



APPLICATION ACCEPTED: December 3, 2007
PLANNING COMMISSION: March 19, 2008
BOARD OF SUPERVISORS: March 31, 2008 at 4:00 PM

County of Fairfax, Virginia

March 5, 2008

STAFF REPORT

**APPLICATIONS SEA 90-P-031
(Concurrent w/ 2232-P07-15)**

PROVIDENCE DISTRICT

APPLICANT: St. Philips Catholic Church c/o Bishop of Arlington

ZONING: R-4

PARCEL(S): 60-1 ((1)) 3

ACREAGE: 13.35 acres

FAR 0.09

PLAN MAP: Residential use at 3 - 4 du/ac

SE CATEGORY Category 3, Use 15: Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education

PROPOSAL: The applicant has filed for review by the Planning Commission to determine whether a proposed temporary public library satisfies the criteria of location, character and extent pursuant to Sect. 15.2 2232 of the Code of Virginia and requests to amend SE 90-P-031 previously approved for nursery school, private school of general education, child care center and public benefit association to permit a place of worship (church) with a maximum of 500 seats, a temporary public library, and associated modifications to site design and development conditions.

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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/

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the facility proposed under 2232-P07-15 does satisfy the criteria of location, character and extent as specified in Sect. 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SEA 90-P-031, subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the transitional screening and barrier requirements along the southern, western and eastern property lines be modified in favor of the existing vegetation as shown on the SEA Plat.

Staff recommends approval of a waiver of the 6 foot wide trail requirement.

Staff recommends approval of a waiver of the interior and peripheral parking lot landscaping requirements.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

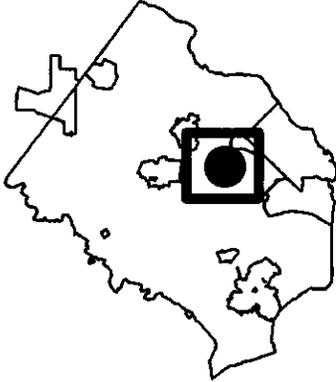
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception Amendment

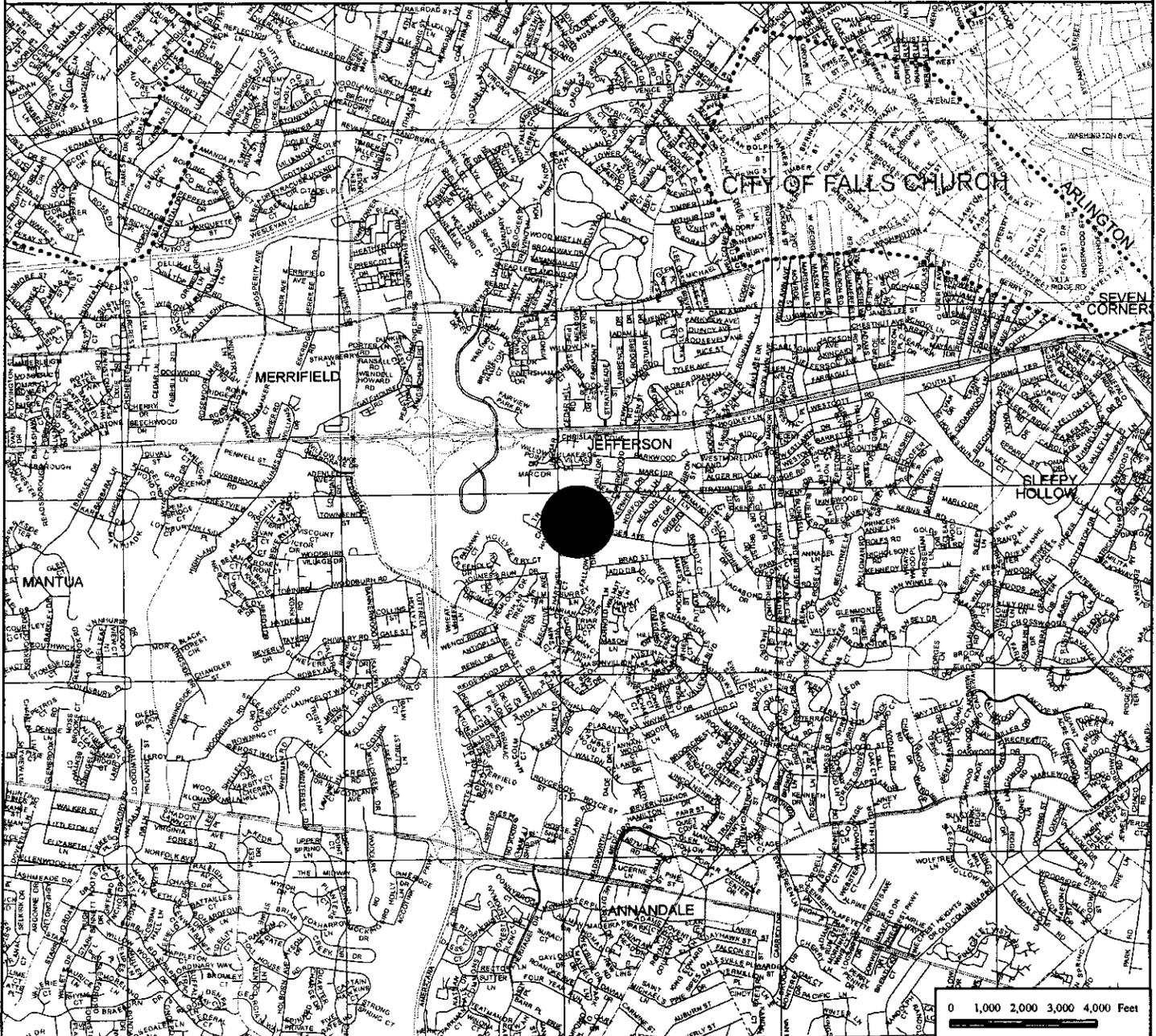
SEA 90-P-031



Applicant: ST. PHILIPS CATHOLIC CHURCH C/O BISHOP OF ARLINGTON
Accepted: 12/03/2007
Proposed: TO AMEND SE 90-P-031 PREVIOUSLY APPROVED FOR NURSERY SCHOOL, PRIVATE SCHOOL OF GENERAL EDUCATION, CHILD CARE CENTER AND PUBLIC BENEFIT ASSOCIATION TO PERMIT A CHURCH WITH A MAXIMUM OF 500 SEATS, A TEMPORARY PUBLIC LIBRARY, AND ASSOCIATED MODIFICATIONS TO SITE DESIGN AND DEVELOPMENT CONDITIONS

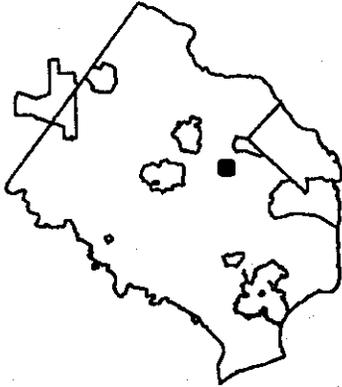
Area: 13.35 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 03-0404
Art 9 Group and Use: 3-15 3-07
Located: 7500 ST. PHILIPS COURT
Zoning: R-4
Plan Area: 1,
Overlay Dist:
Map Ref Num: 060-1- /01/ /0003



Special Exception Amendment

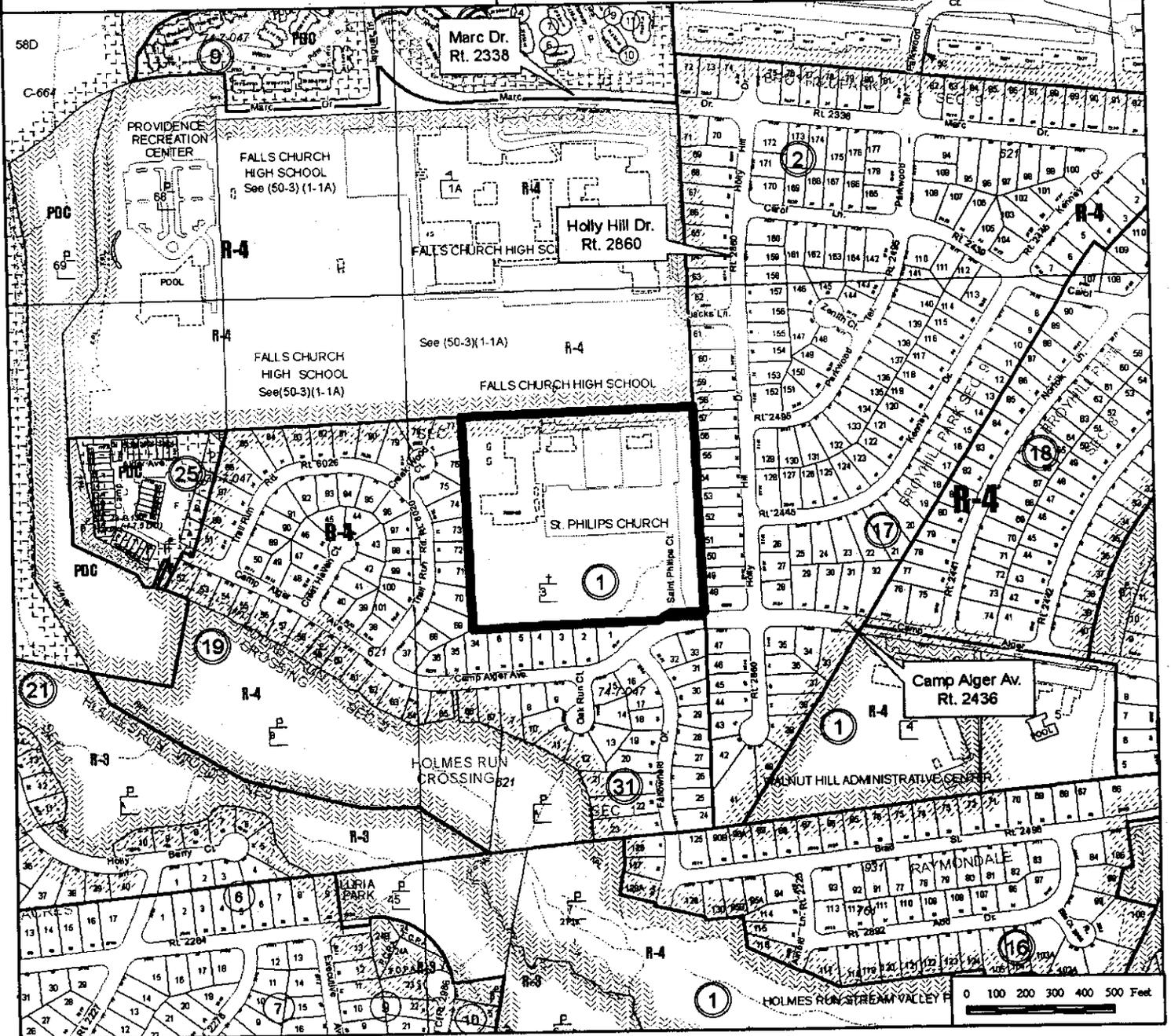
SEA 90-P-031



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 Accepted: 12/03/2007
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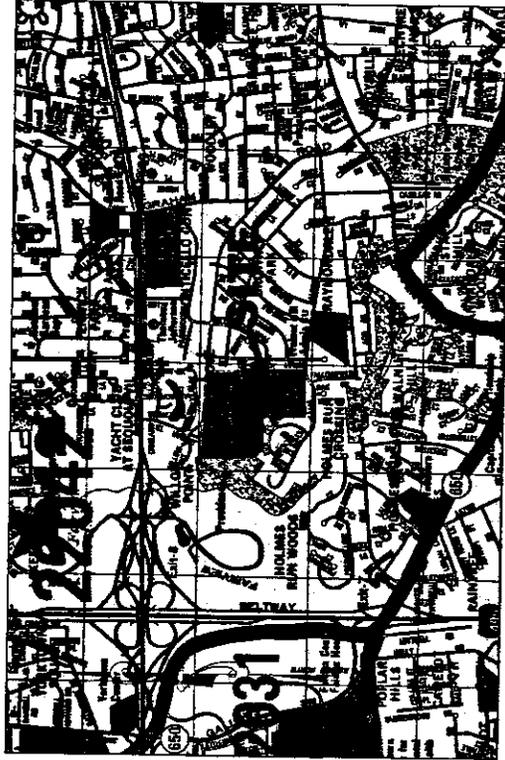
Area: 13.35 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 03-0404
 Art 9 Group and Use: 3-15 3-07
 Located: 7500 ST. PHILIPS COURT
 Zoning: R-4
 Plan Area: 1,
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 Map Ref Num: 060-1- /01/ /0003



TEMPORARY THOMAS JEFFERSON LIBRARY AT ST. PHILIPS CHURCH SITE

PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA
SPECIAL EXCEPTION



VICINITY MAP
(SCALE: 1"=100')

OWNER
St. Philip's Catholic Church
c/o BISHOP OF ARLINGTON VA
200 N. GLEBE ROAD
ARLINGTON, VA 22203

DEVELOPER
Board of Supervisors for Fairfax County
Fairfax County, Virginia

- SHEET INDEX**
1. COVER SHEET
 2. SPECIAL EXCEPTION
 3. SPECIAL EXCEPTION
 4. NOTES, SITE TABULATION, AND SOILS MAP
 5. BULK PLANE EXHIBITS
 6. BULK PLANE EXHIBITS

TEMPORARY THOMAS JEFFERSON LIBRARY
AT ST. PHILIPS CHURCH SITE
PROVIDENCE DISTRICT
COVER

OWNER/DEVELOPER

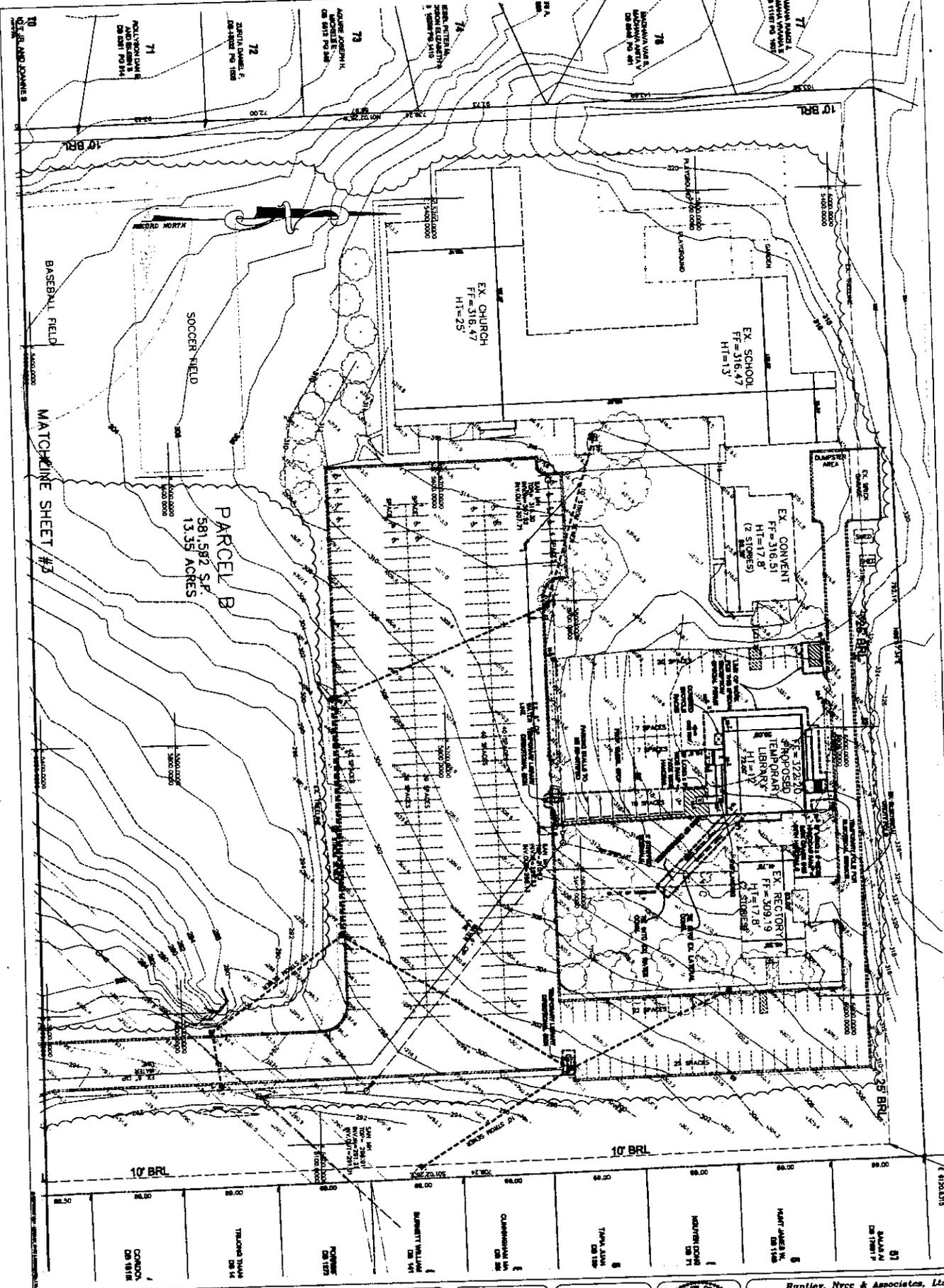
PLANNING BOARD
PROVIDENCE DISTRICT



HUNDLEY, NYCE & ASSOCIATES, LTD.
PLANNERS - CIVIL ENGINEERS - LAND PLANNERS
1000 N. GLEBE ROAD, SUITE 100
ARLINGTON, VA 22203
TEL: (703) 261-1100
FAX: (703) 261-1101

