County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

August 10, 2007

Patrick Whelan
CJK Design Group
594 Howard Street, Suite 401
San Francisco, CA 94105

Re: Interpretation for SPA 93-M-119-2, Trustees of Greek Orthodox Church of Northern Virginia
Tax Map 61-2 ((1)) 16; 3149 Glen Carlyn Road: Building Addition

Dear Mr. Whelan:

This is in response to your letter of July 31, 2007, which replaces a previous letter of July 9, 2007, requesting an interpretation of the development conditions and Special Permit Amendment (SPA) Plat approved by the Board of Zoning Appeals (BZA) with the above referenced application. As I understand it, the question is whether the enclosure of an existing portico and an existing alcove would be in substantial conformance with SPA 93-M-119-2. This determination is based on your letter, a copy of the proposed floor plan, titled "St. Katherine Greek Orthodox Church, Proposed Building Remodel," undated, prepared by the applicant; two 8.5 x 11-inch photos of the existing exteriors of the south entry and north alcove of the building; two 8.5 x 11-inch color renderings of architectural options of the proposed exterior of the south entry addition; one 8.5 x 11-inch drawing of the proposed rear elevation titled "St. Katherine Greek Orthodox Church," dated August 6, 2007, and prepared by CJK Design Group; and a reduced copy of the SPA Plat titled "St. Katherine's Greek Orthodox Church," dated as revised June 27, 2006, prepared by Walter L. Phillips, Inc. Copies of your letter, exhibits and the development conditions are attached.

As I understand it, you are proposing to enclose two areas within the existing building. An existing portico on the north side of the building would be enclosed to provide approximately 1,214 square feet for a larger narthex (entrance) and restrooms. An existing alcove on the south side of the building will be enclosed to provide approximately 58 square feet to improve the interior floor plan. The exterior openings will be framed-in to the exterior circumference to match the existing exterior with high windows above, including entry doors for the narthex addition. The total area proposed for the two enclosures is 1,272 square feet. The approved Gross Floor Area (GFA) for the site is 26,877 square feet.

Sect. 8-004 of the Zoning Ordinance states that minor modifications to an approved special permit may be permitted when it is determined by the Zoning Administrator that such are in substantial conformance with the approved special permit. Par. 4 (B) (7) (a) and (b) further stipulates that for approved special permits for places of worship and places of worship with a child care center, nursery school or private school of general or special education, the modifications may be permitted, provided that the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or

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/

five (5) percent of the approved gross floor area up to a maximum of 2,500 square feet of gross floor area; and the maximum permitted FAR for the zoning district shall not be exceeded. The proposal for an addition of 1,272 square feet is within the limitation specified by the above Zoning Ordinance provision. The notice package informing adjacent property owners of the proposed modification has been reviewed by the staff and satisfies the requirements of the Zoning Ordinance.

It is my determination that the proposed enclosures of the portico and alcove described above are in substantial conformance with SPA 93-M-119-2, provided that the materials used for the enclosure are consistent with those used on the existing structure. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please contact Carrie Lee at (703) 324-1290.

Sincerely,

Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

RCC\\clee01\Action Assignments\Interpretations\SPI_St. Katherine_bldg addn.doc

cc: Members, Board of Zoning Appeals
Penelope A. Gross, Supervisor, Mason District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SPA 93-M-119-2, SPI 0707 016, Imaging, Reading File

CJK DESIGN group

CHRIST J. KAMAGES
AIA NCARB
ARCHITECT, PRINCIPAL

Building
Solutions & Management

faith
CENTER
community

Creating
Vision & Development

sacred
SPACE
secular

Transforming
Interiors & Details

July 31, 2007

Regina Coyle, Director
Zoning Evaluation Division
Fairfax County Virginia
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Dear Ms. Coyle,

This letter replaces the previous letter of July 9, 2007, as the actual square footage for the proposed minor building addition has changed.

CJK Design Group is serving as agent for St. Katherine Greek Orthodox Church, 3149 Glen Carlyn Road, Falls Church, VA 22041. The Church would like to enclose a section of the existing Church portico to provide a larger Narthex (Entry) space and a separate room with attached restroom for bridal preparation before wedding ceremonies. There is also a small alcove area in the rear of the building that they would like to enclose to improve the interior floor plan.

The property is zoned R-3, and is governed by the most recent amendment to the Special Permit for a church with nursery school: SPA 93-M-119-02. Section 8-004 of the Zoning Ordinance allows the Zoning Administrator to review and approve minor building additions, as long as they are in substantial compliance with the approved Special Permit and do not exceed 5% of the approved gross floor area.

