



APPLICATION ACCEPTED: March 12, 2008
BOARD OF ZONING APPEALS: May 20, 2008
TIME: 9:00 A.M.

County of Fairfax, Virginia

May 13, 2008

STAFF REPORT

SPECILA PERMIT APPLICATION SPA 94-L-063

LEE DISTRICT

APPLICANT: Trustees of Franconia United Methodist Church

PRESENT ZONING: R-1, R-2, HC

LOCATION: 6037 Franconia Road

ZONING ORDINANCE PROVISION: 3-103 & 3-203

TAX MAP: 81-4 ((2)) 1, 3A, 4

LOT SIZE: 2.58 acres

PLAN MAP: Residential, 1-2 du/ac

SP PROPOSAL: To amend SP 94-L-063 previously approved for a church and child care center to permit an increase in enrollment and modifications of development conditions.

STAFF RECOMMENDATIONS:

Staff recommends approval of SPA 94-L-063 subject to the proposed development conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of the 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.

O:\SWILLI\SPA\SPA 94-L-063 Trustees of Franconia Methodist Church\Staff Report\Cover.doc

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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 Permit Amendment

SPA 94-L-063

Applicant: TRUSTEES OF FRANCONIA
UNITED METHODIST CHURCH

Accepted: 03/12/2008

Proposed: TO AMEND SP 94-L-093 PREVIOUSLY APPROVED
FOR A CHURCH AND CHILD CARE CENTER TO
PERMIT AN INCREASE IN ENROLLMENT AN A
MODIFICATION OF DEVELOPMENT CONDITIONS

Area: 2.58 AC OF LAND; DISTRICT - LEE

Zoning Dist Sect: 03-0103

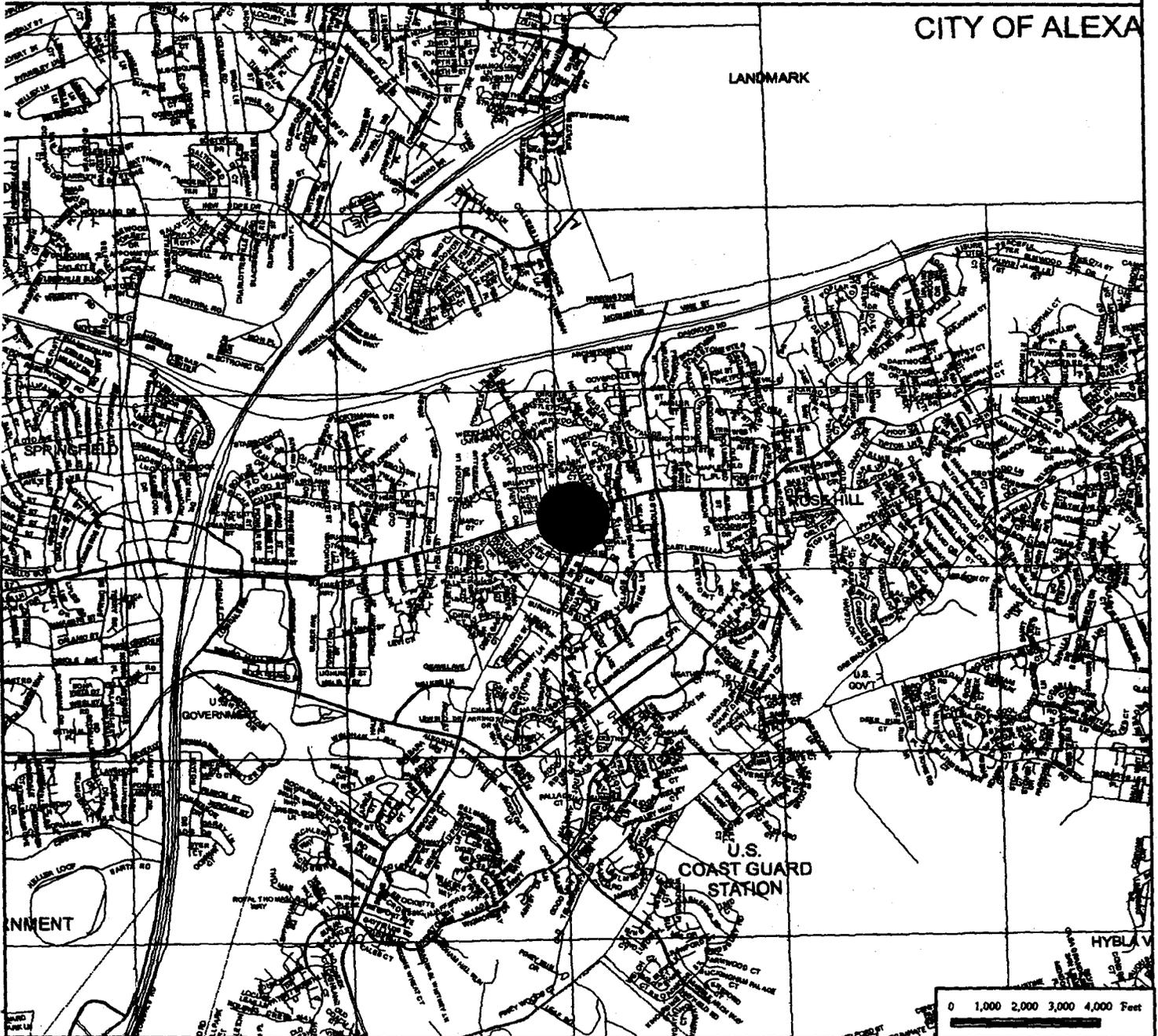
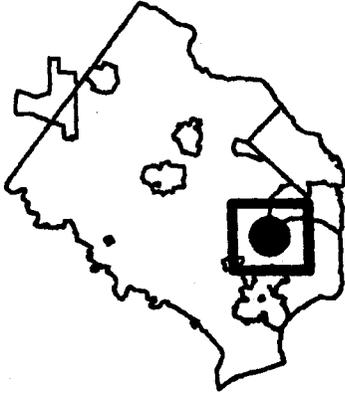
Art 8 Group and Use: 3-02

