



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 25, 2006

Johnny T. Williams, Project Engineer
William H. Gordon Associates, Inc.
The Gordon Building
4501 Daly Drive
Chantilly, VA 20151

Re: Interpretation for RZ 2003-MA-052 and SEA 88-L-071, Immanuel Bible Church, Tax
Map 71-4 ((1)) 35, 36A, 71-4 ((2)) 1, 2, 3 B, 2A and 3A: Limits of Clearing and Grading

Dear Mr. Williams:

This is in response to your letter of April 17, 2006, requesting an interpretation of the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 2003-MA-052 and the development conditions and Special Exception Amendment (SEA) Plat approved by the Board with SEA 88-L-071. As I understand it, the question is whether the proposed modifications to the approved limits of clearing and grading would be in substantial conformance with the proffers, the GDP, the SEA Plat, and the development conditions. This determination is based on your letter and attached exhibits entitled: "Immanuel Bible Church Revised Grading Plan-Exhibit B," dated April 17, 2006; "Immanuel Bible Church Approved SE/GDP Site Plan-Exhibit A," dated April 17, 2006; and a third untitled exhibit dated May 9, 2006, which highlights the areas of increased clearing on Exhibit A. Copies of your letter and relevant exhibits are attached.

According to your letter, you are proposing to reduce the number of temporary trailers located in the northeast corner of the site from six (6) to two (2) and to clear and grade an additional .51 acres in this area. You have indicated that you are proposing to clear and grade approximately 15% more of the site than was shown on the SEA Plat in order to provide access to the trailers and to reduce construction costs by not hauling away debris from the church construction excavation.

According to the May 9, 2006, exhibit the additional clearing will take place along Braddock Road, south of the existing playground at a stream crossing, and in a large field between the trailers and the area depicted on the GDP/SEA Plat as the recreational area during construction. Your letter states that no trees, landscaping, or transitional screening will be impacted and that the proposed increased grading is not within the Resource Protection Area (RPA) or floodplain. It also states that, except for the reduction in FAR due to the elimination of four (4) of the temporary trailers, no changes to the building are proposed. You state that the trailers and access road to them are temporary.

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Johnny T. Williams
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Sect. 9-004 of the Zoning Ordinance states that minor modifications to approved special exceptions may be permitted when the Zoning Administrator determines that the proposed modifications are in substantial conformance with the approved special exception and are "...in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County..." The proposed modification to the limits of clearing and grading has not been justified as a response to any of the above criteria. A desire to reduce construction costs is not a justification for approval of a minor modification. Further, a 15% increase in cleared area is not considered a minor increase.

As such, it is my determination that the proposed increase in clearing and grading is not in substantial conformance with the proffers, the development plan, and the development conditions.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/MAG/O:\mgodfr\SE Interpretations\ImmanuelBibleChurch(SEA 88-L-071) cl/gr.doc

Attachments: A/S

cc: Dana Kauffman, Supervisor, Lee District
Rodney Lusk, Planning Commissioner, Lee 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
Audrey Clark, Director, Building Plan Review Division, DPWES
File: SEA 88-L-071, RZ 88-L-071, SEI 0604 022, PI 0604 053, Imaging, Reading File



William H. Gordon Associates, Inc.

The Gordon Building
4501 Daly Drive
Chantilly, Virginia 20151
703-263-1900
(fax) 703-263-0766

April 17, 2006

RECEIVED
Department of Planning & Zoning

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

APR 20 2006

Zoning Evaluation Division

Re: Immanuel Bible Church Zoning Interpretation Request
Plan Numbers: SEA-88-L-071, RZ-2003-MA-052, & 3198-SP-004-1
Tax Map 71-4 (1) Parcels 35 and 36A; 71-4 (2) Parcels 1, 2, 3, B, 2A, and 3A
WHGA Number: 2045-0101

Dear Ms. Byron:

On behalf of Immanuel Bible Church, William H. Gordon Associates, Inc. hereby requests a conformance determination of new limits of clearing and grading with SEA-88-L-071 & RZ-2003-MA-052. The Special Exception Amendment/General Development Plan was approved on May 24, 2004 for rezoning from R-2 to R-3, the addition of 28,000 sf to the existing church, and the addition of 76 parking spaces.

