

VIETNAMESE ALLIANCE CHURCH, SPA 75-C-182

1. This approval is granted to the applicants only, Vietnamese Alliance Church and is not transferable without further action of this Board, and is for the location, 2438 and 2430 Gallows 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 Frederick Engineering Consultants, LLC, dated June 2007 and signed June 12, 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 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 maximum seating capacity for the main area of worship shall be limited to 217. No more than one church service or an event with more than 100 patrons shall be held simultaneously; a minimum of 30 minutes shall be required between the conclusion of one such event and the beginning of another to allow for orderly ingress and egress.
6. Parking shall be provided as depicted on the Special Permit Amendment Plat. All parking shall be on-site.
7. Stormwater management and Best Management Practices facilities shall be provided as determined by DPWES. Rain gardens shall be used instead of the infiltration trench proposed along the southern boundary and another trench proposed in the northeastern corner of the site as shown on the SP Plat to provide water quality measures. The rain gardens shall be planted with trees, to serve as an additional buffer to the adjacent properties. Maintenance of the rain gardens shall be provided by the applicant as determined by DPWES.
8. The barrier requirement shall be waived along eastern lot line. Along the southern and western lot lines, a 6.0 ft. high wood fence shall be installed and maintained except around the existing playground. This fence shall be located in the transitional screening areas in such a manner that vegetation can be planted on both sides of the fence as noted below.
9. Transitional screening yards shall be provided as shown on the special permit plat. Full transitional screening 1 will be provided along the western lot line. Plant material required for transitional screening 1 shall be provided along the southern lot line to the fullest extent as determined by Urban Forest Management (UFM) except around the existing playground. Vegetation shall be planted on both sides of the barrier and access shall be provided to maintain the vegetation on both sides.
10. A tree preservation and landscaping plan shall be submitted to the Urban Forest Management (UFM) for review and approval at the time of site plan review. This plan shall designate, at a minimum, the limits of clearing and grading as delineated on the special permit plat in order to

preserve to the greatest extent possible individual trees or tree stands that may be impacted by construction.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing a minimum of four feet in height to be placed at the drip line of the trees to be preserved. Tree protection fencing in the form of a four foot high 14 gauge welded wire fence attached to six foot steel posts driven 18 inches into the ground and placed no further than ten feet apart, shall be erected at the final limits of clearing and grading and shown on the erosion and sediment control sheets. Tree protection fencing shall only be required for tree save areas adjacent to clearing and grading activities. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any construction work being conducted on the Application Property. A certified arborist shall monitor the installation of the tree protection fencing and verify in writing that the tree protection fence has been properly installed. Three days prior to commencement of any clearing and grading, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

11. Interior and peripheral parking lot landscaping shall be provided in accordance with Article 13. Additional vegetation shall be provided along the Gallows Road frontage to soften the appearance of the parking lot and church structure.
12. Size, location, numbers and species of all plant material shall be determined in consultation with UFM.
13. Any new proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Any new outdoor lighting fixtures shall not exceed twelve (12) feet in height, measured from the ground to the highest point of the fixture, shall be of low intensity design and shall utilize full cut-off fixtures which focus directly on the subject property.
14. Prior to the issuance of a demolition permit for the existing church structure, Fairfax County DPZ Heritage Resources or its representatives shall be contacted by the applicant and shall be permitted to photograph the interior and exterior of the existing original church structure.

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. Commencement of construction shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals may grant additional time to 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.