Located: 6037 FRANCONIA ROAD

Zoning: R-1, R-2

Overlay Dist: HC

Map Ref Num: 081-4 /02/ /0001 /02/ /0003A
/02/ /0004



Special Permit Amendment

SPA 94-L-063

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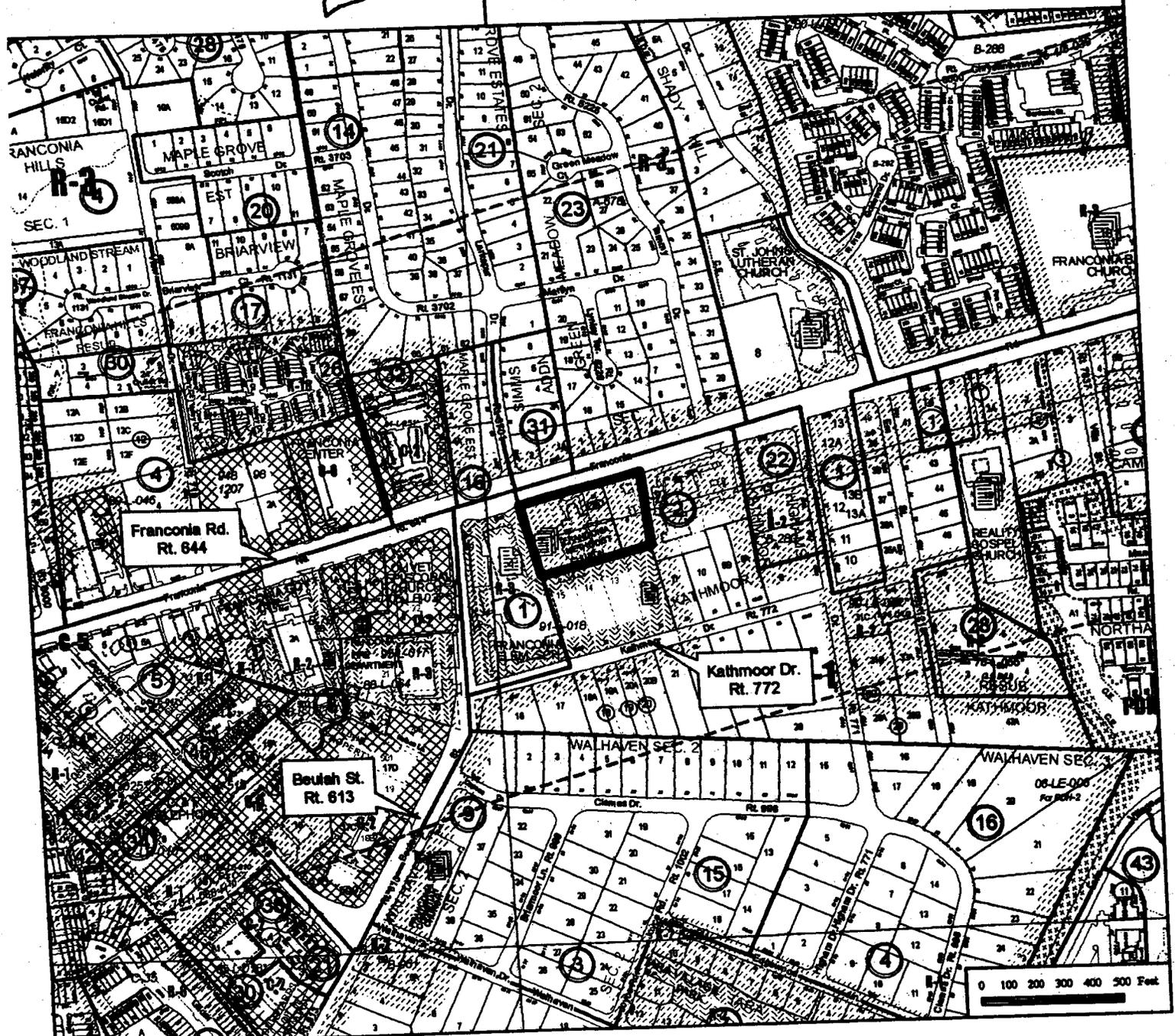
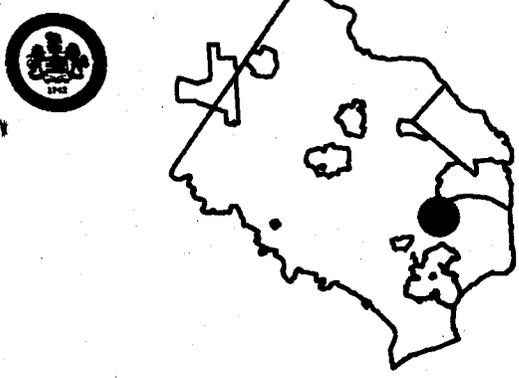
Art 8 Group and Use: 3-10

