



APPLICATION ACCEPTED: March 15, 2007
BOARD OF ZONING APPEALS: July 8, 2008
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 1, 2008

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2007-LE-029

LEE DISTRICT

APPLICANT: The Wesleyan Church Corporation, D/B/A United Wesleyan Church

LOCATION: 5502 Trin Street

ZONING ORDINANCE PROVISIONS: 3-303

TAX MAP: 81-4 ((1)) 91A and 94A

LOT SIZE: 4.31 acres

F.A.R.: 0.12

ZONING: R-3

PLAN MAP: Residential 2-3 du/ac

SP PROPOSAL: For an existing church to a permit building addition and site modifications.

STAFF RECOMMENDATION:

Staff recommends approval of SP 2007-LE-029, subject to the proposed development conditions contained in Appendix 1.



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).

O:\gchase\Church's\Weslyan Church\Weslyan Church staff report.doc

Gregory Chase

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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/



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.

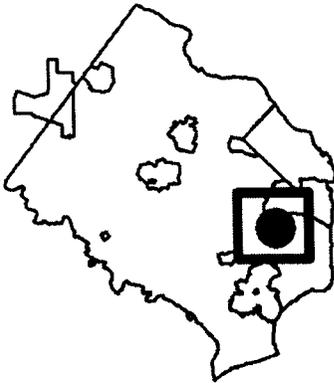
It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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 the application. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

Special Permit

SP 2007-LE-029



Applicant: THE WESLEYAN CHURCH CORPORATION,
D/B/A UNITED WESLEYAN CHURCH

Accepted: 03/15/2007

Proposed: FOR AN EXISTING CHURCH TO PERMIT
ADDITION AND SITE MODIFICATIONS

Area: 4.31 AC OF LAND; DISTRICT - LEE

Zoning Dist Sect: 03-0303

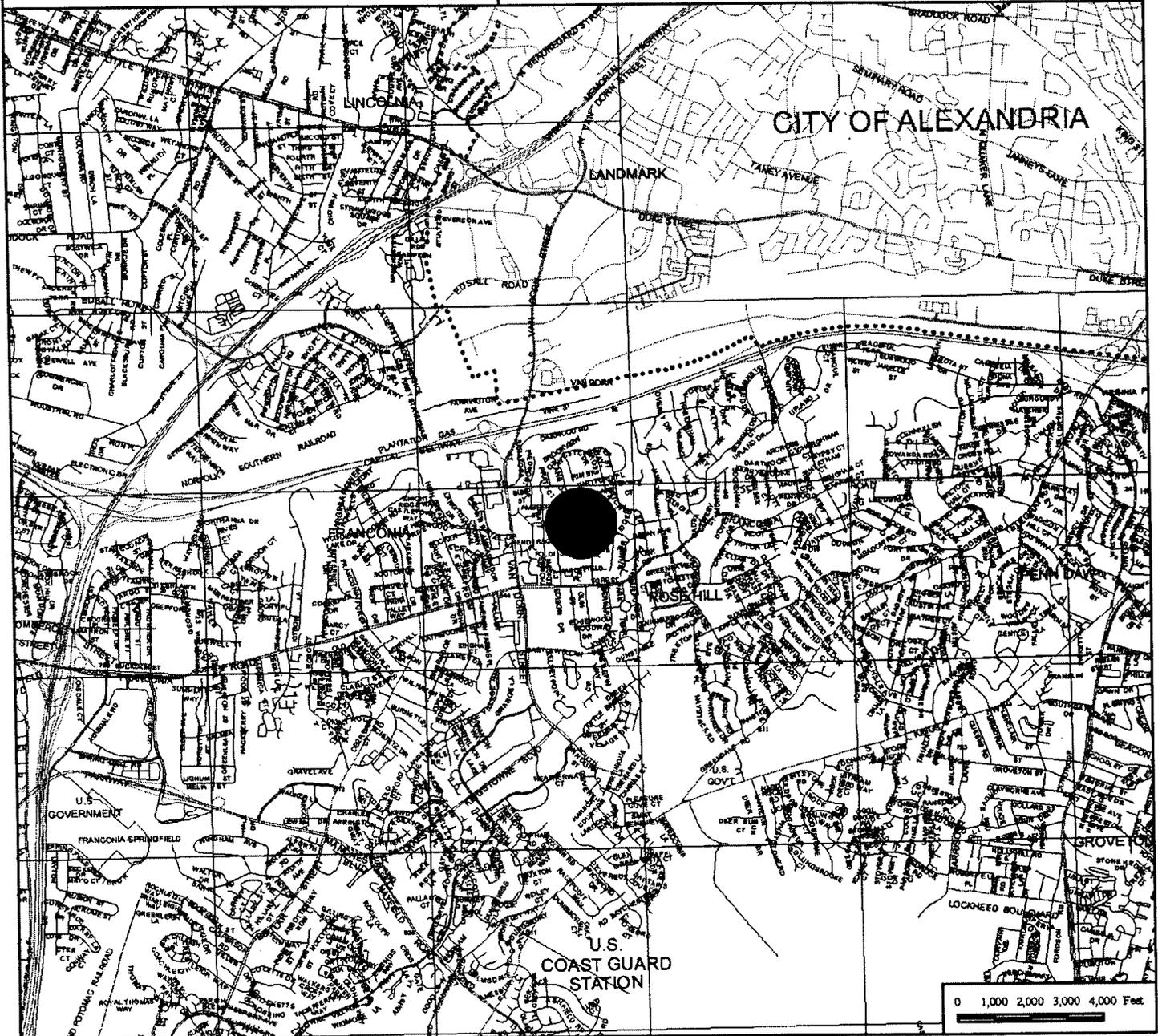
Art 8 Group and Use: 3-02

Located: 5502 TRIN STREET

Zoning: R-3

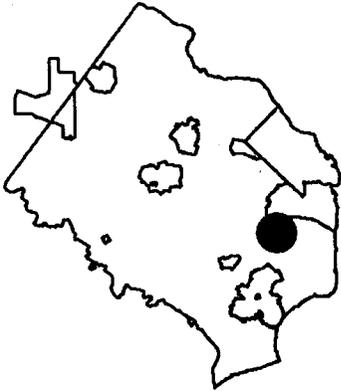
Overlay Dist:

Map Ref Num: 081-4 /01/ /0091A /01/ /0094A



Special Permit

SP 2007-LE-029



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SPECIAL PERMIT

UNITED WESLEYAN CHURCH

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

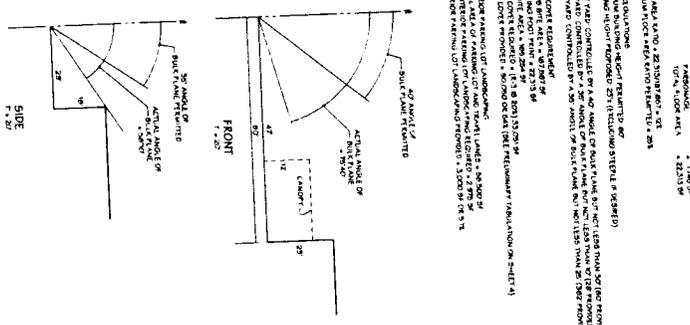
1. THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF FAIRFAX COUNTY, VIRGINIA. THE PROPERTY IS NOT SUBJECT TO ANY FEDERAL, STATE, OR LOCAL REGULATIONS OR ORDINANCES.
2. THE PROVISIONS OF THE ZONING ORDINANCE OF FAIRFAX COUNTY, VIRGINIA, SHALL APPLY TO THIS PROJECT AND THE REPORT AND SUBMITTALS TO THE BOARD OF ZONING APPEALS.
3. THE BOARD OF ZONING APPEALS IS REQUESTING THAT YOU PROVIDE THE FOLLOWING INFORMATION:
4. THE BOARD OF ZONING APPEALS IS REQUESTING THAT YOU PROVIDE THE FOLLOWING INFORMATION:
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PARKING TABULATION

CONSTRUCTION: 1. SPECIAL PERMIT TO CONSTRUCT
2. SPECIAL PERMIT TO CONSTRUCT
3. SPECIAL PERMIT TO CONSTRUCT

REQUIREMENTS: 1. SPECIAL PERMIT TO CONSTRUCT
2. SPECIAL PERMIT TO CONSTRUCT
3. SPECIAL PERMIT TO CONSTRUCT

REQUIREMENTS: 1. SPECIAL PERMIT TO CONSTRUCT
2. SPECIAL PERMIT TO CONSTRUCT
3. SPECIAL PERMIT TO CONSTRUCT



MINIMUM STANDSTILL INFORMATION FOR RECORDING SPECIAL EXCEPTION

SPECIAL PERMIT AND SPECIAL PERMIT PLAN APPLICATIONS

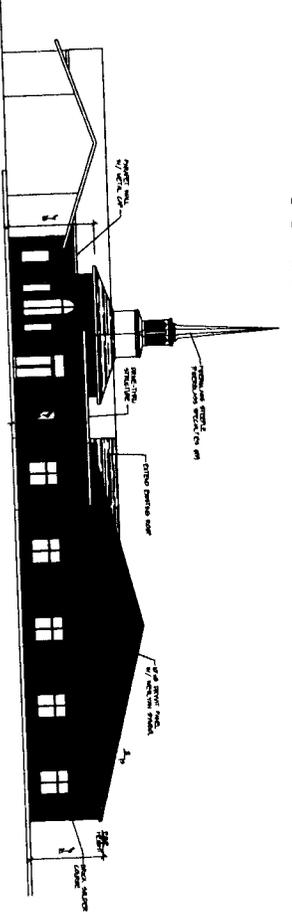
1. The following information is required to be submitted to the Board of Zoning Appeals in a written report. The information should be submitted to the Board of Zoning Appeals at least 30 days prior to the public hearing on the application. The information should be submitted to the Board of Zoning Appeals at least 30 days prior to the public hearing on the application.

