

PROVIDENCE PRESBYTERIAN CHURCH/ NURSERY SCHOOL, SPA 82-A-039-04

1. This approval is granted to the applicant only, Providence Presbyterian Church: Providence Nursery School, Inc., a Virginia Non-profit Corporation; National Capital Presbytery, Inc., a DC Non-profit Corporation, and is not transferable without further action of this Board, and is for the location indicated on the application, 9001, 9005, & 9019 Little River Turnpike, 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 William R. Zink of Christopher Consultants, dated November 17, 2005, as revised through January 4, 2006.
 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 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. The seating capacity in the main area of worship shall not exceed 450.
 6. Parking shall be provided as depicted on the Special Permit Plat. All parking shall be on site.
 7. The total maximum daily enrollment of children enrolled in the child care center/nursery school shall not exceed 70.
 8. The hours of operation for the child care center/nursery school shall be limited to 9:00 am to 3:30 pm, Monday through Friday.
 9. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following modifications:
 - Landscaping shall be provided on the proposed berm northwest of the existing church building. Landscaping shall include ornamental trees, shrubs, and understory plantings to soften the appearance of the graded areas and the parking and building areas.
- The size, species and location of plantings shall be provided in consultation with urban Forest Management (UFM).
10. Foundation plantings and ornamental trees shall be provided around the proposed building addition to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM and DPWES.
 11. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.

12. The barrier requirement shall be waived along the northern lot line. The barrier requirement shall be modified along the southern, eastern, and western lot lines to permit the existing six-foot high wood and chain-linked fences to satisfy the requirements.
13. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat, particularly in the southeastern picnic area. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including the Urban Forester, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.
14. Existing healthy vegetation shall be preserved along the eastern lot line as depicted on the SP Plat. Additionally, notwithstanding that which is shown on the Plat, the Applicant shall install evergreen shrubbery (Inkberry and Hybrid Holly or a type recommended by UFM between the abutting Lots (99, 100, and a portion of 98 as shown on the SP Plat) and that portion of the "existing chain link fence" shown on the Plat along the eastern parking lot. Said plantings shall be installed for the purpose of screening views of the parking lot from the houses located on Lots 98, 99, and 100.
15. Any proposed new lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaires and shall be controlled by timers (except for security lighting). No new uplighting of landscaping, signage or architecture shall be provided.
16. The treatment of the abandoned well and septic field shall comply with requirements of the Fairfax County Health Department.
17. Subject to Virginia Department of Transportation (VDOT) and the Department of Public Works and Environmental Services (DPWES) approval, the applicant shall dedicate and convey in fee simple to the Board of Supervisors, right-of-way up to 77 feet from the centerline along Lots 1 and 2 frontages to Little River Turnpike as shown on the SP plat. Dedication shall be made at the time of site plan review or upon demand of either Fairfax County or VDOT, whichever should occur first. The limits of the proposed conservation easement shown on the SP Plat for Lots 1 and 2 shall be adjusted at site plan review so as to exclude this right-of-way dedication and an area ten feet in width adjacent to such dedication area.
18. The existing asphalt trail shall be continued across the frontage of Lots 1 and 2 by designating a painted stripe on the shoulder of the service drive, as determined by the Department of Transportation (DOT).
19. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.
20. All garbage or trash shall be picked up at the entrance to the church on the access road parallel to Little River Turnpike or at an appropriate location on the church property near the building.

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 procedures, 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 construction has commenced and been diligently prosecuted. 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.