

TRUSTEES OF PEACE EVANGELICAL LUTHERAN CHURCH, SPA 98-M-050

1. This approval is granted to the applicant only, Trustees of Peace Evangelical Lutheran Church and is not transferable without further action of this Board, and is for the location indicated on the application, 6362 Lincolnia Road, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit amendment plat prepared by Burgess & Niple, signed and dated October 31, 2005, 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. This Special Permit Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. All signs, existing and proposed, shall be in conformance with Article 12 of the Fairfax County Zoning Ordinance.
6. The maximum number of seats in the main area of worship shall be limited to 280 seats.
7. The number of parking spaces provided shall satisfy the requirements set forth in Article 11 and shall be a minimum of 70 parking spaces. Parking spaces shall not number more than 104 spaces. All parking for this use shall be on site, as shown on the Special Permit Plat.
8. Transitional screening and barriers shall be modified in favor of that shown on the Special Permit Amendment Plat.
9. Parking lot landscaping shall be provided as depicted on the special permit amendment plat.
10. Lighting located on the application site shall focus onto the subject property only. If necessary, appropriate lighting shields shall be installed to prevent high intensity glare from projecting onto adjacent residential property. Any new lights that may be installed on the site shall be limited to a maximum of twelve (12) feet in height and shall be provided in accordance with the performance standards contained in Par. 9, Outdoor Lighting Standards, of Art. 14 of the Zoning Ordinance.
11. The concrete deposit located in the lawn near the northern parking lot area shall be removed.
12. The pavement of the entrance drive from Lincolnia Road shall be removed, and the area shall be scarified and replanted with grass and/or other ornamental vegetation.
13. The parking lot shall be re-striped as denoted on the special permit amendment plat.
14. All plant material shall be planted and improvements completed as outlined in Conditions 8, 9,

11, 12, and 13 above, and an inspection made by the staff coordinator and/or Branch Chief of the Special Permit/Variance Branch, ZED, within six (6) months of approval of this special permit amendment, and prior to issuance of a new Non-RUP (if needed), or this special permit shall be null and void.

These conditions incorporate and supersede all previous conditions. 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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six (6) months after the date of approval unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.