-4 are consistent with those limits.

Therefore, it is my determination that development of an outdoor worship area in the proposed location would not be in substantial conformance with the SPA Plat or development conditions. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

L. Wayne Bell

Page 2

If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290. If you find another location on your site that does not affect the limits of clearing and grading, I would be happy to consider it as an interpretation item. As an alternative, you may wish to file an application to amend SPA 80-A-087-4 to permit the outdoor worship area for consideration of the Board of Zoning Appeals (BZA).

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

cc: Sharon Bulova, Braddock District
Suzanne Harsel, Planning Commissioner, Braddock 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: SPA 80-A-087-4, SPI 0508 023, Imaging, Reading File



Saint Matthew's United Methodist Church

8617 Little River Turnpike • Annandale, Virginia 22003 • (703) 978-3500

August 11, 2005

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

My name is L. Wayne Bell, 8804 Nero Street, Annandale, VA 22003, phone 703-978-5280. I have been officially designated representative of St. Matthews United Methodist Church.

We wish to designate a site, dimension 24 feet by 36 feet, within an existing wooded area for outdoor worship. The proposed site is subject to SPA-80-A-087-4 (enclosed). Our proposal, if administratively approved would result in only minor modification and would not materially alter the character of our approved development, usage, layout, and relationship to adjacent properties. We believe our proposal is in substantial conformance with existing approved zoning.

We actually see no information on the approved plat which appears in conflict with our proposal, nor does our proposal appear to us to be in any conflict with our approved plat. In fact, we believe our proposed minor modification and its intended usage is not only compatible with the approved zoning plan but indeed an enhancement to our church mission. Seating increase is not an issue as this planned usage timing would not be an adjunct to other available seating in our existing facilities.

In developing this 24' X 36' site, only a very few brush stems would be removed, none of which are more than two inches in diameter. We believe this very limited removal will have insignificant impact on the environment, a point also extending to expected modest occasional usage. Placement of planned structures would also be "lightly on the land" and also be cushioned by application of environmentally compatible wood mulch from the county land fill facility.

Please find supplemental information enclosed as follows:

1. Approve plat: SPA-80-A-087-4
2. Overlay to approved plat showing location of proposed site and other detailed information
3. Sketch entitled: "Proposed Outdoor Worship Site"
4. Sketch of site structures
5. Numerous pictures of proposed site with explanatory notations (#1 through #16)

Any means of expediting review of this would be greatly appreciated.

L. Wayne Bell, for St Matthews United Methodist Church

RECEIVED
Department of Planning & Zoning

AUG 17 2005

Zoning Evaluation Division

PROPOSED
OUTDOOR
WORSHIP
SITE



ELEVATED
BACK
LIGHT



CROSS
4"X6"X9'

50'
TO
TREE LINE

WOODED BUFFER

UNDISTURBED
LEAF COVER

20'
TO TREE
LINE

MOVABLE
LECTERN

20'
TO TREE
LINE

UNDISTURBED
LEAF COVER

BENCH
2"X10"X3'
18" HIGH

ALTER
CIRCLE

BURIED ELECTRICAL CABLE

WOOD
MULCH

36'