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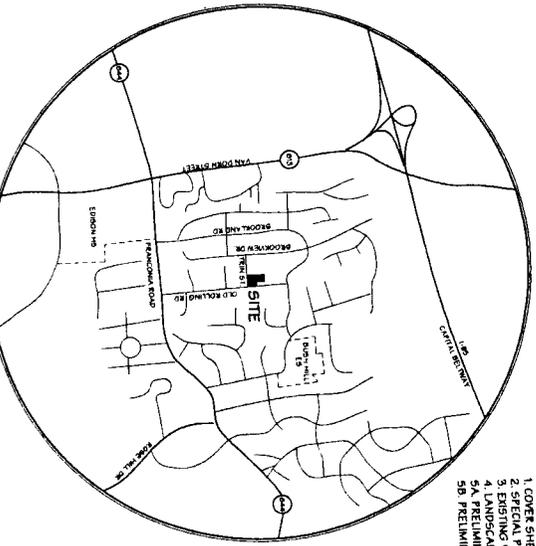
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SHEET INDEX

1. COVER SHEET
2. SPECIAL PERMIT PLAN
3. EXISTING VEGETATION MAP
4. LANDSCAPING PLAN, BMP AND DETAIL ANALYSIS
- 5A. PRELIMINARY BMP AND DETAIL ANALYSIS
- 5B. PRELIMINARY SOILS ANALYSIS AND SOIL MAPPING



VICINITY MAP

OWNER:
UNITED WESLEYAN CHURCH
1111 WESLEYAN STREET
ALEXANDRIA, VA 22304
703-971-9933

PLAN HISTORY

DATE	REVISION	BY
01-15-2006	INITIAL SUBMISSION	ML
02-15-2006	REVISED SUBMISSION	ML
03-15-2006	REVISED SUBMISSION	ML



PILGRIM PARK SUBDIVISION
ZONED: R-3
USE: SINGLE FAMILY RESIDENTIAL

TRIN STREET

CONCRETE-BEHEMOUND LAND
SUCCESSIONAL STAGE: N/A
RELATIVE HEALTH: N/A

MALDEN'S ADDITION TO
BROOKLAND ESTATES
ZONED: R-3
USE: SINGLE FAMILY RESIDENTIAL

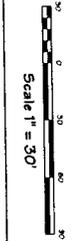
COVER TREE: LUPIN AND FOREST
PRIMARY TREE SPECIES: POPLAR & VIRGINIA PINE
SUCCESSIONAL STAGE: PIONEER & EARLY SUCCESSIONAL
RELATIVE HEALTH: GOOD

SECOND ADDITION TO
BROOKLAND ESTATES
ZONED: R-3
USE: SINGLE FAMILY RESIDENTIAL

OLD ROLLING ROAD
ZONED: R-3
USE: SINGLE FAMILY RESIDENTIAL

ADDED ACRES
SECTION 5 & 6
ZONED: R-3 USE: SINGLE FAMILY RESIDENTIAL

GLENS OF QUEEN ANNE



SHEET 3 OF 5
PLS 108 514

UNITED WESLEYAN CHURCH
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
EXISTING VEGETATION MAP

BARNES & JOHNSON, INC.
8503 EUCLID AVENUE
SUITE ONE
103 - 330 - 8300
MANASSAS PARK
VIRGINIA 20101
FAX 703 - 330 - 8351

SCALE
PROJECT
DATE

NO. REVISION DATE BY

PILGRIM PARK SUBDIVISION
 ZONED: R-3
 USE: SINGLE FAMILY RESIDENTIAL

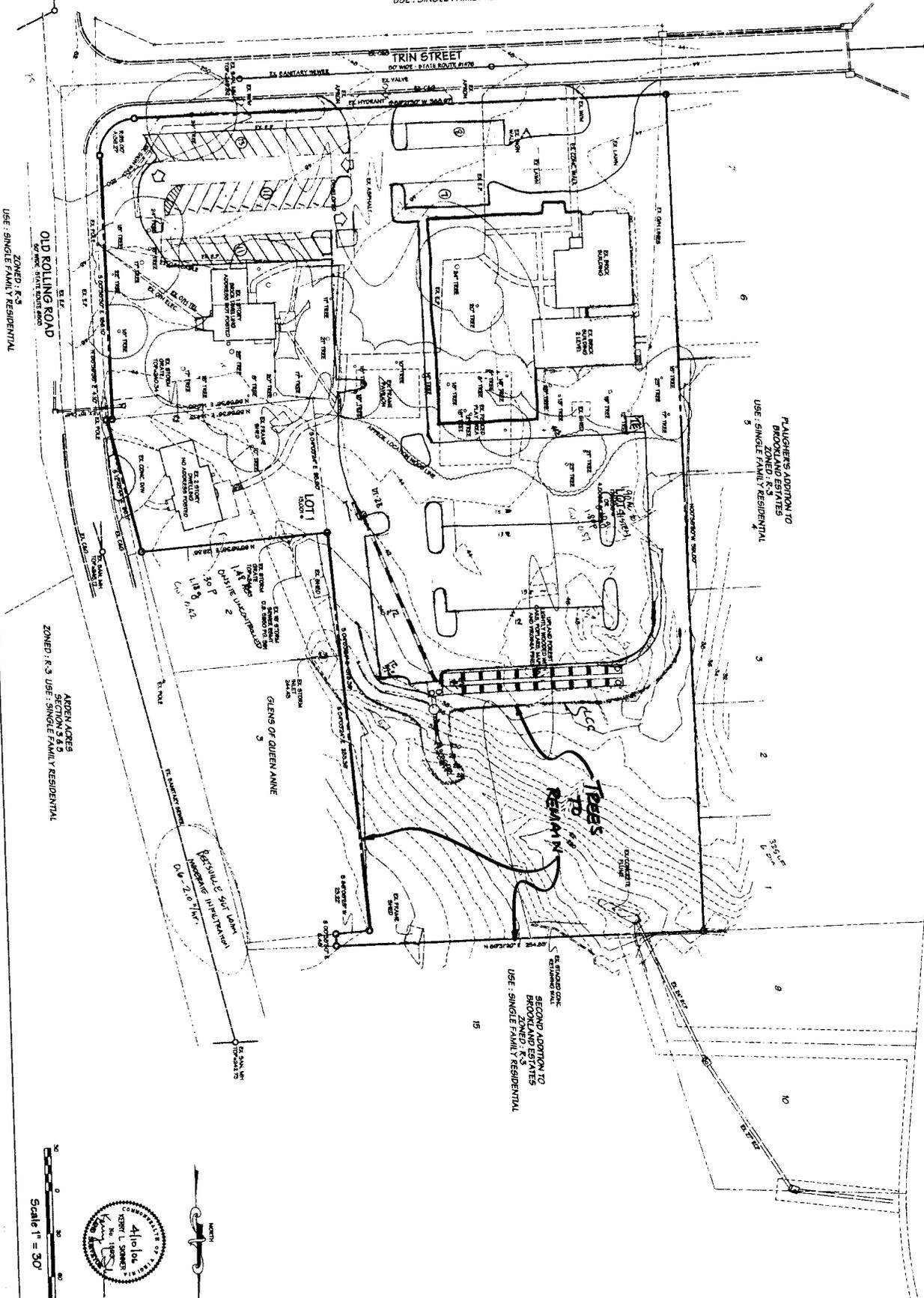
USE: SINGLE FAMILY RESIDENTIAL
 ZONED: R-3

