APPLICATION FILED: August 28, 2006
BOARD OF ZONING APPEALS: November 14, 2006
TIME: 9:00 a.m.

County of Fairfax, Virginia

November 7, 2006

STAFF REPORT
SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 85-S-053-3
SULLY DISTRICT

APPLICANT:	St. John's Episcopal Church
ZONING:	R-1, HD, SC, WS, HC
LOCATION:	5649 Mount Gilead Road
ZONING ORDINANCE PROVISIONS:	3-103
TAX MAP:	54-4 ((1)) 24B, 25A
LOT SIZE:	4.42 acres
F.A.R.:	0.0467
PLAN MAP:	Mixed Use and Residential 2-3 du/acre
SP PROPOSAL:	An amendment to SP 85-S-053 previously approved for a church to permit a private school of general education.

STAFF RECOMMENDATION: Staff recommends approval of SPA 85-S-053-3 subject to the proposed development conditions contained in Appendix 1.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**.

O:\gchase\St John/ St JohnStaff Report.doc

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

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/

DESCRIPTION OF THE APPLICATION

The request is an amendment to SP 85-S-053 previously approved for a church to permit a private school of general education. The proposed school would be a full-time school with emphasis on religious studies. Enrollment would be for grades K-7 and would not exceed 99 students. There is no increase in building size or any other construction associated with the application. The school is proposed to be operated from existing facilities on site.

Size:	4.42 acres
Parking:	117 spaces
Gross Floor Area:	16,038 square feet
FAR:	0.0467
Number of Seats:	450 seats
School Number of Students	99
Employees:	
Church	3 full-time 5 part-time
School	15

Hours (Existing : Church):

Sunday: 8:00 a.m. to 1:00 p.m. (Sunday Services)

Monday through Friday:
(Office Hours – Community Services) 8:00 a.m. to 5:00 p.m.

Hours (Proposed : School):

Monday through Friday: 7:00 a.m. to 5:00 p.m.
(Administrative staff may remain later)

Waivers and Modifications:

The applicant requests a waiver of barrier requirements and modification of transitional screening requirements to use existing vegetation, along the northwest, southeast and southwest property boundaries.

LOCATION AND CHARACTER

Existing Site Description: The subject property is located in the Centreville area, just northeast of the intersection of Sully Road (Route 28) and Lee Highway (Route 29), and south of Interstate Route 66. The existing site contains a 16,038 square foot church structure and parish hall, three (3) grave yards and 117 parking spaces which are accessed by driveways from William Peterson Way, Wharton Lane and Mt. Gilead Road. Landscaping has been provided around the structures and along the perimeter of the site

BACKGROUND

Site History:

On February 24, 1986, the Board of Supervisors established the Centreville Historic Overlay District with the approval of rezoning RZ 85-S-143. The Historic District is comprised of 16.5 acres and contains several historic homes and churches including St. Johns Episcopal Church as well as the remains of Civil War earthworks. A proposal is currently under consideration by the Board of Supervisors to expand the boundaries of the District.

The existing St. John's chapel was constructed in 1867, and the attached parish hall was constructed in 1956. On December 17, 1985, the BZA approved special permit SP 85 -S-053 for a church and related facilities to permit a temporary classroom trailer and a waiver of the dustless surface requirement. This brought the existing church and related facilities under special permit.

On February 14, 1991, the applicant sought and received approval from Fairfax County's Architectural Review Board (ARB) of the proposed architectural drawing for the addition to this church.

On October 22, 1991, the BZA approved special permit SPA 85-S-053-1 for a church and related facilities to allow an addition, increase in parking and seating capacity, trailer, and a waiver of a dustless surface.

The BZA on July 15, 1998, approved SPA 85-S-053-2 for a church and related facilities to permit an increase land area from 3.29 acres to 4.42 acres. No physical changes where made to the site at that time. A copy of the approved minutes, development conditions

and plat for SPA 85-S-053-2 is included as Appendix 4 of this staff report.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Residential	R-1	Residential 2-3 du/acre
South	Residential	R-1	Residential 2-3 du/acre
East	Residential	R-1	Residential 2-3 du/acre
West	Low Rise Office and Retail	PDC	Planned Development Commercial

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Bull Run Planning District, Area III
Planning Sector: BR6 Centreville Area
Plan Map: Residential Use, Low-Rise Office and Community Retail

ANALYSIS
Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Special Permit Plat St. John's Episcopal Church.