BENCH

2"X10"X8'
18" HIGH

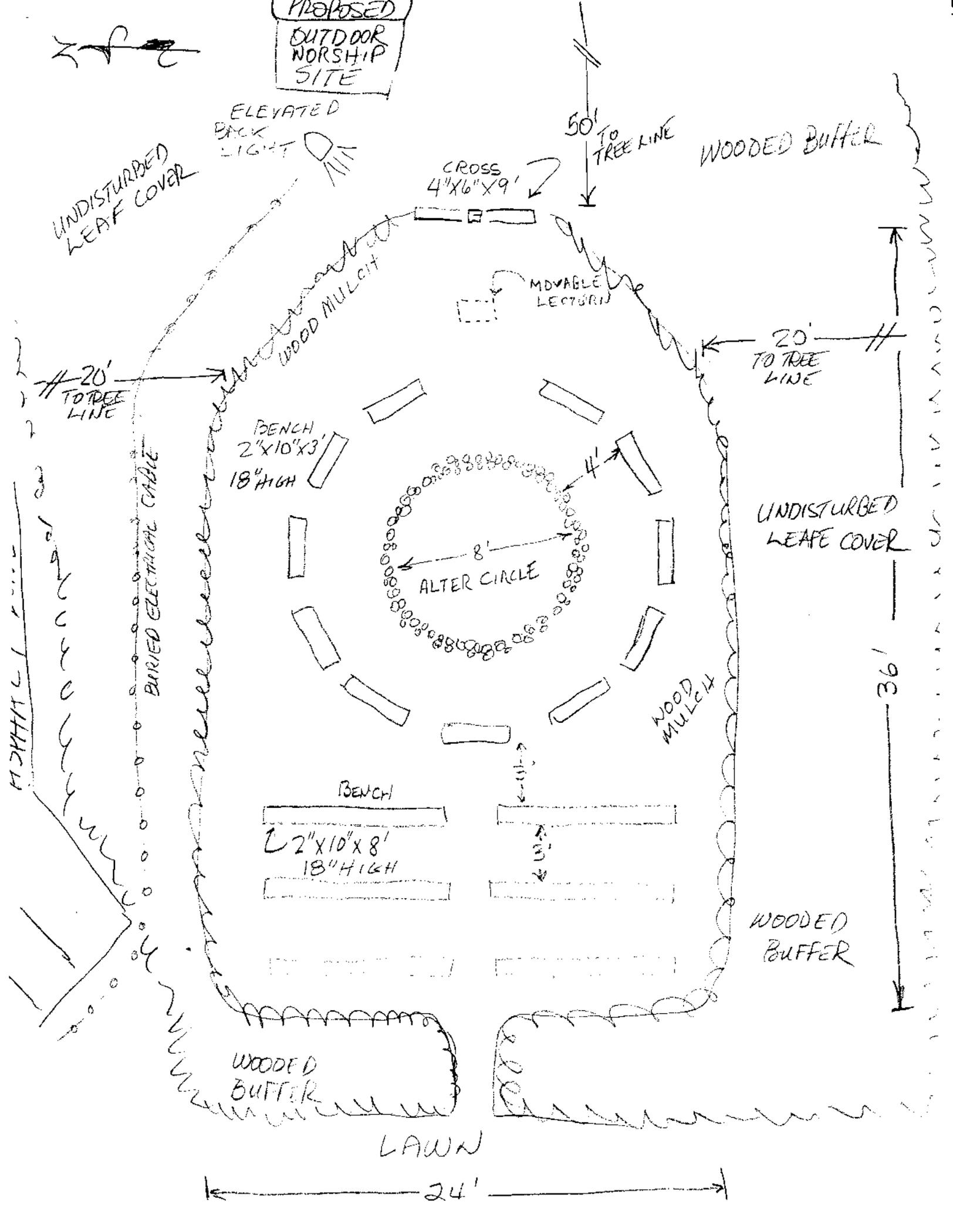
3'