DATE	1-1-88
BY	J. NYCE
CHECKED	J. NYCE
SCALE	AS SHOWN
TITLE	TEMPORARY THOMAS JEFFERSON LIBRARY AT ST. PHILIPS CHURCH SITE
PROJECT NO.	1
SHEET NO.	6
TOTAL SHEETS	6
DATE PLOTTED	1-1-88
PLANNING BOARD	PROVIDENCE DISTRICT
FAIRFAX COUNTY	VIRGINIA

PL-3078



SCALE	1" = 40'
DATE	10/11/07
DESIGNED BY	CHUCK CHURCH
CHECKED BY	CHUCK CHURCH
NO. OF SHEETS	2 OF 8
DATE	10/11/07
PROJECT NO.	10-018

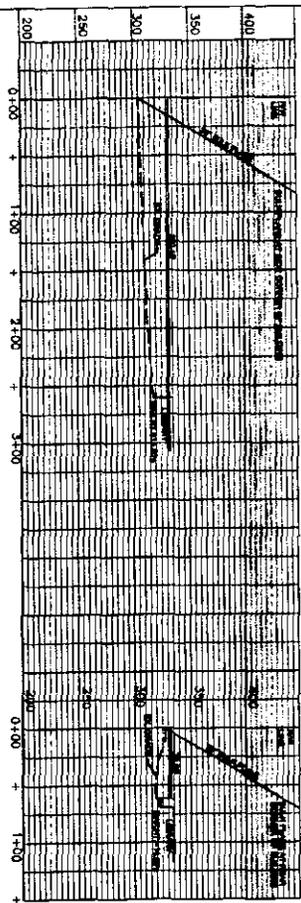
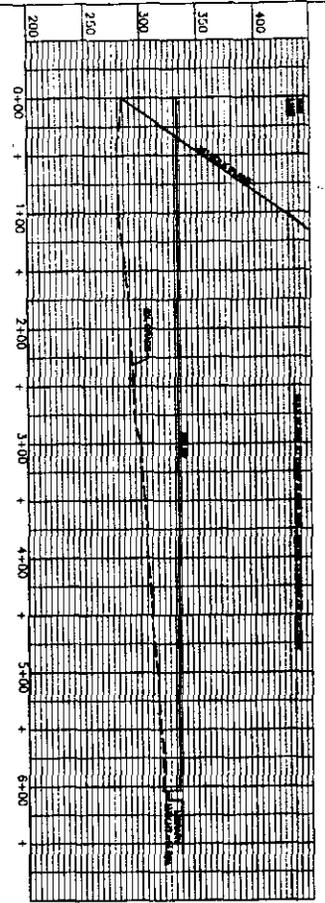
TEMPORARY THOMAS JEFFERSON LIBRARY
AT ST. PHILIPS CHURCH SITE
 PROVIDENCE DISTRICT
 SPECIAL EXCEPTION

OWNER/DEVELOPER	TERENCE M. RASBY
ADDRESS	1000 BROADWAY
NEW ORLEANS, LOUISIANA	70112
REMOVED FILE COUNTY COMMISSIONER	10-018-000

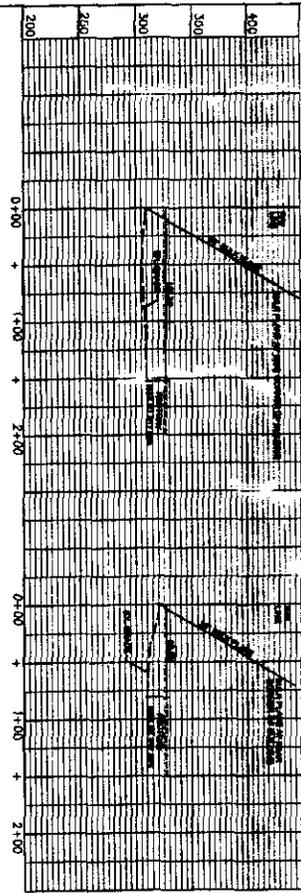
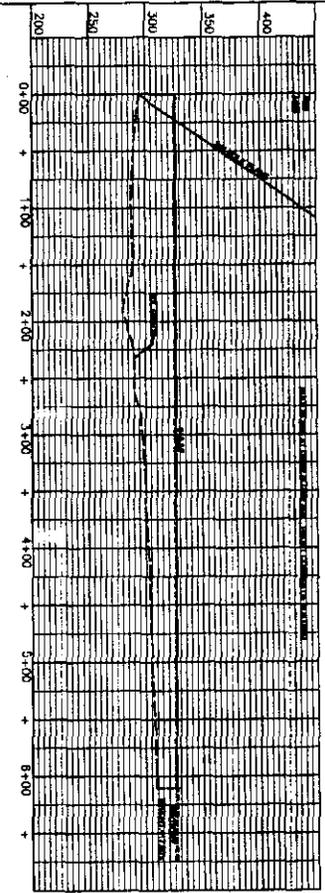


Huntley, Nyce & Associates, Ltd.
 ARCHITECTS - CIVIL ENGINEERS - LAND PLANNERS

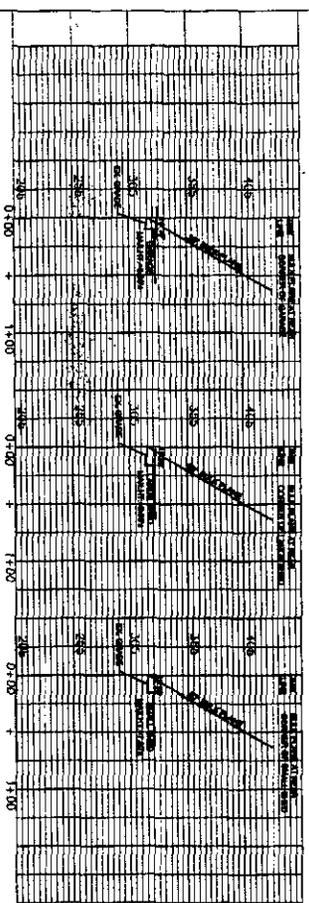
PROJECT OFFICE:
 1400 BROADWAY, SUITE 1400
 NEW ORLEANS, LOUISIANA 70112
 TEL: (504) 581-1111 FAX: (504) 581-1111
 WWW.HUNTLEYNYCE.COM



BULK PLANE LIBRARY
SCALE: HOR 1"=50', VERT 1"=50'



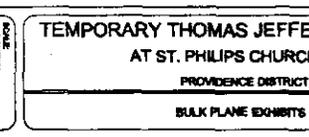
BULK PLANE RECTORY
SCALE: HOR 1"=50', VERT 1"=50'



BULK PLANE GARAGE
SCALE: HOR 1"=50', VERT 1"=50'



BULK PLANE LARGE SHED
SCALE: HOR 1"=50', VERT 1"=50'



BULK PLANE SMALL SHED
SCALE: HOR 1"=50', VERT 1"=50'

SCALE:	AS SHOWN
DATE:	10/1/08
DESIGNER:	CHAS. R. RAY
CHECKER:	CHAS. R. RAY
DATE:	10/1/08
SCALE:	AS SHOWN
DATE:	10/1/08
SCALE:	AS SHOWN
DATE:	10/1/08

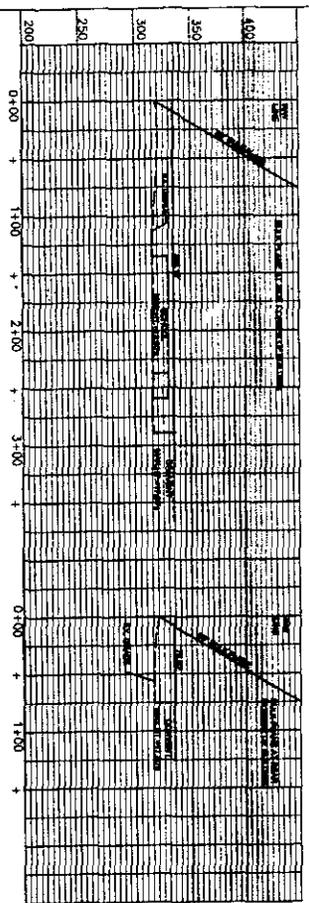
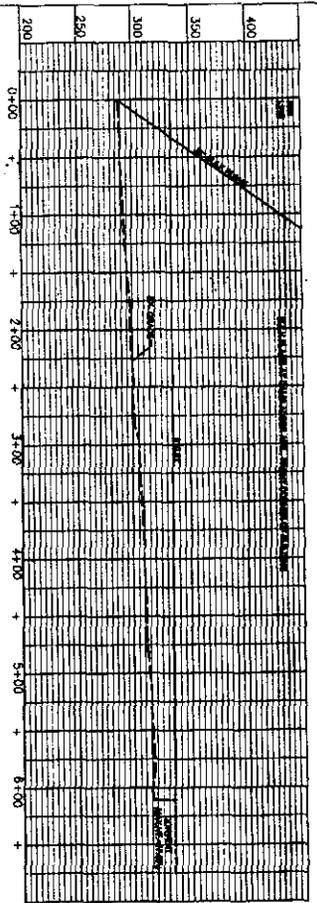
TEMPORARY THOMAS JEFFERSON LIBRARY
AT ST. PHILIPS CHURCH SITE
PROVIDENCE DISTRICT
BULK PLANE EXHIBITS

OWNER/DEVELOPER

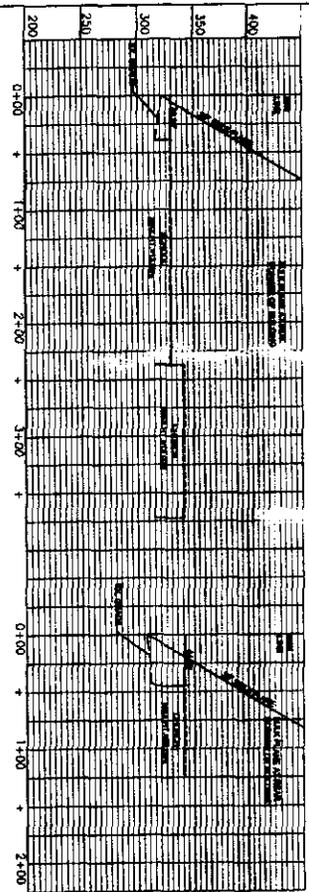
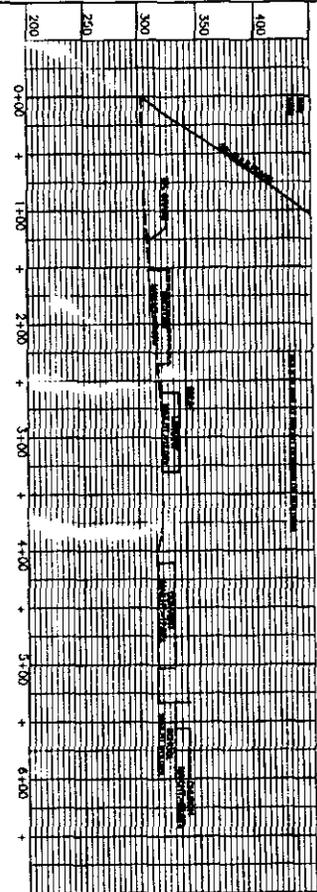
REVISIONS
REVISION NO. 1
DATE: 10/1/08



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WWW.HUNTLEYNYCE.COM



BULK PLANE CONVENT
SCALE: HOR 1"=50', VERT 1"=50'



BULK PLANE SCHOOL AND CHURCH
SCALE: HOR 1"=50', VERT 1"=50'

DATE	BY
REVISION	
1. 11/11/09	CHAD COOPER
2. 02/01/10	CHAD COOPER
3. 02/01/10	CHAD COOPER
4. 02/01/10	CHAD COOPER
5. 02/01/10	CHAD COOPER
6. 02/01/10	CHAD COOPER
7. 02/01/10	CHAD COOPER
8. 02/01/10	CHAD COOPER
9. 02/01/10	CHAD COOPER
10. 02/01/10	CHAD COOPER

TEMPORARY THOMAS JEFFERSON LIBRARY
AT ST. PHILIPS CHURCH SITE
PROVIDENCE DISTRICT
BULK PLANE EXHIBITS

OWNER/DEVELOPER

REVISIONS
REVISION NO. DATE BY



Huntley, Nyce & Associates, Ltd.
REGISTERED PROFESSIONAL ENGINEERS - LAND PLANNING
COUNTY OFFICE
3400 ALABAMA STREET SUITE 100
CHAPPELL HILL, TEXAS 75748
TEL: (940) 426-1000 FAX: (940) 426-1001
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**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATIONS

2232-P07-15

The applicant, St. Philips Catholic Church c/o Bishop of Arlington, has filed a proposal for review by the Planning Commission to determine whether the location of a temporary public library on a portion of the surface parking lot serving St. Philips Church satisfies the criteria of location, character and extent pursuant to Sect. 15.2-2232 of the Code of Virginia, and therefore may be determined to be in substantial conformance with the Comprehensive Plan.

SEA 90-P-031

The subject property is developed with a 500 seat place of worship (church), which is currently governed by a special permit (SP 90-P-053), and a nursery school, private school of general education, child care center and public benefit association, which are governed by a Special Exception (SE 90-P-031). The applicant seeks to amend SE 90-P-031 to combine the place of worship (church) use with the previously approved special exception uses into one SEA application and to temporarily locate a 4,248 square foot public library on a portion of the surface parking lot on the subject property. No changes are proposed to the existing place of worship (church), nursery school, the private school of general education, child care center or public benefit facilities. The applicant seeks approval of the temporary public library on the subject property for approximately 18-24 months during the renovation of the Thomas Jefferson Library located at 7415 Arlington Boulevard. The proposed hours of operation are Monday through Thursday 10 am to 9 pm, Friday 10 am to 6 pm and Saturday 10 am to 5 pm. Proposed Development Conditions, Applicant's Affidavit, and Statement of Justification are contained in Appendices 1, 2 and Attachment 1 of Appendix 5, respectively.

