



County of Fairfax, Virginia

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

February 8, 2008

James L. McCormack
Burgess & Niple, Inc.
4160 Pleasant Valley Road
Chantilly, VA 20151

Re: Interpretation for SPA 00-Y-050, Ekklesia USA
Tax Map 33-2 ((1)) 12A; 4350 Blue Spring Drive: Building Footprint Modification,
Phasing and Site Modifications

Dear Mr. McCormack:

This is in response to your letter dated December 21, 2006, and subsequent letters dated April 20, 2007, and September 19, 2007, and supplemental information submitted on January 3, 2008, 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, there are several questions which will be addressed separately below. These determinations are based on your letters; the approved SPA Plat and development conditions; a two-sheet exhibit titled "Zoning Interpretation Exhibit, Site Layout/Landscape Plan, Ekklesia Church" dated December, 2006, as revised through December 21, 2007, prepared by Burgess & Niple, with the first sheet depicting the proposed building footprint modification and site layout revisions and the second sheet which depicts the previously approved building footprint superimposed upon the proposed building footprint; a plan titled "Landscape Plan, Interior Parking Lot Computations, Ekklesia Church," dated December 2006, prepared by Burgess & Niple; and the revised plan titled "Zoning Interpretation Exhibit, Site Layout/Landscape Plan, Ekklesia Church," dated December 26, 2006, as revised through December 21, 2007, and prepared by Burgess & Niple. Copies of your letter and the exhibits are attached.

The first question is whether the proposed revised building footprint would be in substantial conformance with the SPA Plat and development conditions. According to your letter, the applicant proposes to decrease the size of the previously approved building. The applicant proposes to construct a one-story building with a decrease in the total floor area from 33,373 square feet to 14,712 square feet and a decrease in height from 45 feet to 40 feet. The proposed building footprint remains within the approved building footprint and maintains the same orientation. It is my determination that the proposed modification to the building footprint is in substantial conformance with SPA 00-Y-050.

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

The second question is whether the proposed deletion of phasing would be in substantial conformance with the SPA Plat and development conditions. According to your letter, the applicant proposes to provide the maximum seating capacity of 800 in a single-phase of construction, instead of in two phases as approved under the SPA. The total required parking spaces for both phases would be provided in accordance with the development conditions. It is my determination that the construction of the approved church in a single phase would be in substantial conformance with SPA 00-Y-050.

The third question is whether a revision of the building's front entry would be in substantial conformance with the SPA Plat and development conditions. According to your letter, the applicant is proposing to replace the outdoor amphitheater adjacent to the front entry with a drop-off area beneath a porte-cochere. The modification will not affect access or the parking layout. The applicant is proposing additional landscaping consisting of large deciduous and large evergreen trees between the building and the southern property boundary. It is my determination that the proposed modification to the building's front entry would be in substantial conformance with SPA 00-Y-050 provided landscaping is installed as shown on the submitted Interpretation Exhibit and subject to Urban Forest Management (UFM), Department of Public Works & Environmental Services (DPWES), approval.

The fourth question is whether the deletion of the picnic pavilion in the rear of the church would be in substantial conformance with the SPA Plat and development conditions. The picnic pavilion is shown on the SPA Plat to be constructed with Phase 2. You have verbally indicated to staff that the pavilion will not be constructed; however, the landscaping will be provided, as required by Development Condition #7, and as modified on the submitted Interpretation Exhibit, due to the relocation of the SWM/BMP facility. It is my determination that the deletion of the picnic pavilion would be in substantial conformance with SPA 00-Y-050 plat provided that landscaping is installed pursuant to Development Condition #7 and as shown on the Interpretation Exhibit, subject to UFM, DPWES, approval.

The fifth question is whether proposed modifications to the stormwater management dry pond area would be in substantial conformance with the SPA Plat and development conditions. Based on comments from DPWES, the area and location of the stormwater management pond was decreased slightly and shifted due to redesign of the outlet structure and spillway. The modification and redesign of the pond results in less impact to the Environmental Quality Corridor (EQC) and provides for preservation of additional natural vegetation area. The Interpretation Exhibit depicts the area adjacent to Blue Spring Drive for restoration of vegetation, as required by Sheet 3 of the SPA Plat and the Restoration Planting Schedule. The Interpretation Exhibit also depicts proposed supplemental plantings along Blue Spring Drive at the corner of Pleasant Valley Road. All other requirements of the SPA for the adjacent open space and stormwater management will be met. It is my determination that the proposed modifications to the stormwater management dry pond area are in substantial conformance with SPA 00-Y-050.

The last question, requested with the September 19, 2007, addendum letter, is whether a shift of the entrance at Blue Spring Drive to the east approximately 100 feet would be in substantial conformance with the SPA Plat and development conditions. The modification is proposed to

address comments from Virginia Department of Transportation (VDOT) for compliance with sight distance requirements. According to your letter, the tree save area adjacent to Blue Spring Drive will be increased from 1,213 square feet to 1,927 square feet with the relocation of the drive. Other requirements of the SPA for this area will be maintained, including the parking lot layout and interior access. It is my determination that the proposed relocation of the driveway entrance to Blue Spring Drive is in substantial conformance with SPA 00-Y-050.