Prepared By: Reid M. Dudley of Runyon, Dudley, Associates, Inc.

Dated: March 24, 1998

Proposed Use:

The request is an amendment to SP 85-S-053 previously approved for a church, to permit a private school of general education. The proposed school would be a full-time school with emphasis on religious studies. Enrollment would be for grades K-7 and would not exceed 99 students. The proposed hours of operation are from 7:00 a.m. to 5:00 p.m. There is no increase in building size associated with the application. The school is proposed to be operated from existing facilities on site.

Land Use Analysis

The applicant did not specify the location of an outdoor recreation area on the Special Permit Amendment Plat. A play area is required to be provided meeting the standards

set forth by Section 9-313 of the Zoning Ordinance outside the minimum required front yard, transitional screening areas, or parking lot. The issue is addressed with a proposed development condition contained in Appendix 1.

Transportation Analysis (Appendix 5)

Issue:

The transportation analysis noted that the southwestern corner of the site will likely be impacted by the future extension of Leland Road as identified on the adopted Comprehensive Plan. As such, dedication should be provided to ten feet from the property line, and ancillary construction easements as needed upon request, for parcel 25A.

Resolution:

Staff has included a proposed development condition requiring that right of way dedication be provided on the demand of the Board of Supervisors. Therefore, this issue has been resolved.

Environmental Analysis

There are no environmental issues associated with this request.

Heritage Resources Analysis (Appendix 6)

St. John's Episcopal Church is located in the Centreville Historic Overlay District and is designated as a historic property. In accordance with the Zoning Ordinance Sect. 7-204.1, Historic Overlay Districts, "All applications for . . . special permit . . . shall be referred to the ARB (Architectural Review Board) for its review and recommendation …"

Although the proposal does not include any exterior building alterations, site improvements or new construction, ARB review and recommendation is required. The applicant has submitted an application to the ARB which is scheduled to be considered by the ARB at its November 4, 2006 meeting. A development condition has been included stating that the special permit will be null and void if the ARB does not recommend approval of the request.

ZONING ORDINANCE PROVISIONS

'R-1 DISTRICT REGULATIONS	REQUIRED	PROVIDED
Bulk' Regulations		
Lot Size	36,000 sq. ft.	4.42 acres
Lot Width	175 feet on a corner lot	293 feet (Wharton Lane) 210 feet (William Peterson)
Building Height	60 feet	35 feet
Front Yard	50^0 angle of bulk plane not less than 40 feet	161 feet (Wharton Lane) 136 feet (William Peterson Way)
Side Yard	45^0 angle of bulk plane not less than 20 feet	118 feet
Rear Yard	45^0 angle of bulk plane not less than 25 feet	82 feet
FAR '	0.15	0.0467
Parking		
Parking Spaces	Church – 113 School - 19 Total: 132	117*

*Sect. 11-106 of the Zoning Ordinance requires that the Places of Worship provide (1) parking space per four seats in the sanctuary. The number of required parking spaces for the existing seating capacity of 450 is 113. The school is required to have 0.19 spaces per student. Based on an enrollment of 99 the required parking for the school is 19 spaces.

Standard	Required	Provided
Transitional Screening		
Northeast (single family residential) *	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing vegetation supplemented by evergreen, ornamental and shade trees, widths varying from 1.0 to 12.0 ft.
Southwest (PDC)	None	None
Southeast (single family residential)*	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Approx. 12.0 ft. of existing vegetation, supplemented by evergreen, ornamental and shade trees
Northwest (PDC)	None	None
Barrier		
Northeast (Single family residential)*	Barrier D, E or F	None
Southeast (single family residential)*	Barrier D, E or F	None
Southwest (PDC)*	Barrier D, E or F	Split Rail Fence
Northwest (PDC)*	Barrier D, E or F	Split Rail Fence

* Waiver requested.

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: Waiver of barrier requirements and transitional screening requirements to use existing vegetation, along the all property boundaries.