OLD ROLLING ROAD

ARDENA GARDENS
 ADDITION TO
 BROOKLAND ESTATES
 ZONED: R-3 USE: SINGLE FAMILY RESIDENTIAL

PILGRIM'S ADDITION TO
 BROOKLAND ESTATES
 ZONED: R-3
 USE: SINGLE FAMILY RESIDENTIAL

SECOND ADDITION TO
 BROOKLAND ESTATES
 ZONED: R-3
 USE: SINGLE FAMILY RESIDENTIAL



UNITED WESLEYAN CHURCH
 USE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 EXISTING VEGETATION MAP

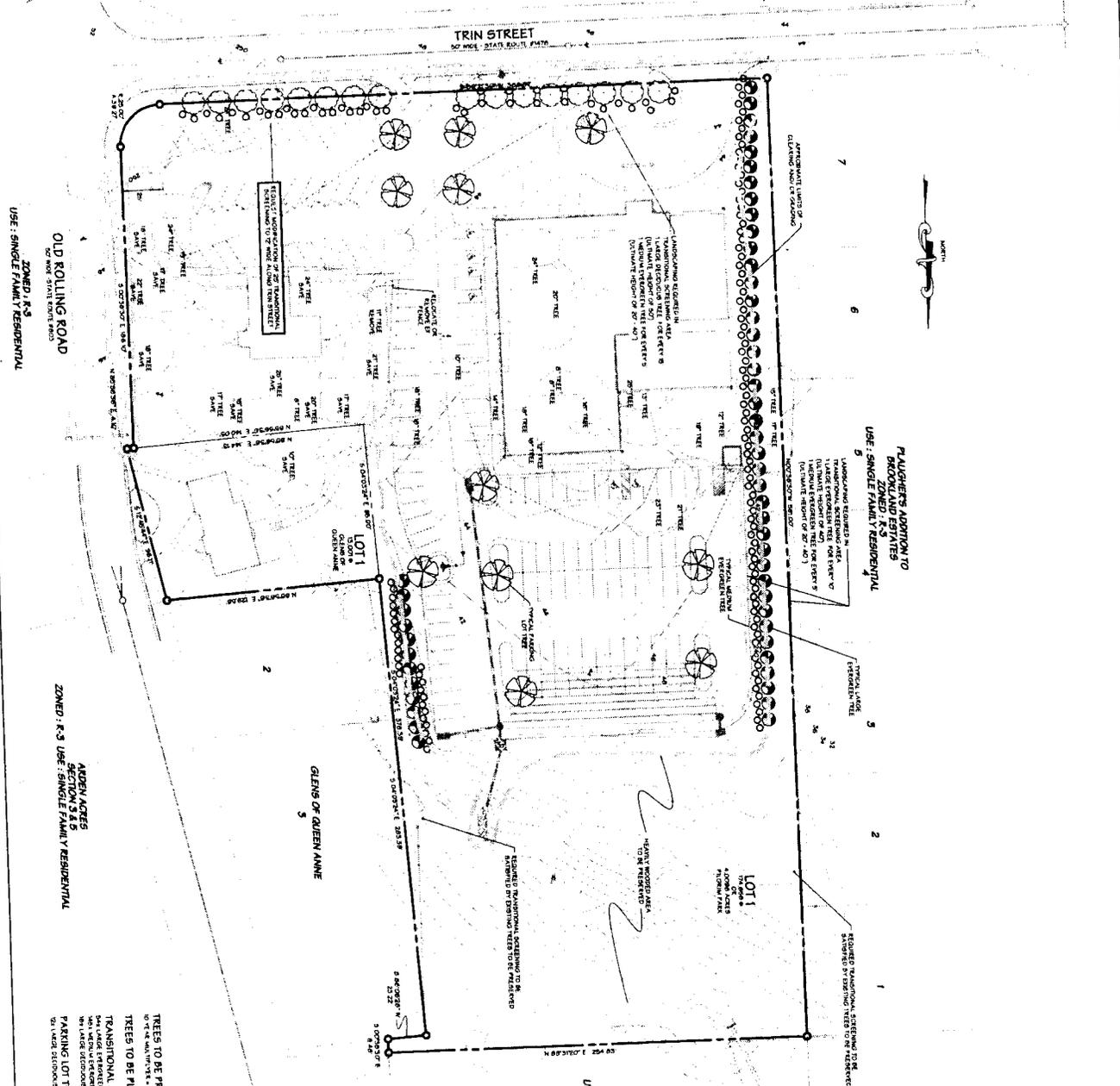
BARNES & JOHNSON, INC.
 1533 BULLOCK AVENUE
 SUITE ONE
 103 - 330 - 8300

MANASSAS PARK
 VIRGINIA 20101
 FAX 103 - 330 - 8351

SCALE
 1" = 30'
 DATE
 DRAWN BY

NO.	REVISION	DATE	BY

PILGRIM PARK SUBDIVISION
 ZONED: R-3
 USE: SINGLE FAMILY RESIDENTIAL



OLD ROLLING ROAD
 ZONED: R-3
 USE: SINGLE FAMILY RESIDENTIAL

ANDREW ACRES
 SECTION 3 & 5
 ZONED: R-3 USE: SINGLE FAMILY RESIDENTIAL

PAULSONS ADDITION TO
 BROOKLAND ESTATES
 ZONED: R-3
 USE: SINGLE FAMILY RESIDENTIAL

SECOND ADDITION TO
 BROOKLAND ESTATES
 ZONED: R-3 USE: SINGLE FAMILY RESIDENTIAL

TREES TO BE PRESERVED: 14,400 SF
 TRANSITIONAL SCREENING
 PARKING LOT TREES
 TOTAL TREE COVER: 40,000 SF

PRELIMINARY LANDSCAPING PLAN
 1. THE PROPOSED TREE LOCATIONS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED A FINAL DESIGN. THE TREE LOCATIONS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED A FINAL DESIGN. THE TREE LOCATIONS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE CONSIDERED A FINAL DESIGN.



SHEET 1 OF 3
 DATE: 10/20/2011
 100 300

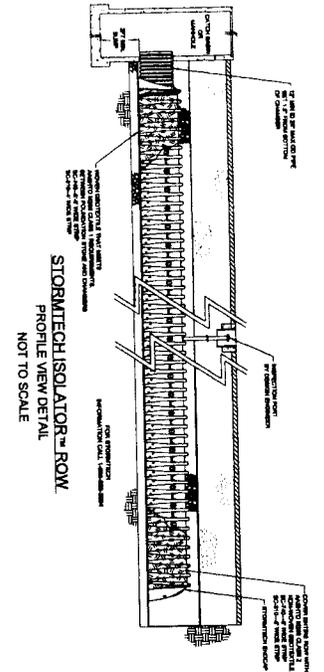
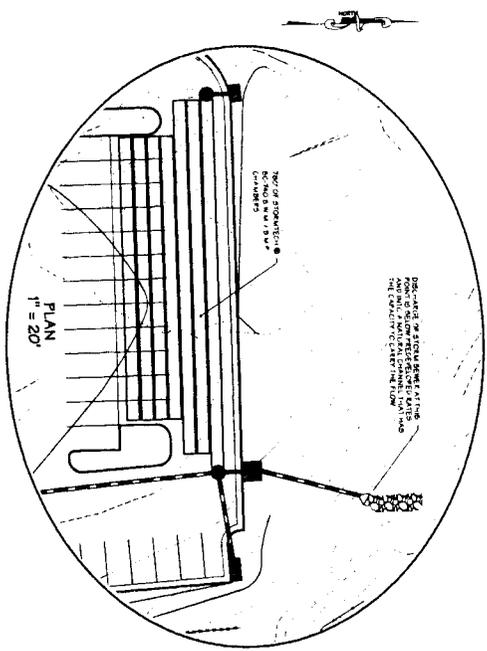
UNITED WESLEYAN CHURCH
 1111111111
 FAIRFAX COUNTY, VIRGINIA
 PRELIMINARY LANDSCAPING PLAN

BARNES & JOHNSON, INC.
 8503 EUCLID AVENUE
 SUITE ONE
 103 - 330 - 8300

MANASSAS PARK
 VIRGINIA 20101
 FAX 703 - 330 - 8351



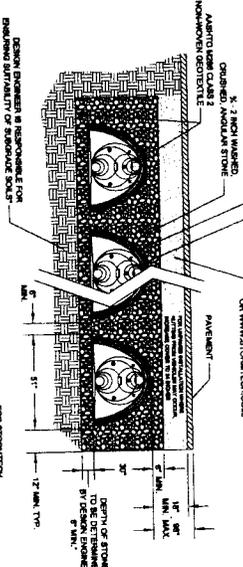
REVISION: _____ DATE BY: _____



STORMTECH ISOLATOR™ ROW
PROFILE VIEW DETAIL
NOT TO SCALE

UNITED WESLEYAN CHURCH
Storm Water Management - Preliminary
Site: 111 W. 11th St., W-111
Project: 111 W. 11th St., W-111
Sheet: 111 W. 11th St., W-111

UNITED WESLEYAN CHURCH
Preliminary Storm Drainage Calculations Summary
Total drainage area to infiltration basin: 1.07 acres
Overall impervious area: 1.07 acres
Peak flow rate: 1.07 cfs
Peak flow volume: 1.07 cfs