Located: 6037 FRANCONIA ROAD

Zoning: R-1, R-2

Overlay Dist: HC

Map Ref Num: 081-4 /02/ /0001 /02/ /0003A /02/ /0004



DESCRIPTION OF THE APPLICATION

Special Permit Request: Amend SP 94-L-063 previously approved for a church and child care center to permit an increase in enrollment from 40 children to 67 children and modifications of development conditions to reflect the change in maximum enrollment.

	<u>Existing</u>	<u>Proposed</u>
Size:	2.58 acres	No change
FAR:	0.13	No change
Parking:	114 spaces	No change
Number of Seats:	364	No change
Gross Floor Area:	15,101 sq ft.	No change
Number of Children – Child Care Center:	40	67
Number of Employees – Child Care Center:	10	No change

LOCATION AND CHARACTER

Existing Site Description: The subject property is located at 6307 Franconia Road, just east of the Franconia Road/Beulah Street intersection in the Lee District. The site is developed with existing church & child care center. Existing structures include a three-story church building, one-story food & clothing distribution building, two-story parsonage house, 1 11/2-story brick house and storage shed. The total gross floor area on the site is 15,101 SF with a 2,500 SF fenced play area at the eastern portion of the site.

The existing landscaping on the site consists of large mature evergreens and deciduous trees in front of church and parsonage and miscellaneous trees and shrubs along the southern and western boundaries of the site. An approximately 3 foot high hedge exists along a portion of the eastern lot line of the subject property.

BACKGROUND

On December 20, 1994, the Board of Zoning appeals approved SP 94-L-063, subject to the development conditions, to permit a church (max. - 364 seats) and child care center (max. - 40 children)

On December 20, 1994, the Board of Zoning appeals approved VC 94-L-149 to permit a 1 ½ story brick dwelling to remain 33.7 feet from the front property line, to allow existing parking less than 10 feet from the front lot line, and to allow the existing vegetation to satisfy the interior and peripheral parking lot landscaping requirements. A copy of the approval resolutions and plat are attached in appendix 4.

Surrounding Area Description

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential; Single-family detached (Simms Addn & Green Meadow)	R-3, HC	Residential; 2-3 du/ac
South	Franconia Middle School	R-3, HC	Public Facilities, Government & Institutional
East	Virginia Presbyterian Church	R-1, R-2, HC	Residential; 1-2 du/ac
West	Franconia Middle School	R-3, HC	Public Facilities, Government & Institutional

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV, Rose Hill Planning District
Planning Sector: Lehigh Community (RH-4)
Plan Map: Residential; 1-2 du/ac

PROPOSAL:

As previously discussed, the subject application has been filed to amend SP 94-L-063 previously approved for a church and child care center to permit an increase in maximum daily enrollment from 40 children to 67 children and modifications of development conditions to reflect the change in maximum enrollment. To new construction or other changes to the site are proposed.

Land Use Analysis

As previously discussed, the application has been filed to obtain approval to permit an increase in enrollment for the existing child care center and modifications of development conditions. No new construction or land disturbance is proposed with this application and no land use issues have been identified in conjunction with this application.

Stormwater Analysis (Appendix 5)

There are no stormwater management (SWM) or best management practices (BMP) issues associated with this application.

Transportation Analysis

The Fairfax County Department of Transportation has indicated that it would be desirable to reduce the number of access point to the subject property from three to two and to increase the length of the left turn bay to the site along Franconia Road. However, these improvements are not required at this time since traffic generated by the increase in the maximum number of children permitted for the child care center is minimal, and no new construction or land disturbance is proposed with this application. However, if future applications generate a significant increase in traffic or change in traffic pattern or timing, these improvements will be required.

ZONING ORDINANCE PROVISIONS

The subject property is split zoned with 44,665 square feet of property in the R-1 District and 67,514 square feet of property in the R-2 District. The information in the table below is divided by district.

STANDARD	REQUIRED	PROVIDED
Bulk Standards (R-1/R-2)		
Lot Size (R-1)	36,000 SF	44,665 SF
Lot Size (R-1)	15,000 SF	67,514 SF
Lot Width (R-1)	N/A	N/A
Lot Width (R-2)	100 ft.	419.72 ft.
Building Height (R-1)	60 ft.	~43 ft.
Building Height (R-2)	60 ft.	~43 ft.
Front Yard (R-1)	50 degree ABP, but not less than 40 ft.	33.7 ft.*

STANDARD	REQUIRED	PROVIDED
Front Yard (R-2)	45 degree ABP, but not less than 35 ft.	33.7 ft.*
Side Yard (R-1) Side Yard (R-2)	45 degree APB, but not less than 20 feet 40 degree APB, but not less than 15 feet	25.1 ft. 25.1 ft.
Rear Yard (R-1) Rear Yard (R-2)	45 degree APB, but not less than 25 feet 40 degree APB, but not less than 25 feet	42.6 ft. 42.6 ft.
FAR (R-1) FAR (R-2)	0.15 0.20	0.13 0.14
Parking		
Parking Spaces	Church - 91 <u>Child Care center - 13</u> Total 104 spaces	114 spaces