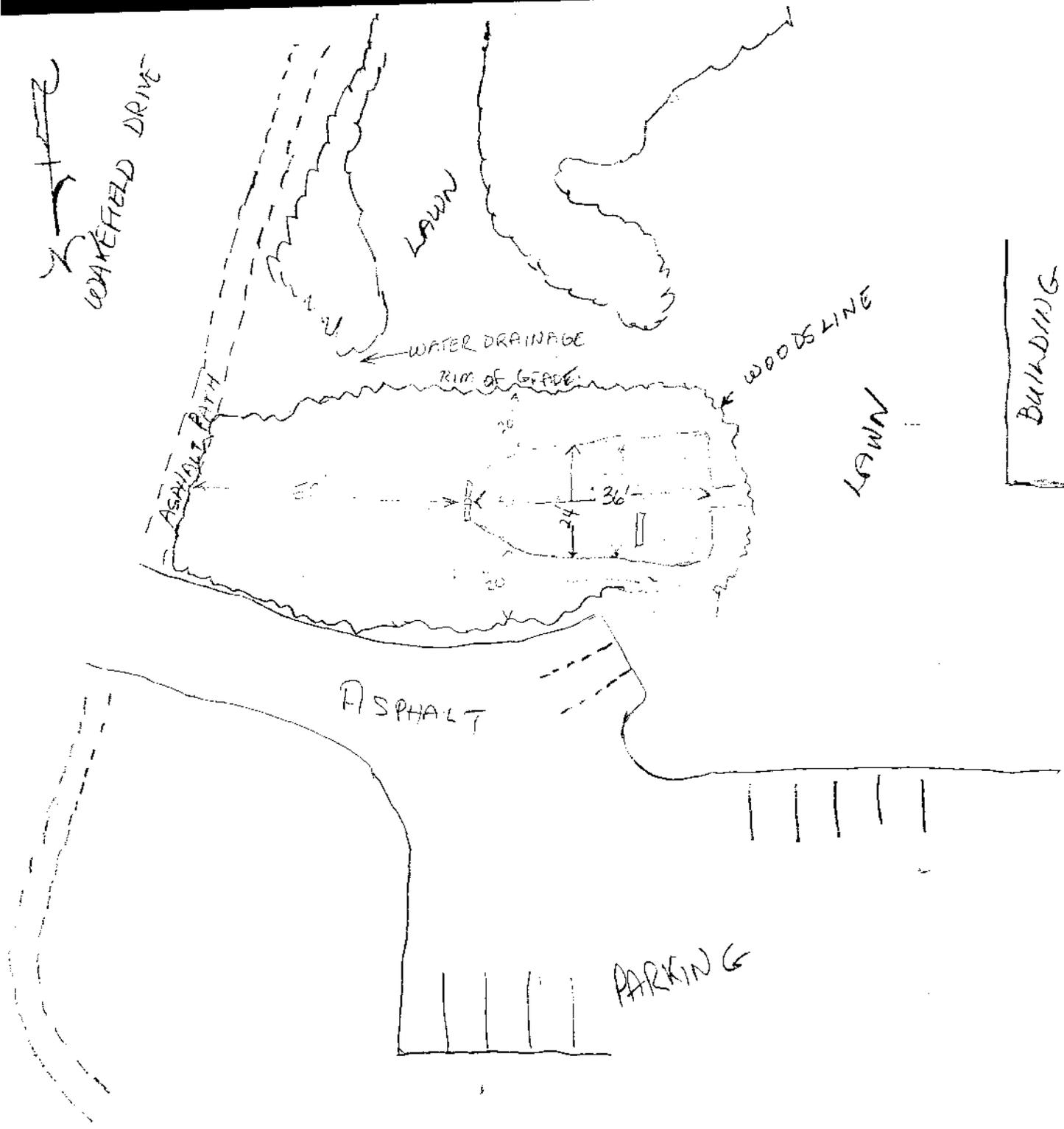
WOODED
BUFFER

WOODED
BUFFER

LAWN

24'

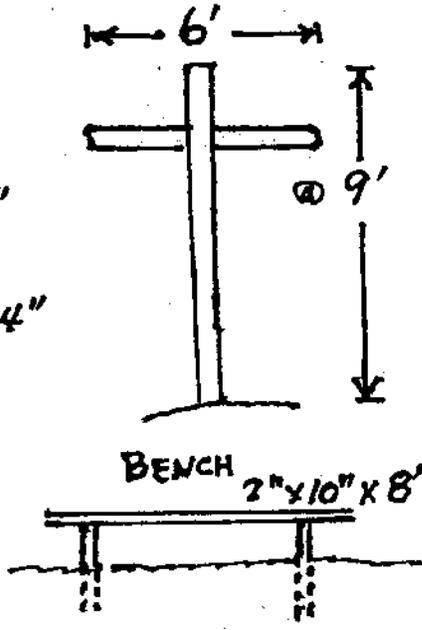
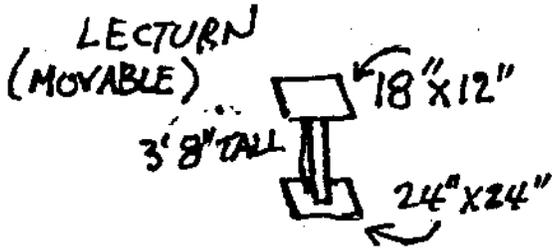




OVERLAY TO APPROVED PLAT
 SPA - 80 - A - 087 - 4
 (OUTDOOR WORSHIP SITE)

LITTLE RIVER TURN PIKE

SITE STRUCTURES





FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

V I R G I N I A

(703) 324-1280

Fax 324-3924

July 31, 1992

Margaret Deska
4504 Fidelity Court
Annandale, Virginia 22003

Re: Special Permit Amendment Application SPA 80-A-087-4
St. Matthews United Methodist Church

Dear Ms. Deska:

At its July 23, 1992 meeting, the Board of Zoning Appeals took action to **GRANT** the above-referenced application. The final approval date is July 31, 1992. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 324-1550.