Basis: Par. 3 of Sect. 13-104 states that transitional screening or barrier requirements may be waived or modified where the building and/or land between the building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The applicant proposes to modify transitional

screening by using existing vegetation. The site has substantial mature vegetation surrounding the property which will not be disturbed as no new construction is proposed therefore, staff believes that the transitional screening proposed meets the ordinance requirements with adoption of the proposed development conditions.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 7)

General Special Permit Standards (Sect. 8-006)
Group 3 Standards (Sect. 8-303)
Additional Standards (Sect. 8-308)

Summary of Zoning Ordinance Provisions

Subject to the proposed development conditions, all applicable standards have been satisfied.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

RECOMMENDATIONS

Staff recommends approval of SPA 85-S-053-3 subject to the Proposed Development Conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Conditions and Plat Approved for SPA 85-S-053-2

5. Transportation Analysis
6. Heritage Resources Analysis
7. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS

November 7, 2006

If it is the intent of the Board of Zoning Appeals to approve SPA 85-S-053-3 located at Tax Map 54-4 ((1)) 24B, 25A, for an amendment to SP 85-S-053 previously approved for a church to permit a private school of general education pursuant to Section 3-103 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk. Minor edits have been made to these conditions to conform to current terminology. Edits have been underlined.

1. This approval is granted to the applicant only, St. John's Episcopal Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 5649 Mount Gilead Road, consisting of 4.42 acres, 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 plat prepared by Reid M. Dudley of Runyon, Dudley, Associates, dated March 24, 1998, 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. The maximum seating capacity shall be 450 seats.

6. All parking shall be on site and in the parking areas designated on the Special Permit plat.*

7. All vehicles dropping off/picking up children for the school shall enter the site at the Wharton Lane entrance and shall drop off/pick up in the area described as the “loading space paved area” in the rear of the existing church addition.

8. Upon issuance of a Non-RUP for the school the maximum enrollment for the school will not exceed 99 students.

9. The hours of operation for the school shall be from 7 a.m. to 5 p.m. for

students.

10. No Transitional Screening/Barrier shall be required along the southwest lot line (Mt. Gilead) adjacent to the property zoned PDC.

    No Transitional Screening/Barrier shall be required along the northwest lot line (Wharton Lane) because there are no building or parking additions in this area, and because any additional screening would encroach upon existing marked graves.

    The twelve (12) feet of Transitional Screening shall be provided along the northeast lot line and southeast lot line. The twelve (12) foot transitional screening shall be heavily planted and continue to meet the planting requirements of Article 13 as shown on the approved special permit plat. The barrier requirements shall be modified so as to allow the continuation of the zig zag split rail fence in lieu of Barrier D, E, or F. The existing vegetation may be used to partially satisfy this requirement if the vegetation is maintained and/or supplemented to meet the twelve (12) foot screening to the satisfaction of the Urban Forest Management.*

11. The driveway connecting Wharton Lane with the eastern parking area shall be marked with signage indicating one-way traffic.

12. Any proposed new lighting of the parking areas shall be in accordance with the following:

    The combined height of the light standards and fixtures shall not exceed twelve (12) feet.

    The lights shall be focused directly onto the subject property.

    Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.*

13. Best Management Practices (BMPs) shall be provided in accordance with the Water Supply Protection Overlay District (WSPOD) of the Zoning Ordinance and the Public Facilities Manual.*

14. The gravel surfaces shall be maintained in accordance with Public Facilities Manual standards and the following guidelines.

    Speed limits shall be kept low, generally 10 mph or less.

    The areas shall be maintained routinely with stone and evenly spread to a depth adequate enough to prevent wear-through or bare subsoil exposure.

    Runoff shall be channeled away from and around driveway and parking areas.*

15. The Floor Area Ratio (FAR) shall not exceed 0.0467.*

16. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors at time of demand right-of-way dedication for the extension of Leeland Road per the adopted Comprehensive Plan to a maximum of ten feet parallel to the southeastern property line of Parcel 25A. In addition, 15-foot wide ancillary easement to facilitate construction shall be provided parallel to the dedicated right-of-way.

17. A play area shall be provided which meets the standards set forth by Section 9-310 of the Zoning Ordinance. The play area shall be located outside the minimum required front yards, transitional screening areas, and parking lot.

18. Prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the nursery school, the applicant shall obtain an approved shared parking agreement or parking reduction. If a shared parking agreement or parking reduction is NOT approved by DPWES, the number of seats in the sanctuary and/or the number of children in the school shall be reduced to correspond to a number that can be supported by the parking spaces provided on site as determined by DPWES.

19. Prior to the issuance of a Non-RUP for the school, the applicant shall obtain a recommendation of approval for the use from the Fairfax County Architectural Review Board (ARB) or this special permit amendment shall be null and void.

These conditions 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 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.