STORM DRAIN DESIGN COMPUTATIONS
Preliminary Storm Drainage Calculations Summary
Total drainage area to infiltration basin: 1.07 acres
Overall impervious area: 1.07 acres
Peak flow rate: 1.07 cfs
Peak flow volume: 1.07 cfs

Time	Flow (cfs)	Volume (cfs-hr)
0:00	0.00	0.00
0:10	0.00	0.00
0:20	0.00	0.00
0:30	0.00	0.00
0:40	0.00	0.00
0:50	0.00	0.00
1:00	0.00	0.00
1:10	0.00	0.00
1:20	0.00	0.00
1:30	0.00	0.00
1:40	0.00	0.00
1:50	0.00	0.00
2:00	0.00	0.00
2:10	0.00	0.00
2:20	0.00	0.00
2:30	0.00	0.00
2:40	0.00	0.00
2:50	0.00	0.00
3:00	0.00	0.00
3:10	0.00	0.00
3:20	0.00	0.00
3:30	0.00	0.00
3:40	0.00	0.00
3:50	0.00	0.00
4:00	0.00	0.00
4:10	0.00	0.00
4:20	0.00	0.00
4:30	0.00	0.00
4:40	0.00	0.00
4:50	0.00	0.00
5:00	0.00	0.00
5:10	0.00	0.00
5:20	0.00	0.00
5:30	0.00	0.00
5:40	0.00	0.00
5:50	0.00	0.00
6:00	0.00	0.00
6:10	0.00	0.00
6:20	0.00	0.00
6:30	0.00	0.00
6:40	0.00	0.00
6:50	0.00	0.00
7:00	0.00	0.00
7:10	0.00	0.00
7:20	0.00	0.00
7:30	0.00	0.00
7:40	0.00	0.00
7:50	0.00	0.00
8:00	0.00	0.00
8:10	0.00	0.00
8:20	0.00	0.00
8:30	0.00	0.00
8:40	0.00	0.00
8:50	0.00	0.00
9:00	0.00	0.00
9:10	0.00	0.00
9:20	0.00	0.00
9:30	0.00	0.00
9:40	0.00	0.00
9:50	0.00	0.00
10:00	0.00	0.00

UNITED WESLEYAN CHURCH
Storm Water Management - Preliminary
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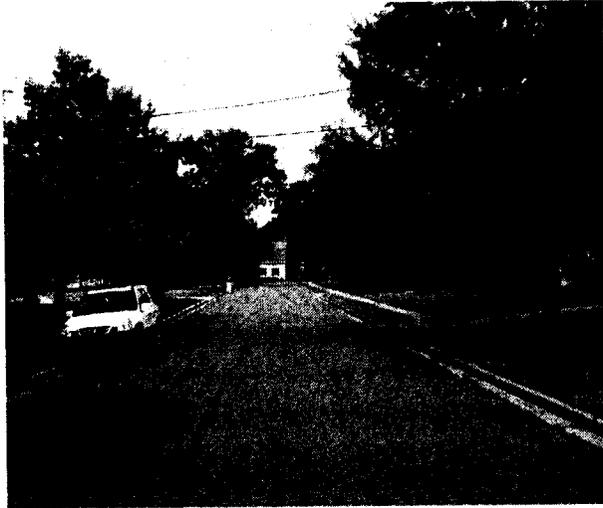




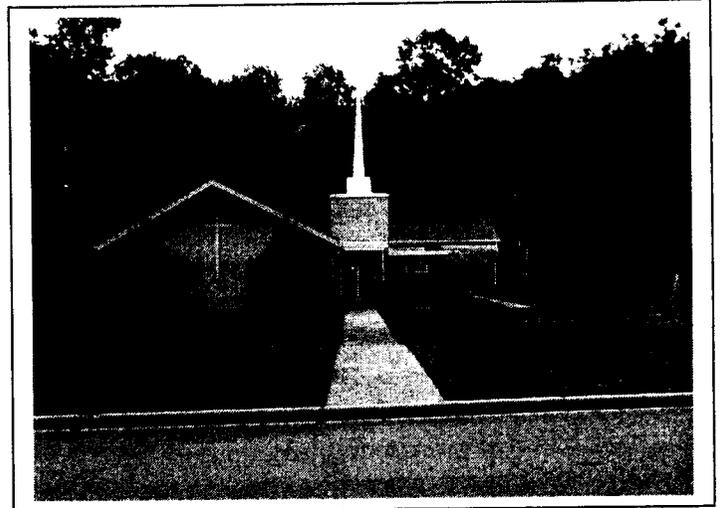
PROJECT INFORMATION
 PROJECT NO. 1203-2-014
 CONTRACT NO. 1203-2-014
 SECTION NO. 1203-2-014-01
 DRAWING NO. 1203-2-014-01-01



Stationing	Stationing	Stationing	Stationing
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2+00	2+50	3+00	3+50
4+00	4+50	5+00	5+50
6+00	6+50	7+00	7+50
8+00	8+50	9+00	9+50
10+00	10+50	11+00	11+50
12+00	12+50	13+00	13+50
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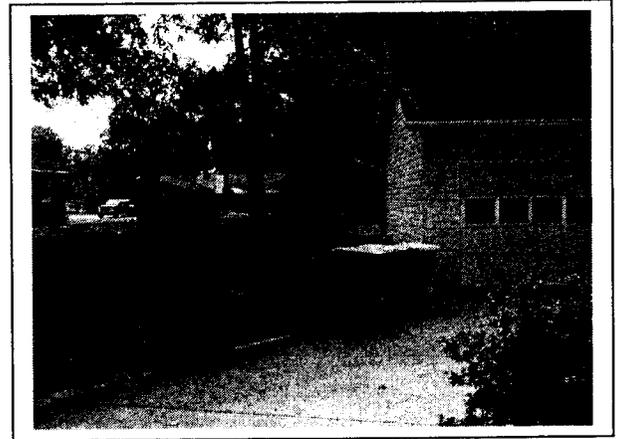
Looking East on Trin St. The Church is left of the car.



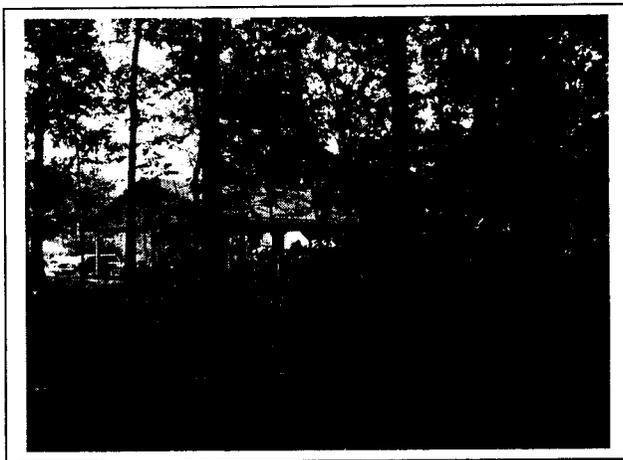
Looking directly at the church from Trin St.



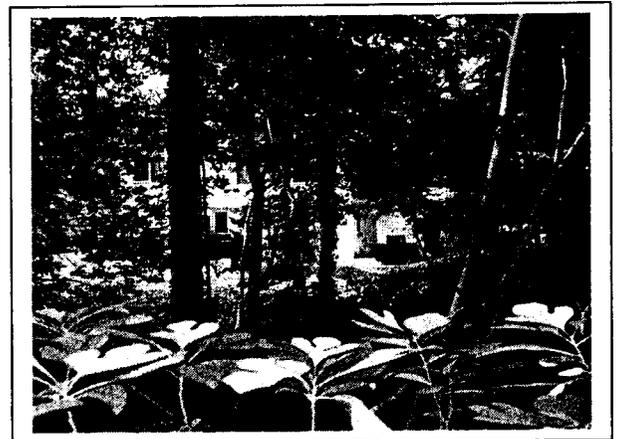
Looking at Church from corner of Trin and Old Rolling Rd



Looking past the Church Parsonage garage toward the church from Old Rolling Rd.



Looking toward the Church (West) from the back yard of the Parsonage.



Looking East from the back of the church property toward the back of houses on Rolling Rd.



Looking North from the center of the wooded area toward houses North of the property.



Looking West from the center of the wooded area toward the back of house East of the property.



Looking West toward one of the church's immediate neighbors from directly behind the church on the North side

DESCRIPTION OF THE APPLICATION

Special Permit Request:

The request is a proposal for an existing church to permit a building addition and site modifications. The building addition consists of the construction of a new sanctuary and related facilities which will increase the capacity of the sanctuary from its current capacity of 160 to a maximum of 413 seats. An increase of 12,924 square feet in the size of the church building is proposed. Several improvements to the entrance area are proposed as is an expansion and reconfiguration of the parking area. No increase in size is proposed for the other structures on the site.