* Approved per approved VC 94-L-149

Standard	Required	Provided
Transitional Screening		
North (single-family detached dwellings)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Large mature evergreens and deciduous trees in front of church and parsonage.
South (Public Elementary School)	None	Miscellaneous trees and shrubs
East (church)	None	Hedge along lot line
West (Public Elementary School)	None	Miscellaneous trees and shrubs

Standard	Required	Provided
Barrier		
North (single-family detached dwellings)	Barrier D, E or F	None
South (Public Elementary School)	Barrier H	Miscellaneous trees and shrubs
East (church)	Barrier H	Approximately 3 foot high hedge along a portion of the lot line.
West (Public Elementary School)	Barrier H	Miscellaneous trees and shrubs

WAIVERS/MODIFICATIONS

The applicant is requesting a modification of the transitional screening requirement along the northern lot line to allow the existing vegetation to satisfy the requirement.

Basis: Par. 3, Sect. 13-304:

Staff supports the modification of the transitional screening requirement along the northern lot line to allow the existing vegetation to satisfy the requirement based on Par. 3 of Sect. 13-304 in that the vegetation has been preserved and is located in a way as to mitigate the visual impacts of the existing buildings on the site.

The applicant is requesting a waiver of the barrier requirement along all lot lines.

Basis: Par. 3, Sect. 13-304:

Staff supports the waiver of the barrier requirement along all lot lines due to the fact that the areas along the lot lines are planted with mature vegetation.

The waiver and modification addressed above were previously approved with SE 94-L-063, since no new construction or land disturbance is proposed with this application staff recommends the approval of the requested waiver and modification.

OTHER ZONING ORDINANCE PROVISIONS

Special Permit Requirements (Appendix 6)

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sect. 8-303)
- Additional Standards for Churches with a Child Care Center (Sect. 8-308)

Summary of Zoning Ordinance Provisions

The traffic generated by the increase in the maximum number of children permitted for the child care center from 40 to 67, is minimal, additionally, no new construction or land disturbance is proposed with this application. Therefore, staff believes that the subject application has satisfied all applicable standards with the adoption of the development conditions included in Appendix 1.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions as outlined above with the adoption of the proposed development conditions.

RECOMMENDATIONS

Staff recommends approval of SPA 94-L-063 with adoption of the Development Conditions contained in Appendix 1 of the Staff Report.

It should be noted that it is not the intent of 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 recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Resolution and Plat Approved in Conjunction with SP 94-L-063
5. Stormwater Management Analysis
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 94-L-063****May 13, 2008**

If it is the intent of the Board of Zoning Appeals to approve SPA 94-L-063 located at Tax Map 81-4((2)) 1, 3A, 4, pursuant to Sections 3-103 and 3-203 of the Fairfax County Zoning Ordinance to amend SP 94-L-063 previously approved for a church and related facilities and child care center to permit an increase in enrollment and modifications of development conditions, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk (*). Minor edits have been made to conform to current standards. Edits have been underlined.

1. This approval is granted to the Trustees of Franconia United Methodist Church and is not transferable without further action of this Board, and is for 6037 Franconia Road and is not transferable to other land.*
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Thomas V. Bee, dated October 17, 1994 and approved with this application, as qualified by these development conditions.*
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This special permit amendment is subject to the provisions of Article 17, Site Plans, unless waived by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. The maximum number of seats in the main area of worship shall be 364.*
6. The maximum daily enrollment of the child care center shall not exceed 40 67 children.
7. One hundred and fourteen (114) parking spaces shall be provided as shown on the special permit plat. All parking for the use shall be on-site.*
8. There shall be no more than 25 children on the playground at any one time.*
9. The existing vegetation along all lot lines shall be deemed to satisfy the transitional screening and barrier requirements. Dead, dying and hazardous plant material shall be replaced as needed to maintain screening.

10. The maximum hours of operation for the child care center shall be Monday through Friday, 9:00 a.m. to 4:00 p.m.*

These conditions incorporate and supersede all previous conditions. 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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless a new Non-Residential Use Permit (Non-RUP) has been approved. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Application No.(s): SPA 94-L-063
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 23, 2008
 (enter date affidavit is notarized)

I, Myleen Lankford, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 90925c

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of Franconia United Methodist Church	6037 Franconia Road Alexandria, VA 22310	Applicant/Title Owner
Julius Porias	6037 Franconia Road Alexandria, VA 22310	Trustees
David P. Moxley	6037 Franconia Road Alexandria, VA 22310	Trustees
Sharon J. Pappajohn	6037 Franconia Road Alexandria, VA 22310	Trustees
Michele C. Sutton	6037 Franconia Road Alexandria, VA 22310	Trustees
Lyn D. Welch	6037 Franconia Road Alexandria, VA 22310	Trustees
Charles A. Dankwah	6037 Franconia Road Alexandria, VA 22310	Trustees
Curt Tinsley	6037 Franconia Road Alexandria, VA 22310	Trustees
Myleen F. Lankford	6037 Franconia Road Alexandria, VA 22310	Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s):

SPA 94-L-063
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 23, 2006
(enter date affidavit is notarized)

90925c

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, number, street, city, state, and zip code)

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)

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 94-1-063
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: April 23, 2008
(enter date affidavit is notarized)

90925c

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, 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)

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance 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.*

Application No.(s):

SPA 94-L-063
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Apr 23, 2008
(enter date affidavit is notarized)

90925c

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.