Waivers and Modifications:

The applicant requests a modification of the transitional screening and barrier requirements along the southern, western and eastern property lines in favor of the existing vegetation as shown on the SEA Plat.

The applicant requests a waiver of the 6 foot wide trail requirement.

The applicant requests a waiver of the interior and peripheral parking lot landscaping requirements.

Category and Use:

In the R-4 District, the proposed temporary public library is permitted as a public use and the existing place of worship (church) use is allowed as a Category 3 special exception use (Use 15) or as a Group 3 Special Permit Use (Use 8). However, the proposed public library use and associated structure are not shown on the previously approved SE/SP Plat for a nursery school, private school of general education, child care center, public benefit association and place of worship (church). The applicant seeks to amend SE 90-P-031 to combine the existing place of worship (church) use (approved by special permit) with the other existing uses on the site (approved by special exception) into one SEA application, and to temporarily locate a 4,248 square foot public library on a portion of the surface parking lot on the subject property. These uses must comply with the Zoning Ordinance General Standards of Section 9-006; Standards for all Category 3 Uses of Section 9-304; and the additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child Care Center, Nursery School or Private School of Section 9-314, among others. (Appendix 6)

LOCATION AND CHARACTER

Site Description:

The 13.35 acre site is located on Tax Map 60-1 ((1)) 3 at 7500 St. Philips Court, which is west of Holly Hill Drive and north of Camp Alger Avenue. The site is currently developed with a place of worship (church) use, a nursery school, private school of general education, child care center and public benefit association. Single-family detached homes are located to the east, west and south of the site. Falls Church High School is located to the north. Existing vegetation and wooded areas presently exist around the entire site and buffer the uses from the adjacent properties. One access point is provided from Camp Alger Avenue via St Philips Ct. The chart below provides the land use, zoning and current plan for surrounding properties.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Falls Church High School	R-4	Residential at 3 to 4 du/ac
South	Single-Family Residential	R-4	Residential at 3 to 4 du/ac
East	Single-Family Residential	R-4	Residential at 3 to 4 du/ac
West	Single-Family Residential	R-4	Residential at 3 to 4 du/ac

BACKGROUND

- On December 18, 1962, the Board of Zoning Appeals approved S-13122 for a place of worship (church) and a private school of general education on the subject property. The final site plan was approved by the Board of Zoning Appeals on April 23, 1963.
- On October 15, 1990, the Board of Supervisors approved SE 90-P-031 to permit a nursery school, private school, and child care center with a maximum enrollment of 270 children and a public benefit association limited to a maximum of 10 people at one time on the subject property. *This is the property which is the subject of the current application. Copies of the approved development conditions and development plan are located in Appendix 3.*
- On October 23, 1990, the Board of Zoning Appeals approved SP 90-P-053 to amend S-13122 for a 500 seat place of worship (church) and related facilities, to delete the private school of general education (as the school was included as part of the approved SE 90-P-031) and permit a waiver of dustless surface requirement on the subject property subject to specific development conditions. This dustless surface lot was later paved. *Copies of the approved development conditions and development plan are located in Appendix 4.*
- On June 25, 2001, the Board of Supervisors adopted ZO-01-337 to amend the Zoning Ordinance Part 3 8-300 Group 3 Institutional Uses and Part Part 3 9-300 Category 3 Quasi-Public Uses to include an option for an applicant to either file a special exception or a special permit for churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education.

The applicant seeks to amend SE 90-P-031 to combine the place of worship (church) use with the previously approved special exception uses into one SEA application and to temporarily locate a 4,248 square foot public library on a portion of the surface parking on the subject property. The previously approved conditions for the place of worship (church) use in SP 90-P-053 and SE 90-P-031 will be reaffirmed in this SEA application.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	I
Planning District:	Jefferson Planning District
Planning Sector:	J4 - Walnut Hill Community Planning Sector
Plan Map:	Residential at 3 to 4 du/ac

Plan Text:

In the Fairfax County Comprehensive Plan, 2007 Edition, Jefferson Planning District, as amended through September 11, 2006, J4-Walnut Hill Community Planning Sector, RECOMMENDATIONS, page 36, the Plan states:

“Public Facilities

Expand the Thomas Jefferson Community Library consistent with the Policy Plan standards for community libraries”

ANALYSIS

Special Exception Amendment Plat (Copy at front of staff report)

Title of SEA Plat: “Temporary Thomas Jefferson Library at St. Philips Church Site”

Prepared By: Huntley, Nyce and Associates

Original and Revision Dates: August 31, 2007 as revised through February 6, 2008.

Description of SEA Plat:

The SEA Plat has six sheets.

SEA Plat: Temporary Thomas Jefferson Library at St. Philips Church Site	
Sheet #	Description of Sheet
1	Title Sheet, Vicinity Map and Sheet Index General Notes
2	SEA Plat (1 of 2)
3	SEA Plat (2 of 2)
4	Notes, Site Tabulation, Soils Map, and Traffic Impact
5	Bulk Plane Exhibits (1 of 2)
6	Bulk Plane Exhibits (2 of 2)

Site Layout: The 13.35 acre site is rectangular in shape, well vegetated along all boundary lines and developed with a place of worship (church) complex containing a place of worship (church), school, convent and rectory. The place of worship (church) and school are located on the western portion of the site. The convent and rectory are located on the northern portion of the site. All child care,

nursery school and kindergarten activities occur in the school while the public benefit association use occurs in a 2,000 square foot office space in the convent. A 22,296 square foot fenced play area is located in the northwest corner of the site adjacent to the school and church. A soccer field is located to the south of the church in the southwest corner of the site. Surface parking is located in the central portion of the site and in an area between the rectory and the convent. *The only change from the previous approval is the proposed construction of a temporary public library on the surface parking lot located between the convent and the rectory. The temporary public library is proposed to be a 4,248 square-foot, one-story, prefabricated metal building measuring 72 feet wide by 59 feet long by 12 feet high with wooden stairs and ramps in the front and back. No trees are proposed to be removed from the subject property.*

Access and Parking:

One access point is provided from Camp Alger Avenue via St Philips Street. Parking for all uses on the site (including the proposed temporary public library) is provided from surface parking lots containing 311 parking spaces, including 17 handicapped spaces. This exceeds the Zoning Ordinance requirement of 218 spaces for all uses on the site by 93 spaces. *The only change from the previous approval is to permit the temporary allocation of 30 of the existing parking spaces for the proposed temporary public library use.*

Landscaping and Open Space: *No changes from previous approval*

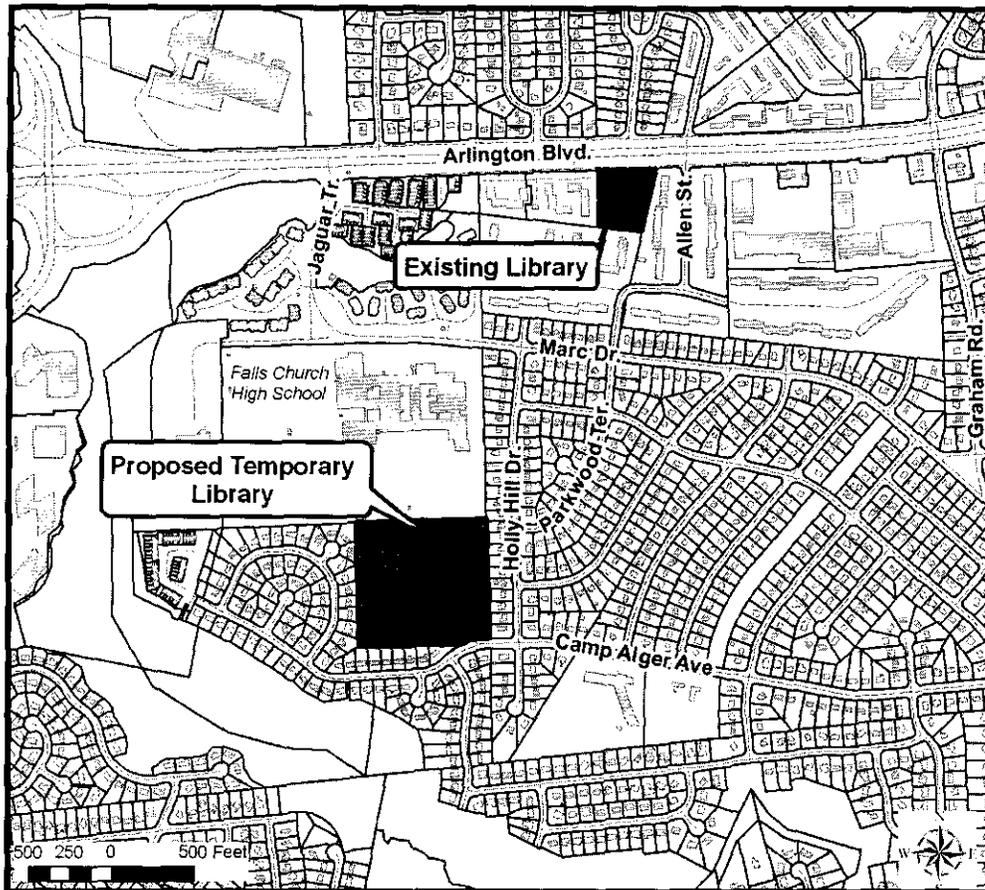
A minimum of 25% open space is required for the site; 69% open space is provided. Good quality vegetation surrounds the site and buffers the uses from the adjacent property owners. No vegetation will be removed from the subject property.

Stormwater Management: *No changes from previous approval*

The proposal does not create any new impervious surfaces and there are no RPAs or Floodplains on the site. No additional low impact development techniques are proposed.

Land Use/2232 Analysis (Appendix 5)

The applicant proposes to locate on the subject property a 4,248 square foot modular building to serve as a temporary public library during renovation and expansion of the Thomas Jefferson Library located at 7415 Arlington Boulevard. See **Graphic 1** below for a map showing the distance relationship between the existing public library and the proposed location for the temporary public library.



Section 15.2-2232 of the Code of Virginia, as amended, charges the Planning Commission with determining whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

Location:

As proposed, the applicant will construct a 4,248 square-foot modular building to be used as a temporary public library on the site of an existing institutional use. The building will be located on a portion of the St. Philips Church parking lot, 7500 St. Philips Court, between the convent and the rectory. The applicant states that the proposed temporary facility will provide limited library services to patrons of the Thomas Jefferson Library during its expansion and renovation and will be located within a ½ mile of the existing library for an anticipated two year period. Staff believes that the proposed temporary library will be conveniently located for current patrons of Thomas Jefferson Library and that the proposal conforms with Plan guidelines to site facilities appropriately to the area they are intended to serve.

Character:

The proposed temporary library site will be compatible with the existing place of worship (church) uses as well as the adjacent public high school use. Little to no increase in noise is expected for the proposed temporary library use. Existing residential uses to the east, south and west of the subject property will be buffered by existing trees. The building scale and design will be similar to the existing church buildings located on the subject property and will not impact neighboring uses. No site disturbances, clearing, additional pavement or permanent lighting is proposed. Therefore, staff believes that the proposal is consistent with Plan guidance to ensure that library facilities are designed with the character of the surrounding areas.

Extent:

The building will not interfere with existing buffers or site uses. The applicant proposes no alterations or improvements to the existing buildings. The temporary library will be in place for approximately 18-24 months during the renovation of Thomas Jefferson Library. There will be no conflict with St. Philip's Sunday services since the library is closed on Sunday. Fairfax County Libraries has agreed to coordinate special events with the other site uses to avoid parking and traffic congestion. The total Floor Area on the site, including the temporary library is 54,534 square feet resulting in a 0.09 FAR. The permitted FAR is 0.35. The building footprint is minimal (less than 1%) compared to the size of the site. In staff's opinion, the proposal is consistent with Plan guidelines to mitigate the impact of public facilities on adjacent planned and existing land uses.

Conclusion:

Department of Planning and Zoning staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services to construct a temporary library at 7500 St. Philips Court satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 2232-P07-15 substantially in accord with provisions of the adopted Comprehensive Plan.

Environmental Analysis:

The Environmental Review Branch of the Planning Division of the Department of Planning and Zoning has reviewed the application and indicated that there are no environmental issues with the application. Two issues regarding trail requirements and tree save opportunities were identified by the Facilities Planning Branch of the Planning Division and Urban Forest Management, DPWES. These include:

Issue: Trail Requirement

The Comprehensive Plan requires a six foot wide trail within a 10 foot trail easement along the eastern property line. The applicant requested a waiver of the this trail requirement.

Resolution:

In a memo dated January 25, 2008 (see Attachment 3 of Appendix 5), Staff reviewed the request and recommended the waiver be approved in view of the temporary nature of the public library operation on the Church site during renovation of the Thomas Jefferson Library.

Issue: Tree Preservation

The temporary public library is proposed to be located on an existing surface parking lot between the rectory and convent. Staff identified several existing trees located in the southern yard of the existing rectory worthy of preservation. These trees include silver maple, Bradford pear, southern magnolia, white pine, red maple, dogwood, and cherry trees. In addition, staff identified a stand of white oak and black locust trees along the northern property boundary adjacent to the Falls Church High School that appear to be in fair to good condition and should be considered for preservation as well (see Attachment 6 of Appendix 5).

Resolution:

No trees are proposed to be removed from the subject property. A development condition has been written to ensure that trees identified by staff will be protected during construction through tree save measures approved by Urban Forest Management.

Transportation Analysis (Attachment 5 of Appendix 5)

The Department of Transportation reviewed the application and identified the following issues:

Issue: Parking Tabulation

Staff was concerned that there is not enough parking for all uses proposed on the site.

Resolution:

The Zoning Ordinance requires 218 parking spaces on the site. The applicant has provided 311 parking spaces, which exceeds the requirement. A

development condition has been written to require the applicant to provide parking in accordance with the Zoning Ordinance and consistent with the tabulations for parking on the SEA Plat subject to DPWES approval at the time of site plan approval.

Issue: Directional Signage

Staff indicated that it is advisable for the applicant to provide directional signing, per the approval of VDOT, and at the cost of the applicant, to guide patrons to and from the temporary library to the nearby arterial roadways.

Resolution:

The note on Sheet 4 of the SEA Plat indicates that the applicant will provide signs at the permanent public library site located at 7415 Arlington Boulevard which provide directions to the temporary public library building. Any temporary signage will be subject to Article 12 of the Zoning Ordinance. A development condition has been written to ensure compliance.

Issue: Sidewalks

Staff is concerned about potential pedestrian and vehicular conflicts on the surface parking lots from diagonal traffic. Staff believes that it would be desirable to provide a sidewalk along the eastern portion of the surface parking area between the existing convent and the rectory. In addition, staff indicated that it would be advisable to provide three raised, 9-ft wide islands with a 5-ft. wide sidewalk in the middle of the main surface parking lot located to the south of the proposed public library and to the east of the existing place of worship (church) and private school building to create breaks in the surface parking area and to provide easier pedestrian access to the public library.

Resolution:

Although, the temporary public library is proposed to be in place for approximately eighteen to twenty-four months during the renovation of Thomas Jefferson Library, staff believes that a 2 foot wide asphalt pedestrian walkway is necessary to improve pedestrian access from the parking area to the area of the library and rectory. This pedestrian walkway should be marked with appropriate striping, protected from adjacent parking spaces with 6 inch high car bumpers, and located along the eastern side of the surface parking lot between the existing rectory and convent. A development condition has been written to ensure that this pedestrian walkway is provided as shown on the SEA Plat. In addition, staff believes that there will be no conflict with the public library use and St. Philip's

to avoid parking and traffic congestion. A development condition has been written to ensure that Fairfax County Libraries adheres to this commitment.