	<u>Existing</u>	<u>Proposed</u>
Size of property:	4.31 acres	4.31 acres
Parking:	53 spaces	165 spaces
Total Gross Floor Area:	9,389 square feet	22,313 square feet
FAR:	0.05	0.12
Number of Seats:	160 seats	413 seats
Employees:		
Church:	8	8

**Hours of Operation (Existing; no Change Proposed):
(Church)**

Sunday services: 9:30 a.m., 10:45 a.m., 12:30 p.m., 2:40 p.m. and 5:00 p.m.

Administrative Offices and Church Building
(Monday through Friday): 6:00 a.m. to 6:00 p.m.

Other events include two Spanish Leadership meetings on Saturday, two prayer events on Wednesday and other board, staff, community meetings and other events such as weddings, receptions and funerals.

Waiver and Modifications Requested:

The applicant requests that a modification of the transitional screening along a portion of the western property line and along the boundary between the parsonage property (Lot 94A) and adjacent Lot 95A. A waiver of the barrier requirements is requested along the western property line and between the parsonage property (Lot 94A) and adjacent Lot 95.

LOCATION AND CHARACTER

Existing Site Description:

United Wesleyan Church is located at 5502 Trin Street at its intersection with Old Rolling Road. The property is surrounded on all sides by property zoned R-3 which is developed with single family detached dwellings. The existing church is located in the southwestern quadrant of the site. Two dwellings owned by the church which serve as parsonages are located along the Old Rolling Road frontage of the property. The church and parsonage structures contain a total of 9,389 square feet of gross floor area. The parking area, a fenced play area and a covered pavilion are located between the church and the parsonages in the central portion of the property. The combined FAR for the existing buildings is 0.05. A parking lot with 53 spaces is located along the entire Trin Street frontage of the property. The site is accessed by two curb cuts onto Trin Street. Access to the two parsonage properties is from Old Rolling Road. The property is heavily wooded with a concentration of existing deciduous and evergreen vegetation located on the northern third of the property and scattered throughout the remainder of the site.

BACKGROUND

Site History:

Application	Date	Use	BZA Action
S-68-76	5/11/1976	Church and related facilities to permit parsonage addition (Lot 91)	Approved
SPA 76-L-068	12/28/1993	Amend S-68-76 for church and related facilities and nursery school to permit a child care center (Lot 91 only)	Approved (Expired without being implemented)

A copy of the minutes and plat approved in conjunction with SPA 76-L-068 is attached at Appendix 4.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single family detached dwellings	R-3	Residential, 2-3 du/ac
South	Single family detached dwellings	R-3	Residential, 2-3 du/ac
East	Single family detached dwellings	R-3	Residential, 2-3 du/ac
West	Single family detached dwellings	R-3	Residential, 2-3 du/ac

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Rose Hill Planning District, Area IV
Planning Sector: Bush Hill Community Planning Sector (RH2)
Plan Map: Residential 2-3 du/ac

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Special Permit, United Wesleyan Church
 Lee District, Fairfax County, Virginia
Prepared By: Barnes and Johnson, Inc.
Dated: March 8, 2006 and revised to December 13, 2007

Proposed Use:

The applicant proposes a church building addition measuring approximately 12,924 square feet in size. The addition will increase the size of the existing buildings from 9,389 square feet to 22,313 square feet, an increase FAR from 0.50 to 0.12.

The number of seats in the sanctuary will increase from 163 to 413. The parking lot will be expanded and reconfigured to expand the number of parking spaces from the current 53 spaces to 159 spaces. The expanded church building will be constructed in an area now occupied by an outdoor play area and a covered pavilion which will be removed. The expanded parking area will extend from this area into a portion of the wooded area at the center of the lot. A portion of the asphalt pavement along the Trin Street frontage will be removed to allow for the planting of additional landscaping along the southern edge of the property. The site continues to be accessed by two curb cuts onto Trin Street.

As previously noted, the property is heavily wooded with a concentration of existing deciduous and evergreen vegetation located along the northern third of the property. A large portion of this area measuring approximately 180 by 225 feet will be undisturbed. This is being accomplished by the applicant's redesign of the stormwater management/ BMP system which was revised to replace a previous proposal for a dry pond which would have eliminated most of the existing vegetation with an underground detention system beneath the parking area.

A minimum 25 foot landscaped transitional screening yard exists on all boundaries of the property except along the southwestern corner of the property adjacent to the western most entrance to the site and along the boundary between the parsonage property (Lot 94A) and adjacent 95A. The parking lot contains a series of landscaped islands. Additional evergreen plantings are also proposed adjacent to the church structure in the western boundary of the property and along a portion of the eastern boundary adjacent to Lot 95A which fronts on Old Rolling Road.

Environmental Analysis (Appendix 5)

Issue:

The environmental analysis indicated that a note on the special permit plat indicates that the size and the location of the proposed Storm Tech infiltration underground detention facility may change; however, staff emphasizes that all calculations for this proposal should be provided in the review phase in order to meet current requirements and to avoid unanticipated changes.

Resolution:

The environmental analysis noted the favorable result of the revised plan to use underground stormwater detention in lieu of a dry pond and its reduced impact on the forested area in the northern third of the property. A proposed development condition in Appendix 1 requires that the adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES). Therefore this issue has been addressed.

Issue:

The environmental analysis indicated that special precautions should be taken during site preparation and construction to ensure that the approved limits of clearing and grading is well marked on the site to avoid unintended tree removal.

Resolution:

A proposed development condition in Appendix 1 requires that that special precaution be taken during site preparation and construction to ensure that the approved limits of clearing and grading are well marked on the site to avoid unintended tree removal. Therefore this issue has been addressed.

Stormwater Analysis (Appendix 6)**Issue:**

The stormwater management analysis indicates that additional information regarding site outfall needed to be provided. In addition, the stormwater management/best management practice (SWM/BMP) calculations were incorrect. The analysis indicated that there were downstream drainage complaints in the area that needed to be addressed and that the applicant would be required to dedicate adequate stormwater easements throughout the site. The analysis also indicated that a request to DPWES be made prior to site plan approval for the use of the proposed Storm Tech infiltration underground detention facility which is proposed by the applicant.

Resolution:

A proposed development condition in Appendix 1 requires that prior to site plan approval, stormwater management (SWM) and best management practice (BMP) facilities shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES. If the SWM/BMP facilities approved by DPWES are not in substantial conformance with those shown on the SP plat, a Special Permit Amendment shall be required. Therefore this issue has been addressed.

Transportation Analysis (Appendix 7)**Issue:**

The transportation analysis suggests that a sidewalk connection to the church building to the proposed sidewalks on Trin Street and Old Rolling Road be provided to promote walking onto the site.

Resolution:

A proposed development condition in Appendix 1 requires that a sidewalk connection to the church building to the proposed sidewalks on Trin Street and Old Rolling Road be provided to promote walking onto the site. With the implementation of this condition this issue is addressed.

Land Use Analysis

There are no land use issues associated with this application.

Urban Forest Management Analysis (Appendix 8)**Issue:**

The Urban Forest Management analysis suggested that some of the parking spaces along the eastern side of a portion of the travel aisle be eliminated to preserve trees along the perimeter of this area.

Resolution:

Because of the necessity to provide adequate on-site parking, elimination of additional parking was not feasible. Additional tree preservation is made possible by the redesign of the stormwater detention system to an underground detention system.

The provision of additional plantings in the area which is adjacent to Lot 95A which fronts on Old Rolling Road should provide adequate screening as indicated on the SP Plat. A proposed development condition in Appendix 1 requires that at the time of site plan review additional plantings in this area shall be provided if determined necessary by the Urban Forest Management Branch. With the imposition of this development condition this issue is addressed.

Issue:

The Urban Forest Management analysis indicated that the proposed preliminary landscape plan is in need of various revisions to address transitional screening and barriers, selection of plant material and specifications and supplemental plantings.

Resolution:

Proposed development conditions in Appendix 1 require that at the time of site plan review additional plantings in this area shall be provided if determined necessary by the Urban Forest Management Branch. Also a proposed development condition requires that transitional screening plantings should be identified by species and have accurate canopy sizes shown. A condition also provides that a detailed plant schedule with specifications

for all landscape plantings be provided and that in order to contribute to maintaining water quality and providing native plant material for wildlife native shrubs and groundcover should be provided around the buildings and along portions of the parking lot. With the imposition of these development conditions this issue is addressed.