Application No(s):

SPA 94-L-063
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: APRIL 23, 2008
(enter date affidavit is notarized)

90925c

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, 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 Permit/Variance 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:

(check one)

Applicant

Applicant's Authorized Agent

Mileen F. Lankford
(type or print first name, middle initial, last name, and title of signee)

1ADU# E24688596
exp 07/12

Subscribed and sworn to before me this 23rd day of APRIL, 2008, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

My commission expires: 0931, 2008

[Signature]
Notary Public

(KANIACNEHRA)
Reg # 354133

RECEIVED
Department of Planning & Zoning

MAR 27 2006

Zoning Evaluation Division

March 21, 2006

Franconia United Methodist Church
6037 Franconia Road
Alexandria, VA 22310

Fairfax County Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center parkway, Suite801
Fairfax, VA 22035

Subject: Request to Amend Special Permit No. 94-L-063

We are submitting the attached package to request an amendment to our special permit no. 94-L-063. Currently, our permit authorizes our child care center daily enrollment of a maximum of 40 children. We wish to increase that maximum to up to 67 children enrolled daily.

We currently use 4 rooms in the Education wing. One of these classrooms can accommodate an additional 5 students. Another classroom can accommodate an additional 2 students. This would bring our daily total to 47 students.

In the future, we may wish to use the Project Room as a classroom with 10 students, and the Church Nursery with 10 students. This would bring our daily total to 67 students.

Special Permit Statement of Justification

A. Type of Operation

The subject property was acquired in good faith and has been in use as a religious facility since 1951. A child care program operates Tuesday through Friday for children ages 33 months to 5 years.

B. Hours of Operation

The church office is open Monday through Friday from 8:30am to 2:00pm. The church facility is used for small church and community meetings most days of the week to as late as 10:30pm. On Sundays there are two services at 8:30 and 11:00am. Sunday school occurs from 9:45 to 10:45am. The child care center operates Tuesday through Friday from 9:00am to 1:00pm.

C. Estimated Number of Patrons

Approximately 60 people attend the 8:30 service; 175 attend the 11:00 service. Forty children attend the child care program daily. This variance is to request an increase in the maximum daily enrollment to up to 67 children.

D. Number of Teachers

The child care program employs 1 director and 9 teachers.

E. Estimate of Traffic Impact

There is no foreseen impact on the traffic since the existing structure accommodates Sunday services with close to 200 parishioners.

F. Vicinity or General Area to be Served

The church and child care program serve the Lee District, Southern Fairfax County and Lorton areas.

G. Description of Building Façade and Architecture of Proposed New Building or Additions

There are no proposed new buildings or additions.

H. Hazardous or Toxic Substances

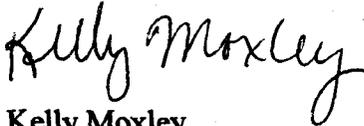
There are no known hazardous or toxic substances.

I. Statement of Proposed Use

The proposed use conforms to the provisions of all applicable ordinances, regulations, and adopted standards.

Please contact me if you require additional information.

Sincerely,



Kelly Moxley
Agent for Applicant
703-971-5151

Special Permit Application 2006-0085

Item 1.00 – Four (4) copies of an application on forms provided by the county completed and signed by the applicant and twenty-two (22) full size (24"x36") plat copies for distribution as well as 1 8 ½ by 11 copy of the plat

- All items are included in this packet

Items 5.00 - 5.09. – Written Statement from the applicant describing the proposed use:

- **Item 5.01 – Type of Operation**
 - The subject property was acquired in good faith and has been in use as a religious facility since 1951. The building is a four story church building with 5 classrooms on the third floor. The second floor has meeting hall which can accommodate 125 people as well as a Sanctuary which can accommodate 354 people. The first floor houses the Pastor's office, Secretary's office, Director of Christian Education office as well as a 25 person choir room, 12 person parlor and a 80 person stage room. The basement level consists of 6 classrooms which can accommodate 67 children and 15 staff members as well as the Preschool Director's office. Franconia United Methodist Church operates as a Methodist church. Also, All God's Children preschool operates in the basement sections of the church. The ages of our preschoolers are 24 months to 5 years old. The church uses the facility to hold Sunday worship services, meetings affiliated with the operation of the church, and as a child care facility
- **Item 5.02 – Hours of Operation**
 - The church office is open Monday through Friday from 8:30am – 3:00pm. During these hours, the Pastor, Church Secretary and Director of Education are present. Church members will come in from time to time but no more than 10 church members are in the building at a time during these hours.
 - The preschool is in operation Tuesday through Friday from 9:00am to 1:00pm. During these hours, 40 children are dropped off by their parents at 9:00am and are picked up at 1:00pm. There are 11 staff members on sight with one staff member that comes Wednesdays and Thursdays from 9:00am to 1:00pm. Staff parks in the rear parking lot of the church to allow for numerous parking options for parents. The school is open from September 1 to June 15 each year. There are no classes held between June 16 and August 31.
 - The following is a day to day schedule of events at Franconia United Methodist Church:
 - **Sundays**
 - 8:30am – 9:30am - Worship Service (attendance approximately 70 people)
 - 9:45am – 10:45am - Christian Education Classes (approximately 60 people in attendance)
 - 11:00am – 12:00pm - Worship Service (attendance approximately 125 people)

