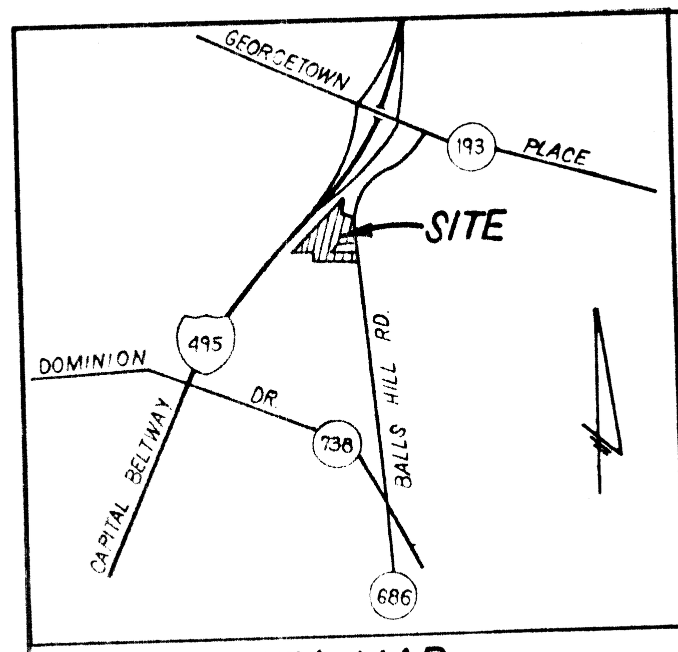
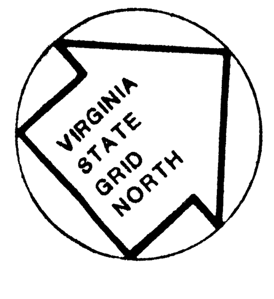


VICINITY MAP
SCALE: 1"= 2,000'