The SEA shows six temporary trailers within a proposed 1.26 acres of clearing in the northeast corner of site, see Exhibit A. We are proposing reducing the number of temporary trailers to two and increasing the limits of clearing by .51 acres to provide access to trailers and to re-grade field to alleviate the need to haul away the spoils from church construction excavation, see Exhibit B. The previously shown 1.26 acres designates area subject to final engineering. The new grading would not change the outfall of drainage on the field. Additionally all streets, service drives and access ways are allowed within the existing 60' public access easement.

Additional information about this change:

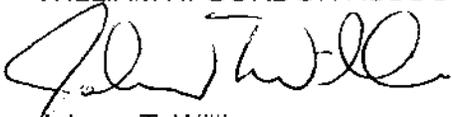
- No trees, landscaping, or transitional screening will be impacted.
- The increased grading is not within the RPA or floodplain and does not involve grading associated with stormwater management facility, spillways, inlets, outlet pipes or maintenance roads, that reduce stormwater management open space.
- The number of students or seats in the church is not increasing.
- No new uses are proposed.
- Adjacent properties will not be impacted.
- No changes to the building or FAR are proposed except the reduction of FAR by reducing the number of trailers from 6 to 2.
- Trailers and trailer access road are temporary.

Barbara Byron
Immanuel Bible Church
Page 2

We appreciate your attention to this matter. If you have any questions or require additional information, please feel free to call me at 703-263-1900, or email me at jwilliams@whga.com.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Johnny T. Williams". The signature is fluid and cursive, with the first name "Johnny" and last name "Williams" clearly distinguishable.