ZONING ORDINANCE PROVISIONS

In order to amend SE 90-P-031 to combine the place of worship (church) use with the previously approved special exception uses on the subject property into one SEA application and to temporarily locate a 4,248 square foot public library on a portion of the surface parking on the subject property, the request must fulfill all applicable provisions of the Zoning Ordinance. These sections are attached as Appendix 6 and include the General Standards of Section 9-006; Standards for all Category 3 Uses of Section 9-304; and the additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child Care Center, Nursery School or Private School of Section 9-314, among others.

Bulk Standards R-4		
Standard	Required	Provided
Lot Size	8,400 sq ft	13.35 acres
Lot Width	Interior – 70 ft Corner – 90 ft.	>100 ft
Max. Building Height	60 ft.	12 ft (Library)
Front Yard	35° ABP, but not less than 20 ft.	611.67 ft (Library)
Side Yard	30° ABP, but not less than 10 ft.	259.87 ft (Library)
Rear Yard	30° ABP, but not less than 25 ft.	61.63 ft (Library)
FAR	0.35	0.09
Open Space	25%	68.8%
Parking Spaces	1) Church (500 seats) = 125 spaces 2) Private School of Education (75 students) = 23 spaces 3) Child Care Center/ Nursery School (195 students) = 32 spaces 4) Public Benefit Association Office Use (2000 sq ft) = 8 spaces 5) <u>Temporary Public Library = 30 spaces</u> Total = 218 spaces required	311 spaces

As shown in the table above, the proposal conforms to all of the minimum bulk regulations for the R-4 District. All previously approved conditions for the place of worship (church) use in SP 90-P-053 and the nursery school, private school of general education, child care center and public benefit association in SE 90-P-031 will be reaffirmed in this SEA application.

Transitional Screening and Barrier Requirements

The subject property is located west of Holly Hill Drive and north of Camp Alger Avenue. The site is currently developed with a place of worship (church) use, a nursery school, private school of general education, child care center and public benefit association. Single-family detached homes are located to the east, west and south of the site. Falls Church High School is located to the north. Transitional Screening I (TS I) and Barrier type D, E or F are required along all boundaries of the site adjacent to the single-family detached neighborhoods. Only the northern side of the site which is adjacent to Falls Church High School is exempt from this requirement.

Waivers/Modifications

Transitional Screening and Barrier Requirements

The applicant has requested a modification of the transitional screening and barrier requirements along the southern, western and eastern property lines in favor of the existing vegetation as shown on the SEA Plat in accordance with Section 13-304 of the Zoning Ordinance. This waiver and modification was previously approved by the Board of Supervisors. Staff continues to support the request because existing good quality vegetation and wooded areas presently exist around the entire site and buffer the uses from the adjacent properties. No trees will be removed during the construction of the proposed temporary public library.

Interior and Peripheral Parking Lot Landscaping Requirements

The applicant requests a waiver of the interior and peripheral parking lot landscaping requirements in view of the temporary nature of the public library operation on the place of worship (church) site during the renovation of the Thomas Jefferson Library, in accordance with Sections 13-201 and 13-202 of the Zoning Ordinance. Staff supports the request because the proposed library use will be in operation for approximately 18 to 24 months and will be removed after completion of the renovation. Staff believes that parking lots are currently surrounded by high quality vegetation. No trees will be removed during the construction of the proposed temporary public library.

Special Exception Requirements (Appendix 6)

Standards for all Category 3 Uses (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to Site Plan Review. The applicant proposes to

amend SE 90-P-031 to combine the place of worship (church) use with the previously approved special exception uses into one SEA application and to temporarily locate a 4,248 square foot public library on a portion of the surface parking lot on the subject property. According to the bulk standards chart above, the proposal meets these standards.

Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School (Sect. 9-314)

As previously stated, the applicant proposes to amend SE 90-P-031 to combine the place of worship (church) use (approved in SP 90-P-053) with the previously approved special exception uses into one SEA application. The church use currently meets the standards for a church use with a child care center, nursery school or private school under the special permit. No changes are proposed to the church use. All previously approved conditions for the church use in SP 90-P-053 will be reaffirmed in this SEA application. Staff believes that the church use continues to meet the standards.

General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan. As stated in the Land Use/2232 Analysis, staff believes the proposal is in harmony with the Plan.

General Standard 2 requires that the proposed use be in conformance with the general purpose and intent of the applicable zoning district regulations. The R-4 District permits libraries as a public use and a place of worship (church) as a special exception use. The applicant proposes to amend SE 90-P-031 to combine the place of worship (church) use with the previously approved special exception uses into one SEA application and to temporarily locate a 4,248 square foot public library on a portion of the surface parking lot on the subject property. The proposed temporary public library building is designed to be compatible with the existing uses previously approved in SE 90-P-031 and the adjacent residentially zoned land. No changes are proposed to the existing place of worship (church) which was previously approved as SP 90-P-053. Staff continues to believe that the large size of the application site along with the existing wooded buffer around the existing place of worship (church) adequately mitigates the impacts to the adjacent residential neighborhoods.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that

the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. No structural changes are proposed to the existing uses on the site. The applicant is proposing a 4,248 square foot public library on a portion of the surface parking lot on the subject property. As previously stated, the size of the application site and existing buffer allow the proposed public library to temporarily locate on the property with minimal impact to adjacent properties. Staff believes that this standard is satisfied. It is staff's opinion that the proposed location, coupled with the surrounding vegetation, will not hinder future development of adjacent parcels.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Access for the site is provided from a road extending from Camp Alger Avenue. Staff believes that the proposed public library use will result in an increase in traffic generated by the application site, although not to an extent that will provide detrimental effects on the public street system. According to the DOT memo in Attachment 5 of Appendix 5, the temporary public library will generate approximately 229 trips during a weekday. This is only a 12.5 percent increase over the traffic generated for the other uses on the property. Due to the low increase in the number of trips generated by the public library and the fact that this is a temporary use, it is staff's opinion that the application will not create any hazardous traffic conditions on the surrounding public streets.

General Standards 5, 6 and 7 require landscaping, screening, open space, adequate utility, drainage, parking and loading to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in the Ordinance. The proposal does not create any new impervious surfaces and there are no RPAs or Floodplains on the site. The applicant has met or exceeded the requirements of the Zoning Ordinance with the exception of the transitional screening and barrier requirements, which staff has recommended a waiver and modification. In staff's opinion these standards have been met.

General Standard 8 requires conformance with Article 12, Signs. Any signs erected on the site must conform to the requirements of Article 12.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's opinion, the proposed temporary public library satisfies the criteria of the location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia.

In staff's opinion, with the adoption of the proposed development conditions, the special exception amendment is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends that the Planning Commission find that the facility proposed under 2232-P07-15 does satisfy the criteria of location, character and extent as specified in Sect. 15.2 2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SEA 90-P-031, subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the transitional screening and barrier requirements along the southern, western and eastern property lines be modified in favor of the existing vegetation as shown on the SEA Plat.

Staff recommends approval of a waiver of the 6 foot wide trail requirement.

Staff recommends approval of a waiver of the interior and peripheral parking lot landscaping requirements

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. SE 90-P-031 Development Conditions and Plan
4. SP 90-P-053 Development Conditions
5. Land Use/2232 Analysis; includes:
 - Attachment 1 - Statement of Justification
 - Attachment 3 - Trail Analysis
 - Attachment 5 - Transportation Analysis
 - Attachment 6 - Urban Forest Management Analysis
6. Applicable Zoning Ordinance Provisions
7. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 90-P-031

March 5, 2008

If it is the intent of the Board of Supervisors to approve SEA 90-P-031 located at 7500 St. Philips Court, (Tax Map 60-1 ((1)) 3) previously approved for a nursery school, private school of general education, child care center and public benefit association to permit a place of worship with a child care center, a nursery school, a private school of general education, and a temporary public library on the subject property, pursuant to Sect. 3-404 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approvals are marked with an asterisk):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment 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 exception amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Temporary Thomas Jefferson Library at St. Philips Church Site", prepared by Huntley, Nyce and Associates dated August 31, 2007 as revised through February 6, 2008, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Child Care Center, Private School of Education, Nursery School and Public Benefit Association

4. The maximum combined daily enrollment for the nursery school, child care center, and school of general education shall be limited to 270 children.*
5. The public benefit association use shall be limited to organizations affiliated with the place of worship and in accordance with the definition of public benefit association contained in Section 20-300 of the Zoning Ordinance. The maximum number of persons using the 2,000 square feet of office space allocated for the public benefit use shall be ten (10).*
6. The hours of operation for the nursery school shall be limited to 9:00 a.m. to 12:00 p.m.*

7. The maximum hours of operation for the child care for children ages 3-5 shall be 7:00 a.m. to 6:00 p.m.*
8. The maximum hours of operation for the extended day care program shall be 7:00 a.m. to 8:00 a.m. and 3:00 p.m. to 6:00 p.m.*
9. The maximum hours of operation for the kindergarten shall be 9:00 a.m. to 2:30 p.m.*
10. The total number of non-library use employees including teachers and assistants and administrative employees shall not exceed thirty-five (35)*
11. Transitional Screening Yard 1 (25 feet of planted area) shall be provided along the southern, eastern, and western property lines. Existing vegetation may be used to fulfill requirements provided that the existing vegetation is supplemented by additional plantings to meet the intent of Transitional Screening Yard 1 as determined by the Urban Forest Management (UFM).*
12. In order to reduce vehicle traffic through the neighborhood, St. Phillips Church shall establish a carpooling program which coordinates carpool arrangements in order to minimize the total number of vehicles entering and exiting the site each day.*

Place of Worship (Church)

13. A copy of the Special Exception Amendment 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.*
14. The maximum number of seats in the church shall be 500.*

Environmental

15. Dead, dying, or invasive vegetation may be removed from the undisturbed open space area if approved by UFM.
16. The applicant shall conform strictly to the limits of clearing and grading as shown on the SEA Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities within of the limits of clearing and grading as shown on the SEA Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas within the limits of clearing and grading that must be disturbed.
17. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, shall be erected along the limits of clearing and grading as shown on the SEA Plat at the southeastern and eastern portion of the proposed temporary library site. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be

preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

Parking/Signage

18. The temporary removal of parking spaces to accommodate the temporary public library building shall be allowed, so long as the site design is in substantial conformance with the SEA Plat.
19. Parking shall be provided in accordance with the Zoning Ordinance and consistent with the tabulations for parking on the SEA Plat subject to DPWES approval. Handicapped parking shall be provided in accordance with Code requirements. All parking spaces shall be of a size and the aisles of a width which will meet the Zoning Ordinance requirements and the Public Facilities Manual standards as determined by DPWES and all parking shall be on site.
20. All signage shall be in conformance with Article 12 of the Zoning Ordinance.

Temporary Public Library

21. The hours of operation for the temporary public library shall be limited to Monday through Thursday at 10 am to 9 pm, Friday at 10 am to 6 pm, and Saturday 10 am to 5 pm. The temporary public library shall be closed on Sundays.
22. The total number of temporary public library use employees shall not exceed ten (10).
23. The applicant and Fairfax County Libraries shall coordinate the scheduling of special events with other uses on the site to minimize potential parking and traffic conflicts. The applicant and Fairfax County Libraries shall create documentation of agreed upon dates and times that the temporary public library shall be closed in favor of special events on the site. A copy of the documentation shall be posted in a conspicuous place on the temporary public library building.
24. The approval of the temporary public library on the site shall be limited to a term of thirty (30) months beginning from the date of final approval of this special exception amendment. This term may be extended administratively at the determination of the Zoning Administrator for a period up to 12 months, not to exceed 2 (12 month) extension requests, upon the demonstration that the extension is needed.
25. The one-story, prefabricated building located between the existing convent and rectory buildings shall be used for a temporary public library use only and shall not be used for any other purpose without the approval of an SEA. The applicant shall remove the temporary building within 6 months of the issuance of a non-residential use permit for the renovations of the permanent library

facility located at 7415 Arlington Boulevard, and shall restore parking as depicted on the SEA Plat.

26. The applicant shall provide a 2 foot wide asphalt pedestrian walkway, that is marked with appropriate striping, protected from adjacent parking spaces with 6 inch high car bumpers and located along the eastern side of the surface parking lot between the existing rectory and convent, as depicted on the SEA Plat.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or 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 exception. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 3, 2008
 (enter date affidavit is notarized)

98373a

for Application No. (s): SEA 90-P-031
 (enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

Not Applicable

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Not Applicable

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 3, 2008
(enter date affidavit is notarized)

98373a

for Application No. (s): SEA 90-P-031
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Not Applicable

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 3, 2008
(enter date affidavit is notarized)

98373a

for Application No. (s): SEA 90-P-031
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 3, 2008
(enter date affidavit is notarized)

98373a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature: Rev. Kevin B. Walsh

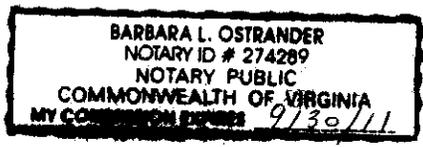
(check one) [] Applicant [x] Applicant's Authorized Agent

Rev. Kevin B. Walsh, Pastor
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 3 day of January 2008, in the State/Comm. of Virginia, County/City of Fairfax.

Barbara L. Ostrander
Notary Public

My commission expires: 09/3/11





COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



October 25, 1990

Lynne J. Strobel, Esquire
Walsh, Colucci, Stackhouse,
Enrich and Lubeley, P.C.
2200 Clarendon Boulevard - 13th Floor
Arlington, Virginia 22201

Re: Special Exception
Number SE 90-P-031

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on October 15, 1990, the Board approved Special Exception Number SE 90-P-031, in the name of The Most Reverend John R. Keating, (St. Philips Catholic Church), located at Tax Map 60-1 ((1)) 3 for use as a nursery school, school of general education, child care center, and public benefit association pursuant to Section 3-404 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled CDA/ ST PHILLIPS CHURCH/SCHOOL and prepared by Dewberry and Davis which is dated June 15, 1990 and revised August 30, 1990 and these conditions.

SE 90-P-031

October 25, 1990

-2-

4. The maximum daily enrollment for the nursery school, child care center, and school of general education shall be limited to a maximum of 270 children.
5. The public benefit association use shall be limited to organizations affiliated with the Catholic Church and in accordance with the definition of public benefit association contained in Section 20-300 of the Zoning Ordinance. The maximum number of persons using the 2000 square feet of office space for the public benefit use shall be ten (10).
6. The hours of operation for the nursery school shall be limited to 9:00 a.m. to 12:00 p.m.
7. The maximum hours of operation for the child care for children ages 3-5 shall be 7:00 a.m. to 6:00 p.m.
8. The maximum hours of operation for the extended day care program shall be 7:00 a.m. to 8:00 a.m. and 3:00 p.m. to 6:00 p.m.
9. The maximum hours of operation for the kindergarten shall be 9:00 a.m. to 2:30 p.m.
10. The total number of employees including teachers and assistants and administrative employees shall not exceed thirty-five (35).
11. Transitional Screening Yard 1 (25 feet of planted area) shall be provided along the southern, eastern, and western property lines. Existing vegetation may be used to fulfill requirements provided that the existing vegetation is supplemented by additional plantings to meet the intent of Transitional Screening Yard 1 as determined by the County Arborist.
12. In order to reduce vehicle traffic through the neighborhood, St. Phillips Church shall establish a carpooling program which coordinates carpool arrangements in order to minimize the total number of vehicles entering and exiting the site each day.
13. Parking shall be provided in accordance with the tabulations for parking on the Special Exception/Special Permit Plat subject to Department of Environmental Management (DEM) approval.

