

GREEK ORTHODOX CHURCH OF NORTHERN VIRGINIA, TRUSTEES, SPA 93-M-119-02

1. This approval is granted to the applicant only, Greek Orthodox Church of Northern Virginia, Trustees; and is not transferable without further action of this Board, and is for the location indicated on the application, 3149 Glen Carlyn Road, 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 Charles F. Dunlap (Walter L. Phillips, Inc.) dated June 4, 2002, revised through February 6, 2007, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) 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 number of seats in the main area of worship shall be 525.
6. All parking shall be on-site, as depicted on the special permit plat.
7. Prior to the issuance of a 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 nursery school shall be reduced to correspond to a number that can be supported by the parking spaces provided on site as determined by DPWES.
8. There shall be no clearing of vegetation or grading inside of the EQC line designated on the special permit plat except for the removal of dead and dying trees as determined by Urban Forest Management. There shall be no structures located in the EQC area.
9. The existing play area shall be relocated outside of the EQC/RPA boundary, and in an area on site outside the minimum required front yard, transitional screening areas, and parking lot.
10. Upon issuance of the new Non-RUP for this special permit, the total maximum daily enrollment in the nursery school shall be limited to 80.
11. The nursery school's maximum hours of operation shall be 7:30 A.M. to 6:00 P.M., weekdays, between the months of September and June.
12. A left turn lane shall be provided by striping the existing pavement at the entrance opposite South Manchester Street subject to the review and approval of the Department of Transportation.
13. The applicant must meet the Department of Environmental Management's Water Management Ordinance and the Chesapeake Bay Preservation Ordinance.

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14. Transitional screening shall be maintained in accordance with the following: along the northern and western lot lines, existing vegetation shall be maintained between the lot lines and the existing buildings, and this shall be deemed to satisfy Transitional Screening 1. Along the southern lot line, the existing vegetation shall be maintained between the buildings and the northern bank of Long Branch, and this shall be deemed to satisfy Transitional Screening 1. Along the eastern lot line, plantings shall be maintained between the six foot high fence and the parking lot and driveway and this shall be deemed to satisfy Transitional Screening 1. Any dead and/or dying vegetation shall be replaced with vegetation of like kind and size.
- Along the northern and western lot lines, existing vegetation supplemented by plantings, to the maximum extent possible, that are placed between the lot lines and the existing and proposed buildings shall be deemed to satisfy Transitional Screening 1. The size, type and quantity of these plantings shall be equivalent to Transitional Screening 1.
 - Along the southern lot line, the existing vegetation supplemented by plantings, to the maximum extent possible, that are placed between the building addition and the northern bank of Long Branch shall be deemed to satisfy Transitional Screening 1. The size, type, and quantity of these plantings shall be equivalent to Transitional Screening 1.
 - Along the eastern lot line, supplemental plantings, to the maximum extent possible, shall be placed between the six (6) foot high fence and the parking lot and driveway and shall be deemed to satisfy Transitional Screening 1.
15. Any proposed 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 focus directly onto the subject property.
 - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
16. All signage, both existing and proposed, shall satisfy requirements contained in Article 12 of the Zoning Ordinance.

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.

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 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.