ZONING ORDINANCE PROVISIONS

DISTRICT REGULATIONS	REQUIRED	PROVIDED
Bulk Regulations R-3		
Lot Size	11,500 square feet	4.31 acres
Lot Width	105 feet	225ft.
Building Height	60 feet	25 ft.
Front Yard	Controlled by 40° Angle of Bulk Plane (ABP), but not less than 30 feet	75 feet (Trin St.) 30..17 (Old Rolling Rd.)
Side Yard	Controlled by 35° ABP, but not less than 10 feet	29 feet (west)
Rear Yard	Controlled by 35° ABP, but not less than 25 feet	362.0feet
FAR	0.25	0.12
Parking	104 spaces	165 spaces

Standard	Required	Provided
Transitional Screening		
North (single family attached dwellings)	Transitional Screening (T/S) 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing vegetation forested evergreen and deciduous trees on the northern boundary of the property; T/S area 185 feet wide except adjacent to northern boundary of lot 95A (appx. 15 ft.) *
East (Old Rolling Rd. - single family attached dwellings)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing and proposed vegetation evergreen and deciduous trees T/S area 25 feet wide.
South (Trin St. single family detached dwellings)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing vegetation forested evergreen and deciduous trees T/S area up to 25 feet wide.
West (single family detached dwellings)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing vegetation forested evergreen and deciduous trees T/S area up to 25 feet wide except for southwest corner which is 20 feet wide.*

Barrier		
North (single-family detached dwellings)	Barrier D, E or F	None*
South (Single family detached dwellings)	Barrier D, E or F	None*
East (single family detached dwellings)	Barrier D, E or F	None*
West (Riverside Rd. - single family detached dwellings)	Barrier D, E or F	None*

* Waiver or modification requested

WAIVERS/MODIFICATIONS REQUESTED

Waivers and Modifications Requested

Transitional Screening 1 and Barrier D, E, or F are required adjacent to all property lines. The applicant requests that the transitional screening and barrier requirements be modified and waived, respectively, in favor of the existing on site vegetation and proposed additional vegetation as shown on the SP Plat.

Basis: Sect. 13-304 provides that transitional screening may be modified where the land between the buildings and the property lines has been designed to minimize adverse impact through a combination of architectural and landscaping techniques.

The existing landscaping, distance of the sanctuary and other structures from the lot lines and the landscape plantings surrounding the buildings on-site minimize the adverse visual impact of the non-residential use. The density, quantity, maturity and location of the existing and proposed plantings on-site satisfy the transitional screening requirements for most of the boundary lines. The large amount of vegetation on the property combined with the internal orientation of the buildings render the barrier requirement unnecessary. Since the site is heavily vegetated to the north and addi

plantings are proposed to supplement in other areas as needed, staff supports the modification of the transitional screening and waiver of the barrier requirements provided that the additional plantings are provided as depicted on the SP Plat and any as determined by Urban Forest Management which is required by a proposed development condition in Appendix 1.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 9)

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sect. 8-303)

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied, subject to the proposed development conditions.

CONCLUSIONS

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

RECOMMENDATIONS

Staff recommends approval of the subject special permit application, with the adoption of the Proposed Development Conditions contained in Appendix 1 of this 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.

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 the application.

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.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Minutes and Plat Approved for SPA 76-L-068
5. Environmental Analysis
6. DPWES Stormwater Analysis
7. Transportation Analysis
8. Urban Forest Management Analysis
9. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS**July 1, 2008****SP 2007-LE-029**

If it is the intent of the Board of Zoning Appeals to approve SP 2007-LE-029 located at Tax Map 81-4 ((1)) 91A and 94A for an existing church to permit building addition and site modifications pursuant to Section 3-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicants only, The Wesleyan Corporation, D/B/A United Wesleyan Church, and is not transferable without further action of this Board, and is for the location, 5502 Trin Street, 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 Barnes and Johnson, Inc., March 8, 2006 and revised to December 13, 2007 and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with 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 church seats in the main area of worship shall be limited to 413.
6. Parking shall be provided as depicted on the Special Permit Plat. All parking shall be on site.
7. Transitional Screening shall be modified along southern portion of the western property lot line and along the portion of the northern property line, adjacent to the parsonage property line (Lot 1, 94A) and along the Trin Street frontage in favor of the existing natural and supplemental landscaped vegetation as shown Sheets 2 & 3 on the approved special permit plat.

8. Special precaution shall be taken during site preparation and construction to ensure that the approved limits of clearing and grading is well marked on the site to avoid unintended tree removal.
9. All existing landscaping shall be maintained. Dead or dying landscaping shall be replaced as needed with a like kind of plant material. Transitional screening plantings should be identified by species and have accurate canopy sizes shown.
10. Prior to site plan approval a, detailed plant schedule with specifications for all landscape plantings shall be provided to the satisfaction of DPWES. In order to contribute to maintaining water quality and providing native plant material for wildlife, native shrubs and groundcover shall be provided around the buildings and along portions of the parking lot as determined by DPWES.
11. At the time of site plan review additional plantings shall be provided if determined necessary by the Urban Forest Management Branch, DPWES.
12. Transitional screening plantings shall be identified by species and have accurate canopy sizes shown. A condition also provides that a detailed plant schedule with specifications for all landscape plantings be provided and that in order to contribute to maintaining water quality and providing native plant material for wildlife native shrubs and groundcover should be provided around the buildings and along portions of the parking lot.
13. The barrier requirements shall be waived along all property lot lines.
14. Interior Parking lot landscaping shall be provided and maintained in accordance with Article 13.
15. Any new proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Any new outdoor lighting fixtures shall not exceed twelve (12) feet in height, measured from the ground to the highest point of the fixture, shall be of low intensity design and shall utilize full cut-off fixtures which focus directly on the subject property.
16. Prior to site plan approval, stormwater management (SWM) and best management practice (BMP) facilities shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES. If the SWM/BMP facilities approved by DPWES are not in substantial conformance with those shown on the SP plat, a Special Permit Amendment shall be required.
17. Prior to site plan approval, it shall be demonstrated to the satisfaction of DPWES that adequate outfall can and shall be provided in accordance with the PFM.

18. The applicant shall dedicate adequate stormwater easements throughout the site to the satisfaction of DPWES prior to site plan approval.
19. The church building construction shall be generally consistent with the architecture presented in the elevations as shown on the Special Permit Plat.
20. A sidewalk connection to the church building to the proposed sidewalks on Trin Street and Old Rolling Road shall be provided to promote walking onto the site.

These conditions 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. 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 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): SP 2007-LE-029
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 14, 2007 *fw*
 (enter date affidavit is notarized)

I, Carl L. Sell, Jr., 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 929560

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)
The Wesleyan Church Corporation, doing business as United Wesleyan Church	c/o Chesapeake District of The Wesleyan Church District Center 1841 Generals Highway Annapolis, MD 21401	Applicant/Title Owner
Carl Fenton, Trustee	100 E. Alexandria Avenue Alexandria, VA 22301	Trustee
F. Wayne Lyon, Trustee	5912 Old Rolling Road Alexandria, VA 22301	Trustee/Agent
Allen Perdue, Jr., Trustee	6797 Sholes Court Warrenton, VA 20187	Trustee
Carl L. Sell, Jr.	6601 Cottonwood Drive Franconia, 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): SP 2007-LE-029
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(a)

DATE: March 14, 2007 (now) 029566
(enter date affidavit is notarized)

(NOTE: All relationships to the application are to 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)
Barnes & Johnson, Inc.	8503 Euclid Avenue Manassas Park, VA 22011	Agent/Engineer
Kerry L. Skinner. L.S.	Barnes & Johnson, Inc. 8503 Euclid Avenue Manassas Park, VA 22011	Agent/Engineer

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

Application No.(s): SP 2007-LE-029
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 14 2007 *(law)*
(enter date affidavit is notarized)

929565

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)
The Wesleyan Church Corporation, doing business as United Wesleyan Church
c/o Chesapeake District of The Wesleyan Church District Center
1841 Generals Highway
Annapolis, MD 21401

- 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)

The Wesleyan Church Corporation is a non-stock, non-profit corporation having no shareholders.

(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.

Special Exception Attachment to Par. 1(b)

DATE: March 14, 2007
(enter date affidavit is notarized)

029566

for Application No. (s): SP 2007-LE-029
(enter County-assigned application number (s))

(New)

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

BARNES & JOHNSON, INC.
8503 EUCLID AVE
MANASSAS PARK, VA 20111

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

MR. JAY A. JOHNSON
MR. JOSEPH W. WEBB

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

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

Application No.(s): SP 2007-LE-029
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 14 2007 (enter date affidavit is notarized)

929566

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): SP 2007-LE-029
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 14, 2007 *(Notarized)*
(enter date affidavit is notarized)

429568

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): SP 2007-LE 029
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 14 2007 *(circled)*
(enter date affidavit is notarized)

929561

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:

Carl L. Sell Jr.

(check one)

[] Applicant

[x] Applicant's Authorized Agent

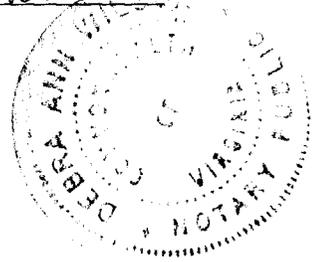
Carl L. Sell, Jr., Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14th day of March 2007, in the State/Comm. of Virginia, County/City of Fairfax.