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 himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

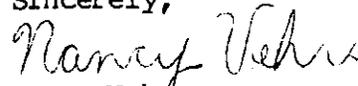
Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

The Board also modified the transitional screening yard requirements to allow existing vegetation to be used to satisfy transitional screening requirements subject to the approval of the County Arborist.

In addition, the Board 1) waived the barrier requirements; and 2) waived the Site Plan requirement for Saint Philips Catholic Church.

If you have any questions concerning this Special Exception, please give me a call.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

- cc: Dena M. Siri
Real Estate Division, Assessments
- Melinda M. Artman, Deputy
Zoning Administrator
- Donald D. Smith
Permit, Plan Review Branch
- Seldon H. Garnet, Chief
Inspection Services Division
Building Plan Review Branch
- Barbara A. Byron, Director
Zoning Evaluation Division
- Robert Moore, Transportation Planning Division,
Office of Transportation
- Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
- Department of Environmental Management
- A. V. Bailey, Resident Engineer
Virginia Department of Transportation
- Richard Jones, Manager, Land Acquisition & Planning Division
Fairfax County Park Authority

RECEIVED

0991

PLANNING EVALUATION DIVISION

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Application SP 90-P-053 by THE MOST REVEREND JOHN R. KEATING, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE/ST. PHILIPS CATHOLIC CHURCH, under Sections 3-403 and 8-901 of the Zoning Ordinance to amend S-13122 for church and related facilities to delete school of general education and permit waiver of dustless surface requirement, on property located at 7500 St. Philips Ct., Tax Map Reference 60-1((1))3, Mrs. Thonen 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 October 23, 1990; and

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

1. That the applicant is the owner of the land.
2. The present zoning is R-4.
3. The area of the lot is 13.44 acres.

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 Section 8-303 of the Zoning Ordinance.

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

1. This Special Permit is granted for and runs with the land indicated in this 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 approved with the application, as qualified by these development conditions.
3. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat **entitled CDA/ ST PHILLIPS CHURCH/SCHOOL and prepared by Dewberry and Davis which is dated June 15, 1990 and revised August 30, 1990 and these conditions.**
4. 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.
5. The modification to the dustless surface requirement is approved for the parking area and driveway shown on the plat except that the entrance shall be paved 25 feet into the site. The gravel surfaces shall be maintained in accordance with Public Facilities Manual standards and the following

THE MOST REVEREND JOHN R. KEATING, BISHOP
OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND
HIS SUCCESSORS IN OFFICE/ST. PHILIPS CATHOLIC CHURCH
SP 90-D-088
Page 2

guidelines. The waiver of the dustless surface shall expire five years from the date of the final approval of the application.

Speed limits shall be kept low, generally 10 mph.

The areas shall be constructed with clean stone with as little fine material as possible.

Resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed.

Runoff shall be channeled away from and around driveway and parking areas.

The applicant shall perform periodic inspections to monitor dust conditions, drainage functions, and compaction-migration of the stone surface.

6. The maximum number of seats in the church shall be 500 with a corresponding number of parking spaces based on the requirements of Article 11. There shall be a maximum of 253 parking spaces in the paved parking lot as shown on the plat. Handicapped parking shall be provided in accordance with Code requirements. All the parking spaces shall be of a size and the aisles of a width which will meet the Zoning Ordinance requirements and the Public Facilities Manual standards as determined by DEM and all parking shall be on site.

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 himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

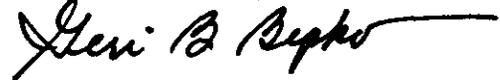
Under Section 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, twenty-four (24) months after the approval date* of the Special Permit unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of the occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mr. Ribble seconded the motion which carried by a vote of 4-0. Mrs. Harris was not present for the vote. Chairman Smith and Vice Chairman DiGiulian were absent from the meeting.

THE MOST REVEREND JOHN R. KEATING, BISHOP
OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND
HIS SUCCESSORS IN OFFICE/ST. PHILIPS CATHOLIC CHURCH
SP 90-D-088
Page 3

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on October 31, 1990. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

A handwritten signature in black ink that reads "Geri B. Bepko". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Geri B. Bepko, Deputy Clerk
Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDUM

DATE: January 28, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division

FROM: David B. Marshall, Chief
Facilities Planning Branch, Planning Division

SUBJECT: Section 15.2-2232 Review
Application 2232-P07-15
Subject Property: Tax Map 60-1 ((1)) 3

REFERENCE: SEA 90-P-031

In accordance with the Standard Operating Procedures approved by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning (DPZ) staff regarding the review of public facility projects pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments on the proposed temporary library.

BACKGROUND

The Thomas Jefferson Library, located at 7415 Arlington Boulevard, is a small community library within the Fairfax County Library System that was designed and built in the early 1960's. It no longer comfortably accommodates its diverse group of neighborhood users, its staff, or its collections, based on a May 2001 study. The renovation and expansion of the main library facility is currently under review as application FS-M07-26. The subject project was included in the 2004 Library Bond Referendum approved by voters, and was included in the approved Capital Improvements Program for FY 2008-2012. The library will be renovated and expanded in response to the community's need for a more technologically advanced, user-friendly library.

Department of Planning and Zoning
Planning Division

12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

Regina Coyle
 2232-P07-15
 RE: SEA 90-P-031
 Page 2 of 7

APPLICANT PROPOSAL

Attachment 1

PROJECT SUMMARY DESCRIPTION

The applicant proposes in their application submitted on October 24, 2007 and amended January 25, 2008, to locate on the subject property a modular building to serve as a temporary library during renovation and expansion of the Thomas Jefferson Library. The applicant proposes to eliminate awkward parking spaces, improve parking circulation, provide handicapped parking alongside the building and adjacent to the handicap ramp, provide covered bike racks, update the parking tabulations, and provides signage to direct patrons from the closed library to the temporary site. No trees will be removed from the subject property. (All dimensions and areas are approximate.)

Location: The temporary library will be located on the north-central portion of the St. Philips Church property, 7500 St. Phillips Court; with Falls Church High School to the north and single family dwelling units to the south, east and west; 13.6 acres.

Facilities: A 4,248 square-foot, one-story, prefabricated metal building measuring 72 feet wide by 59 feet long by 12 feet high with wooden stairs and ramps in the front and back.

Vehicle Access: Paved entrance from Camp Alger Avenue in southeast corner of site

Parking: There are a total of 311 existing parking spaces. 188 spaces are required for existing uses and an additional 30 spaces are required for the temporary library use, which totals 218 required parking spaces. Thus, there will be 93 more spaces than required for the existing and proposed uses.

Landscaping and Screening: Existing trees surround the area and serve as a buffer for nearby residential properties.

Operations: The hours and days of operation are as follows:

Monday through Thursday	10am – 9pm
Friday	10am – 6pm
Saturday	10am – 5pm
Sunday	Closed

There will be a total of 10 temporary library staff and an average of 250 daily patrons including students.

Maintenance: Standard janitorial services, facility and equipment repairs, and routine grounds maintenance will be provided.

Service Area: Residents in portions of the Jefferson, Annandale, Baileys, Fairfax and Vienna Planning Districts within the three mile service area; serves 4,578 public school students from Beech Tree, West Lawn and Woodburn Elementary Schools, plus Falls Church High School, as well as students from the Congressional Schools of Virginia, Corpus Christi Early Childhood, and Early Years Montessori School.

PROJECT JUSTIFICATION

Under Library policy, limited services should be provided during the library's eighteen month renovation period. These services will be located in a temporary library as proposed under the subject application, and will include fiction, reference, children, computer access, electronic media, and a story/conference room. The subject property was chosen for the temporary

library because it has sufficient space for the temporary library building and the required parking. Additionally, the subject site requires minimal site improvements, and is a short distance from the permanent library. The church, school and library uses would also be compatible in terms of the scale and color of the building.

APPLICANT'S DESIGN ANALYSIS

Alternative Sites: The applicant performed a six month search for temporary library sites. A storefront in Loehmanns Plaza was considered; however, it was taken off the market. The parking lot of the Providence RECenter was deemed over-utilized, several strip shopping centers had insufficient parking, and the Graham Road Elementary School had insufficient space.

Traffic Impact: There will be a moderate increase in traffic generated by the temporary library use. The traffic is expected to spread throughout the day and have no peaks. The library will be closed on Sunday when church services are held. Fairfax County Libraries will coordinate with the school, church, and rectory when special events are scheduled to avoid parking conflicts leading to overcrowding and congestion of the local streets.

Noise and Light Impact: Temporary lighting will be minimal and concentrated near the entrance and parking area of the temporary library.

Environmental Impact: There will be no loss of vegetation and no new impervious surface added to the site.

Air and Water Quality: No anticipated impacts.

Visual Impact: Existing trees on northwest, northeast, and southeast sides of property will minimize visual impacts on adjacent properties; the proposed modular building closely matches the color and design of the existing buildings.

STAFF PLANNING ANALYSIS

The subject property is in the J4-Walnut Hill Community Planning Sector of the Jefferson Planning District in Area I, and is zoned R-4. The Comprehensive Plan map shows that the subject property is planned for residential at 3 to 4 dwelling units per acre. An assessment of the proposal for substantial conformance with the Comprehensive Plan ("the Plan") has been guided by the following citations from the Plan:

AREA PLAN:

Fairfax County Comprehensive Plan, Area I, 2007 Edition; Jefferson Planning District, as amended through September 11, 2006; J4-Walnut Hill Community Planning Sector, RECOMMENDATIONS, page 36 :

"Public Facilities

Expand the Thomas Jefferson Community Library consistent with the Policy Plan standards for community libraries."

POLICY PLAN:

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through March 12, 2007; **COUNTYWIDE OBJECTIVES AND POLICIES**, pages 2-4:

- “Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.**
- Policy a. Site facilities appropriately to the area they are intended to serve. . .
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization. . . .
- Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.**
- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. . .
- Policy c. Design facilities to promote and enhance the community identity of existing character.
- Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.”

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition; Public Facilities, as amended through January 10, 2005; **LIBRARIES**, page 13:

- “Objective 13: Locate library facilities to provide service to the greatest number of persons within designated service areas, and provide high visibility, safe and easy access, and ample size for the building, parking areas, landscaping and future expansion.**
- Policy a. Locate library facilities on sites that are centrally located in terms of service area, population distribution and distance.
- Policy b. Locate library facilities near major thoroughfares in order to maximize visibility...

Policy c. Ensure that access to a facility is from a feeder or collector street directly to a major thoroughfare. This eliminates dangerous turning patterns and unnecessary curb cuts to heavily traveled roadways.

Objective 14: Library facilities should be compatible with adjacent land uses and with the character of the surrounding community and should be sized to provide adequate space for the population to be served.

Policy a. Ensure that a library facility is designed compatibly with the character of its surrounding area.

Objective 15: Library facilities should sustain adequate levels of patronage.

Policy b. Promote expansion of existing community or regional facilities in stable areas, and new construction of the same in growing portions of the County in order to maintain the planning standard of .4 square feet of library space per resident. . .”

STAFF COMMENTS:

Department of Planning and Zoning, Zoning Administration Division Attachment 2

- Findings
 - Property is zoned R-4.
 - The proposed library is a permitted by right use of a public facility in the R-4 District.
 - Site is subject to Special Exception SE 90-P-031 for the place of worship, childcare center, private school and public benefit association on the property.
 - The proposed library must meet all applicable requirements including the provision of adequate parking.

Department of Planning and Zoning, Facilities Planning Branch/Trails Attachment 3

- Findings
 - A trail request waiver has been approved for a 6-foot wide asphalt trail along the eastern boundary of the property.

Virginia Department of Transportation (“VDOT”)

Attachment 4

- Findings
 - No objection to the approval of this plan if the remaining parking is adequate for the Sunday church uses.

Fairfax County Department of Transportation

Attachment 5

- Findings
 - It is advisable that the applicant provide a sidewalk along the immediate parking area to connect the parking area nearest St. Phillips Street to the building periphery.
 - To prevent vehicles from diagonally traversing the parking area affording St. Phillips Street and to create a break in the parking area for a sidewalk, it is suggested a raised 9-ft. wide islands be constructed with a 5-ft. wide sidewalk.
 - In addition to the note regarding guidance signing for the patrons (on sheet four of the subject plan), it is advisable that the applicant provide directional signing, per the approval of VDOT, and at the cost of the applicant to guide patrons to and from the temporary library to the nearby arterial roadways.

Urban Forestry

Attachment 6

- Findings
 - **Recommendation:** A tree save area should be provided along the southern portion of the existing rectory to protect trees from construction activities.
 - **Recommendation:** A tree save area should be provided along the northern portion of the site to protect these trees from construction activities.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Attachment 7

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan:

Location: As proposed, the applicant will construct a 4,248 square-foot modular building to be used as a temporary public library on the site of an existing institutional use. The building will be located on a portion of the St. Philips Church parking lot, 7500 St. Philips Court, between the convent and the rectory. The applicant states that the proposed temporary facility will provide limited library services to patrons of the Thomas Jefferson Library during its expansion and renovation and will be located within a ½ mile of the existing library. Staff believes that the proposed temporary library will be conveniently located for current patrons of Thomas Jefferson Library and that the proposal conforms with Plan guidelines to site facilities appropriately to the area they are intended to serve.

Character:

The proposed temporary library site will be compatible with the existing church uses as well as the adjacent public high school use. Little to no increase in noise is expected for the proposed temporary library use. Existing residential uses to the east, south and west of the subject property will be buffered by existing trees. The building scale and design will be similar to the existing church buildings located on the subject property and will not impact neighboring uses. No site disturbances, clearing, additional pavement or permanent lighting is proposed. Therefore, staff believes that the proposal is consistent with Plan guidance to ensure that library facilities are designed with the character of the surrounding areas.

Extent:

The building will not interfere with existing buffers or site uses. The applicant proposes no alterations or improvements to the existing buildings. The temporary library will be in place for approximately 18-24 months during the renovation of Thomas Jefferson Library. There will be no conflict with St. Philip's Sunday services since the library is closed on Sunday. Fairfax County Libraries has agreed to coordinate special events with the other site uses to avoid parking and traffic congestion. The total Floor Area on the site including the temporary library is 54,534 square feet resulting in a 0.09 FAR. The permitted FAR is 0.35. The building footprint is minimal (less than 1%) compared to the size of the site. In staff's opinion, the proposal is consistent with Plan guidelines to mitigate the impact of public facilities on adjacent planned and existing land uses.

CONCLUSION AND RECOMMENDATION

Department of Planning and Zoning staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services to construct a temporary library at 7500 St. Philips Court satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 2232-P07-15 substantially in accord with provisions of the adopted Comprehensive Plan.