Sincerely,


Helen C. Darby, Associate Clerk
Board of Zoning Appeals

Enclosure: As Stated



COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 80-A-087-4 by ST. MATTHEWS UNITED METHODIST CHURCH, under Section 3-103 of the Zoning Ordinance to amend, SP 80-A-087 for church and related facilities, nursery school and child care center to allow increase in hours and increase in maximum daily enrollment on property located at 8617 Little River Turnpike, Tax Map Reference 59-3((10))13 thru 19, 22 thru 28, Mr. Pammel moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on July 23, 1992; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land
2. The present zoning is R-1.
3. The area of the lot is 5.32 acres.
4. The application meets the standards necessary for the granting of a special permit.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

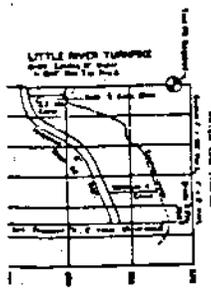
THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections 8-903 and 8-914 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **GRANTED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Deputy Land Surveying, Inc., stamped received by the Office of Comprehensive Planning on May 14, 1992 and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. The hours of operation for the nursery school/child care center shall be limited to 9:00 A.M. to 4:00 P.M., Monday through Friday.
5. The maximum daily enrollment for the nursery school/child care center shall be limited to ninety-nine (99) children.
6. The maximum number of children utilizing the play area at any one time shall be 43.
7. The maximum seating capacity in the main area of worship for the church shall be limited to a total of 470 seats.
8. There shall be a minimum of 118 parking spaces provided for the church use and a minimum of 19 parking spaces provided for the nursery school/child care center as shown on the special permit plat. All parking shall be on site.
9. Transitional Screening shall be provided as follows:
 - o Transitional Screening 1 shall be provided and maintained along the southern lot line with a modification to 17 feet in width in the area of the existing parking lot and the parking lot addition. An appropriate reduction in the number of plantings required in Transitional Screening 1 may be made in this 17 foot wide area as determined by the Urban Forestry Branch.
 - o The transitional screening yard along the western lot line shall be modified to be planted between the existing asphalt parking area and the lot line, the nearest point being approximately 9 feet at the south end of the property on the west side; to be tapered out to 25 feet on the north end of the property. The tapered area shall be supplemented with additional plantings as required by the Urban Forestry Branch to reduce the impact on the adjacent properties because of the reduction in the transitional screening. To be included in this area shall be an evergreen hedge the length of the parking lot, the intent to be to screen the parking lot from the adjacent residences. The required and supplemental screening shall be in that strip between the existing edge of pavement of the parking lot and the property line.
 - o The existing vegetation along the eastern and northern lot lines shall be deemed to satisfy the transitional screening requirement.
10. The barrier requirement shall be waived along all lot lines.

Notes: This site proposed for the Wakefield Forest is located on the east side of Wakefield Drive, between Wakefield Drive and Virginia Avenue. The site is bounded to the north by Wakefield Drive, to the east by Virginia Avenue, to the south by Little River Turnpike, and to the west by the Little River. The site is approximately 100 feet wide and 1,000 feet long. The site is currently undeveloped and is zoned for residential use. The proposed development consists of a residential subdivision with 10 lots. The lots are approximately 10,000 to 15,000 square feet in size. The proposed development is shown on the attached site plan. The site plan shows the location of the lots, the proposed streets, and the proposed utilities. The site plan also shows the location of the Little River and the Little River Turnpike. The site plan is attached to this report as an exhibit.



Surveyor's Certificate

I, the undersigned, being a duly licensed Surveyor in the State of North Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my office.

Witness my hand and seal of office at Raleigh, North Carolina, this 1st day of August, 1933.

 Surveyor

Handwritten signature

PLAN

Showing the location of the Wakefield Forest on the east side of Wakefield Drive, between Wakefield Drive and Virginia Avenue, and the location of the Little River and the Little River Turnpike.

ST. MATTHEW'S UNITED METHODIST CHURCH

Wakefield Forest

DEPUTY LAND SURVEYING, INC.

1717-A North Tryon Street

RALEIGH, N. C.

Handwritten notes:

5/10/33

Approved by the Board

and signed by the Surveyor

Handwritten signature

Site Identification

The site is located on the east side of Wakefield Drive, between Wakefield Drive and Virginia Avenue. The site is bounded to the north by Wakefield Drive, to the east by Virginia Avenue, to the south by Little River Turnpike, and to the west by the Little River. The site is approximately 100 feet wide and 1,000 feet long. The site is currently undeveloped and is zoned for residential use. The proposed development consists of a residential subdivision with 10 lots. The lots are approximately 10,000 to 15,000 square feet in size. The proposed development is shown on the attached site plan. The site plan shows the location of the lots, the proposed streets, and the proposed utilities. The site plan also shows the location of the Little River and the Little River Turnpike. The site plan is attached to this report as an exhibit.