- 11:00am – 12:00pm – Nursery Provided (approximately 10 children and 2 adults)
- 8:00pm – 10:00pm - Narcotics Anonymous Meeting (attendance approximately 10 people)
- **Mondays**
 - 8:30am – 3:30pm – Church Office open
 - 10:00am – 11:00am - History Committee Meeting (approx. 7 people in attendance)
 - Preschool is closed
 - 6:00pm – 7:00pm - Girl Scout Meeting (approximately 12 girls and 2 adults in attendance)
 - 7:30pm – 8:30pm - Bells Rehearsal (attendance approximately 10 people)
- **Tuesdays**
 - 8:30am – 3:30pm – Church Office open
 - 9:00am – 1:00pm All God's Children Weekday Program in operation (approximately 40 children and up to 12 adults each day)
 - 6:30pm – 8:30pm– Women's Bible Study Class (approximately 15 women)
 - 7:00pm – 9:00pm – Opal Jenkins Circle (approximately 8 women) ONLY MEETS THIRD TUESDAY OF EACH MONTH
 - 7:30pm – 9:00pm – Disciple Study Group (approximately 10 people)
 - 7:30pm – 9:30pm – Board of Trustees Meeting (approximately 10 people) ONLY MEETS FIRST TUESDAY OF EACH MONTH
- **Wednesdays**
 - 8:30am – 3:30pm – Church Office open
 - 9:00am – 1:00pm All God's Children Weekday Program in operation (approximately 40 children and up to 12 adults each day)
 - 6:00pm – 7:00pm – Children's Choir Rehearsal (approximately 8 children and 2 adults) ONLY MEETS ON THE SECOND AND FOURTH WEDNESDAYS OF EACH MONTH
 - 7:30pm – 8:30pm – Choir Rehearsal (approximately 20 people)
 - 8:00pm – 10:00pm – Alcoholics Anonymous Meeting (approximately 10 people)
- **Thursdays**
 - 8:30am – 3:30pm – Church Office open

- 9:00am – 1:00pm All God's Children Weekday Program in operation (approximately 40 children and up to 12 adults each day)
- 6:30pm – 7:30pm – Lay Leaders Meeting (only 3 people) ONLY MEETS FIRST THURSDAY OF EACH MONTH
- 7:30pm – 8:30pm Lay Leadership Committee Meeting (approximately 6 people) ONLY MEETS FIRST THURSDAY OF EACH MONTH
- 6:30pm – 7:30pm - Education Committee Meeting (approximately 10 people) ONLY MEETS SECOND THURSDAY OF EACH MONTH
- 7:30pm – 9:00pm – Church Council Meeting (approximately 25 people) ONLY THE THIRD THURSDAY OF EACH MONTH
- **Fridays**
 - 8:30am – 3:30pm – Church Office open
 - 9:00am – 1:00pm All God's Children Weekday Program in operation (approximately 40 children and up to 12 adults each day)
 - 7:00pm – 8:00pm – Girl Scout Cadette Troop Meeting (approximately 12 teenagers and 2 adults)
- **Saturdays**
 - 8:00am – 10:00am – United Methodist Men's Breakfast (approximately 15 men) ONLY THIRD THURSDAY OF EACH MONTH
 - 2:00pm – 3:00pm – Fellowship Planning (only 1 person)
- Franconia United Methodist Church observes all Federal and Religious holidays.
- **Item 5.03 – Estimated Number of Patrons/Clients/Patients/Pupils, etc.**
 - Approximately, 70 people attend the 8:30am service; 125 people attend the 11:00am service.
 - During the school year (September to May), 40 pupils attend the preschool program daily
 - In section 5.03, there is a detailed listing of how many people attend each event that is held at the church
- **Item 5.04 – Proposed Number of Employees/Attendants/Teachers etc.**
 - On the church side of the facility, there is a Secretary, Pastor, Director of Christian Education, Director of Music.
 - On the preschool side, there are eight teachers in the preschool, one administrative assistant in the preschool and the Director of the Preschool with the potential of up to 14 employees. On many of the days that the preschool operates, there is a parent that volunteers each day.
 - On Sundays, there is the Pastor, Director of Music, Director of Christian Education, 2 Nursery Attendants and 4 Christian Education teachers.
- **Item 5.05 – Estimate traffic impact of the proposed use**