Debra Ann Tulson
Notary Public

My commission expires: 6-30-08



RECEIVED
Department of Planning & Zoning

SEP 19 2006

Zoning Evaluation Division 6601 Cottonwood Drive
Franconia, VA 22310
RE: 81-4 (((1))) 91A, 94A
Sept. 12, 2006

Chairman and Members
Board of Zoning Appeals
County of Fairfax
12000 Government Center Parkway
Fairfax, VA 22035

Members of the Board:

The United Wesleyan Church, located at 5502 Trin Street, Franconia, VA 22310, is asking approval of a Special Permit to allow an addition to the church and bring the property into compliance with current code. The present church, located on 4.3080 acres, was constructed prior to the requirement for a Special Permit.

The church and its ministries have outgrown the present buildings. While the church building itself will be enlarged, the parsonage will remain the same. Enclosed please find a plat for the site that outlines all of the improvements as well as other documents required as part of the submission.

The property is zoned R-3 and is located within the Brookland-Bush Hill community. We are providing information to the local civic association as well as nearby neighbors.

The use will remain the same. Worship services are scheduled Sunday at 9:30 a.m. (contemporary), 10:45 a.m. (blended service), 12:30 p.m. (Indian-Pakistan service), 2:40 p.m. (contemporary Spanish service) and 5 p.m. (Spanish service). Attendance ranges from 1-25, 100-130, 65-125, 70-100 and 35-100, respectively. There are two Spanish leadership meetings on Saturday one averaging 40-130 attendees and the other 40-60. The addition will allow some services to be conducted at the same time with all coming together for a fellowship gathering at their conclusion.

Of course, there are special events on Saturday and throughout the week, such as weddings, receptions, funerals, etc. There are two regular prayer events each Wednesday with attendance of 15-25 and 10-15, respectively, as well as Board, staff, worship and community meetings. UWC has two full time and six (6) part time employees as well as approximately 75 volunteers. The architecture will be brick, wood and glass.

We do not anticipate a large increase in vehicular traffic. On Sunday, between 9 a.m. and 7 p.m., there are approximately 350 total vehicle trips. On a normal Saturday, we anticipate 65-70 vehicle trips and on Wednesday there are approximately 15 trips.

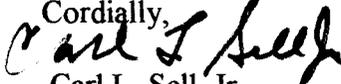
Staff traffic is negligible. We cannot predict the number of trips for individual special events, other than to estimate the Sunday totals as a maximum. Special events are scheduled at non-peak hours. In all cases, the church urges that its members and guests share rides.

The new plan includes storm water management, which is not currently present on the site. The installation of a BMP pond will benefit both the church property and its neighbors. We propose to park the new facilities at a rate of 2.6 spaces for every four seats rather than the one space for four seats required by the Zoning Ordinance in an effort to minimize impact on the community.

We are requesting a barrier waiver along the western boundary of the property in favor of an existing fence along the property line. We ask that the 25-foot transitional screening requirement be modified to 15 feet and the required barrier waived along the parsonage property line. There are no known hazardous materials contained within this site.

United Wesleyan Church has been a member of the community for more than 40 years. Many of our neighbors worship with us. We intend to continue to serve the community in a positive and respectful fashion just as we have done for many years.

I am volunteering my services as the agent for the church in this application and will be pleased to answer any questions or provide additional information. I can be reached at 703-971-4716 or via e-mail at SELLCARL@AOL.COM

Cordially,

Carl L. Sell, Jr.

November 8, 2006
RE: United Wesleyan Church

Virginia H. Ruffner, Planner III
Application Acceptance Section
ZED, DPZ
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5509

RECEIVED
Department of Planning & Zoning

NOV 15 2006

Zoning Evaluation Division

Dear Ms. Ruffner:

Lest you think I had forgotten to reply to your letter of September 30, 2006, Special Permit Application, United Wesleyan Church, I am writing to provide this update.

As of this writing, I have been unable to pry information from the church concerning ownership of Parcel 91A as referenced in the checklist report. Neither has the church been able to produce records for SP-76-L-068. Apparently that permit was approved in the name of the previous record owner and never implemented.

I can, however, provide you with the other information requested.

--The maximum seating capacity, as noted on the plan, is 413

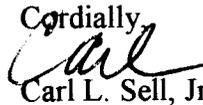
--The submission is NOT for a child care center. The previous SP, if it was approved to include a child care center, was never implemented.

--Enclosed please find one 8 ½" X 11" reduction of the Special Permit Plat.

I will provide the information concerning ownership as soon as I receive it from the church. Apparently finding representatives of the previous owner of lot 91A is difficult.

In the meantime, could you order from archives copies of the previously approved SP so I can amend our application accordingly. Of course, we are willing to pay any costs associated with the search and reproduction.

Thank you for your assistance and patience.

Cordially,

Carl L. Sell, Jr.
6601 Cottonwood Drive
Franconia, VA 22310

Page _____, December 20, 1993, (Tape 1), Scheduled case of:

9:00 A.M. FRANCONIA WESLYAN CHURCH & DISCOVERY DAY CARE CENTER, SPA 76-L-068 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend S-68-76 for church and related facilities to permit a child care center. Located at 5506 Trin St. on approx. 4.121 ac. of land zoned R-3. Lee District. Tax Map 81-4 ((1)) 91. (OUT OF TURN HEARING REQUEST GRANTED).

Chairman DiGiulian called the applicant to the podium and asked if the affidavit before the Board of Zoning Appeals (BZA) was complete and accurate. The applicant's agent, Jerald Clark, replied that it was.

David Hunter, Staff Coordinator, presented the staff report. He said the 4.1 acre site is located at 5506 Trin Street, is zoned R-3, and is located on the north side of Trin Street at Old Rolling Road approximately one quarter mile north of Franconia Road. The subject property is developed with a 160 seat church and related facilities including a parsonage, a two story classroom building, an open pavilion, and 50 parking spaces on site. Access to the site is by way of two existing entrances on Trin Street. The site is surrounded by single family detached residences in the Brookland Estates subdivision.

The applicant was requesting to amend Special Permit, S 68-76, for a church and related facilities to permit a child care center with a maximum daily enrollment of 49 students. There was no new construction proposed. The proposed hours of operation are 6:00 a.m. to 6:00 p.m., Monday through Friday, and there will be 10 employees. The proposed play area consists of approximately 4,000 square feet and will be located adjacent to the pavilion. The applicant had committed to screening the north, east, and west sides of the play area with five foot high Leland Cypress Trees.

In staff's opinion, the application was in harmony with applicable recommendations of the Comprehensive Plan and met the Zoning Ordinance standards for child care centers. Therefore, staff recommended approval of SPA 76-L-068 subject to the proposed Development Conditions contained in Appendix 1 of the Staff Report.

In response to a question from Mrs. Harris as to the dropoff and pickup point, Mr. Hunter said the entrances would be made one-way and the children would be dropped off in the u-shaped area of the driveway.

The applicant's representative, Mr. Clark, asked that the application be approved.

Mrs. Harris asked if the speaker agreed with the development conditions and Mr. Clark said that he did.

There were no speakers and Chairman DiGiulian closed the public hearing.

Mrs. Harris made a motion to grant SPA 76-L-068 for the reasons noted in the Resolution and subject to the Development Conditions contained in the staff report.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Application SPA 76-L-068 by FRANCONIA WESLYAN CHURCH AND DISCOVERY DAY CARE CENTER, under Section 3-303 of the Zoning Ordinance to amend

for church and related facilities to permit a child care center, on property located at 5506 Trin Street, Tax Map Reference 81-4((1))91, Mrs. Harris 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, 1993; 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-3.
3. The area of the lot is 4.121 acres.
4. The property is well suited to the applicant's proposed use.
5. The parking lot is such that the cars can come in and drop off the children and re-enter the street without causing any problem to the traffic flow on Trin Street.
6. The play area is in a good location and with the additional trees, it will be a noise barrier for the surrounding residential property.
7. It is a well designed plan and should be granted.

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 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 Gerald L. Clark, A.I.A., Architect, dated July 15, 1993, revised through November 17, 1993 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. There shall be 53 parking spaces provided as shown on the Special Permit Amendment Plat. All parking shall be on site.
5. The driveway entrances shall be signed and striped to allow for a one-way circulation pattern. One driveway should serve as the entrance and the other as the exit.

6. The maximum number of seats in the main area of worship shall be 160.
7. The maximum daily enrollment for the child care center shall be 49.
8. The maximum number of students in the play area at any one time shall not exceed 40.
9. Existing vegetation shall be used to provide the required transitional screening along all lot lines. Leland Cypress trees, a minimum of 5 feet in height at planting, shall be provided around the north, east and west sides of the proposed play area in order to screen the view of the play area from the adjacent residential properties.
10. The barrier requirement shall be waived along all lot lines.
11. Parking lot lighting shall be on standards not to exceed twelve (12) feet in height and shielded in a manner that would prevent light or glare from projecting onto adjacent properties.
12. The maximum number of child care center employees on site at any one time shall be twenty (10).
13. The hours of operation for the child care center shall be limited to 6:00 A.M. to 6:00 P.M., Monday through Friday.