Johnny T. Williams,
Project Engineer

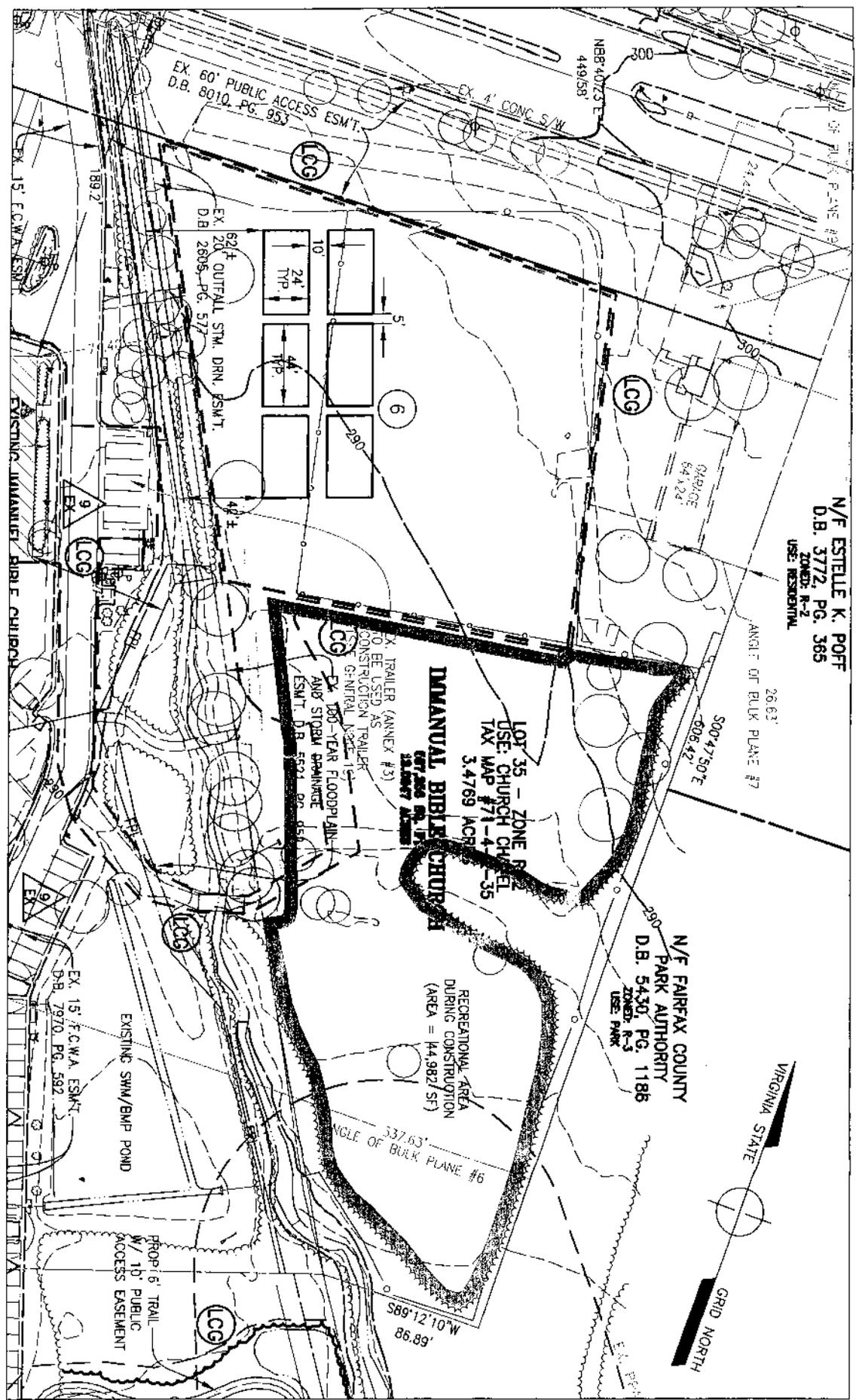
cc: Abby Movahed

N/F ESTELLE K. POFF
 D.B. 3772, PG. 365
 ZONED: R-2
 USE: RESIDENTIAL

N/F FAIRFAX COUNTY
 PARK AUTHORITY
 D.B. 5430, PG. 1186
 ZONED: R-3
 USE: PARK

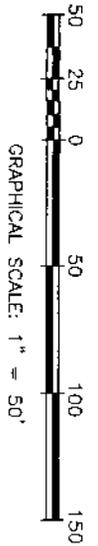
IMMANUEL BIBLE CHURCH
 LOT 35 - ZONE R-2
 USE: CHURCH CHANCEL
 TAX MAP #71-4-1-35
 3.4769 ACRES
 57,264 SQ. FT.
 15,887 SQ. YD.