These determinations have 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/CDL/O:\clee01\ActionAssignments\Interpretations\SPI\Ekklesia Church_rev bldg footprint.doc

Attachments: A/S

cc: Members, Board of Zoning Appeal
Michael R. Frey, Supervisor, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, ZAD, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Audrey Clark, Director, Building Plan Review Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SPA 00-Y-050, SPI 0701 001, Imaging, Reading File

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Department of Planning & Zoning

JAN 02 2007

Zoning Evaluation Division



BURGESS & NIPLE

Ms. Barbara Byron, Director
Zoning Evaluation Division, DP&Z
County of Fairfax
12055 Government Center Parkway
Fairfax, Virginia 22035

Re. Ekklesia Church
SPA 00-Y-050
Request for confirmation of substantial
conformance with an approved Special
Permit

December 21, 2006

Dear Ms. Byron

Burgess & Niple, Inc.
4160 Pleasant Valley Road
Chantilly, VA 20151
703 631.9630
Fax 703 631.6041

We are writing on behalf of our client, the Ekklesia Church, USA, with respect to a property located in Chantilly that is owned by the church. The property was the subject of a Special Permit that was originally granted for the Grace Covenant Church. On April 5, 2005, the Ekklesia Church obtained approval of an amendment, SPA 00-Y-050, transferring the permit to the church. There were no changes to the approved Special Permit Plat or the Conditions adopted with the amendment. The building being proposed by the Ekklesia Church has a configuration that differs from that proposed by the Grace Covenant Church, but is smaller and generally falls within the footprint of that building as it was shown on the approved Special Permit Plat. The Fairfax County Department of Public Works and Environmental Services (DPW&S) reviewer has requested confirmation that the site layout being currently proposed is in substantial conformance with the approved Special Permit Plat.

We are enclosing a copy of the approved Special Permit Plat and a copy of the currently proposed site layout for the Ekklesia Church. As may be seen, the parking layout, access points, general open space layout and storm water management facilities shown on the proposed site layout are essentially the same as depicted on the approved Special permit Plat. The building proposed on the Special Permit Plat was to be a two-story structure with an ultimate floor area of 33,737 gross square feet. It was to be constructed in phases, with the initial phase to result in 600 seats in the sanctuary, and a maximum seating capacity of 800 to be achieved with Phase 2. The building currently proposed for the Ekklesia Church is to be a one-story building, with a total floor area of 14,712 gross square feet, or less than one-half of that proposed for the Grace Covenant Church. Although the Ekklesia Church anticipates that it may want to expand the building in the future, and therefore looks upon this currently proposed building as Phase One of their development of the site, there are no definitive plans for a phase two building expansion. Additionally, the Church does not propose to phase the construction of the sanctuary, or to expand the sanctuary in the future, and is therefore proposing to provide the full 800 seat capacity permitted on the site within the currently proposed building. Any future expansion of the building would be for the purpose of providing space for uses other than the sanctuary and would not result in any increase in the sanctuary seating.

Ms. Barbara Byron, Director
Zoning Evaluation Division, DP&Z
County of Fairfax
December 21, 2006
Page 2

Special Permit Condition Number 5 states:

The maximum number of seats in the church shall be 600 at the completion of Phase 1 and 800 at the completion of Phase Two.

In conformance with this condition, the maximum number of seats in the sanctuary will be 800 seats, although the seating will not be implemented in phases.

The approved Special Exception Plat had included a depiction of a "Building Envelope", setting parameters for the location of the building relative to exterior boundaries of the property. The proposed building is somewhat smaller than this envelope and falls wholly within its boundaries. For example, the perimeter of the envelope was located at a distance of approximately 96 feet from the Blue Spring Road right-of-way, and the currently proposed building is to be situated at a distance of at least 158 feet from that right-of-way. Similarly, the envelope was shown on the Special permit Plat at a distance of approximately 55 feet from the southerly boundary of the property, and the currently proposed building will be at least 196 feet from that same boundary. The Special Permit Plat had also shown the envelope to be approximately 257 feet from the westerly boundary of the property, and the currently proposed building location will place the building at a distance of at least 315 feet from that boundary. As shown on the enclosed exhibit, the proposed building falls comfortably within the perimeter of the "Building Envelope" established with the Special Permit.

The Special permit Plat had proposed a maximum of 276 parking spaces, and Condition Number 5 had stated:

A maximum of 276 parking spaces shall be provided. All parking for the use shall be on the site as shown on the Special permit Plat.

In conformance with this condition, the parking proposed shall not exceed a maximum of 276 spaces. A total of 223 spaces are deemed to be required for the use in conformance with the Zoning Ordinance requirements, and a total of 273 spaces are proposed to be provided (see Tabulation on Sheet 4 of this letter).

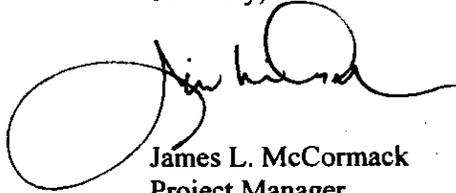
In summary, while the configuration, size and number of stories of the building originally proposed for the Grace Covenant Church, differ from the comparable characteristics of the building currently proposed for the Ekklesia Church, all of the differences can be basically characterized as a downsizing of the building. It is to be one, rather than two stories. It will be less than one-half the size in terms of floor area. It will be fully contained within the external building parameters set with the Special Exception, and will be no closer to, nor have any greater impact on, any adjoining property. The proposed building will have the same ultimate seating capacity as that approved with the Special Permit, and the number of parking spaces will be in accordance with the maximum number approved with

Ms. Barbara Byron, Director
Zoning Evaluation Division, DP&Z
County of Fairfax
December 21, 2006
Page 3

the Special Permit. We therefore consider the proposed site layout and building to be in substantial conformance with the approved Special permit, and request your concurrence. .

Thank you for your consideration of this matter. Should you require any additional information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim McCormack", with a large, stylized initial "J" that loops around the first part of the name.