DBM: SMS
Attachments (7)

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-P07-15

District: Providence

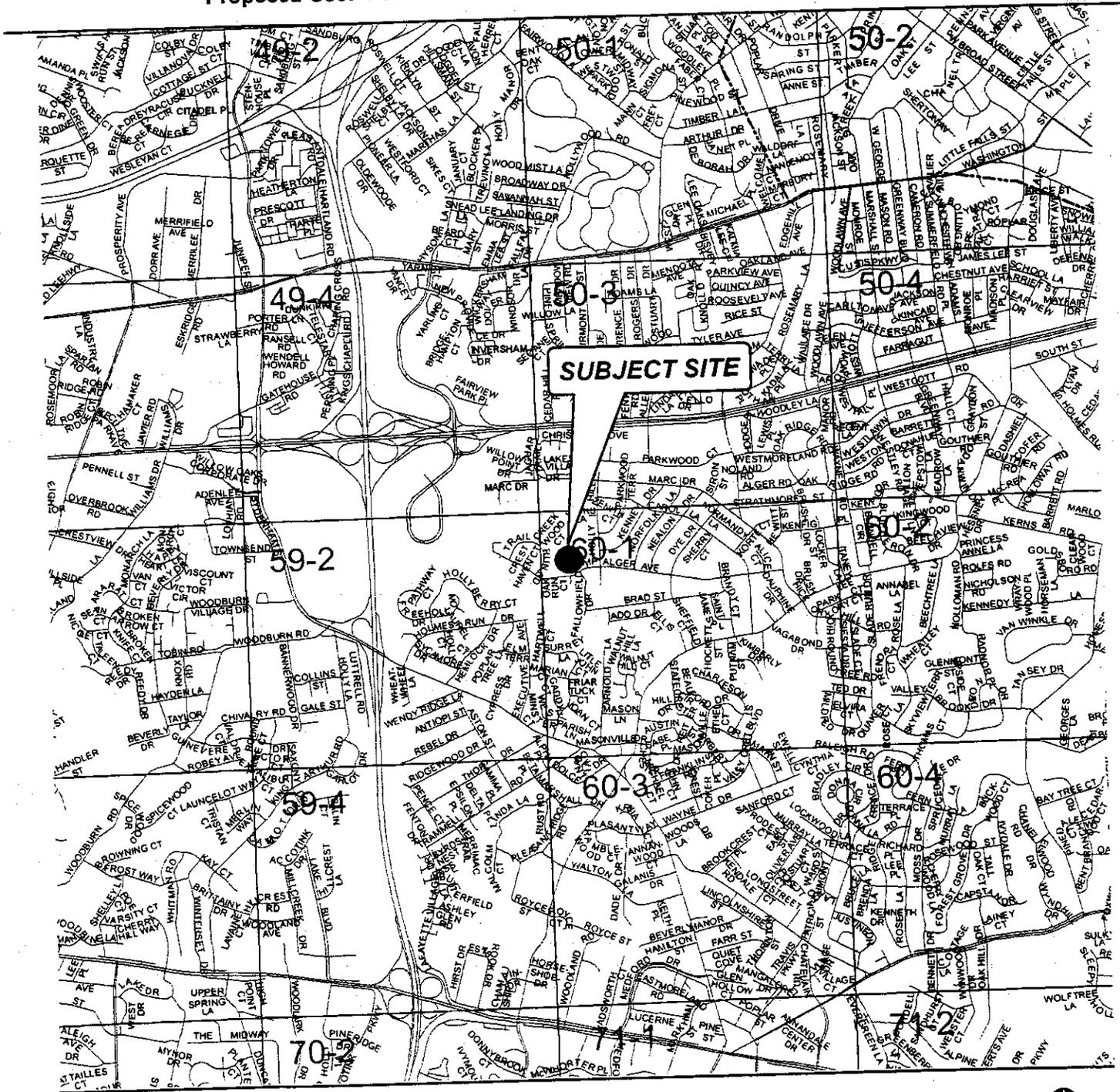
Acreeage: 13.35 Ac.

Subject Property: 60-1 ((1)) 3

Planned Use: Public Facilities, Gov't. & Institutional

Applicant: Department of Public Works and Environmental Services

Proposed Use: Public Facilities: church



3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-P07-15

Acreage: 13.35 Ac.

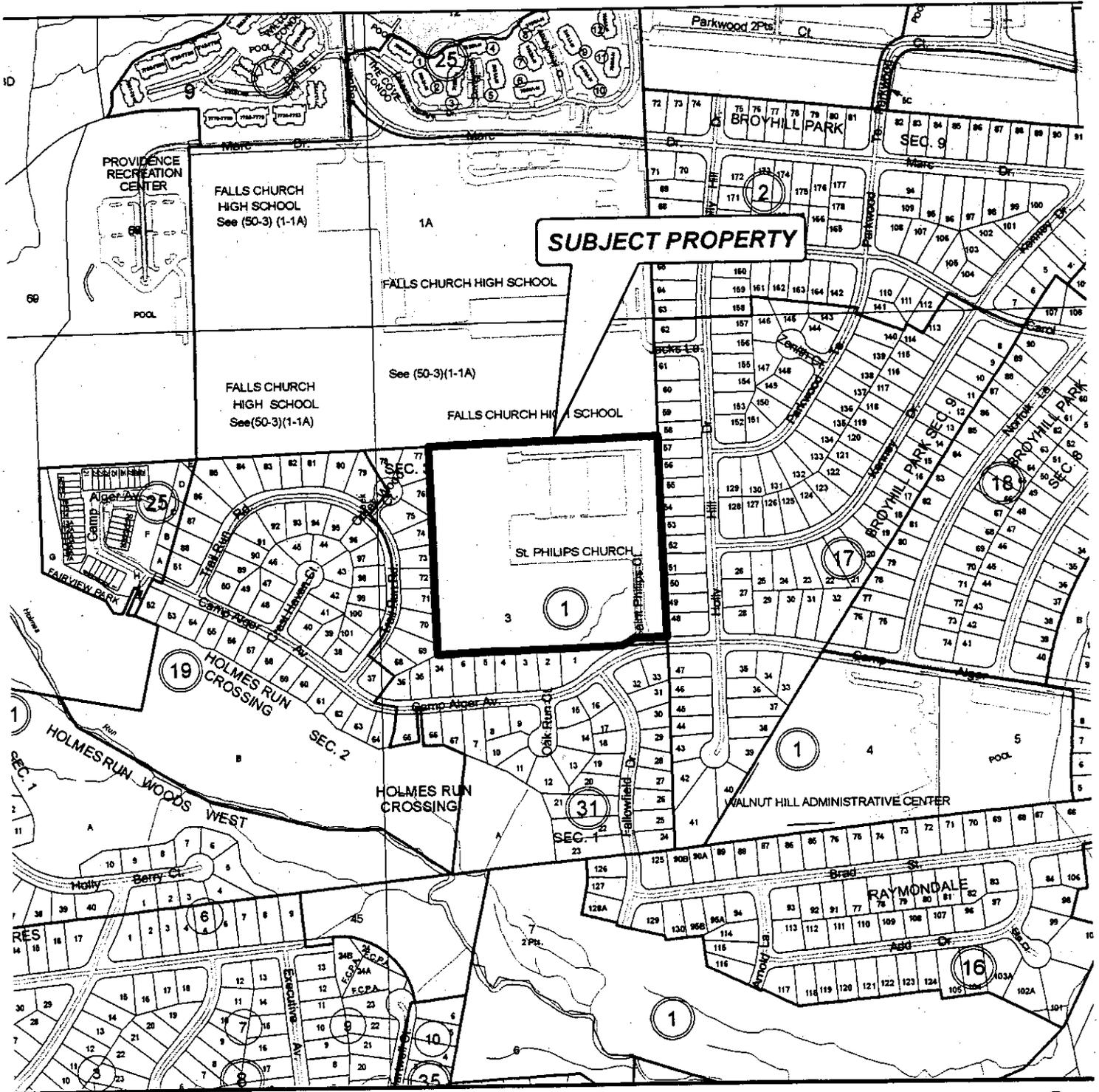
Planned Use: Public Facilities, Gov't. & Institutional

Proposed Use: Public Facilities: church

District: Providence

Subject Property: 60-1 ((1)) 3

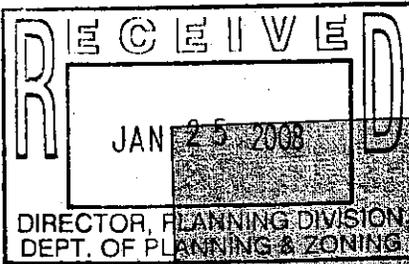
Applicant: Department of Public Works and Environmental Services



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS





COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: 2232-P07-15
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and I Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address 7500 St. Philips Ct.
City/Town Falls Church Zip Code 22203

APPLICANT(S)

Name of Applicant Fairfax County DPWES Planning and Design Division
Street Address 12000 Government Center Parkway
City/Town Fairfax State VA Zip Code 22035
Telephone Number: Work (703) 324-5800 Fax (703) 324-4365
E-mail Address _____
Name of Applicant's Agent/Contact (if applicable) Robert Boyars
Agent's Street Address 12000 Government Center Parkway
City/Town Fairfax State VA Zip Code 22035
Telephone: Work (703) 324-5454 Fax (70) 324-4365

PROPOSED USE

Street Address 7500 St. Philips Ct., Falls Church, VA 22203

Fairfax Co. Tax Map and Parcel Number(s) 60-1((1)) lot 3

Brief Description of Proposed Use _____

Temporary Library during the renovation and expansion of the Thomas Jefferson Library located at 7415 Arlington Blvd., Falls Church VA.

Total Area of Subject Parcel(s) 13.35 Acres (acres or square feet)

Portion of Site Occupied by Proposed Use 4,000 SF (acres or square feet)

Fairfax County Supervisor District Providence

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)
Church

Zoning of Subject Property R-4

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site

SP-90-P-053 approved 10-23-90

A special exception application for this use currently in process

PROPERTY OWNER(S) OF RECORD

Owner St. Phillip's Catholic Church c/o Bishop of Arlington

Street Address 200 N. Glebe Road

City/Town Falls Church State VA Zip Code 22203

PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent Robert Boyars

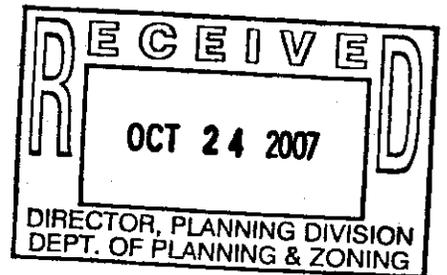
Signature of Applicant or Agent Robert Boyars

Date October 24, 2007

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

Submit completed application to:

Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035



FOR STAFF USE ONLY

Date application received: 10/24/07

By: DBV

Additional information requested to complete application:

Date application accepted: 12/3/07

By: SMS (SRA accepted on same day)

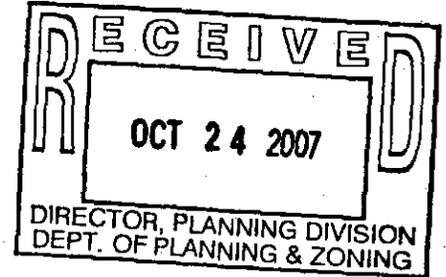
Section 15.2-2232 Review
Thomas Jefferson Library Temporary Site
Project Number 302/004842
October 24, 2007

1. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Planning & Design Division, Building Design Branch
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0054
703-324-5800 (phone)
703-324-4365 (fax)

Contact Person:

Robert Boyars, Project Manager
703-324-5454 (phone)
703-324-4365 (fax)



2. LOCATION AND DESCRIPTION OF THE PROPERTY

Street Address: 7500 St. Philips Ct., Falls Church, VA
Property ID: Tax Map 60-1((1)) 1
Supervisor District: Providence District
Planning Area: I
Planning District/Sector: Jefferson Planning District / J4-Walnut Hill Community Planning Sector

Description of Property:

The property is zoned as R-4 with a site area of approximately 13.6 acres and is occupied by a church, rectory and convent. The site slopes from north to south and has mature trees around the existing buildings and grounds. It is bounded by Falls Church High School to north, single family houses to east, west and south. Existing access to the site is from Camp Alger Avenue. The parking lot of 299 spaces is in the center of the site

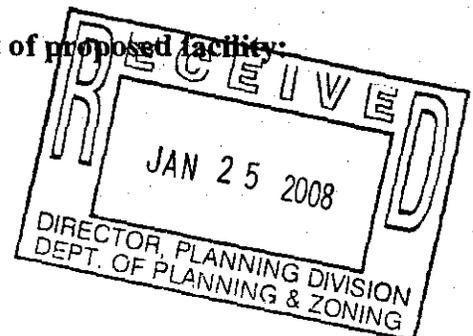
PART II: STATEMENT OF JUSTIFICATION

1. DESCRIPTION OF THE PROPOSED USE:

• **Type of Operation or Facility:**

The current facility consists of three buildings containing a Roman Catholic Church, a Rectory and a Convent. The proposed project scope includes adding a pre-engineered temporary building (comprised of several units with stairs, ramps, decks and skirting to function as a temporary site for the Thomas Jefferson Library while it is closed for renovation and expansion over an approximately eighteen month period. The proposed temporary library facility will be placed in the overflow parking lot of the church, and will contain the following major elements: book stacks, reading areas with seating, media stations, circulation and information desks, staff office and toilets.

- **Dimensions of all buildings and structures including maximum heights:**
The temporary library building area is approximately 4,248 square feet; most probably 72 feet by 59 feet and twelve feet high. Twenty-nine of the existing parking lot will be reserved for the facility as required by code..
- **Material, color, or finish of buildings or structures:**
The trailers will have metal panel exteriors in a beige color, compatible to the adjacent buildings. Stairs, ramps and decking will be wood.
- **Hours and days of operation:**
Temporary Library
Monday through Thursday 10am- 9pm
Friday 10am-6pm
Saturday 10am-5pm
Sunday Closed
- **Estimated number of employees and facility users (patrons, visitors, students, etc.) expected daily:**
Temporary Library
Staff: 10 staff at any one time
Patrons: 250 average daily including students
- **Service area of the proposed use:**
The Thomas Jefferson Library is located in Mason District at 7415 Arlington Boulevard, Beltway. The library serves the residents of the district within an approximately three mile radius. In 2006, this branch made more than 251,700 loans of books and materials, and was visited more than 150,400 times. It has a significant number of frequent users, with 36 percent of survey respondents indicating they visit three or more times each month.
- **Maintenance requirements and frequency:**
Standard janitorial services, facility and equipment repairs, and routine grounds maintenance will be provided.
- **Facility power/energy requirements and operating frequency:**
The facility is a pre-engineered temporary building that will be connected to existing utility lines.
- **Manufacturer's specifications for proposed equipment:**
Not applicable
- **Auxiliary equipment/facility required in support of proposed facility:**
Not applicable



2. REQUIRMENT FOR PROPOSED USE:

- **Why the new/expanded facility is needed:**

The Thomas Jefferson Branch Library is a small community library within the Fairfax County Library System that was designed and built in the early 1960's. It no longer comfortably accommodates its diverse group of neighborhood users, its staff, or its collections, based on a May 2001 study. A 2004 Library Bond Referendum was approved by the voters and the project was included in the approved Capital Improvement Program for FY 2009-2012. It is being renovated and expanded in response to the community's need for a more technologically advanced, user-friendly library that will highlight its namesake as well as welcome its rich multi-cultural, multi-lingual clientele. It is Library policy that limited services are provided during the eighteen months it is closed for the renovation. These will include fiction, reference, children, computer access, electronic media, and a story/conference room

- **Why proposed location is the best location for the proposed use:**

The site has sufficient space for the temporary building and the required parking, requires minimal site improvements, and is a short distance form the permanent facility.

- **Why proposed location and type of facility is the least disruptive alternative:**

After discussions with the church, it was determined that the church, school and library uses would be compatible in terms of the scale of the buildings, colors used, traffic usage on the site, and parking requirements. Also, there will be no major site work required, and the usage will be shielded from the adjacent homes.

- **Relevant standards/criteria supporting the facility and location:**

The site area is sufficiently large to allow for the addition of the building and required parking, but requires filing for a Minor Site Plan and Special Exception Application. These are in progress. The design will conform to the Comprehensive Plan guidelines as described for Area I and in the Policy Plan, as well as meet Zoning Ordinance requirements for additional parking, setbacks, open space, streetscape, landscaping and other improvements. The facility will also be designed to meet all County, State, and Federal codes for life safety and accessibility.