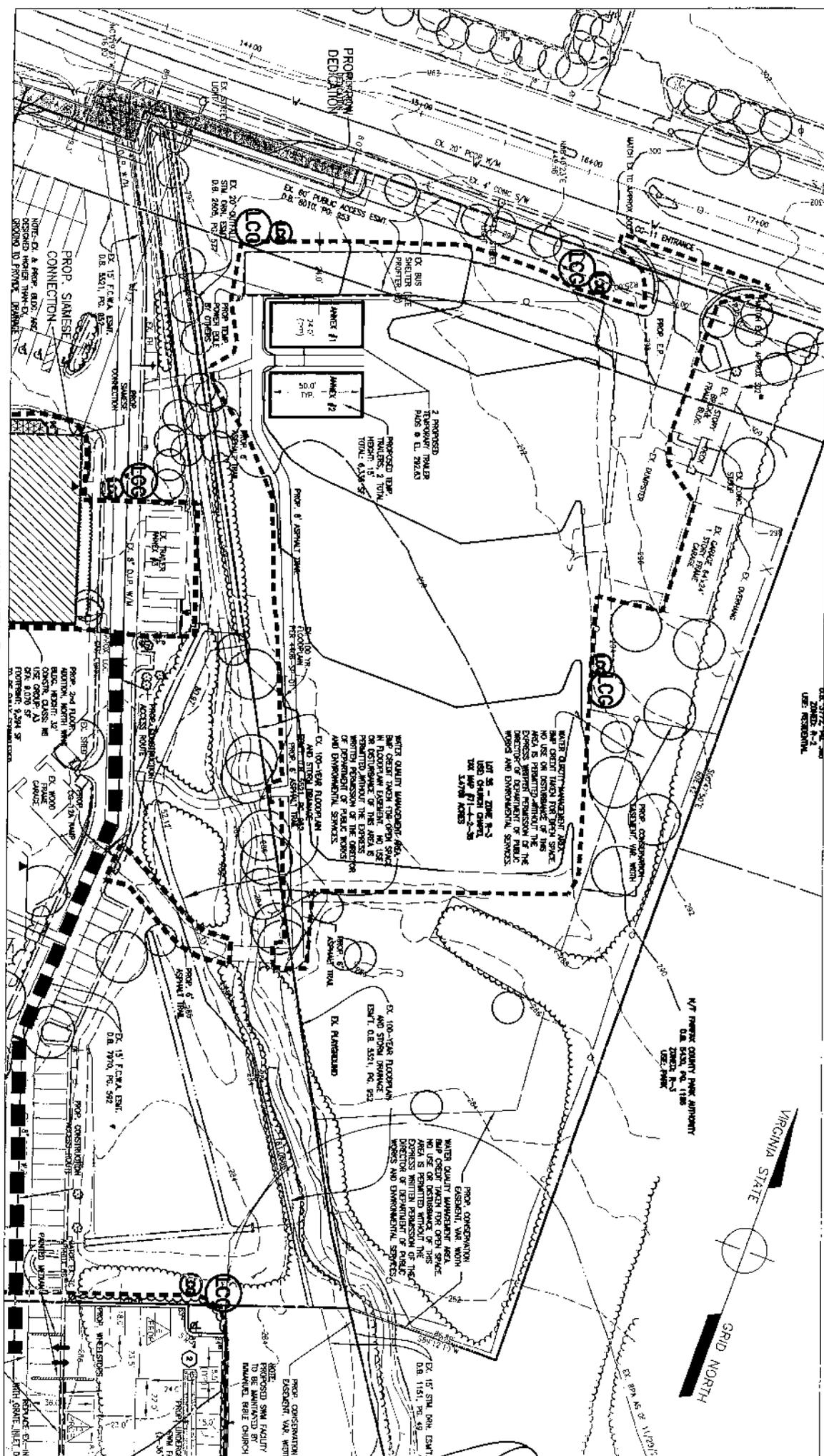
RECREATIONAL AREA
 DURING CONSTRUCTION
 (AREA = 14,982 SF)



IMMANUEL BIBLE CHURCH
APPROVED SE/GDP SITE PLAN - EXHIBIT A

SHEET 5 SIGNED 3--19--04, APPROVED MAY 24, 2004
 DATE 4-17-06





IMMANUEL BIBLE CHURCH
 REVISED GRADING PLAN - EXHIBIT B

DATE: 4-17-06



GRAPHICAL SCALE: 1" = 50'

EX. 2172, 74, 20
 ZONED R-3
 USE: RESIDENTIAL

N/2 PINEY CREEK PARK APPOINT
 EX. 2182, R-3
 USE: PARK

VIRGINIA STATE
 GRID NORTH

WATER QUALITY MANAGEMENT PLAN
 SHALL BE PREPARED FOR THE
 DIRECTOR OF DEPARTMENT OF PUBLIC
 WORKS AND ENVIRONMENTAL SERVICES
 BY THE OWNER OR HIS
 AGENT.
 EX. 100-YEAR FLOODPLAIN
 AND STORM DRAINAGE
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 AND STORM DRAINAGE
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 AND STORM DRAINAGE