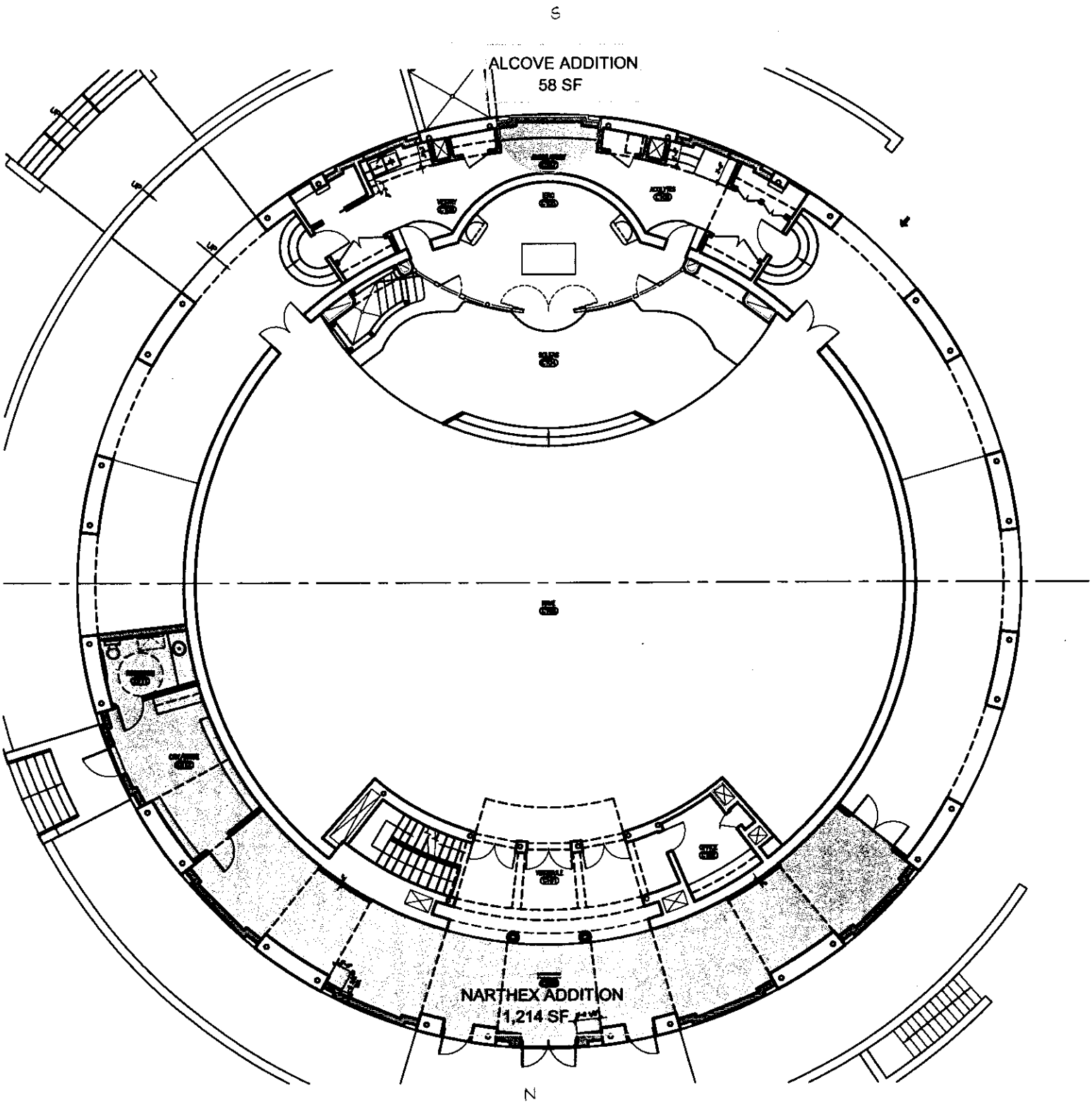
The proposed minor building addition is in substantial compliance with the Special Permit, since it serves to improve functionality of the approved Church worship use, while remaining within the existing building footprint. The proposed new square footage of 1,272 SF is within 5% of the approved GFA of 26,875 SF.

I have attached a Floor Plan illustrating the areas of enclosed portico and enclosed alcove that are being considered, along with the approved Development Plat and the Staff Report from the most recent approval hearing. Please review this request, and contact our office with any questions or for further information. Chuck Dunlap, with Walter L. Phillips, is also working with our Project Team, and is available to provide any information.