James L. McCormack
Project Manager

Ms. Barbara Byron, Director
Zoning Evaluation Division, DP&Z
County of Fairfax
December 21, 2006
Page 4

PARKING TABULATION
EKKLESIA CHURCH
CHANTILLY, VIRGINIA

Parking Required/Provided

Sanctuary Seating	
800 Seats @ 1 space/4 seats:	200 Spaces
Sunday School	
75 children @ 0.19 Spaces/Child:	19 Spaces
Church Office	
868 SF @ 3.6 Spaces/SF:	<u>4 Spaces</u>
Total Parking Required:	223 Spaces
Total Parking Provided:	272 Spaces



BURGESS & NIPLE

Ms. Carrie Lee
Zoning Evaluation Division
Department of Planning and Zoning
County of Fairfax
12055 Government Center Parkway
Fairfax, VA 22035

Re: Ekklesia Church
Chantilly, Virginia

April 20, 2007

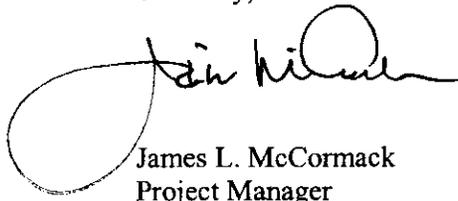
Dear Ms. Lee:

Burgess & Niple, Inc.
4160 Pleasant Valley Road
Chantilly, VA 20151
703 631.9630
Fax 703 631.6041

I am enclosing a revised version of the site drawing for the Ekklesia Church. Subsequent to our initial conversation earlier this week, I realized that the limit of the Environmental Quality Corridor (EQC) as depicted and denoted on the site drawing we had previously sent you was not correct, nor consistent with the EQC limit shown on the approved Special Permit Plat. We have revised the drawing to correctly show the limit of the EQC. As may be noted, the site development as currently proposed will have less impact on the EQC than was anticipated and depicted on the Special Permit Plat. The storm water management pond has been designed with a combined outlet structure/spillway, which has eliminated any need for the EQC to be disturbed with construction of a separate dam spillway, as had been shown on the Special Permit Plat. Additionally, the sanitary sewer outfall is to be connected to a new sewer line recently constructed on the north side of Blue Spring Drive, eliminating the need to construct a sanitary sewer lateral traversing the EQC, as had been proposed on the Special Permit Plat. As a result of these changes, no impacts on, or encroachments into, the EQC at the southeast corner of the site are being proposed with the construction plans. Furthermore, the proposed location of the storm water management pond has been shifted slightly away for the ECQ, resulting in the proposed construction limits also being shifted and preserving additional area adjacent to the EQC limit in its natural state. I hope that this updated information affords clarification and will allay any concerns relative to the preservation of the EQC.

Should you have any questions or require any additional information, please contact me.

Sincerely,



James L. McCormack
Project Manager



BURGESS & NIPLE

Ms. Barbara Byron, Director
Zoning Evaluation Division, DP&Z
County of Fairfax
12055 Government Center Parkway
Fairfax, Virginia 22035

Re: Ekklesia Church
SPA 00-Y-050
Request for confirmation of substantial
conformance with an approved Special
Permit

September 19, 2007

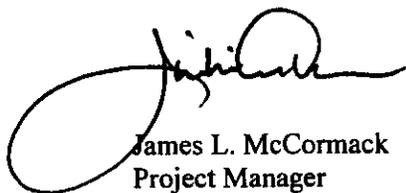
Dear Ms. Byron

Burgess & Niple, Inc.
4160 Pleasant Valley Road
Chantilly, VA 20151
703 631.9630
Fax 703 631.6041

We are writing in regards to the pending request for an interpretation pertaining to the Ekklesia Church site in Chantilly. As we have discussed with Ms. Carrie Lee, of your staff, we are proposing a revision to the site layout that will shift the site entrance slightly to the east on the site's Blue Spring Road frontage. This change is for the purpose of achieving better sight distance for drivers leaving the site and turning on to Blue Spring Drive. Because Blue Spring Drive curves sharply, with a 90-degree curve, a slight distance to the west of the site, sight distance is restricted. The shift of the entrance will ensure that adequate sight distance will be maintained, thus improving the margin of safety for those entering and leaving the site. We are hereby requesting that this proposed change be considered as part of the currently pending interpretation request.

We are enclosing a plan showing the proposed revised layout. Should you require any additional information, please let me know.