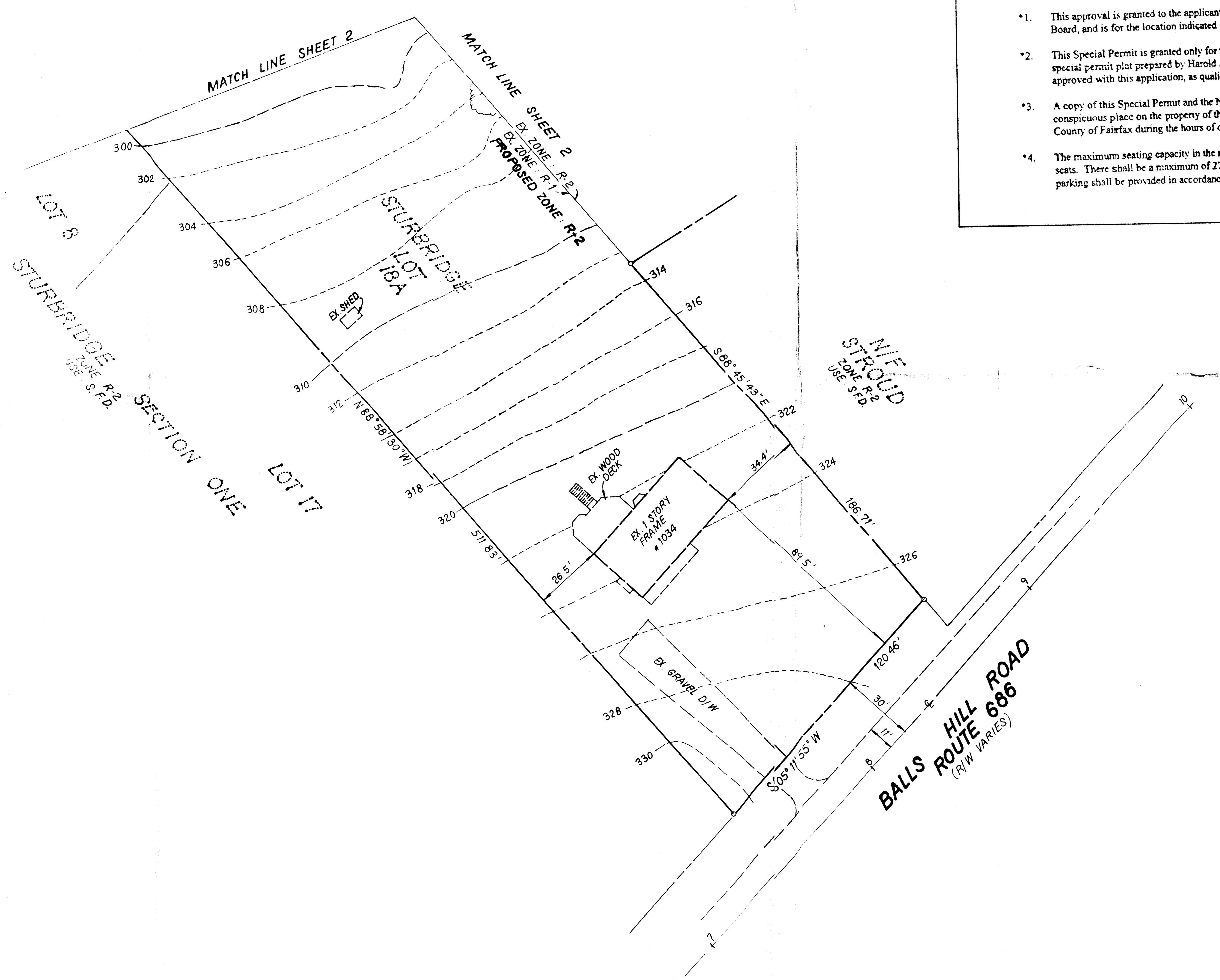


NOTES:

1. TAX MAP REFERENCE: 21-3((1)) 50A, 50, 51
   & 21-3((15))A1,18A.
2. ZONE: R-1 & R-2.
3. EXISTING DWELLING IS SERVED BY PUBLIC WATER & DRAINFIELD. EXISTING CHURCH IS SERVED BY PUBLIC WATER & SEWER.
4. TOPOGRAPHY SURVEY IS FIELD RUN BY HAROLD A. LOGAN ASSOCIATES, P.C. (LOT 18A TOPO IS AERIAL BY FAIRFAX CO.)
5. THERE IS NO KNOWN GRAVES OR SIGNS OF BURIAL ON SITE.
6. THIS GENERALIZED DEVELOPMENT PLAN IS FOR REZONING ONLY. BUILDINGS, PARKING, AND ALL OTHER IMPROVEMENTS ON SITE ARE EXISTING AND ARE TO REMAIN. (BUILT 1988)
7. THE PROPERTY HEREON IS NOT WITHIN THE RESOURCE PROTECTION AREA.
8. NO TITLE REPORT FURNISHED.

OWNER

TRUSTEES FOR McLEAN PRESBYTERIAN CHURCH
1020 BALLS HILL ROAD
McLEAN, VIRGINIA 22101
(703) 821-0800



COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Application SPA 85-D-034-3 by MCLEAN PRESBYTERIAN CHURCH, under Section 3-103 and 3-203 of the Zoning Ordinance to permit to amend SP 85-D-034 for church and related facilities to permit two trailers, on property located at 1020 Balls Hill Road, Tax Map Reference 21-3((15))A1 and 21-3((1))50, 50A and 51, Mr. Kelley 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 October 17, 1995; and

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

1. The applicants are the owners of the land.
2. The present zoning is R-1 and R-2.
3. The area of the lot is 7.05 acres.

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 3-103 and 3-203 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 Harold A. Logan Associates, P.C. dated July 12, 1995 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 maximum seating capacity in the main area of worship shall be limited to a total of 736 seats. There shall be a maximum of 277 parking spaces as shown on the plat. Accessible parking shall be provided in accordance with Code requirements. All parking shall be on site. The church shall institute a program to educate their parishioners that all parking must be confined to the site and this program is to include parking lot attendants, if required.

*5. The limits of clearing and grading shall be maintained as shown on the plat submitted with the special permit amendment plat.

*6. The existing vegetation shall be maintained along all lot lines and shall satisfy Transitional Screening 1.

*7. Barrier F shall be maintained along Lots 4, 5, 6, and 50B where the property is adjacent to the church's southern property line, except along Lot A1. The barrier requirement shall be waived along other lot lines except as stated above.

*8. The existing interior parking lot landscaping shall be maintained.