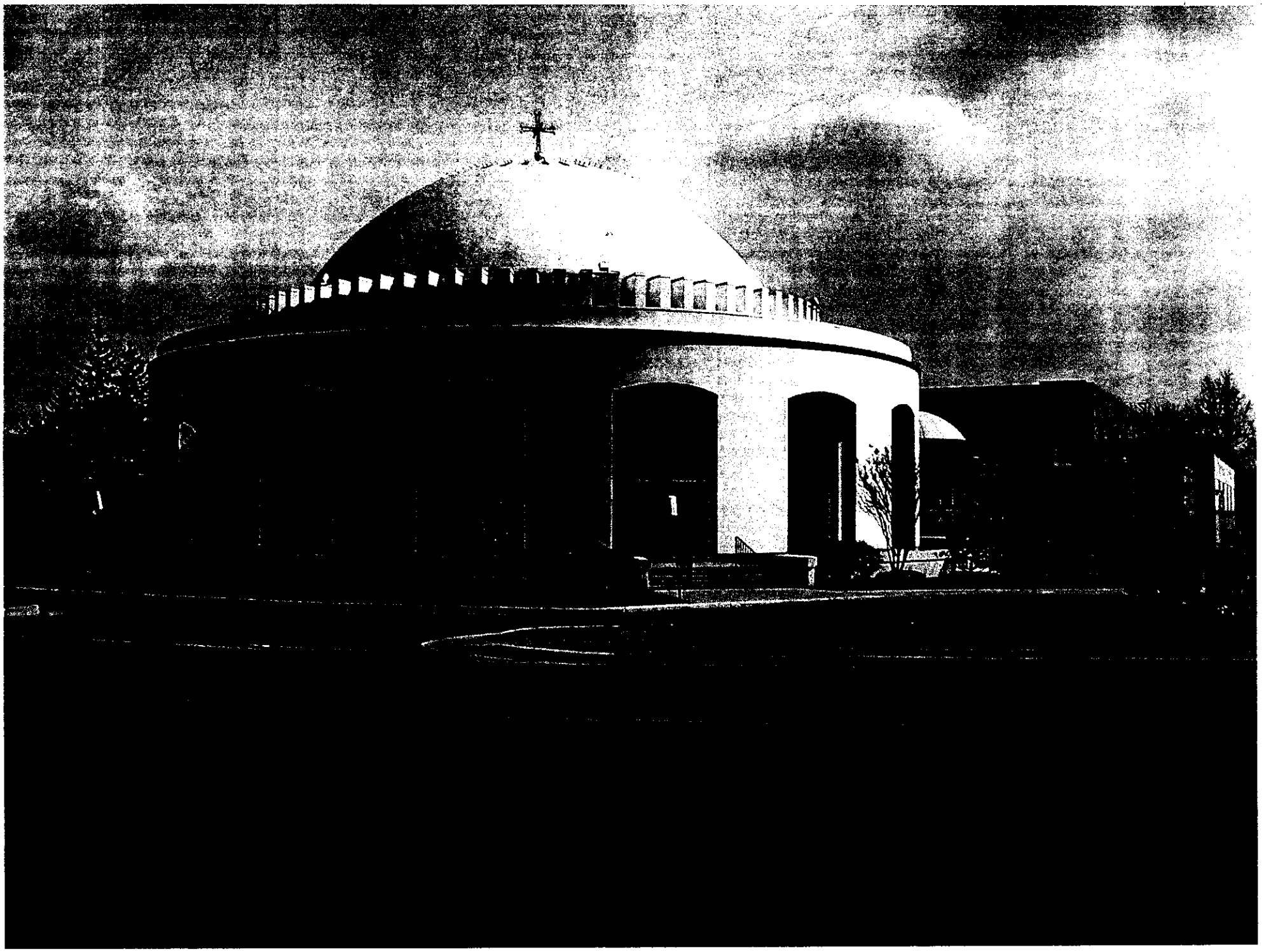
Thank you for your consideration of this matter.

Sincerely,

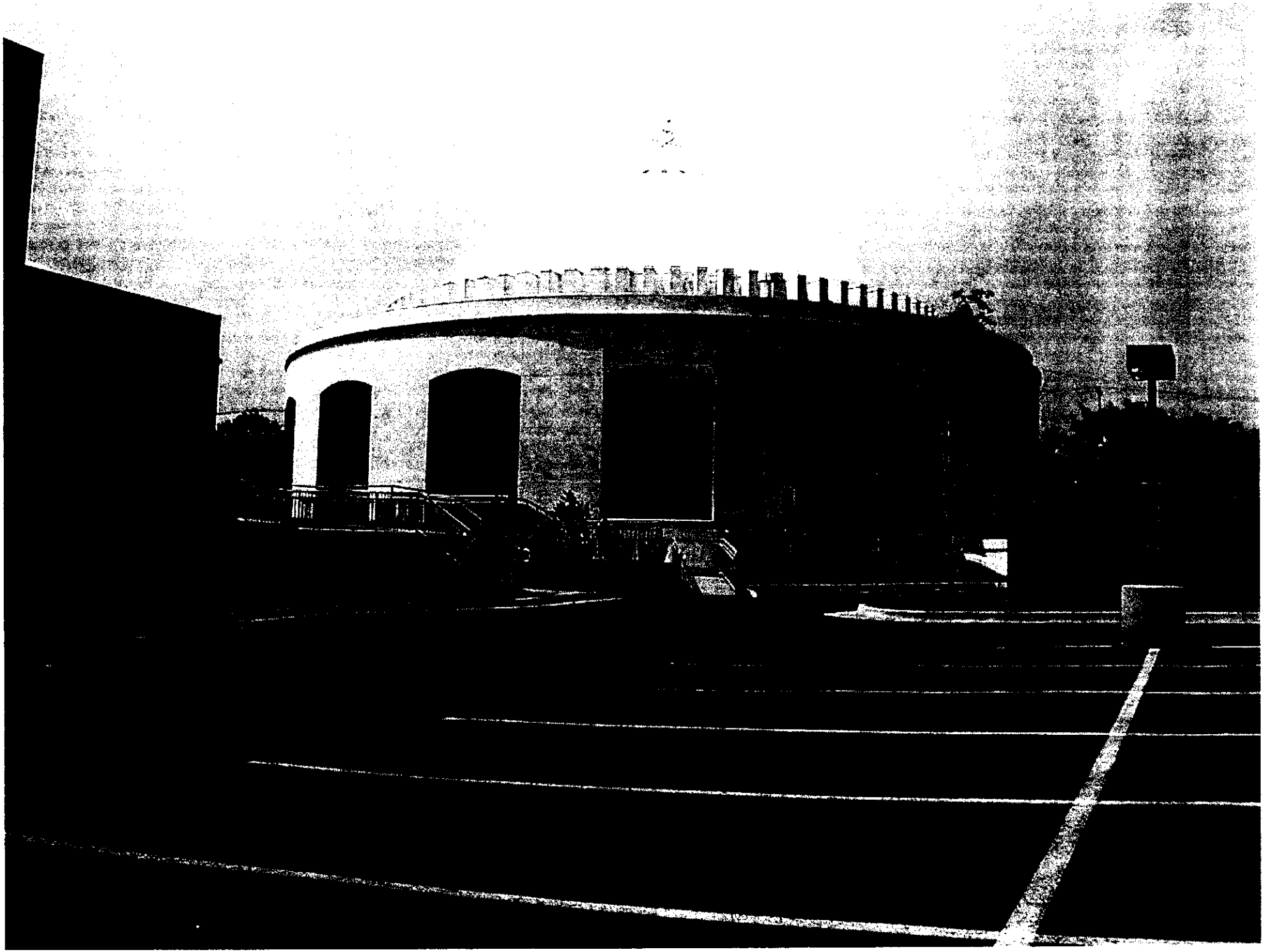
Patrick Whelan, architect
CJK Design Group
415-495-7626 x42
pwhelan@cjkdesign.com



