

NOTES

- OWNER/ APPLICANT:
LAUREL GROVE BAPTIST CHURCH
6834 BEULAH STREET
SPRINGFIELD, VA 22150
- THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED AS MAP #91-1-01-0025 ON THE FAIRFAX COUNTY TAX MAP.
- THIS PROPERTY IS CURRENTLY ZONED R-1, RESIDENTIAL, 1 DWELLING UNIT PER ACRE. A GROUP 3 SPECIAL PERMIT IS REQUIRED FOR USE OF A CHURCH ON THIS PROPERTY AND GROUP 2 SPECIAL PERMIT IS REQUIRED FOR USE OF A CEMETERY ON THIS PROPERTY.
- THE EXISTING CONDITIONS AND BOUNDARY INFORMATION IS TAKEN FROM RECORD INFORMATION THE TOPOGRAPHIC INFORMATION IS TAKEN FROM A SURVEY DONE BY DOMINION SURVEYORS INC. CONTOUR INTERVAL IS TWO (2) FOOT.
- THERE ARE NO PROPOSED SPECIAL AMENITIES FOR THIS PROPERTY.
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0150 D, REVISED MARCH 5, 1990, SHOWS THE PROPERTY TO LIE IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN."
- A GRAVEYARD IS LOCATED ON THE SITE WITHIN A FENCED AREA, AND IS NOT PROPOSED TO BE DISTURBED OR RELOCATED.
- TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS SUBSTANCES ON THIS PROPERTY.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION AND/OR PRESERVATION.
- ACCORDING TO FAIRFAX COUNTY MAPPING THIS SITE LIES OUTSIDE THE RESOURCE PROTECTION AREA (RPA).
- NO TRASH ENCLOSURE IS NECESSARY OR PROVIDED.
- THERE IS LESS THAN 2,500 SF OF DISTURBED LAND, THEREFORE AN EXISTING VEGETATION MAP IS NOT REQUIRED.
- INASMUCH AS THERE IS NO INCREASE IN IMPERVIOUS AREA ASSOCIATED WITH THIS DEVELOPMENT, NO STORMWATER MANAGEMENT IS REQUIRED.

ZONING TABULATION

ZONE: R-1, RESIDENTIAL
SITE AREA: ±20,362 SF OR ±0.47 AC

	REQUIRED	PROVIDED
MIN. LOT AREA:	36,000 SF	±20,362 SF (EX. CONDITION)
MIN. LOT WIDTH:	100 FT.	±140 FT.
MAX. BLD. HT.:	60 FT.	±35 FT.

MIN. YARD REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT	50' ABP, NOT LESS THAN 40'	±20 FT. (EX. CONDITION)
SIDE	45' ABP, NOT LESS THAN 20'	±30 FT.
REAR	45' ABP, NOT LESS THAN 25'	±60 FT.

MAX. FAR: 0.15 ±0.09
OPEN SPACE: NONE N/A
TREE COVER: 20% ±4% (EX. CONDITION) - WAIVER REQUESTED

PARKING TABULATION

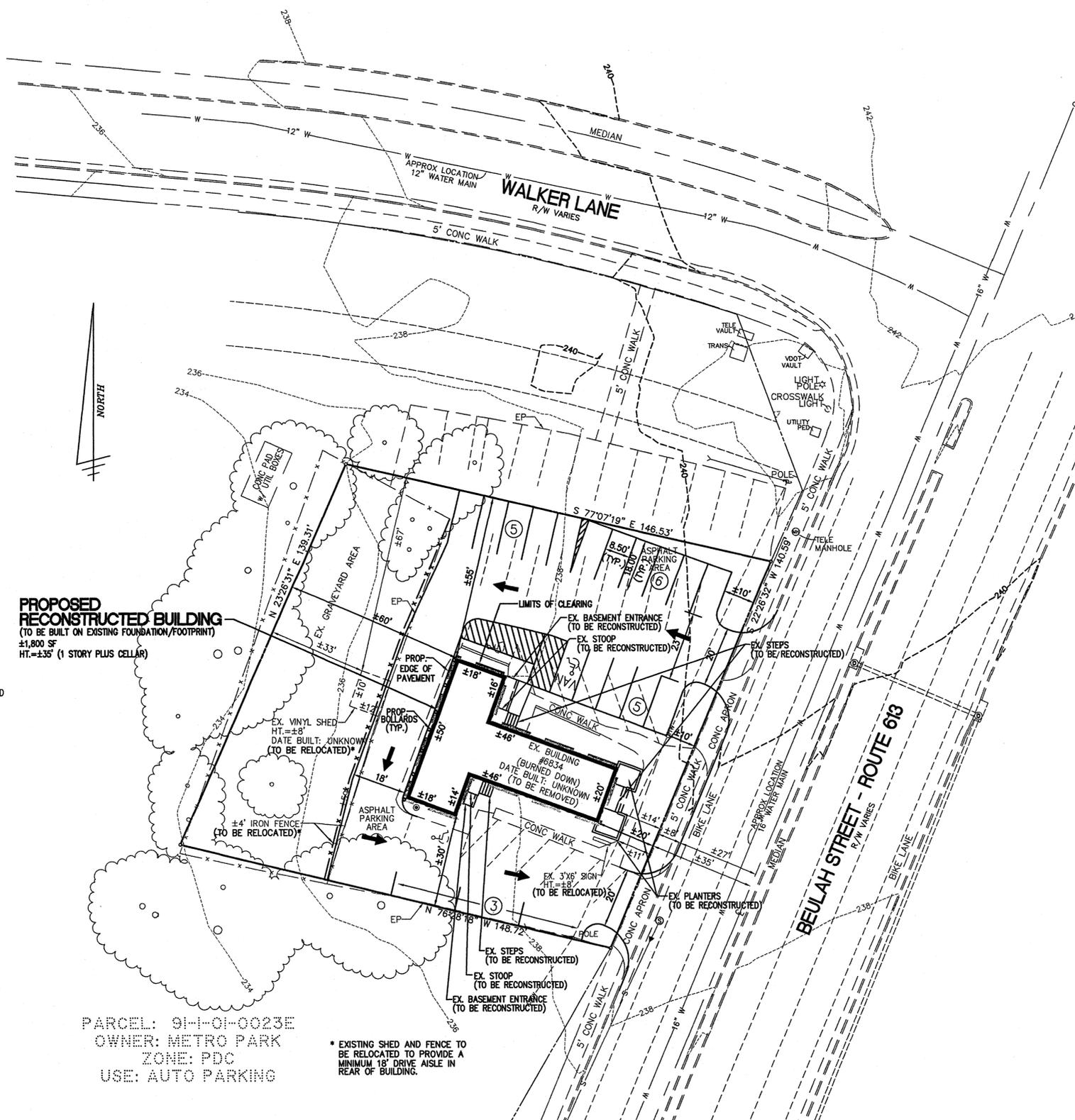
USE: CHURCH
RATE: 1 SPACE/ 4 SEATS IN PRINCIPAL PLACE OF WORSHIP
±76 SEATS/ 4 = 19 SPACES
PARKING REQUIRED = 19 SPACES
PARKING PROVIDED = 19 SPACES (INCL. 1 HANDICAP)