*9. The right turn deceleration lane shall be maintained at the southern entrance from Balls Hill Road. If it is determined by the Office of Transportation at any time that the signs indicating exit only provided to prevent ingress movements into the northern exit are not effective, the applicant shall construct a standard right-turn deceleration lane.

*10 The structure shall maintain acoustical treatment as follows:

Exterior walls shall have a laboratory sound transmission class (STC) of at least 39.

Doors and windows shall have a laboratory STC rating of at least 28. If "window" function as the walls, then they shall have the same laboratory STC rating specified for exterior walls.

Adequate measures to seal and caulk between surfaces shall be provided.

If the building is not constructed to the noise standards set forth above then a school or child care center shall not be allowed in the building, unless it can be acoustically retrofitted or modified to meet these standards.

*11. Parking lot lighting shall be on standards not to exceed twelve (12) feet in height and shielded in a manner that would prevent light or glare from projecting onto adjacent residential properties as determined by the Department of Environmental Management.

*12. Signs shall be permitted provided they are erected in accordance with the provisions of Article 12. Signs shall be located so as to be integrated into the landscape and shall conform in size to Article 12 of the Zoning Ordinance.

13. The term for the location of the two (2) temporary trailers on the subject property shall be limited to five (5) years from the final date of this special permit approval.

14. The applicant shall apply for a rezoning of the R-1 portions of the subject property within six (6) months from the final date of this special permit approval.

These conditions incorporate and supersede all previously imposed conditions. The previous conditions are noted with an asterisk.

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 responsible for obtaining the required Non-Residential Use Permit through established procedure, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit 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 Zoning Appeals 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 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.

Mr. Ribble seconded the motion which carried by a vote of 6-0. Mr. McPherson was absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on October 25, 1995. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

Regina Thorn
Regina Thorn, Associate Clerk
Board of Zoning Appeals

Application No. RZ 96-D-016 Staff INDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-18-98
Date of (BOS) (PC) approval 6-29-98
Sheet 1 of 3

SITE TABULATION

```
GROSS SITE AREA.............. 8.0927 ACRES OR 352,519 SF
GROSS AREA EXCLUDING LOT 18A = 310,128 SF OR 7.11956 AC
AREA DEDICATED TO PUBLIC STREET= 0.0628 AC (DB 7119, PG 654)
NET SITE AREA = 7.05676 AC
ZONE......................... R-1 & R-2 (PROPOSED ALL R-2)
SEATING CAPACITY............. 736 SEATS
TYPE OF CONSTRUCTION......... 3B
USE GROUP.................... A4
NUMBER OF STORIES............ TWO STORES W/MEZZANINE
                              AND BASEMENT
BUILDING HEIGHT (CHURCH)..... 43'
BUILDING FOOT PRINT AREA..... 13,347 S/F
GROSS FLOOR AREA ............ 31,327 S/F
FAR 31327/310128 = 0.1010
FAR PERMITTED R-2 ZONE = 0.20
PARKING REQUIRED............. 736/4 = 184 SPACES
        PROVIDED:
        REGULAR.............. 272 SPACES
        HANDICAPPED.......... 5 SPACES
        TOTAL................ 277 SPACES

LANDSCAPE OPEN SPACE
        REQUIRED............. 15% X 352,519 S/F = 52,878 S/F
        PROVIDED............. 175,330 S/F
INTERIOR PARKING LOT LANDSCAPE
        REQUIRED............. 5% PARKING AREA = 5,080 S/F
        PROVIDED............. 14,520 S/F = 14.30%
PARKING LOT LIGHTING
        ACRYLIC GLOBE MOUNTED AT 10 FEET
        TYPE 5 DISTRIBUTION SHIELDED AT PROPERTY LINES

BUILDING TO BE SERVED BY E  STING PUBLIC SEWER AND WATER
```

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
AUG 13 1996
SPECIAL PE
VARIANCE BRANCH

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
CERTIFICATES 1111 & 191
CERTIFIED LAND SURVEYOR

SCALE: 1"= 30'
DATE: 3-29 1996
DESIGNED: KLS
DRAFTED: MB
REVISIONS:

McLEAN PRESBYTERIAN CHURCH
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN

HAROLD A. LOGAN — ASSOCIATES P.C.
LAND SURVEYING – SITE PLANNING – SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA 22111
(703) 330-1988 FAX 690-8132

SHEET 1 OF 2
P 220

SETBACKS R-1

FRONT	50 ∢	40' MIN
	45 ∢	20' MIN
	45 ∢	25' MIN

SETBACKS R-2

FRONT	45 ∢	35' MIN
	40 ∢	15' MIN
	40 ∢	25' MIN

● DENOTES EXISTING LIGHT POLE (13' HIGH)
△ DENOTES EXISTING FIRE LANE SIGN (8.5' HIGH)

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

Signature J. Stanley Austin
Owner/Developer J. STANLEY AUSTIN — ADMINISTRATOR
Name Title

Application No. RZ 96-D-016 Staff INDA STAGG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-18-98
Date of (BOS) (PC) approval 6-29-98
Sheet 2 of 3

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
AUG 20 1996
SPECIAL PERMIT & VARIANCE BRANCH

44-88 ((1)) 10

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
CERTIFICATES 1111 & 191
CERTIFIED LAND SURVEYOR

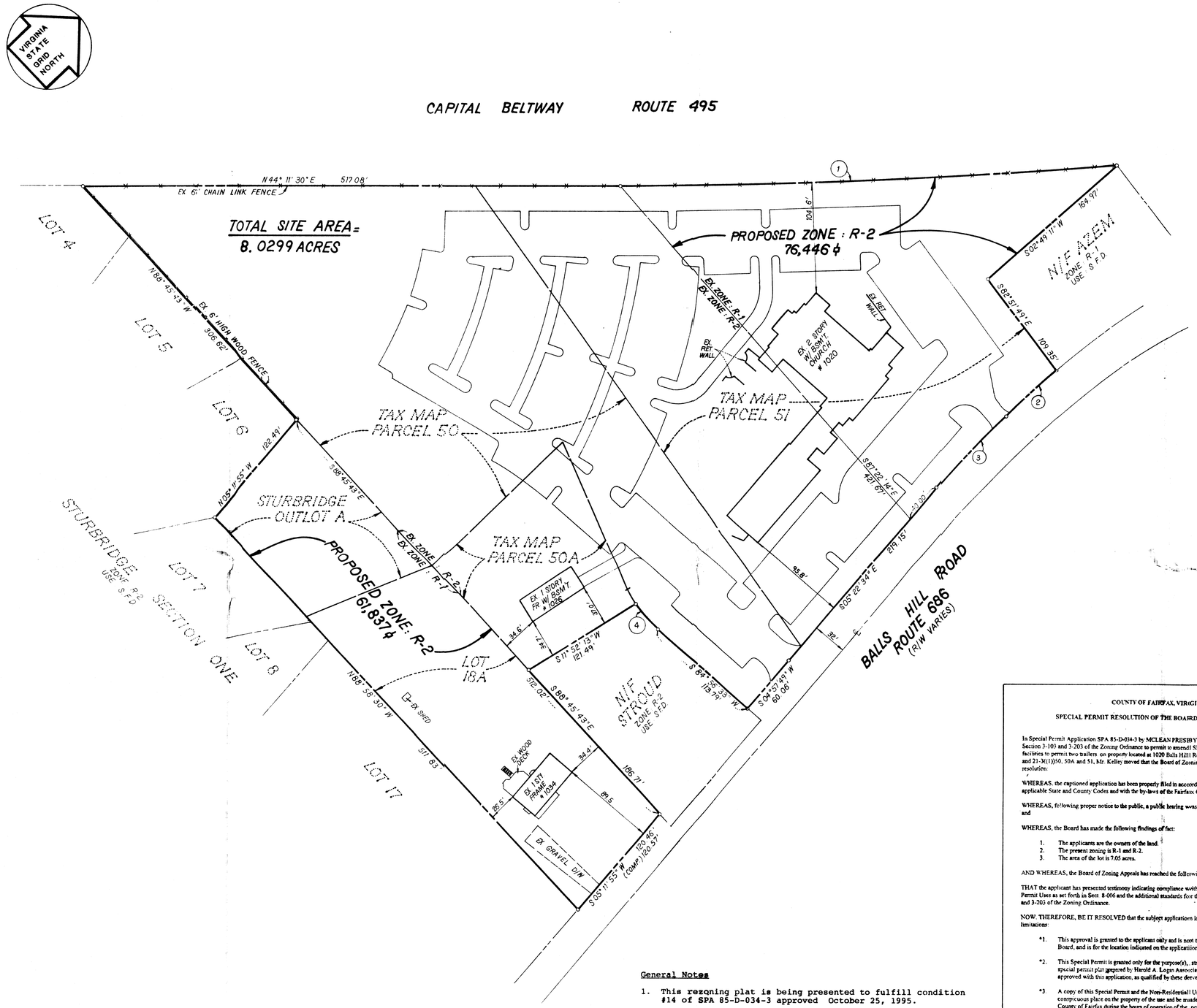
SCALE: 1"= 30'
BY: MB / KLS
DATE: 8-29-1996
REVISIONS