St.Katherine Greek Orthodox Church
Proposed Building Remodel
Existing Sanctuary 5,800 SF
Enclosed Narthex Addition 1,214 SF + Enclosed Alcove Addition 58 SF = 1,272 SF Total Minor Building Addition
which is less than 5% of Approved GFA per SPA-93-M-119-02
Approved GFA = 26,875 SF 5% = 1,344 SF

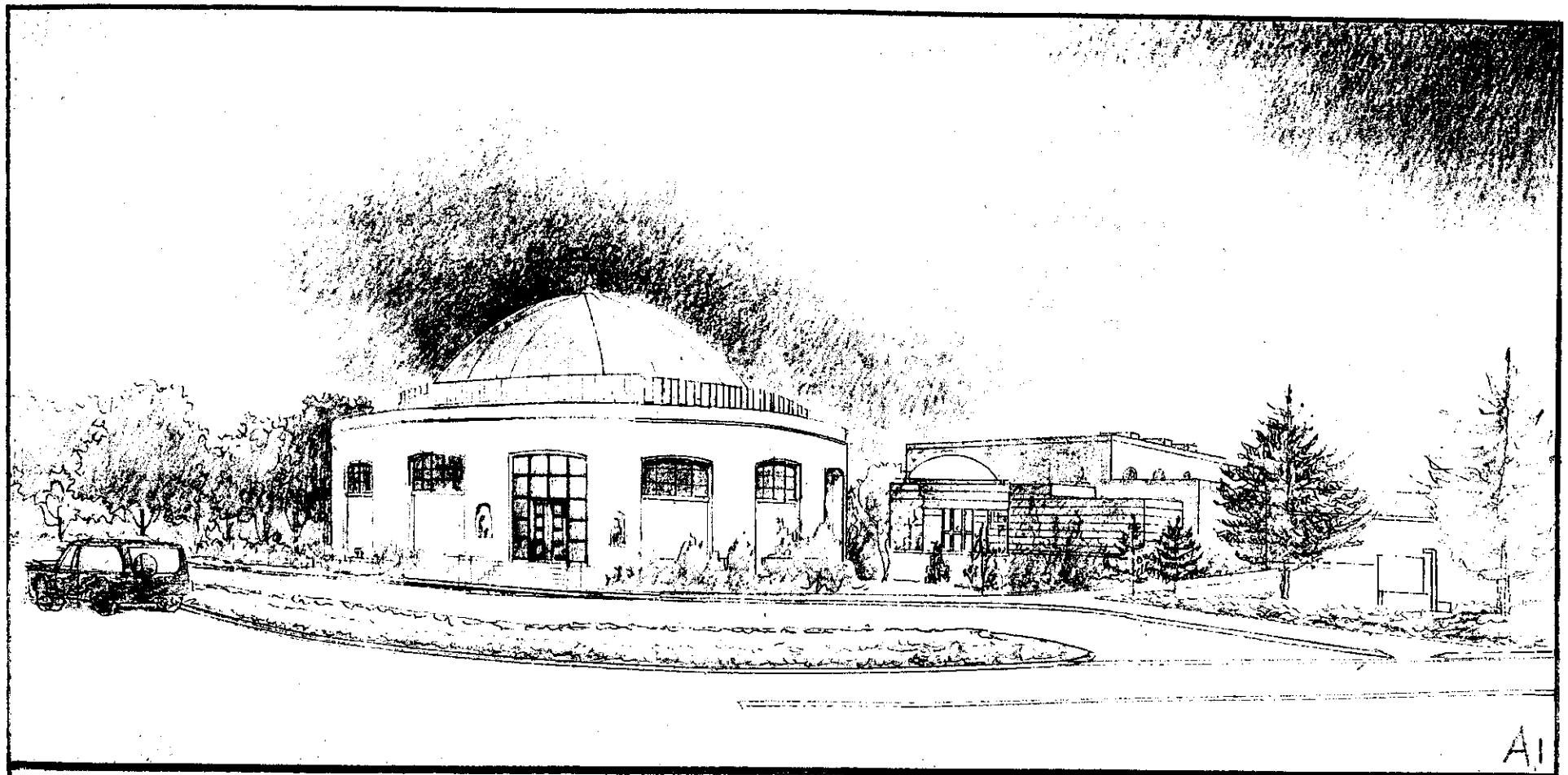