PROPOSED SWM FACILITY
 TO BE MAINTAINED BY
 IMMANUEL BIBLE CHURCH

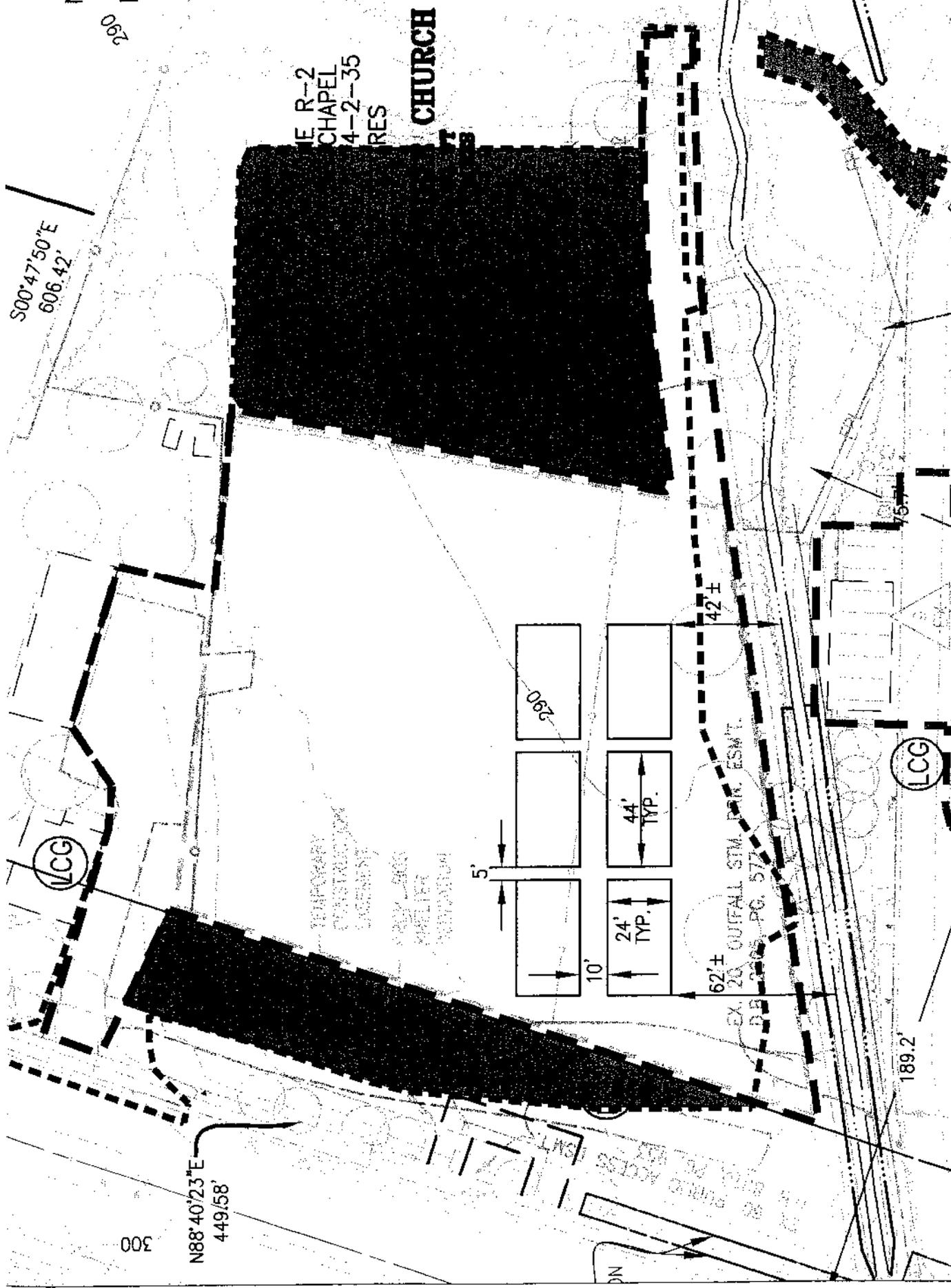
PROPOSED STAIRS
 CONNECTION
 EX. 15' F.C.M.A. EST. D.B. 15011, PG. 582

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 EX. 15' F.C.M.A. EST. D.B. 15011, PG. 582

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PROPOSED STAIRS
 CONNECTION
 EX. 15' F.C.M.A. EST. D.B. 15011, PG. 582



E R-2
CHAPEL
4-2-35
RES
CHURCH

INCREASED LIMITS
OF GRADING

IMMANUEL BIBLE CHURCH
APPROVED SE/GDP SITE PLAN - EXHIBIT A
SHEET 5 SIGNED 3-19-04, APPROVED MAY 24, 2004
DATE 5-9-00