- The church has approximately 140 parking spaces available for patrons as well as a grass area which can accommodate overflow during busy church services. Most people that use the facilities come to Sunday services. The busiest service is 11am. Because this is not during the work week, it does not impact traffic in and around the Franconia Area.
- With approval, 67 Students will be dropped off at the school between the hours of 8:55am and 9:10am generating approximately 45 cars given carpooling and sibling drop-offs. The parking spaces directly in front of the school provide parking for up to 84 cars. The same numbers will hold true for pick-up between the hours of 12:55pm-1:10pm. These drop-offs and pick-ups will take place Tuesday through Friday between the months of September and May each year.
- In section 5.03, there is a detailed listing of how many people attend each event that is held at the church
- Item 5.06 – Vicinity of General Area to be served by the use
 - The church is located in the Franconia section of Alexandria in the county of Fairfax. The church serves the entire Southern Fairfax County area to include but not solely Alexandria, Lorton and Burke.
 - The school uses the bottom portion of the church which includes six classrooms, one director office, and a 2500 square foot outside play area.
 - All building space that currently exists was approved in the original special permit application SP 94-L-063.
 - We are simply asking to allow more children in the space that already exists and can accommodate the children
- Item 5.07 – Description of Building Façade and Architecture of Proposed New Building or Additions
 - There are no new proposed buildings or additions. The space that will be used to accommodate the additional students already exists. All building space that currently exists was approved in the original special permit application SP 94-L-063
- Item 5.08 – Hazardous or Toxic Substances
 - Based on the information set forth in the Title 40 Code of Federal Regulations Parts 116.4, 302.4 and 355, there are no known hazardous wastes located anywhere on the property. Also, as stated in Title 40 of the Code of Federal Regulations Part 280, there are no hazardous wastes or toxic substances that were generated, utilized, stored, treated and/or disposed of on the property at any time.
- Item 5.09 – Statement of Proposed Use
 - The proposed use conforms to the provisions of all applicable ordinances, regulations and adopted standards.
 - The proposed use was approved in original special permit application No. SP 94-L-063.
 - This application is to request a change in the number of students from 40 which was approved SP 94-L-063 to 67 using the space that already exists.



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Special Permit and Variance Branch
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

(703) 324-1280

Fax 324-3924

V I R G I N I A

December 28, 1994

Thomas Dana Kauffman
4520 Lantern Place
Alexandria, VA 22306

Re: Special Permit Application SP 94-L-063
FRANCONIA UNITED METHODIST CHURCH

Dear Mr. Kauffman:

At its December 20, 1994 meeting, the Board of Zoning Appeals took action to **GRANT** the above-referenced application. The final approval date is December 20, 1994. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 324-1550.

Sincerely,

Betsy S. Hurtt, Clerk
Board of Zoning Appeals

Enclosure: As Stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Application SP 94-L-063 by FRANCONIA UNITED METHODIST CHURCH, under Section 3-103 of the Zoning Ordinance to permit a church and related facilities and child care center, on property located at 6037 Franconia Road, Tax Map Reference 81-4((2))1-4, Mr. Hammack 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 December 20, 1994; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-1 and R-2.
3. The area of the lot is 2.58 acres.
4. The applicant has presented testimony indicating compliance with the general standards for the granting of a special permit and the additional standards for this use.

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 Sections 3-303 and 3-305 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Thomas V. Bee, dated October 17, 1994 and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, unless waived by the Director, Department of Environmental Management. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.

5. The maximum number of seats in the main area of worship shall be 364.
6. The maximum daily enrollment of the child care center shall not exceed 40 children.
7. One hundred and fourteen (114) parking spaces shall be provided as shown on the special permit plat. All parking for the use shall be on-site.
8. There shall be no more than 25 children on the playground at any one time.
9. The existing vegetation along all lot lines shall be deemed to satisfy the transitional screening and barrier requirements.
10. The vegetation displaced by the construction of the stairway shall be replanted or replaced along the eastern wall of the new stairway so as to provide visual relief along the proposed wall of the stairway.
11. The hours of operation for the child care center shall be Monday through Friday, 9:00 a.m. to 4:00 p.m.

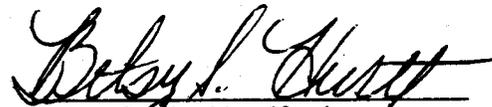
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals 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 permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mrs. Thonen and Mr. Ribble seconded the motion which carried by a vote of 7-0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 20, 1994. The BZA waived the eight day waiting period. This date shall be deemed to be the final approval date of this special permit.