ST. KATHERINE CHURCH – ENTRY VIEW (N)
existing



ST. KATHERINE CHURCH – REAR ALCOVE VIEW (s)

existing



CJK DESIGN GROUP
CHRIST J. KAMAGES
AIA NCARB OAA
ARCHITECT, PRINCIPAL

ST. KATHERINE
GREEK ORTHODOX CHURCH
VA

NBD 999.06 7/25/07

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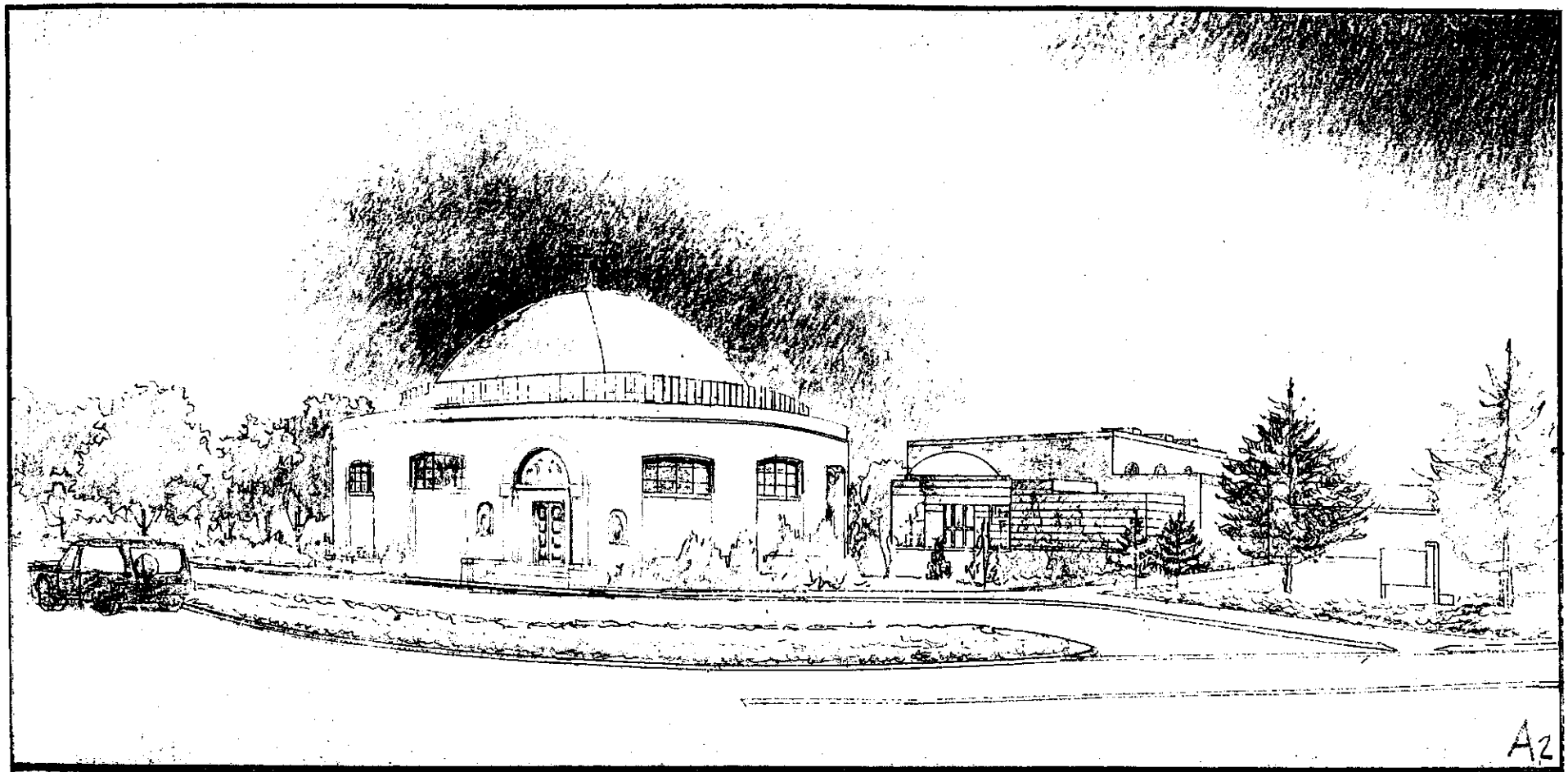