WAIVERS REQUESTED

- A WAIVER OF THE TREE COVER REQUIREMENT BEING THAT IT IS AN EXISTING CONDITION.

SWM/BMP NARRATIVE

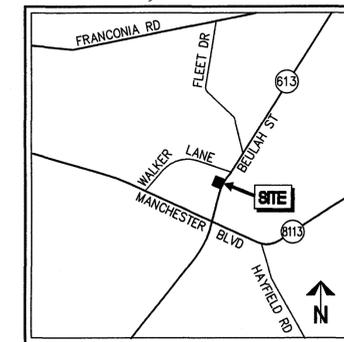
THIS SPECIAL PERMIT AMENDMENT IS TO REBUILD THE EXISTING STRUCTURE ON THE EXISTING FOUNDATION OF THE HISTORIC CHURCH THAT BURNED DOWN. THERE WILL BE NO INCREASE IN IMPERVIOUS AREA, AS THERE ARE NO ON-SITE IMPROVEMENTS OTHER THAN A RECONSTRUCTION OF THE BUILDING PROPOSED AND PARKING STRIPING.



PROPOSED RECONSTRUCTED BUILDING
(TO BE BUILT ON EXISTING FOUNDATION/FOOTPRINT)
±1,800 SF
HT. = ±35' (1 STORY PLUS CELLAR)

PARCEL: 91-1-01-0023E
OWNER: METRO PARK
ZONE: PDC
USE: AUTO PARKING

* EXISTING SHED AND FENCE TO BE RELOCATED TO PROVIDE A MINIMUM 18' DRIVE AISLE IN REAR OF BUILDING.

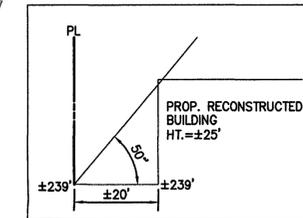


VICINITY MAP SCALE: 1" = 2000'

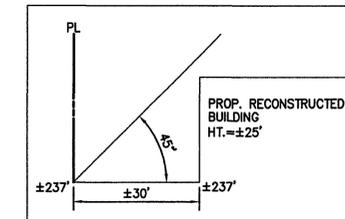
APPROVED

Application No. **VC 2007-LE-004**

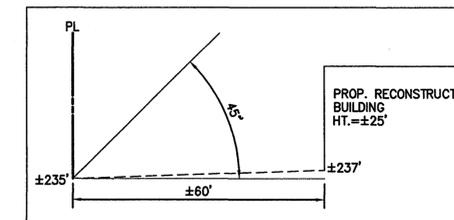
John Phillips
Chairman, Board of Zoning Appeals



FRONT YARD - BEULAH STREET
ANGLE OF BULK PLANE DETAIL
SCALE 1" = 20'



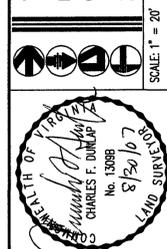
SIDE YARD
ANGLE OF BULK PLANE DETAIL
SCALE 1" = 20'



REAR YARD
ANGLE OF BULK PLANE DETAIL
SCALE 1" = 20'

SPECIAL PERMIT AMENDMENT PLAT/VARIANCE PLAT

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-6001
WWW.WLPHINC.COM
DATE: 09/20/07; REV. 1/8/08 DPZ COMMENTS DRAWN: MEW
SCALE: 1" = 20'



NO.	DESCRIPTION	DATE	APPROVED	REV. BY	DATE

LAUREL GROVE BAPTIST CHURCH
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