- **Vicinity or general area to be serviced by proposed use:**

Thomas Jefferson Library is near the Route 50 Corridor inside the beltway and serves not only the citizens of Jefferson Planning District within a three mile radius, but also residents in portions of Annandale, Baileys, Fairfax, and Vienna Planning Districts within the three mile service area. This branch serves 4,578 public school students from Beech Tree, West Lawn and Woodburn Elementary Schools, plus Falls Church High School, as well as students from the Congressional Schools of VA, Corpus Christi Early Childhood, and Early Years Montessori School. In addition, students come from Graham Road and Pine Springs Elementary, and Luther Jackson Middle School in Providence District. Unlike

school libraries, the Thomas Jefferson branch is open during evenings and Saturdays when students work on homework assignments. The proposed temporary library is intended to provide limited library services to patrons of Thomas Jefferson Library during its expansion and renovation.

3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES:

- **Traffic impacts:**

Some additional traffic is expected to be generated from the library use. This is spread out over the day and has no peaks. The heaviest use of the lot on Sunday for church services will not be affected as the library is closed. All traffic will enter the site off of Camp Alger Avenue, but will be diverted to different areas of the parking lot. At any given time there will be twenty to twenty-nine additional cars in the lot generated by the temporary library use. There will be 29 parking spaces designated for the library, as required by code and there is sufficient parking remaining for the other site usages. The Church operates a school where children are dropped off by their parents in the morning and picked up in the afternoon; The library opening and closing times are later.

- **Noise and light impacts:**

The facility will not have any major on or off site noise impact other than that generated by the vehicles accessing the facility. The temporary facility is located far from the street and adjacent property owners. There will be lighting on the exterior of the building for security and safety—this will be the only additional lighting required. The existing parking lot lighting will be utilized as required for the temporary library and church use.

- **Impact on environmental features of site:**

No impact is anticipated. The building will be sited on the existing parking lot. No trees will be removed or additional impervious surfaces required.

- **Impact on air quality:** No change in air quality is anticipated.

- **Impact on water quality:**

No impact is anticipated.

- **Visual impacts:**

The trailer will have a color scheme compatible with the adjacent buildings and is set back from the street and adjacent properties. The building is in scale with the existing buildings on the site. The building is located in the middle of the church campus and no transitional screening is required.

4. ALTERNATIVE SITE CONSIDERED FOR THE PROPOSAL:

After an extensive six month search, this became the only viable site in the area. A storefront at Loehmanns was taken off the market, the parking lot of the Providence

RECenter was deemed over utilized, several strip shopping centers had insufficient parking, and the Graham Road Elementary School had insufficient space.

5. PROPERTY IDENTIFICATION MAP AT 1"= 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE

See Exhibit #1 – Vicinity Map

6. PROPOSED FACILITY PLAN (AT A SCALE OF 1"= 50')

See Exhibit #2 – Site plan.

7. REDUCED COPY OF PLAN

See Exhibit # 3 Photo of Typical Trailer

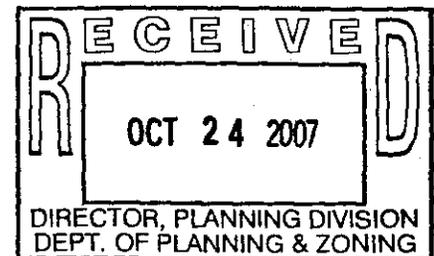
See Exhibit # 4 Anticipated Floor Plan

See Exhibit # 5 Photo of Site

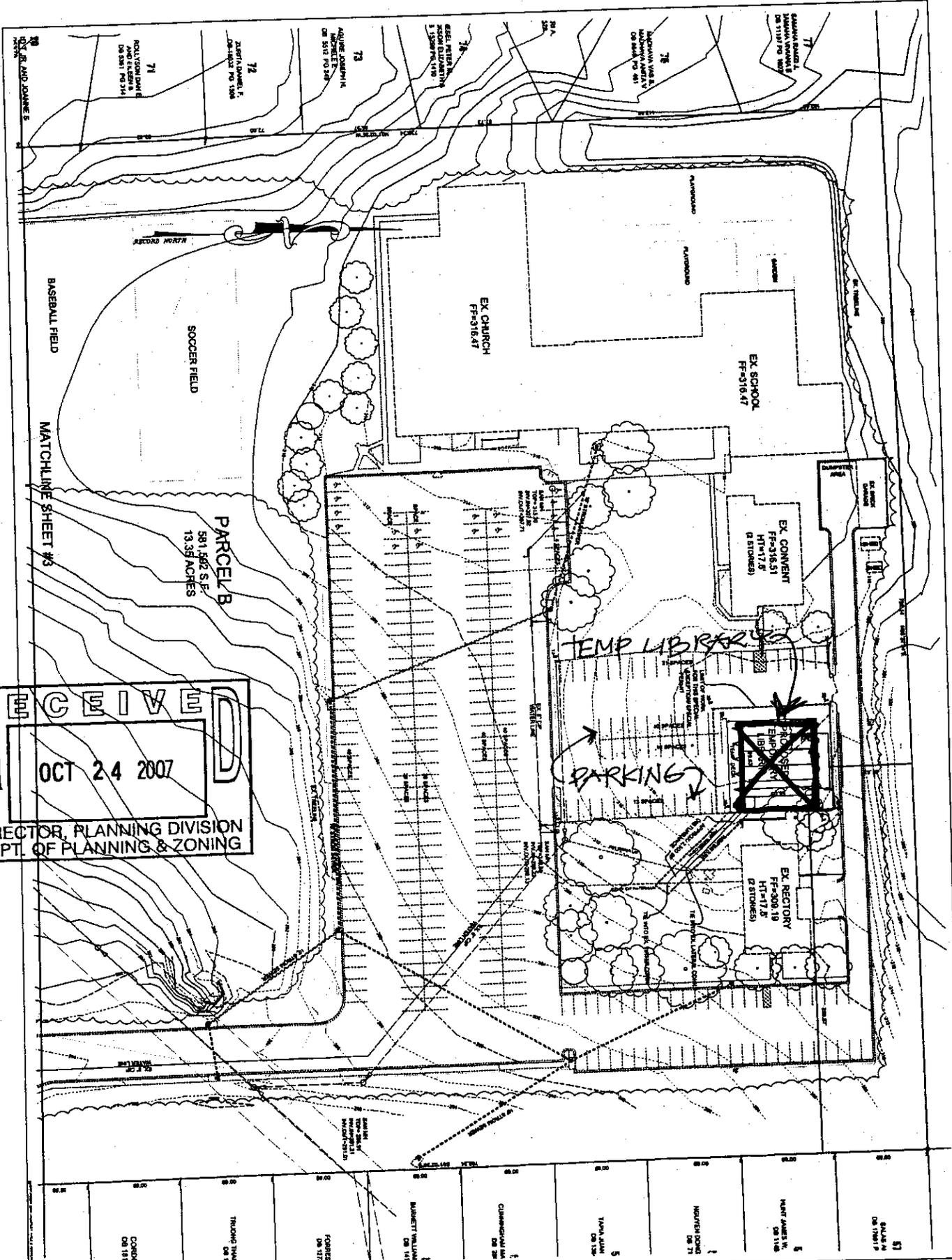
8. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDIANTOR-

This renovation of the existing library is in compliance with the Fairfax County Comprehensive Plan 2003 Edition amended through 9-11-2006 which requires the expansion of this library. A Board Motion was sponsored by Supervisors Smyth and Gross and approved by the Board to provide expedited, concurrent processing of the required applications. See Exhibit # 6 Board of Supervisors Resolution

Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the Department of Planning and Zoning as soon as possible.



RECEIVED
 OCT 24 2007
 DIRECTOR, PLANNING DIVISION
 DEPT. OF PLANNING & ZONING



SCALE	AS SHOWN
DATE	10/24/07
REVISION	2 OF 5
PROJECT	TEMP LIBRARY
CLIENT	ST. PHILIP'S CHURCH
DESIGNER	HUNLEY, NYCE & ASSOCIATES, LTD.
PLANNING	PL-3875

TEMPORARY THOMAS JEFFERSON LIBRARY
 AT ST. PHILIPS CHURCH SITE
 PROVIDENCE DISTRICT
 PROFFERED CONDITION AMENDMENT/SPECIAL EXCEPTION

OWNER/DEVELOPER

REVISIONS



Hunley, Nyce & Associates, Ltd.
 SURVEYING - CIVIL ENGINEERING - LAND PLANNING

1400 WASHINGTON STREET, SUITE 100
 PROVIDENCE, RHODE ISLAND 02903
 TEL: 401-863-1100 FAX: 401-863-1101
 E-MAIL: HUNLEY@HUNLEYNYCE.COM

EXHIBIT 3---PHOTO OF TYPICAL TRAILER



RECEIVED
OCT 24 2007
DIRECTOR, PLANNING DIVISION
DEPT. OF PLANNING & ZONING

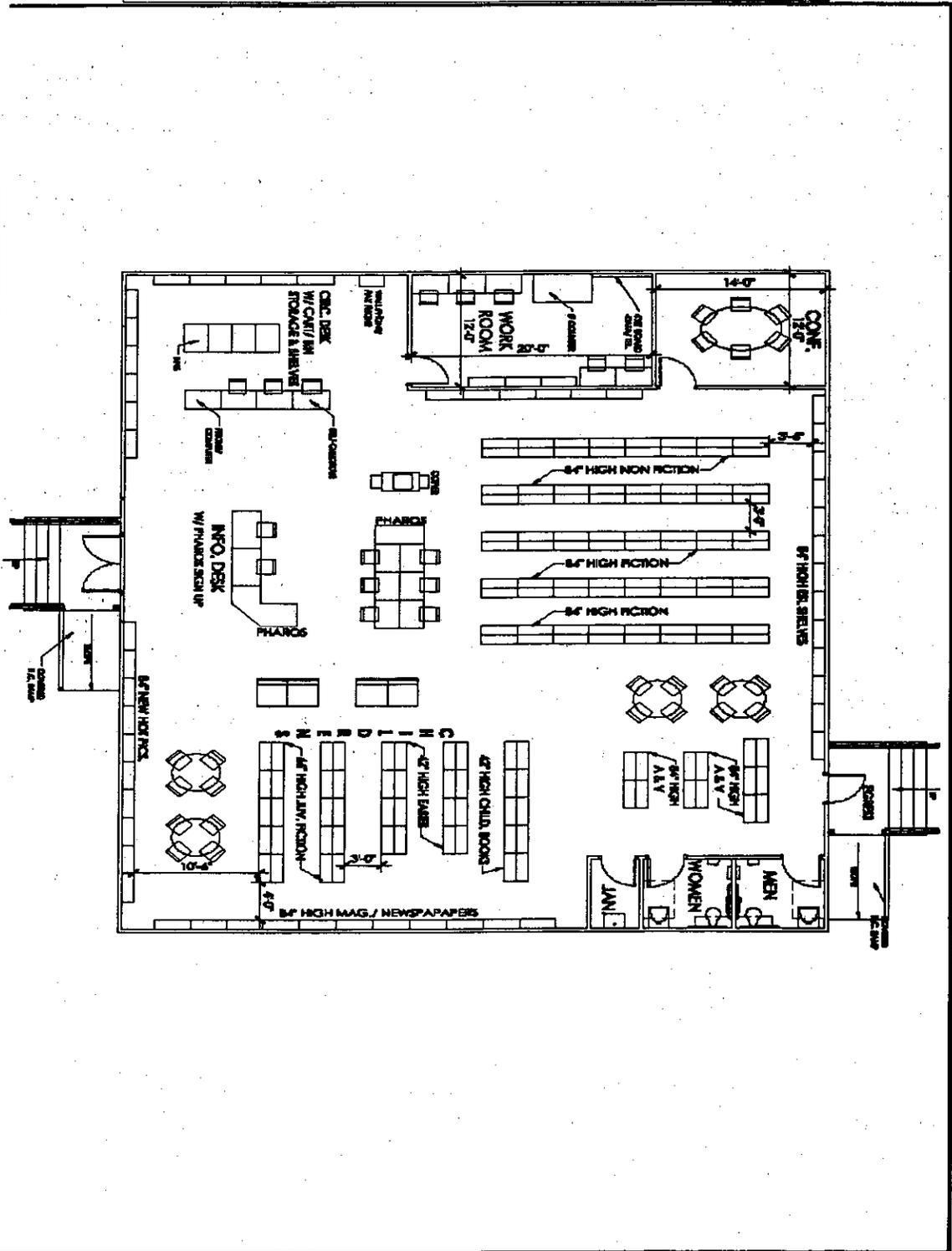
R
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OCT 24 2007

DIRECTOR, PLANNING DIVISION
 DEPT. OF PLANNING & ZONING

EXHIBIT 4---ANTICIPATED FLOOR PLAN

SHEET A-101
 SCHEMATIC FLOOR PLAN



THOMAS JEFFERSON
 TEMPORARY LIBRARY
 PROJECT NO. 0510 ADDENDUM NO. #

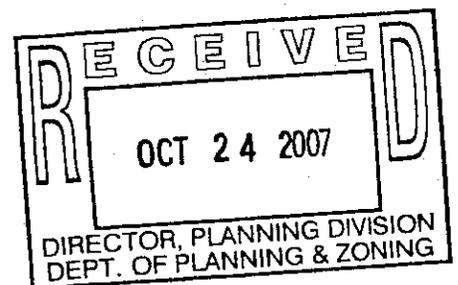
DATE: 1/8/07
 DATE: 10/19/07
 REVISION: ASK-1

CONSULT: 2007 BY ARCHITECT (FIRM) ARCHITECT

EXHIBIT 5 ---PHOTO OF SITE



Upper Parking Lot of St Philip Church Looking North
The Temporary Library Will be Located on the Right Side of the Photograph



3b.

JEFFERSON LIBRARY EXPANSION! RENOVATION – TEMPORARY LIBRARY FACILITIES AT SAINT PHILIP CATHOLIC CHURCH (MASON DISTRICT) (10:58 a.m.)

STALZER/MOLCHANY

Jointly with Supervisor Smyth, Supervisor Gross said that the Department of Public Works and Environmental Services (DPWES) is currently working on finalizing the construction plans for the renovation and expansion of the Jefferson Library in the Mason District. This important project is part of the Approved Capital Improvement Program, and funding was approved as part of the 2004 Library Bond Referendum. While the plans and permits for the project are nearly final, construction of the project cannot proceed until plans are in place for a temporary library facility to be used during the construction work on the permanent library facility.

Supervisor Gross said that DPWES is currently in discussion with representatives from the Saint Philip Catholic Church, located off Camp Alger Avenue in the Providence District, to use excess parking spaces at the church as the location for the temporary library trailers during construction of the permanent library project. To facilitate the expeditious regulatory reviews required for the temporary library facility and to minimize the associated delays to the start of construction on the permanent library, Supervisor Gross moved that the Board direct staff to:

- Provide expedited processing of all building and site plans, and for the Special Exception Amendment and other rezoning applications for the temporary library facility.
- Provide concurrent processing of the building and site plans related to the Special Exception and any other zoning applications for the temporary library facility.
- Waive all application, review, permit, and approval fees for site plans, building plans, and Special Exception Amendment and any related rezoning approvals for the temporary library facility.

Supervisor Smyth seconded the motion and it carried by a vote of nine, Supervisor Frey being out of the room.

4b.

VACATION/ABANDONMENT OF ROCK SPRINGS AVENUE (MASON DISTRICT) (10:59 a.m.)

STALZER

Supervisor Gross said Camden USA, Incorporated has submitted a zoning application to rezone approximately 5.5 acres of land from the R-3 and C-8 zoning districts to the PRM district. As part of that application, the applicant proposes the abandonment of a portion of Rock Springs Avenue to permit

RECEIVED
Department of Planning & Zoning
NOV 14 2007
Zoning Evaluation Division

Smith, Sandi M.