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VA

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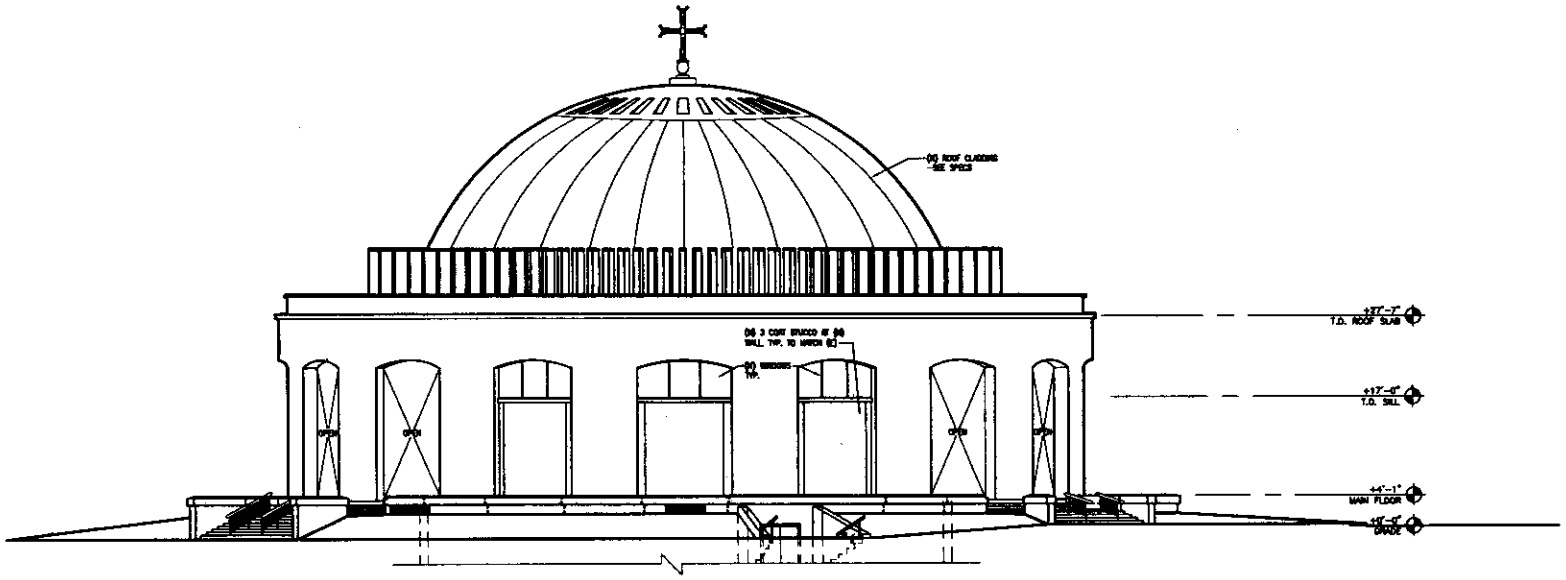

REAR ELEVATION
SCALE: 1/8" = 1'-0"

CJK DESIGN group
CHRIST J. KAMAGES
AIA NCARB
ARCHITECT, PRINCIPAL

ST. KATHERINE
GREEK ORTHODOX CHURCH
FALLS CHURCH, VA

REAR ELEVATION

1

1/16"=1'-0"

August 6, 2007

Project Number 6335.00

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LANDSCAPE SCHEDULE

KEY	BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
IO	ILEX OPACA AMERICAN HOLLY	5'-6' B&B	7	SEE EVERGREEN TREE PLANTING DETAIL
JV	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	5'-6' B&B	9	SEE EVERGREEN TREE PLANTING DETAIL

PLANTS SELECTED FROM THE RECOMMENDED TREE AND SHRUB SPECIES FOR REFORESTATION OF RESOURCE PROTECTION AREAS IN FAIRFAX COUNTY, VIRGINIA.

2/5/07

KATHLEEN L. MOCONVERL, ISA CERTIFIED ARBORIST #MA-4192

NOTES :

- STAKE EVERGREEN TREES UNDER 12' ONLY IF NOTED ON PLANS
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES
- REMOVE ALL STAKES WITHIN THE FIRST YEAR'S PLANTING
- TREE SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT DID TO NURSERY FIELD GROWTH GRADE
- 18" MIN. MULCH LINE FAST CANOPY OF TREE AT TIME OF FINAL INSPECTION