Sincerely,



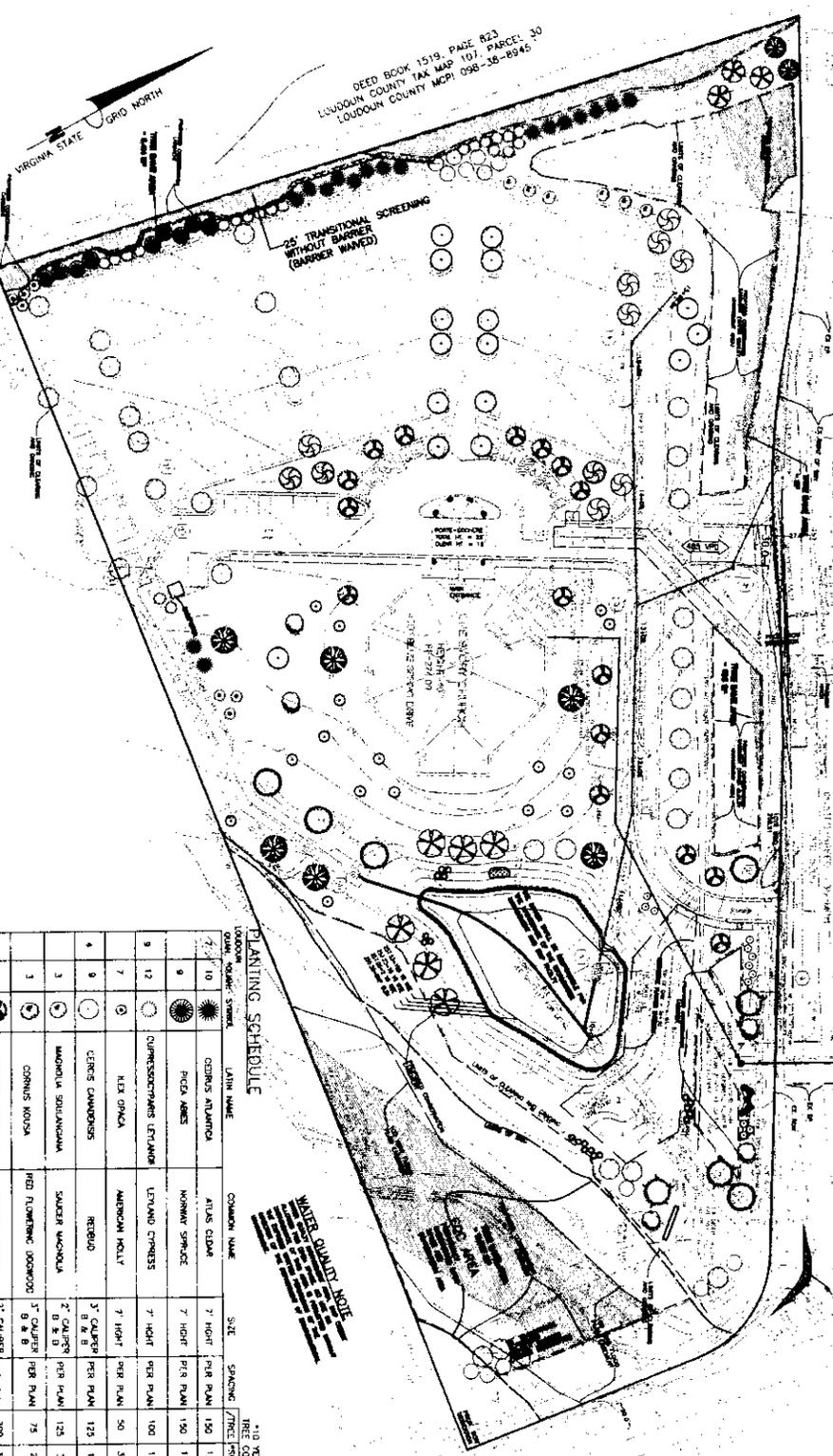
James L. McCormack
Project Manager

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SEP 19 2007

Zoning Evaluation Division

DEED BOOK 1519, PAGE B23
 LOUDOUN COUNTY TAX MAP 101 PARCEL 30
 LOUDOUN COUNTY MCP# 098-28-8945



TREE PROTECTION TO BE INSTALLED UNDER THE DIRECTION OF A CERTIFIED ARBORIST.

- SHRUBS AND PLANTS**
- 5 ● RED OSEER DOWNWOOD OR VIRGINIA SWEETSPHIRE
 - 12 ○ RED CHERRYBERRY OR POSSUMHAW
 - 13 ○ BUTTERNUT OR HAW WATTLE
 - VIRGIN'S BOWER, VIRGINIA CREEPER, OR HAO PERENNIALE

TREE COVER CALCULATIONS

TOTAL GROSS SITE AREA:	37,840 SF
MINUS ROAD DEDUCTION AREA:	21,747 SF
MINUS BUILDING FOOTPRINT AREA:	14,786 SF
MINUS POND AREA AT FUTURE DATE:	3,846 SF
ADJUSTED GROSS SITE AREA:	3,501 SF
REQUIRED TREE CANOPY (10%):	350,100 SF
PROPOSED TREE CANOPY PROVISIONS:	21,514 SF
CREDIT FOR SUPPLEMENTAL PLANTING:	20,800 SF
TOTAL PROVIDED TREE CANOPY (CREDIT):	42,314 SF

* DOES NOT INCLUDE PORTION IN LOUDOUN COUNTY



PLANTING SCHEDULE

QTY	SYMBOL	LATIN NAME	COMMON NAME	SIZE	SPACING	TREE COVER
10	☀	CELANO ALPINA	ALYS CLIMB	7' HIGH	PER PLAN 150	1,500
9	☀	PIEA AEGIS	NOBWAY SPICE	7' HIGH	PER PLAN 150	1,350
12	☀	COMPRESSIVANS LEMMONI	LELAND CYPRESS	7' HIGH	PER PLAN 100	1,200
7	☀	HEX OPACA	AMERICAN HOLY	7' HIGH	PER PLAN 50	350
9	☀	CERES DAMONENS	REBUD	5' CALIPER PER PLAN	125	1,125
3	☀	MANDULA SOLANGIANA	SMALLER MANCINI	2' CALIPER PER PLAN	125	375
3	☀	CORNUS KOSKA	RED FLOWERING DOGWOOD	5' CALIPER PER PLAN	75	225
16	☀	PRUNUS SEROTINA	WAVY-LEAFED CHERRY	2' CALIPER PER PLAN	200	3,200
16	☀	ZELENA SCOPULA	JAPANESE TILGONIA	3' CALIPER PER PLAN	250	4,000
30	☀	QUERCUS PHILLIS	WALNUT OAK	1' CALIPER PER PLAN	250	7,500
8	☀	CEROPHYTELLUM OLYMPIUM	SEEDLESS GREEN ACH	3' CALIPER PER PLAN	175	1,400
3	☀	TELA CORONA	LITTLELEAF LINDEN	2' CALIPER PER PLAN	200	600
5	☀	BETULA NIGRA	SWEDEN BIRCH	1' CALIPER PER PLAN	175	875
5	☀	LOUDOUNIANA STRONGIANA	SWETGUM	4' CALIPER PER PLAN	200	1,000
3	☀	QUERCUS INOXIDA	SWAMP WHITE OAK	4' CALIPER PER PLAN	300	1,800
2	☀	QUERCUS OCCIDENTALIS	SCARLET OAK	4' CALIPER PER PLAN	300	1,800
3	☀	AXER OXYRINIA	RED MAPLE	4' CALIPER PER PLAN	300	900
18	☀	MALVACHOR AMERINA	BLAD CYPRESS	2' CALIPER PER PLAN	100	1,800
*TOTAL						30,800 SF

**ZONING INTERPRETATION EXHIBIT
 SITE LAYOUT / LANDSCAPE PLAN
 EKKLESIA CHURCH**

SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA
 & DULLES DISTRICT, LOUDOUN COUNTY, VIRGINIA

FORM REVISIONS	DATE
URBAN FURNISHING COMMENTS	
IRRIGATION MODIFICATIONS	
IRRIGATION MODIFICATIONS	

BURGESS & NIPLE
 1160 PLEASANT VALLEY ROAD, CHARITTY, VA 22611-1228
 PH: (703) 631-8630 FAX: (703) 631-6661

DATE: 12/26/08	SCALE: 1" = 40'
DESIGN: [Signature]	CHECK: [Signature]
DATE: 12/26/08	SCALE: 1" = 40'
FILE NO.:	PROJECT NO.:



BURGESS & NIPLE

Ms. Carrie Lee
Zoning Evaluation Division
Department of Planning and Zoning
County of Fairfax
12055 Government Center Parkway
Fairfax, VA 22035

Re: Ekklesia Church
Chantilly, Virginia

April 20, 2007

Dear Ms. Lee:

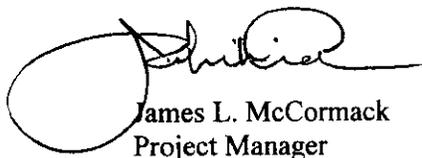
Burgess & Niple, Inc.
4160 Pleasant Valley Road
Chantilly, VA 20151
703 631.9630
Fax 703 631.6041

Pursuant to our conversation last week, we are submitting herewith a revised version of the "Zoning Interpretation Exhibit – Site Layout/Landscaping". This exhibit reflects additional proposed landscaping in the site area between the church building and Pleasant Valley Road, as well as between the building and the southerly property line. Please note that, with respect to the former, the total number of trees proposed on the easterly portion of the site between a line extended from either side of the building façade that is generally parallel to Pleasant Valley Road (extending to the north and south property lines) and the Pleasant Valley Road right-of-way is equal to the number of trees proposed in essentially this same area on the Special Permit Plat as defined by the building façade proposed on that plat. Relative to the latter, being that area between the southerly façade of the building and the southerly property line, there were no trees proposed in this intervening area on the Special Permit plat, whereas, with the currently proposed building and site layout, there will be a significant number of trees in this area.

We are also including a transparent overlay for the easterly portion of the site to allow a direct comparison between the site layouts for this area as proposed on the Special Permit Plat and as currently proposed. It may be noted from this overlay that the currently proposed building, in addition to being smaller than that proposed on the Special Permit Plat, is at a greater distance from both the Pleasant Valley Road frontage and the southerly property line. It can also be noted that the location of the pond shifted slightly to the west. This was necessary for engineering reasons in order to place the pond on slightly higher ground in order to get enough depth to meet the design requirements and obtain an adequate discharge elevation for the outlet. This shift and the design of the pond also resulted in less impact on the sensitive environmental areas of the site.

Should you have any questions or require any additional information, please contact me.

Sincerely,



James L. McCormack
Project Manager

COPY



BURGESS & NIPLE

Ms. Carrie Lee
Zoning Evaluation Division
Department of Planning and Zoning
County of Fairfax
12055 Government Center Parkway
Fairfax, VA 22035

Re: Ekklesia Church
Chantilly, Virginia

December 26, 2007

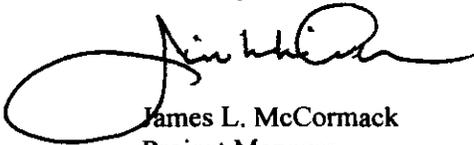
Dear Ms. Lee:

Burgess & Niple, Inc.
4160 Pleasant Valley Road
Chantilly, VA 20151
703 631.9630
Fax 703 631.6041

Pursuant to our meeting last week, we are submitting herewith a revised version of the "Zoning Interpretation Exhibit – Site Layout/Landscaping". This exhibit reflects additional proposed landscaping in the northeast portion of the site, as well as the restoration planting that had been proposed on the approved Special Permit Plat.

Should you have any questions or require any additional information, please contact me.

Sincerely,



James L. McCormack
Project Manager

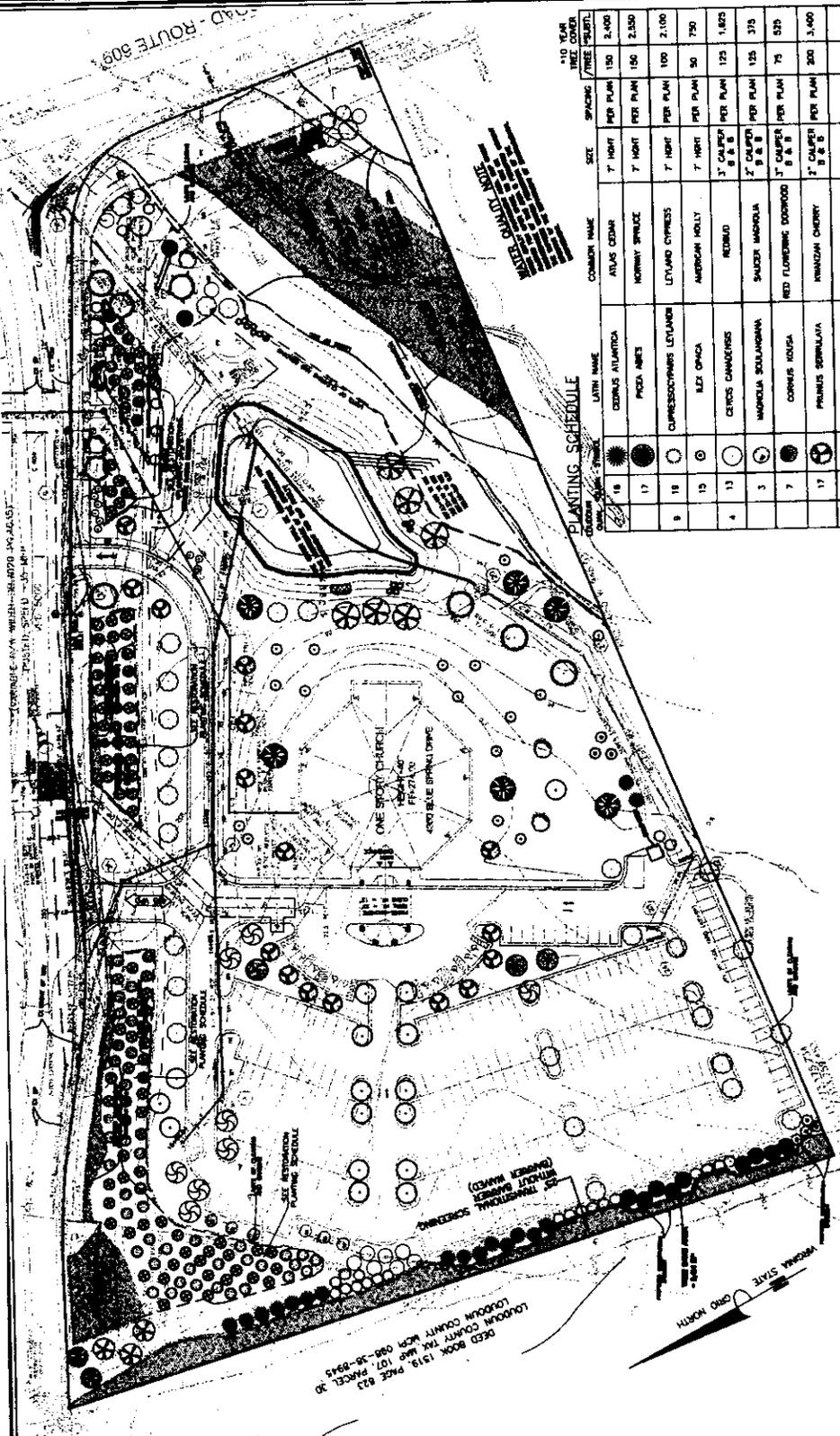
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Department of Planning & Zoning
JAN 03
Zoning Evaluation Division