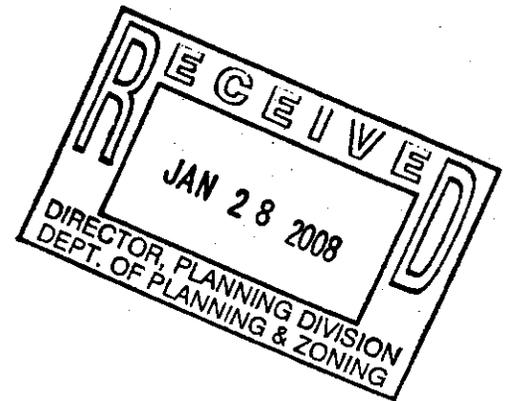
From: Boyars, Robert E.
Sent: Monday, January 28, 2008 4:02 PM
To: Smith, Sandi M.
Subject: Thomas Jefferson Temporary Library 2232

This is to revise the 2232 for the Thomas Jefferson Temporary Library:

There are a total of 311 parking spaces at the site of which 188 are required for all existing users. The temporary library requires 30 spaces creating a new required total of 218 spaces. This leaves 93 spaces over the required amount.

Robert Boyars, AIA

County of Fairfax, Virginia
Building Design Branch, Planning and Design Division
Department of Public Works and Environmental Services
12000 Government Center Parkway, Suite 449
Fairfax, Virginia 22035-0052
robert.boyars@fairfaxcounty.gov
703.324.5800 Main
703.324.5454 Direct
703.324.4365 Fax



Smith, Sandi M.

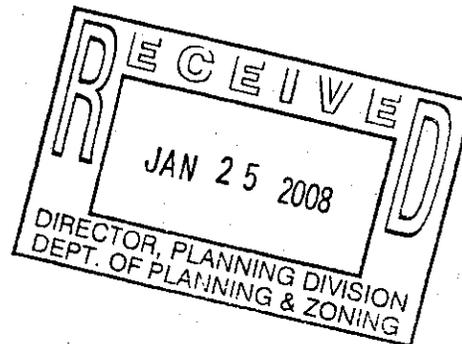
From: Boyars, Robert E.
Sent: Thursday, January 24, 2008 5:58 PM
To: Smith, Sandi M.
Cc: O'Donnell, William; Hlavka, Gailyn; Lepe, Teresa G.
Subject: Revision to 2232 Application for Thomas Jefferson Temporary Library
Attachments: Scan001.PDF; SE Statement of Justification2.doc; Revised p2 2232 application.doc

Please accept the following revisions to the 2232 Application for Thomas Jefferson Temporary Library:

- Attached is a revised first page of the application indicating DPWES as the applicant.
- ~~There are a total of 245 parking spaces at the site of which 217 are required for all users. The temporary library requires 29 spaces.~~
- Fairfax County Public Library will coordinate with the school, church and rectory when special events are scheduled to avoid parking conflicts leading to overcrowding and congestion of the local streets.
- DPWES has complied with DOT comments for eliminating awkward parking spaces, improving parking circulation, providing handicapped parking alongside the building and adjacent to the handicap ramp, providing covered bike racks, update the parking tabulations, provide signage directing patrons from the closed library to the temporary site.
- The expected number of daily patrons to the temporary library is 250.
- Page 2 of the Special Exception Statement of Justification (attached) is revised to indicate a 4,248 square foot library.
- Page 2 of the 2232 (attached) is revised to indicate a 4,248 square foot library 72 feet by 59 feet.

Robert Boyars, AIA

County of Fairfax, Virginia
Building Design Branch, Planning and Design Division
Department of Public Works and Environmental Services
12000 Government Center Parkway, Suite 449
Fairfax, Virginia 22035-0052
robert.boyars@fairfaxcounty.gov
703.324.5800 Main
703.324.5454 Direct
703.324.4365 Fax

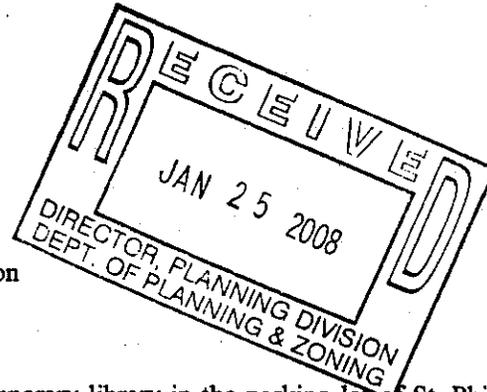




County of Fairfax, Virginia

MEMORANDUM

DATE: January 11, 2008
TO: Department of Planning and Zoning
FROM: Robert Boyars, Project Manager
SUBJECT: Thomas Jefferson Library
Special Exception Statement of Justification



Fairfax County Public Libraries plans to operate a temporary library in the parking lot of St. Phillips in Falls Church, during the hours of 10am- 9pm Monday through Thursday, 10am-6pm Friday, and 10am-5pm Saturday. It will be closed on Sunday. They anticipate approximately 250 patrons and 11 staff to use the building during the day.

The facility is near the Route 50 Corridor inside the beltway and serves the citizens of the Jefferson Planning District within a three mile radius. The proposed building will be a prefabricated metal building approximately 59 feet by 72 feet by 12 feet high with wooden stairs and ramps front and back. Colors will match the adjacent buildings and there will be a small sign at the entrance.

In addition to the library, the Diocese of Arlington operates a Church--St. Philip and a Nursery School and Private School and a Child Care Center---Corpus Christi.

The proposed uses at the site are summarized in the following chart:

	ST PHILIP	CORPUS CHRISTI	CORPUS CHRISTI	CORPUS CHRISTI	THOMAS JEFFERSON
TYPE	CHURCH	CHILD CARE	NURSERY SCHOOL	PVT SCHOOL	LIBRARY
HOURS	M-F 9 & 7 SA 9 & 5.30 SU 8.30/10 11.30/1.30/4	M-F 9-6	M-F 9-6	M-F 9-6	M-TH 10-9 F 10-6 SA 10-5
PATRONS	M-F 75-125 SA/SU 350-550	67	33	70	250
STAFF	15	26 TOTAL			11

Department of Public Works and Environmental Services
Planning & Design Division
12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052
Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365
www.fairfaxcounty.gov/dpwes



There are no known hazardous or toxic substances to be generated, utilized, stored, treated, and/or disposed of on the site.

Some additional traffic is expected to be generated along Camp Alger Road from the library use. At any given time there will be twenty to thirty additional cars in the lot generated by the library use. This is spread out over the day and has no peaks. The heaviest use of the lot on Sunday for church services will not be affected as the library is closed. Using trip generation calculations developed by the Fairfax County Department of Transportation, it is estimated that the temporary library will generate 229 trips during a weekday based on a 4,248 square foot library. This is only a 12.5% increase over the 1869 estimated existing trips currently generated by the Church and it's schools plus the existing traffic on Camp Alger Avenue. During the morning peak traffic flow, when people are trying to get to work and school, the library will only add five trips from arriving staff, or less than 2%. During the evening peak traffic flow, the library will add thirty trips to the estimated existing traffic volume, or 13%. Saturday traffic volumes will be less because the schools are closed and the library has shorter hours. There will be no increase on Sunday from existing conditions because the library is closed.

The church and the library have agreed to coordinate any special uses on the site to avoid overcrowding of the parking lot and spillage into the surrounding neighborhood. For instance, the library will be closed during the church's annual bazaar. The church's soccer field is used only for recreational games and is not used for tournaments.

Saint Philip's Catholic Church

7500 Saint Philip's Court
Falls Church, Virginia 22042
(703) 573-3808 – E-mail: st.philips@verizon.net
www.stphilipsparish.com

December 21, 2007

Mr. Robert E. Boyars
Department of Public Works and
Environmental Services
12000 Government Center Parkway, Suite 449
Fairfax, Virginia 22035-0052

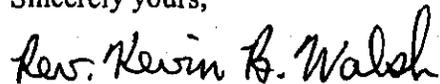
Dear Mr. Boyars,

Enclosed please find the statement granting Fairfax County permission to use the property of St. Philip's Church.

After discussing the rental with my Parish Council and Finance Committee, I granted permission for Fairfax County to relocate the Thomas Jefferson Library from its present location to St. Philip's Church, 7500 St. Philip's Court, Falls Church, VA 22042. The Parcel number on the Tax Map is 60-1((1)) 3.

If you have any further questions, I can be reached at 703-573-3808.

Sincerely yours,



Rev. Kevin B. Walsh
Pastor

KBW/blo



MEMORAN

TO: Zoning Administration Division, DP&Z
Technology Infrastructure Division, DIT
Other: _____

DATE: 1-17-08

FAIRFAX COUNTY
RECEIVED
JAN 22 2008
DIVISION OF
ZONING ADMINISTRATION
2008-0037

FROM: David B. Marshall, Chief
Facilities Planning Branch, DPZ

SUBJECT: Request for Review: 2232 Review Application

RE: Application Number: 2232-POT-15 Tax Map: 60-1 (1) 3

Attached for your review and comment is a 2232 Review application:

RECEIVED FROM: _____ St Phillips Church

PROPOSED USE: temporary library

LOCATION OF USE: 7500 St Phillips Ct

Please send your comments to David Marshall by: 2/1/08 Additional comments:

In conjunction w/ SEA 90-P-031

****ZAD COMMENTS:**

Property is zoned R-4

Proposed use is permitted by Zoning Ordinance and meets all zoning requirements.

Proposed use does not meet all Zoning Ordinance requirements as follows:

The proposed library is a permitted by right use in the R-4 District ^{of a public facility}. However, the site is subject to Special Exception SE 90-P-031 for the place of worship, worship, childcare center, ^{private} school and public benefit association on the property. The addition of the temporary library would require the approval of a special exception amendment and SEA 90-P-031 has been filed and is scheduled for a 3/10/08 Board public hearing. The proposed library must meet all applicable requirements including the provision of adequate parking.

Referred to ZED for the following:

ZAD comments prepared by: LKIRST Date 1-21-08

****ZED COMMENTS:**

Proposed use is in substantial accord with all development conditions and/or proffers.

Proposed use is not in substantial accord with development conditions and proffers.

ZED comments prepared by: _____ Date: _____

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu 
Facilities Planning Branch, DPZ

FILE: 08.02 (ZTW)

SUBJECT: Trail Waiver

REFERENCE: SEA 90-P-031

Development Name: St. Philips Church and Thomas Jefferson Temporary Library
Tax Map: 60-1-001-3

DATE: January 25, 2008

This office has consulted Roger Diedrich, the Providence District Representative of the Trails and Sidewalks Committee to review the request to waive the construction of a 6 feet wide asphalt trail along the eastern boundary of the property; in view of the temporary measure for library operation on the church site during the renovation of Thomas Jefferson Library, we recommend approval of the request.

If you have any questions, please call me at extension 41272.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ
Roger Diedrich, Providence District, Trails and Sidewalks Committee



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

December 20, 2007

DAVID S. EKERN, P.E.
COMMISSIONER

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SEA 1990-P-031 St. Philip's Catholic Church
Tax Map # 60-1((01))0003
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on December 14, 2007, and received December 18, 2007. I have no objection to the approval of this plan if the remaining parking is adequate for the Sunday church uses.

If you have any questions, please call me at (703)383-2424.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kevin Nelson'.

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver

fairfaxspex1990-P-031sea1StPhilipCathCh12-20-07RC



County of Fairfax, Virginia

MEMORANDUM

DATE: January 29, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3- 5 (SE 90-P-031)
10-5 (Thomas Jefferson Library-Temporary Relocation)

SUBJECT: Transportation Impact Addendum

REFERENCE: SEA 90-P-031; St. Phillips Catholic Church C/O Bishop of Arlington
Traffic Zone: 1433
Land Identification Map: 60-1 ((01)) 0003

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the applicant's development plat with Professional Engineer stamp on sheet four and with date of January 28, 2008.

This department provides the following comments on this revised addendum that supersedes the previous memo of January 22, 2008.

- It is advisable that the applicant provide a sidewalk along the immediate parking area to connect the parking area nearest St. Phillips Street to the building periphery.
- To prevent vehicles from diagonally traversing the parking area affording St. Phillips Street and to create a break in the parking area for a sidewalk, it is suggested a raised 9-ft. wide islands be constructed with a 5-ft. wide sidewalk.
- In addition to the note regarding guidance signing for the patrons (on sheet four of the subject plan), it is advisable that the applicant provide directional signing, per the approval of VDOT, and at the cost of the applicant to guide patrons to and from the temporary library to the nearby arterial roadways.

AKR/AK C:SE90P031ThomasJeffersonLibraryAddendum
CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

January 15, 2008

TO: William J. O'Donnell, Jr., Planner II
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: St Philips Catholic Church; SEA 90-P-031

RE: Request for assistance dated December 14, 2007

This review is based on the Special Exception Amendment application SEA 90-P-031 stamped "Received, Department of Planning and Zoning, December 6, 2007." A site visit was conducted on January 8, 2008.

Site Description: This site is developed with an existing church, rectory, and convent with an associated asphalt parking lot. The temporary library is proposed to be located on the existing asphalt parking lot between the existing rectory and convent. Vegetation adjacent to the proposed temporary library consists primarily of landscape trees located on the rectory portion of the site including silver maple, Bradford pear, southern magnolia, white pine, red maple, dogwood, and cherry. These trees appear to be in fair to good condition and should be considered for preservation. There is a stand of white oak and black locust trees along the northern property boundary adjacent to the Falls Church High School and it appears this vegetation is in fair to good condition and should be considered for preservation.

- 1. Comment:** There are several existing landscape trees located in the southern yard of the existing rectory consisting of silver maple, Bradford pear, southern magnolia, white pine, red maple, dogwood, and cherry. These trees appear to be in fair to good condition and should be considered for preservation.

Recommendation: A tree save area should be provided along the southern portion of the existing rectory to protect these trees from construction activities.

- 2. Comment:** There is a stand of white oak and black locust trees along the northern property boundary adjacent to the Falls Church High School and it appears this vegetation is in fair to good condition and should be considered for preservation.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



St. Philips Catholic Church
SEA 90-P-31
January 15, 2008
Page 2 of 2

Recommendation: A tree save area should be provided along the northern portion of the site to protect these trees from construction activities.

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFMID #: 132887

cc: RA File
DPZ File

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)

FAIRFAX COUNTY ZONING ORDINANCE

- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
- (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
 - (b) the maximum permitted FAR for the zoning district shall not be exceeded.
- C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:
- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
 - (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

9-005 Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

SPECIAL EXCEPTIONS

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

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the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-305 Additional Standards for Conference Centers and Retreat Houses

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

9-306 Additional Standards for Independent Living Facilities

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver, if any.
2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.
3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or

SPECIAL EXCEPTIONS

- D. Meetings and social functions
 - E. Number of occupants
 - F. Number of students and non-student employees to serve as counselors and/or advisors
 - G. Any other use or activity that may impact surrounding properties and the neighborhood
2. The Board shall determine that the proposed use together with all other similar uses within the area does not constitute sufficient change to modify or disrupt the predominant character of the neighborhood.
 3. When such use is located in an R-C through R-4 District, the external appearance of the structure shall be in the form and character of a single family detached dwelling.
 4. The Board may impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and shall not adversely impact the adjacent area. Such conditions and restrictions may include time limitations as provided for in Sect. 008 above.
 5. Any such use shall meet all applicable regulations for buildings, safety, health and sanitation.

9-313

Additional Standards for Cultural Centers, Museums and Similar Facilities

1. The Board shall determine that the proposed use, if located in or adjacent to a residential district, will not adversely impact the adjoining residential area, especially in terms of traffic, vehicular access, parking, lighting, signs or any proposed outside activity. The Board shall impose such conditions and restrictions as deemed necessary to assure that the use will be compatible with the adjacent residential area.
2. Any proposed use located in the Water Supply Protection Overlay District shall provide water quality control measures in accordance with the provisions of Part 8 of Article 7.

9-314

Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 309 and 310 above.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dba: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dba value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		