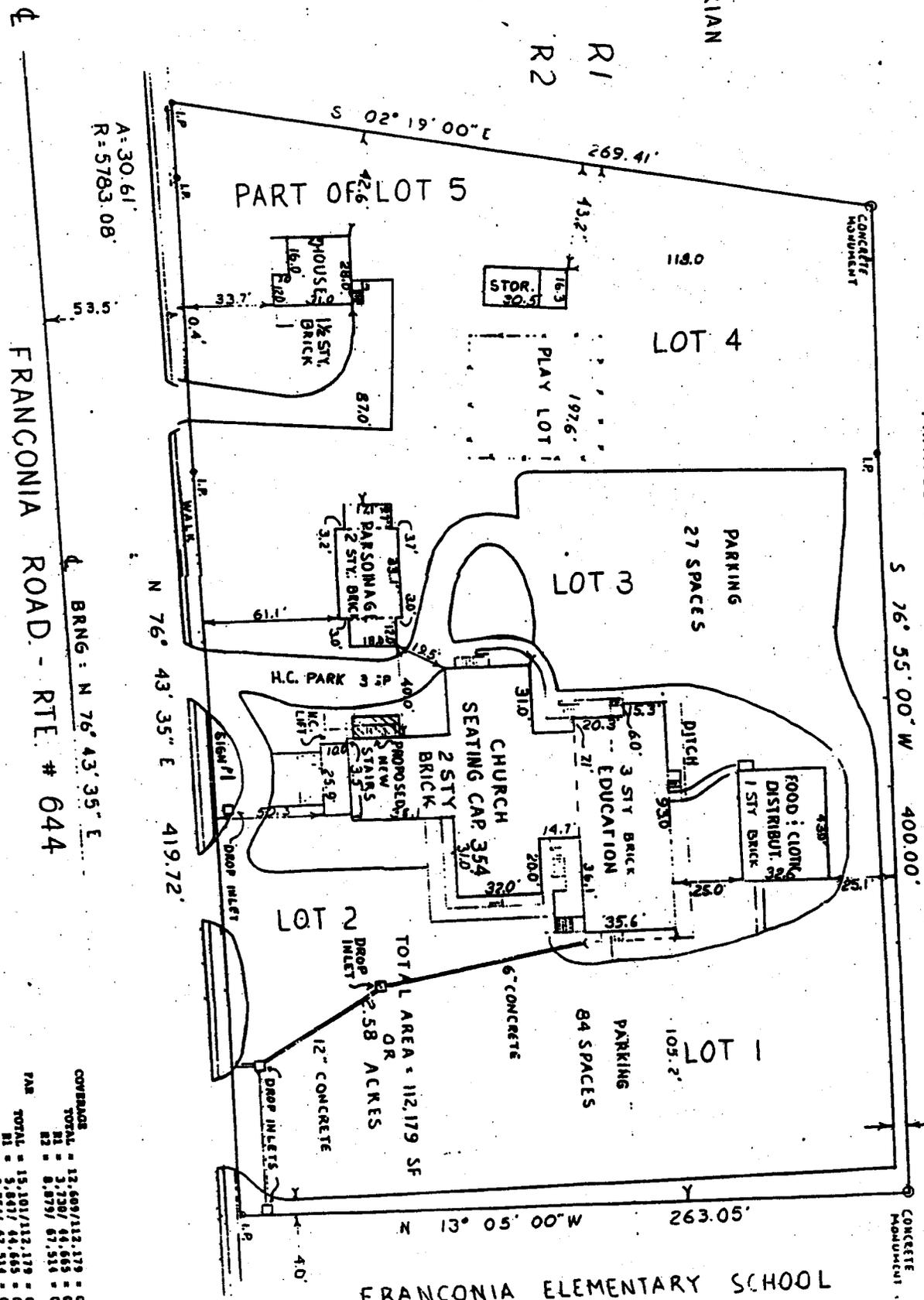
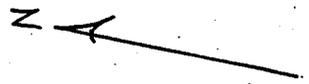
A Copy Teste:


Betsy S. Hurtt, Clerk
Board of Zoning Appeals

VIRGINIA
PRESBYTERIAN
CHURCH

FRANCONIA ELEMENTARY SCHOOL

S 76° 55' 00" W 400.00'



A = 30.61'
R = 5783.08'

FRANCONIA ROAD - RTE # 644
BRNG: N 76° 43' 35" E
419.72'

COVERAGES

TOTAL	= 12,609/112,179	= 0.11
R1	= 3,730/ 44,685	= 0.08
R2	= 8,879/ 67,514	= 0.13
TOTAL	= 15,101/112,179	= 0.13
R1	= 3,687/ 44,685	= 0.13
R2	= 9,254/ 67,514	= 0.14

THIS PLAN IS SUBMITTED TO SUPPORT A REQUEST FOR A SITE PLAN EXCEPTION REQUEST FOR A VARIATION FROM THE ZONING ORDINANCE. NO EXISTING PLAN OF THE SUBJECT PROPERTY IS ON RECORD. THIS PLAN WAS DEVELOPED FROM DATA INCLUDED ON A SITE PLAN COMPAILED IN DRAWINGS FOR A 1966 ADDITION TO THE CHURCH SANCTUARY ON LOTS 1-3, SEALED BY GLEN YATES, JR., A.I.A., FROM THE EXISTING PLAN OF LOT 4 AND PART OF LOT 5 SEALED BY KENNETH W. WHITE, LAND SURVEYOR, VIRGINIA REGISTRATION NUMBER 12716221, DATED OCTOBER 28, 1986, AND FROM A PLAN OF THE ADJACENT FRANCONIA ELEMENTARY SCHOOL PROPERTY TO THE WEST AND SOUTH OF LOTS 1-3, ALSO BY GLEN YATES, JR., A.I.A., DATED MAY 23, 1991. EXISTING FEATURES WERE IDENTIFIED BY SITE EXAMINATION.



PLAT
SHOWING CHURCH FACILITIES ON LOTS
KATHMOOR
FARFAX COUNTY VIRGINIA
OCTOBER 17 1991



County of Fairfax, Virginia

MEMORANDUM

APR 14 2008

DATE:

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

FROM: Qayyum Khan, Chief Stormwater Engineer *QK*
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Amendment Application, SPA 94-L-63, United Methodist Church, LDS Project #5506-ZONA-001-1, Tax Map #081-4-02-0001, 0002, 0003, and 0004, Lee District

We have reviewed the subject submission and we have no comments related to Stormwater Management. This application deals with increase in enrollment and modifications of development conditions.

If further assistance is desired, please contact me at 703-324-1720.

QK/mw

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



SW

8-006 General Standards

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

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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-308 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School

- ✓ 1. 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 permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. 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 9-309 and 9-310.