

ST. JOHN'S EPISCOPAL CHURCH, SPA 85-S-053-03

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), structure(s) 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 William Peterson Way 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 amendment plat. The barrier requirements shall be modified so as to allow the continuation of the zigzag 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. 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.
17. Prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the private school of general education, 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.

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.