EVERGREEN TREE PLANTING
NOT TO SCALE

GENERAL NOTES

1. THE PROPERTY IS DELINEATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 61-2-001-16 AND IS CURRENTLY ZONED R-3.
2. OWNER:
   GREEK ORTHODOX CHURCH
   OF NORTHERN VIRGINIA
   PO BOX 1065
   FALLS CHURCH, VIRGINIA 22041
3. THIS PLAT DOES NOT NECCESSARILY SHOW ALL COVENANTS, RESTRICTIONS AND EASEMENTS THAT MAY AFFECT THE PROPERTY.
4. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THIS PLAN.
5. TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN BY OTHERS. CONTOUR INTERVAL IS 2 FEET.
6. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. THE REQUIRED TREE COVER WAS PROVIDED AS PART OF SITE PLAN 398-SP-01-1.
9. THIS PLAN IS CONCEPTUAL AND IS INTENDED FOR USE IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED AND ARE TO BE EXPECTED AS PART OF THE SITE PLAN APPROVAL PROCESS.
10. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
11. STORMWATER MANAGEMENT WAS PROVIDED AS PART OF SITE PLAN 398-SP-01-1. THE PROPOSED CHANGE OF USE WILL NOT ADD ANY ADDITIONAL IMPERVIOUS AREA TO THE SITE. NO ADDITIONAL STORMWATER MANAGEMENT MEASURES ARE REQUIRED.
12. EXISTING VEGETATION TO REMAIN.
13. PER SP 93-M-119, DATED APRIL 6, 1994, THE BARRIER REQUIREMENT WAS WAIVED ALONG ALL LOT LOT LINES, EXCEPT THE EASTERN LOT LINE. A SIX FOOT HIGH WOODEN FENCE WAS ADDED TO THE EASTERN LOT LINE AND SUPPLEMENTAL PLANTINGS WERE ADDED AS PART OF THE PREVIOUS SITE PLAN, 398-SP-01-1.
14. PER 398-SP-01-1, THE SITE CURRENTLY MEETS ALL OF THE TRANSITIONAL SCREENING AND PLANTING REQUIREMENTS DESCRIBED IN CONDITION #10 OF SP 93-M-119, DATED APRIL 6, 1994, AS AMENDED BY THE INTERPRETATION APPROVED ON DECEMBER 22, 1999.
15. THERE ARE NO ANTICIPATED LAND DISTURBING ACTIVITIES REQUIRED TO ESTABLISH THE PROPOSED USE. THEREFORE, NO EXISTING VEGETATION MAP IS REQUIRED.
16. PROPOSED OUTDOOR PLAY AREA TO CONSIST OF RUBBER MULCH SURFACE.

ZONING TABULATION

ZONE: R-3

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA:	NO REQUIREMENT	192,671 SF/±4.43 AC
LOT WIDTH:	150 REQUIREMENT	N/A
MAXIMUM BUILDING HEIGHT:	60 FEET	±54 FEET
YARD REQUIREMENTS:		
FRONT:	40' ABP, >30'	58 FEET
SIDE:	35' ABP, >40'	84 FEET
REAR:	35' ABP, >25'	157 FEET
MAXIMUM FAR:	0.3, OR 57,801 GFA	0.14, OR 26,677 GFA
OPEN SPACE:	15%, OR 28,944 SF	54%, OR 103,600 SF
INTERIOR PARKING LOT LANDSCAPING:	5%, OR 2,350 SF	5%, OR 2,270 SF
TREE COVER:	20%, OR 32,790 SF	57%, OR 95,000 SF

