

Bush Hill Presbyterian Church
SPA 99-L-024

1. This approval is granted to the applicants only, Trustees of Bush Hill Presbyterian Church, and is not transferable without further action of this Board, and is for the location, 4916 Franconia Road, 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 Adtek Engineers, Inc., dated July 2006 revised to July 14, 2006, 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 is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted 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 for the main sanctuary shall not exceed 432 seats.
6. The maximum daily enrollment in the nursery school/child care center shall not exceed a total maximum daily enrollment of 100 students. There shall be no more than 40 students on the playground at one time.
7. The maximum hours of operation of the nursery school/child care center shall be limited to Monday through Friday: 8:00 a.m. to 1 p.m.
8. The barrier requirements shall be waived.
9. Transitional screening shall be provided as shown on the special permit plat. In addition, a row of evergreen trees shall be provided between the northern parking lot and the tree save area. Size, location, and species shall be determined in consultation with Urban Forest Management (UFM).
10. Foundation plantings shall be provided adjacent to the new addition to visually soften the appearance of the structure.

11. Parking shall be provided as depicted on the special permit plat. All parking shall be on-site.
12. All signs on the site comply with the provisions of Article 12, Signs.
13. Stormwater management and Best Management Practices facilities shall be provided as determined by DPWES. If above-ground stormwater facilities are provided, they must be located outside the transitional screening and tree preservation areas or an amendment to the special permit shall be required.
14. Any new or replacement lighting on site shall be provided in accordance with the Performance Standards contained in Par. 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaries which include shields, if necessary, to prevent the light from projecting beyond the property and shall be controlled by timers and will remain off when the site is not in use, except for security lighting. There shall be no new up-lighting of landscaping, signage or architecture.

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. 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 the Phase 1 use has been established or construction has commenced and been diligently prosecuted. Commencement of Phase I shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals may grant additional time to establish the use or 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.