1000 WEST WALKER ROAD, CHICAGO, ILL. 60607
 (773) 424-1100
BURGESS & NIPLE

DATE	
REVISION	
DESIGNED	
CHECKED	
APPROVED	
SCALE	
TITLE	

EKKLESIA CHURCH
 SITE LAYOUT / LANDSCAPE PLAN
 4. BALLE DISTRICT, PLYMOUTH COUNTY, MISSOURI

DATE	12/15/07
SCALE	1" = 40'
DESIGNED BY	JANIS M. BURGESS
CHECKED BY	JANIS M. BURGESS
APPROVED BY	JANIS M. BURGESS
SHEET NO.	1 OF 1
PROJECT NO.	0-0894



TREE PROTECTION TO BE INSTALLED UNDER THE DIRECTION OF A CERTIFIED ARBORIST.

STREET-COVER CALCULATIONS

TOTAL STREET SIDE AREA	37,544 SF
MINIMUM TREE CANOPY PROTECTION (40%)	15,018 SF
MINIMUM TREE CANOPY PROTECTION (40%)	15,018 SF
MINIMUM TREE CANOPY PROTECTION (40%)	15,018 SF
TOTAL MINIMUM TREE CANOPY PROTECTION	45,054 SF
TOTAL MINIMUM TREE CANOPY PROTECTION	45,054 SF

• DOES NOT INCLUDE PORTION IN LOUDOUN COUNTY

SCALE: 1" = 40'

PLANTING SCHEDULE

NO.	SYMBOL	LATIN NAME	COMMON NAME	SIZE	SPACING	*10 YEAR TREE COVER
16	●	CELANUS ATLANTICA	ATLAS CEDAR	7' HOBT	PER PLAN	2,400
17	○	PIZZA ARBES	HORNBEY SPRUCE	7' HOBT	PER PLAN	2,500
18	○	CARDECOCYPHUS LETLANDI	LETFORD CYPRESS	7' HOBT	PER PLAN	2,100
19	○	ILEX OPACA	AMERICAN HOLLY	7' HOBT	PER PLAN	750
4	○	CEVICUS DAMMENSES	REDBUD	3" CALIPER B & B	PER PLAN	1,825
5	○	MAKNOBIA SOULANGIANA	SAUNDER MAGNOLIA	2" CALIPER B & B	PER PLAN	125, 375
7	○	CORNUS KOUSA	RED FLOWERING DOGWOOD	3" CALIPER B & B	PER PLAN	75, 525
17	○	PRUNUS SPERULATA	MINAZON CHERRY	3" CALIPER B & B	PER PLAN	200, 3,400
18	○	ZELKONA SERBICA	JAPANESE ZELKONA	3" CALIPER B & B	PER PLAN	250, 6,800
31	○	QUERCUS PHELLOS OR QUERCUS BILBOA	WHITE OAK	3" CALIPER B & B	PER PLAN	200, 7,750
9	○	CONIFERYLLUM JAPONICUM	SEEDLESS GREEN ASH	3" CALIPER B & B	PER PLAN	175, 1,400
3	○	TILIA CORONATA	LITTLELEAF LINDEN	2" CALIPER B & B	PER PLAN	200, 800
9	○	BETULA NIGRA	SWAMP BIRCH	3" CALIPER B & B	PER PLAN	175, 875
9	○	LINDUMMARA STYRACIFLUA	SPICEWOOD	4" CALIPER B & B	PER PLAN	200, 1,200
3	○	QUERCUS BICOLOR	SWAMP WHITE OAK	4" CALIPER B & B	PER PLAN	300, 1,800
2	○	QUERCUS COCAONIA	SCARLET OAK	4" CALIPER B & B	PER PLAN	300, 2,400
3	○	TAXODIUM DISTICHUM	SWAMP CYPRESS	4" CALIPER B & B	PER PLAN	300, 900
19	○	AMELANCHIER ALABERICA	SPICEBERRY	2" CALIPER B & B	PER PLAN	100, 1,800