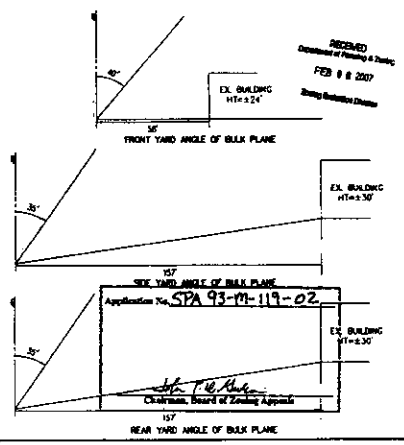
PARKING TABULATION

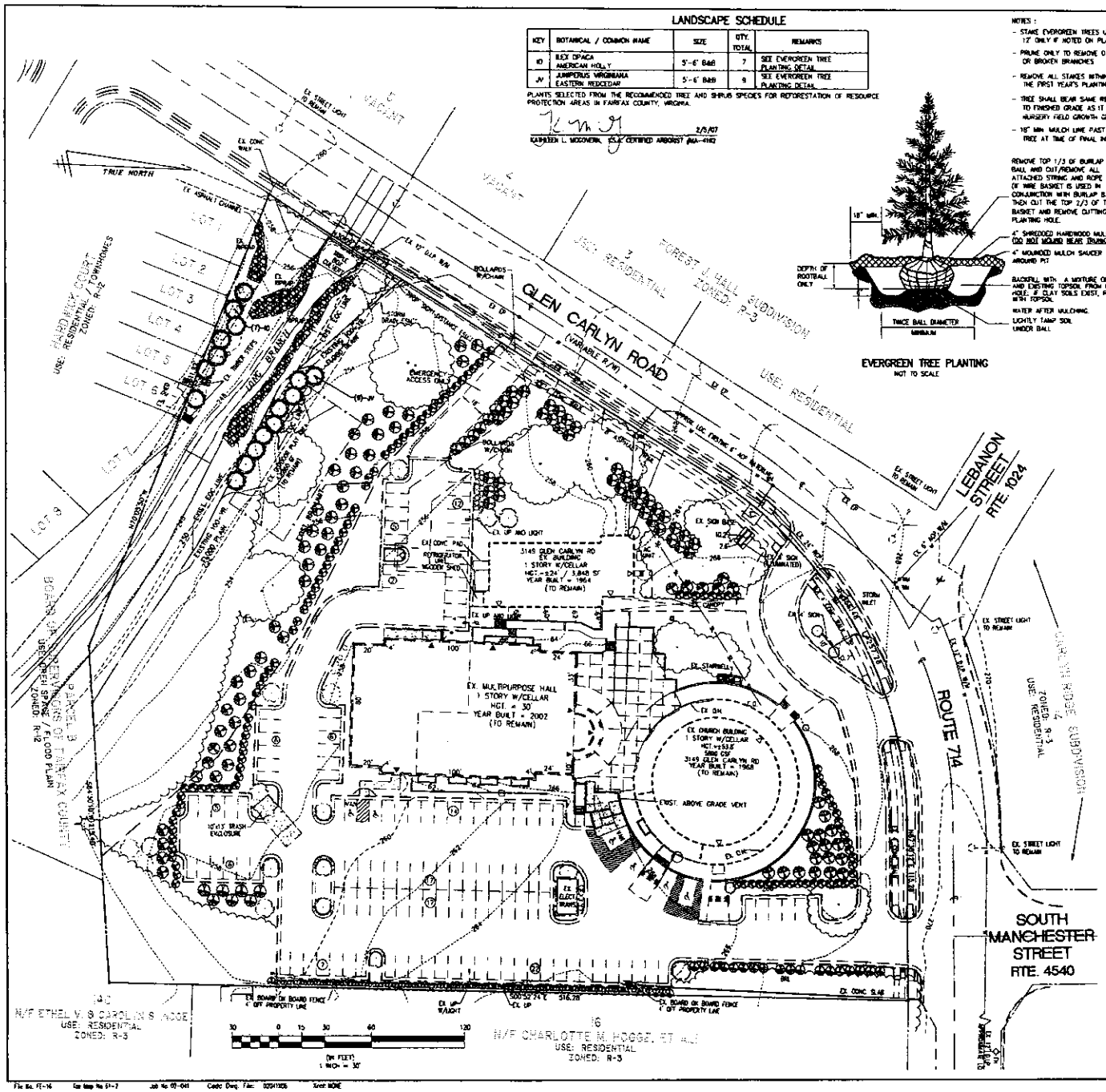
PARKING PROVIDED: 132 (INCLUDING 5 ACCESSIBLE SPACES) *
PARKING REQUIRED: 148 SPACES

CHURCH
325 SEATS @ 1SP/4 SEATS
= 132 SPACES

NURSERY SCHOOL
80 CHILDREN @ 0.19 SPACES PER CHILD
= 16 SPACES

* APPROVAL OF A SHARED PARKING AGREEMENT REQUESTED WITH THIS PLAN




TRUE NORTH
GLEN CARLYN ROAD
(VARIABLE R/W)
LEBANON STREET
RTE. 1024
ROUTE 714
SOUTH MANCHESTER STREET
RTE. 4540
EX. MULTIPURPOSE HALL
1 STORY W/CELLAR
HGT. = 30'
YEAR BUILT = 2002
(TO REMAIN)
EX. CHURCH BUILDING
1 STORY W/CELLAR
HGT.=±35'
3145 GLEN CARLYN RD
YEAR BUILT = 1968
(TO REMAIN)
3145 GLEN CARLYN RD
EX. BUILDING
1 STORY W/CELLAR
HGT.=±24' / 3,848 SF
YEAR BUILT = 1964
(TO REMAIN)
EXIST. ABOVE GRADE VENT
EX. STAIRWELL
EX. SIGN
EX. UP AND LIGHT
EX. CONC PAD
REFRIGERATOR ON WOODEN SHED
BOLLARDS W/CHAIN
EMERGENCY ACCESS GATE
EX. STREET LIGHT TO REMAIN
STORM INLET
EX. CONC SLAB
EX. BOARD OR BOARD FENCE 1' OFF PROPERTY LINE
N/F ETHEL V. & CAROLIN S. HODGE
USE: RESIDENTIAL
ZONED: R-3
N/F CHARLOTTE M. HODGE, ET AL
USE: RESIDENTIAL
ZONED: R-3
USE: RESIDENTIAL
ZONED: R-3
USE: RESIDENTIAL / TOWNHOMES
ZONED: R-2
USE: OPEN SPACE / FLOOD PLAIN
ZONED: R-12
FOREST J. HALL SUBDIVISION
ZONED: R-3
GREENE RIDGE SUBDIVISION
ZONED: R-3
USE: RESIDENTIAL
EXISTING 100' R/W
EXISTING 50' R/W
EX. 10' DLEP R/W
EX. 6' ACP R/W
EX. CONC R/W
EX. ASPHALT CURBS
EX. CONC. CURB
EXISTING CONCRETE SIDEWALK
EXISTING ASPHALT SIDEWALK
EXISTING CONCRETE CURB
EXISTING ASPHALT CURB
EXISTING CONCRETE CURB & GUTTER
EXISTING ASPHALT CURB & GUTTER