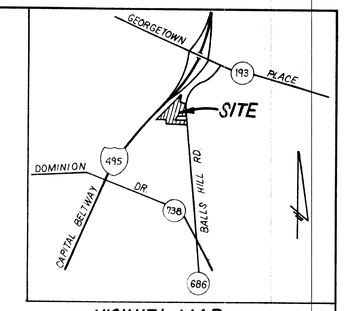
McLEAN PRESBYTERIAN CHURCH
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN
HAROLD A. LOGAN — ASSOCIATES P.C.
LAND SURVEYING — SITE PLANNING — SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA 22111
(703) 330-1988 FAX 690-8132

SHEET 2 OF 2

P 220

85-D-034





VICINITY MAP
SCALE 1" = 2,000'

Application No. RZ 96-D-016 Staff JOOD BARGS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 5-18-98
Date of (BOS) (PC) approval 6-29-98
Sheet 3 of 3

MCLEAN PRESBYTERIAN CHURCH SPA 85-D-034-3 Page 2

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MCLEAN PRESBYTERIAN CHURCH, SPA 85-D-034-3 Page 3

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RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
AUG 20 1996
SPECIAL PERMIT & VARIANCE BRANCH

A Copy Teste:

Regina Thorn, Associate Clerk
Board of Zoning Appeals

COUNTY OF FAIRFAX, VIRGINIA

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WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 17, 1995; and

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

1. The applicants are the owners of the land.
2. The present zoning is R-1 and R-2.
3. The area of the lot is 7.65 acres.

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 3-103 and 3-203 of the Zoning Ordinance.

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

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*4. The maximum seating capacity in the main area of worship shall be limited to a total of 736 seats. There shall be a maximum of 277 parking spaces as shown on the plat. Accessible parking shall be provided in accordance with Code requirements. All parking shall be on site.

General Notes

1. This rezoning plat is being presented to fulfill condition #14 of SPA 85-D-034-3 approved October 25, 1995.
2. Location of existing church and improvements taken from an "As-Built" survey by Harold A. Logan Associates P.C. dated March 7, 1990. Location of improvements on Lot 18A taken from a survey by the Kephart Company dated May 7, 1990.
3. See SPA 85-D-034-3 for site and parking tabulations. 184 spaces required, 277 spaces(existing) provided.
4. There are no known graves or signs of burial on site.
5. No title report furnished.

curve data

NO	RAD	ARC	DELTA	TAN	CHORD	CH. BEARING
1	4924.65'	476.46	05° 32' 53"	238.61	476.68'	N 41° 25' 04" E
2	753.70'	64.51'	04° 54' 15"	32.28'	64.49'	S 01° 01' 15" W
3	748.20'	94.25'	07° 13' 04"	47.19'	94.19'	S 01° 45' 59" E
4	112.72'	33.70'	17° 07' 47"	16.98'	33.57'	N 86° 29' 33" W

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
CERTIFICATES 1111 & 191
CERTIFIED LAND SURVEYOR

SCALE: 1" = 50'
DATE: 8-4-1996
DESIGNED:
DRAFTED: MB
REVISIONS:

McLEAN PRESBYTERIAN CHURCH

DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

REZONING PLAT

HAROLD A. LOGAN – ASSOCIATES P.C.
LAND SURVEYING – SITE PLANNING – SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA 22111
(703) 330-1988 • FAX 690-8132

SHEET 1 OF 1

RP 220