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 the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Pammel seconded the motion which carried by a vote of 6-0. Mrs. Thonen was absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 28, 1993. This date shall be deemed to be the final approval date of this special permit.

//



County of Fairfax, Virginia

MEMORANDUM

June 16, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: SP 2007-LE-029
United Wesleyan Church

This memorandum, prepared by Mary Ann Welton, AICP, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed development as depicted on the Special Permit (SP) Plan dated March 6, 2006 as revised through December 13, 2007. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on pages 7-9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .

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/



DEPARTMENT OF
**PLANNING
& ZONING**

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 10, the Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, on page 16, the Plan states:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

- Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county’s remaining natural amenities.

Water Quality Protection/Stormwater Management Best Management Practices

(SWM/BMP): The subject property is located in the Cameron Run Watershed and the County’s Chesapeake Bay Watershed. The application proposes to expand an existing church and make site improvements to a 4.3 acre parcel. The special permit plat, dated April 10, 2006, depicted an enhanced dry detention pond at the northern end of the subject property. Staff recommended that alternative SWM/BMP measures, including underground detention, be explored in order to reduce the impact to this forested area of the property.

In response to staff’s recommendation, water quality and water quantity control requirements are now proposed to be handled by an underground vault and porous paver system called Stormtech situated on the north end of the parking lot adjacent to the forested area. The current revised plat, dated December 13, 2007, depicts the outfall for the system piped into a 20’ channel, protected with riprap, situated within a land depression in the center of the existing forested area. Note 11 on the special permit plat indicates that the size and the location of the facility may change; however, staff emphasizes that all calculations for this proposal should be provided in the review phase in order to meet current requirements and to avoid unanticipated changes. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services.

Landscaping and Tree Preservation/Restoration: As previously noted, the elimination of the dry detention pond allows preservation of the forested area at the northern end of the subject property. The preliminary landscaping plan on sheet 4 depicts the area north of the parking lot as “heavily wooded area – to be preserved.” The preliminary landscaping plan also depicts tree plantings along the western and southern property boundaries and a combination of tree plantings and existing tree save along the eastern property boundary. These treed areas will serve to buffer surrounding residential uses. Special precautions should be taken during site preparation and construction to

ensure that the approved limits of clearing and grading is well marked on site in order to avoid unintended tree removal.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan does not depict any trails adjacent to the subject property.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: February 15, 2008

TO: Greg Chase, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM:  Jeremiah Stonefield, Chief Stormwater Engineer
Site Review East, Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Application Review, SP 2007-LE-029, Special Permit Plat, *United Wesleyan Church*, dated December 13, 2007 (Plat), Tax Map #081-4-01-0091-A and 0094-A (Property), Lee District.

We have reviewed the referenced submission and offer the following comments related to stormwater management:

Chesapeake Bay Preservation Ordinance (CBPO)

There are no mapped Resource Protection Areas on the Property.

The applicant is required to incorporate best management practices (BMPs) into the development plan which would achieve a 40% phosphorus removal, as the proposed site improvements qualify as 'development' under the CBPO. The applicant indicates that BMP requirements will be met by the proposed privately maintained infiltration facility. A separate request for approval of a modification of the design specifications of PFM 6-1303.4C will be required prior to site plan approval for the use of the StormTech system.

Floodplain Regulations

There are no regulated floodplains on the Property.

Downstream Drainage Complaints

There is a drainage complaints on file downstream of the subject Property related to house flooding and inadequate overland relief. Additional information of the existing downstream conditions is necessary and off-site improvements may be required to address downstream conditions. The site plan outfall from the site will be subject to the amended requirements of the PFM, effective February 7, 2006, concerning adequate stormwater outfall. In order for the site outfall to be adequate, the downstream dwellings must not be flooded by the 100-year storm, or additional



detention will be required, PFM 6-0203.5. This has not been adequately addressed in this application.

Stormwater Detention

Stormwater detention requirements are proposed to be satisfied with the construction of an infiltration trench. The design computations provided are not sufficient. The stormwater computations were not provided on the plan to verify the proposed size. The infiltration rate must be verified based on guidelines described in Letter to Industry 07-04, dated April 3, 2007.

Site Outfall

Additional stormwater outfall information is required regarding the existing storm sewer in the vicinity of the proposed development. The applicant must provide additional information of the existing storm sewer and/or stream channels downstream to a point that is at least 100 times the site area, ZO 8-011,2.J. The slopes of the pipes must be verified and not assumed. Also, show the storm sewers upstream of the site in the existing easement on Lot 1 and 2, Glens of Queen Anne subdivision.

Additional Comments

The applicant will be required to dedicate adequate storm drainage easements for the conveyance of off-site water through the entire site, PFM 6-0201.3. The easement should be shown on the SP Plat.

Note 11 on Sheet 1 indicates that the general size and location of the stormwater facility is subject to change with final engineering. Zoning Ordinance 8-004.4A(6) limit modifications to the facility from that which is represented on the Plat. The note must be revised.

Please contact me at 4-1720 if you have any questions or require further clarification.

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File (24862-ZONA-001-2)



County of Fairfax, Virginia

MEMORANDUM

DATE: June 6, 2008

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

FROM: Angela Kadar Rodeheaver *AKR by CAA*
 Site Analysis Section
 Department of Transportation

FILE: 3-6 (SP 2007-LE-029)

SUBJECT: Transportation Impact

REFERENCE: SP 2007-LE-029 United Wesleyan Church
 Traffic Zone: 1494
 Land Identification Map: 81-4 ((1)) 91A, 94A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated March 6, 2006. The applicant requests a permit to construct an addition to the church and to bring the property into compliance with current code. The uses will remain the same. There is no child care center.

The applicant is providing sidewalks across the frontages of both Trin Street and Old Rolling Road. There should be connections from both these sidewalks to the church building to promote walking onto the site.

AKR/LAH
 cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES



LAH



County of Fairfax, Virginia

MEMORANDUM

March 20, 2008

TO: Gregory L. Chase, Planner III
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Section, LDS, DPWES

SUBJECT: United Wesleyan Church, SP 2007-LE-029

RE: Your Request for Comments and Recommendations

The review is based on the Special Permit Plat (SP Plat) stamped as received by the Department of Planning and Zoning on December 14, 2008. Cursory electronic comments were provided to you in early February 2008. Preliminary comments based on the Applicants Plat dated September 19, 2006 were provided to you in the spring of 2007. A site visit was conducted at that time.

Site Description: The United Wesleyan Church property is a 4.3 acre site located within the Cameron Run Watershed and is approximately half-forested. The site contains a mid to sub-climax stage upland hardwood forest in the northern half of the site. Forest species in this area consist of various oak species, yellow poplar, red maple, hickory and some Virginia pine. Understory forest species consists of dogwood, redbud, hornbeam and viburnum shrubs. A number of the chestnut oaks in this portion of the property appear to be rather old and a few may be between 125-175 years old. The southern portion of the site has two existing residences, several parking lots, and contains a number of mature oaks and hickories on the perimeter of the area. There are also some landscape shade trees. In addition to the existing church building, there are two existing residences and associated lots, fronting on Old Rolling Road, that contain mature oaks.

1. **Comment:** The proposed design and layout of the SP Plat indicates that a total of 165 parking spaces are planned for, with 55 spaces over the minimum of 110. As a result, a number of high quality mature trees will be removed. The Comprehensive Plan-Policy Plan in the Environment Section states in Objective 10 and sub-Policy A: "Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development." "Protect or restore the maximum of amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices."

Recommendation: The SP Plat should be revised to reduce the size of the bus parking lot to preserve trees along the perimeter of this area. Additionally, the parking spaces along the eastern side of a portion of the travel aisle should be dropped. The limits of clearing and grading should be revised to reflect these changes.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
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www.fairfaxcounty.gov/dpwes



2. **Comment:** The proposed preliminary landscape plan on sheet 5 of the SP Plat is in need of various revisions to address transitional screening and barriers, selection of plant material and specifications and supplemental plantings. The following design issues should be addressed:
- All transitional screening plantings should be identified by species and have accurate canopy sizes shown. The existing or proposed barriers need to be stated and shown. Additionally, portions of the transitional screening plantings in the southeastern portion of the site are within a future VDOT right-of-way. This may not be approved by VDOT.
 - Provide a detailed plant schedule with specifications for all landscape plantings.
 - In order to contribute to maintaining water quality and providing native plant material for wildlife....native shrubs and groundcover should be provided around the buildings and along portions of the parking lot.

Recommendation: The SP Plat should be revised and the design considered carefully to address these issues.

JGS/
UFMIQ #: 124806

cc: RA File
DPZ File



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.