TOTAL: 37,150 SF

- RESTORATION PLANTING**
- VIRGINIA PINE AND RED CEDAR "REPLANT" (2"-4" DIA.) (REPLANTING ONLY, EXCLUSIVELY CONTRIBUTED TO TOTAL)
 - AMERICAN HOLLY AND REDDER BAY "REPLANT" (2"-4" DIA.) (REPLANTING ONLY, EXCLUSIVELY CONTRIBUTED TO TOTAL)
 - (EXISTING TREES TO BE SAVED)
- EXISTING TREES TO BE SAVED**
- RED CEDAR DOGWOOD OR VIRGINIA SWEETSPICE
 - RED CHOCHEBERTY OR HOODWOOD
 - BUTTERNUT OR WAX MYRTLE
 - VIRGINIA SPURGE, VIRGINIA CREEPER, OR WILD FERNBARK

DEED BOOK 1519, PAGE 822
 LOUDOUN COUNTY TAX MAP 407, PARCEL 30
 (COMPANION MAPS)
 WASHINGTON, VIRGINIA

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SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

GRACE COVENANT CHURCH INC., SP 00-Y-050 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a church and related facilities and nursery school with enrollment of less than 100 students only. Located in the 4300 block of Pleasant Valley Rd. on approx. 8.64 ac. of land zoned R-C and WS. Sully District. Tax Map 33-2 ((1)) pt. 12A. (Def. From 11/28/00)(moved from 2/6/01)(cont'd from 3/13/01 and 4/3/01)(def. For decision only from 4/10/01). **(THE NURSERY SCHOOL WAS WITHDRAWN.)** Mr. Hart moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on May 8, 2001; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The applicant presented testimony indicating compliance with the required standards for a special permit.
3. With the deletion of the nursery school, the conflict with existing traffic on Blue Springs was essentially eliminated.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s) 8-305 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED IN PART** with the following limitations:

1. This approval is granted to the applicant only, and is not transferable without further action of this Board, and is for the location indicated on the application, 4300 Block of Pleasant Valley Road (8.64 acres) and is not transferable to other land.
2. This Special Permit is granted only for the church and related facilities as indicated on the special permit plat prepared by Burgess & Niple, dated April, 2000 as revised through March 2001, 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 the approved Special Permit plat and these development 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 church shall be 600 at completion of Phase I and 800 at the completion of Phase II.
6. A maximum of two hundred and seventy-six (276) parking spaces shall be provided. All parking for the use shall be on site as shown on the Special Permit Plat.
7. The open space around the picnic pavilion shall be landscaped as shown on the special permit plat. At least fifty percent (50%) of this area shall be landscaped contemporaneously with the first phase of development; a minimum of fifty (50%) of the trees to be planted in this area during this phase shall be large deciduous trees. The remainder of this area shall be landscaped contemporaneously with the construction of the picnic pavilion or within five (5) years of the first site plan approval, whichever occurs first. A management plan shall be developed and submitted with the site plan for this area that will provide for the long-term viability of the landscaping in this area while allowing for the use of the picnic pavilion and the passive use of the surrounding area. The management plan shall incorporate an approach that minimizes applications of fertilizers, pesticides, and herbicides and shall be subject to the review and approval of the Office of Site Development Services (OSDS) in coordination with the Urban Forestry Division prior to site plan approval.
8. The stormwater management pond shown on the special permit plat shall be designed as a best management practice facility in accordance with the Fairfax County Public Facilities Manual. Drainage from the impervious surfaces on the property shall be conveyed to this facility to the maximum extent practicable, as determined by the Office of Site Development Services (OSDS) of DPWES. The applicant may design this facility as a wet BMP pond or as a dry BMP pond.
 - a) If the pond is developed as a dry BMP facility, the applicant shall plant trees and shrubs in the area SWM/BMP ponds, using the species that are shown on the special permit plat and such other species that are well-suited to soil, hydrologic, and microclimatic conditions of the area(s) being planted, subject to approval of OSDS in coordination with the Urban Forestry Division. If determined to be practicable by OSDS in coordination with the Urban Forestry Division, the density of plantings shall be greater than that shown on the special permit plat; additional plantings of trees at least two (2) inches in caliper or equivalent plantings of smaller trees and/or shrubs shall be provided to maximize plantings consistent with aforementioned DPWES policy.
 - b) If the pond is designed as a wet BMP facility, the applicant shall provide a shallow bench of emergent wetland vegetation around at least half the perimeter of the pond. This wetland bench shall be at least five feet in width, shall be located

between zero (0) and twelve (12) inches below the normal pool surface elevation of the pond (the applicant shall have the discretion to determine precise depths within this range), and shall be planted with a minimum of four (4) emergent wetland plant species selected from Table 13 of the Metropolitan Washington Council of Governments (MWCOCG) "Design of Stormwater Wetland Systems" (October, 1992) or other equivalent reference approved by DPWES. All species provided shall be native to the area and shall have a high value for wildlife, as set forth in the MWCOCG document or as otherwise determined by DPWES. A wetland construction and planting plan shall be shown on the first site plan and shall be subject to the approval of OSDS in coordination with the Urban Forestry Division.

9. In order to minimize disturbance to existing tree cover in the EQC, no clearing or grading shall occur within the existing tree line of the EQC as shown on the special permit plat except to provide for the conveyance of drainage from the SWM facility, to provide a sanitary sewer line crossing of the EQC. No portion of the SWM pond structure or associated clearance area pursuant to Sect. 6-1605.3A of the Public Facilities Manual (excepting measures for the conveyance of drainage from the pond) shall be located within the EQC. Any area of encroachment into the EQC for clearing and/or grading associated with the SWM pond shall be restored to a natural wooded condition to the maximum extent practical as determined by OSDS in coordination with the Urban Forestry Division. Notwithstanding the size and location of the proposed spillway area shown on the special permit plat, the conveyance of drainage from the SWM pond shall occur in a manner that will provide for adequate drainage while minimizing disturbance to the EQC, as determined by the Office of Site Development Services (OSDS), with the goal that the extent of disturbance for the spillway shall be reduced from that shown on the special permit plat, if practical. The sanitary sewer line shall be located, designed, and constructed such that disturbance to the EQC will be minimized to the extent practical, as determined by OSDS.
10. The EQC shown on the special permit plat and shall remain as perpetually undisturbed open space. There shall be no clearing or grading of any vegetation within the EQC except for dead or dying trees shrubs and clearing and/or grading associated with the SWM pond (as set forth in Condition 9), and clearing and/or grading associated with a sanitary sewer line crossing, (also set forth in Condition 9). There shall be no structures or fences located within the EQC.
11. The tree preservation and restoration plan shown on the sheet 3 of the Special Permit plat shall be implemented as part of the construction of the church.
12. All areas identified as "preservation areas or restoration areas" on sheet 3 of the Special Permit plat (the "tree preservation/restoration Plan") and any other area within the EQC that is not needed for the conveyance of drainage from the SWM pond or a sanitary sewer line pursuant to development condition #9 shall remain as perpetually undisturbed open space. After the installation of the vegetation shown on the tree preservation and restoration plan, maintenance of the perpetually undisturbed open space, shall consist only of removal of undesirable vegetation such as brambles and vines with the intention of maintaining the planted tree cover until such time as natural secession takes over. There shall be no mowing of grasses in the perpetually undisturbed open space.

13. Existing vegetation shall be preserved and maintained along the western lot line and shall be supplemented with landscaping to the extent possible. The applicant shall minimize grading work in the area near the western boundary to the extent practical in order to maximize the preservation of trees in this area, as determined by OSDS. A minimum width of 25 feet of transitional screening shall be maintained along the western lot line.

The existing vegetation within the EQC shall satisfy the transitional screening requirement along the southeastern and central portion of the eastern lot lines. Full Transitional Screening I shall be provided as depicted on the approved special permit plat along the eastern lot line, outside of the EQC.

The barrier requirement shall be waived along all lot lines.

14. Prior to site plan approval, the applicant shall record a conservation easement among the land records of Loudoun County to the benefit of Fairfax County to ensure that the portion of the property in Loudoun County will remain undisturbed in perpetuity, allowing for the landscaping efforts shown on the SP Plat or other planting and/or management efforts that may be determined to be appropriate by the Urban Forestry Division.
15. At the applicant's option, the applicant shall construct half of a four lane divided facility along the site's Pleasant Valley Road frontage. If full frontage improvements are not provided, the applicant shall dedicate 56 feet from centerline to property line with ancillary easements.

The applicant shall dedicate 26 feet from centerline to property along the site's Blue Spring Drive frontage.

At the intersection of Blue Spring Drive and Pleasant Valley Road, the applicant shall dedicate 35 feet from centerline to property line. The additional pavement at the intersection shall be striped for use as turn lanes, subject to VDOT approval.

All dedication shall be conveyed to the Board of Supervisors in fee simple and be dedicated upon demand by Fairfax County or VDOT or at the time of site plan approval whichever occurs first.

Sidewalks and/or trails shall be provided along the site's frontage, to be determined at the time of site plan approval by DPWES.

16. Approval of this special permit in no way obligates DPWES to determine that the proposed site entrances on Blue Spring Drive, are consistent with Chapter 118 of the Fairfax County Code (the Chesapeake Bay Preservation Ordinance), either as an allowed use pursuant to Article 2 of that Ordinance or as a use allowed by an exception pursuant to Article 6 of that Ordinance. Approval of the special permit in no way obligates DPWES to determine that the proposed entrances are consistent with the Ordinance or that an exception to allow for these entrances should necessarily be granted. If DPWES determines that the proposed entrances are not consistent with

Chapter 118 and that an exception to allow for these entrances would not be appropriate, and that determination is upheld after all appeals that are pursued by the applicant are exhausted, a modification to the Special Permit plat pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance or an amendment to this special permit may be necessary.

17. Any proposed lighting of the parking areas shall be in accordance with the following:
 - The combined height of the light standards and fixture shall not exceed 12 feet.
 - The lights shall be of a design which focuses the light directly onto the subject property. Full cut-off lights shall be used.
 - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.
 - There shall be no up-lighting of any of the proposed building additions.
18. A sign permit shall be obtained and all signs on the property shall be provided in accordance with the requirements of Article 12, Signs, of the Zoning Ordinance.
19. In the event blasting is necessary, before any blasting occurs on the Property the Applicant shall: (i) ensure that the Fairfax County Fire Marshal has reviewed the blasting plans; (ii) follow all safety recommendations made by the Fire Marshal; and (iii) provide independent qualified inspectors approved by DPWES to inspect wells and dwellings located within 500 feet of the blasting site (the "Inspected Wells"). The inspector shall check the flow rate for each of the Inspected Wells before and after blasting and the foundation of dwellings. If allowed by County or State regulations, the Applicant shall [either (i)] repair any damage to the dwellings, or at its sole discretion, may replace the Inspected Well(s) determined by the inspector to have been damaged as a result of blasting on the Property, or the Applicant shall [(ii)] pay for hook-up of public water to serve any house whose well has been damaged by blasting on the Property.

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.

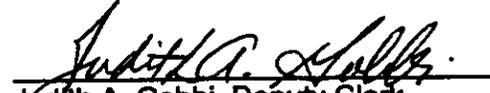
Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. 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.

Mr. Pammel seconded the motion which carried by a vote of 7-0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on May 16, 2001 . This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:


Judith A. Gobbi, Deputy Clerk
Board of Zoning Appeals

SPECIAL PERMIT APPLICATION

SP 00-Y-050

SP 00-Y-050

FILED 08/28/00

GRACE COVENANT CHURCH INC.

CHURCH AND RELATED FACILITIES AND NURSERY
SCHOOL WITH AN ENROLLMENT OF LESS THAN
100 STUDENTS DAILY

ZONING DIST SECTION: 03-0C03 03-0C03

ART 8 GROUP AND USE: 03-02 03-05

8.64 ACRES OF LAND; DISTRICT - SULLY

LOCATED: 4300 BLOCK OF PLEASANT VALLEY ROAD

ZONED R-C.

OVERLAY DISTRICT(S): WS

TAX MAP

033-2- /01/ /0012-A P

