



County of Fairfax, Virginia

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

June 25, 2008

Mr. John Crouch
Rinker Design Associates, P.C.
9300 West Courthouse Road, Suite 300
Manassas, VA 20110

Re: Interpretation for SP 2007-SU-125, New Mt. Zoar Baptist Church, Tax Map 074-1-01-0125:
Limits of Clearing and Grading

Dear Mr. Crouch:

This is in response to your letters dated April 24 and June 3, 2008, requesting an interpretation of the development conditions and Special Permit (SP) Plat approved by the Board of Zoning Appeals (BZA) in conjunction SP 2007-SU-125. As I understand it, the question is whether the proposed changes in the limits of clearing and grading would be in substantial conformance with the SP Plat and development conditions. This determination is based on your letter and submitted graphic entitled "Zoning Interpretation Exhibit" prepared by Rinker Design Associates and dated June 13, 2008. Copies of your letters and relevant exhibit are attached.

As I understand it, you are proposing to alter the limits of clearing and grading based upon final engineering considerations for the site. The 10 foot wide limits of clearing and grading shown on the SP Plat for the stormwater drainage pipe is proposed to be increased to 20 feet wide to accommodate a pipe to be located 17 feet deep. You have stated that the depth of the trench is needed to provide outfall and to allow the on-site drainage to reach the adjacent tributary to Bull Run. The trench walls will need to be shored and consequently the width of the limits of clearing and grading would need to be increased from 10 feet to 20 feet. To maintain the undisturbed area at 49.8% of the site, as stated in development condition 7, you are proposing to increase the area of limits of clearing and grading along the rear of the parking areas and the church structure. You propose to offset the 3,482 square feet of proposed additional disturbed area with an equivalent new undisturbed area. You have also confirmed that as development condition 9 states you are required to re-vegetate the disturbed area back to its natural habitat.

It is my determination that the proposed limits of clearing and grading would be in substantial conformance with the SP 2007-SU-125 provided that restoration of the disturbed area is completed pursuant to the SP development conditions and subject to Urban Forest Management (UFM) DPWES approval. This determination has been reviewed with UFM, DPWES, and has been made in my capacity as the duly authorized agent of the Zoning Administrator.

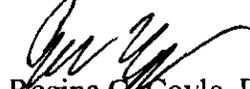
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



Mr. John Crouch
Page 2

If you have any questions regarding these requirements, please feel free to contact Lisa Feibelman at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

N:\Letters\SP 2007-SU-125 New Mt. Zoar - Limits of C & G.docAttachments: A/S

cc: Members, Board of Zoning Appeals
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Assad Ayoubi, Acting Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SP 2007-SU-125, SPI 0804 016, Imaging, Reading File



RINKER DESIGN ASSOCIATES, P.C.

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June 3, 2008

RECEIVED
Department of Planning & Zoning
JUN 03 2008
Zoning Evaluation Division

Ms. Lisa Fiebelman
Fairfax County DPZ-ZED
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5504

RE: Interpretation request
New Mt. Zoar Baptist Church
7127 Ordway Road
TM 74-1-((1)), Parcel 2
SP 2007-SU-125

Dear Ms. *Lisa* Fiebelman:

From our phone discussion this morning, I understand you are requesting additional clarification regarding our proposed grading and clearing limits. As mentioned in our original letter dated April 24, 2008 only preliminary engineering was conducted during the special use permit review process. Following BZA approval of SP 2007-SU-125, RDA started the detailed design engineering plans for site plan submission. At that time when reviewing the limits of clearing and grading, we realized that the proposed storm drainage pipe might be as deep as 17 feet and a width greater than 10 feet would be needed for grading and shoring up the trench walls during construction. This depth is needed to provide adequate outfall and to allow the on-site drainage to reach the adjacent tributary to Bull Run. To balance the area designated for grading and clearing, as previously approved and to maintain the undisturbed open space at 49.8% of the site, we found that we could tighten and reduce the clearing, previously indicated along the rear of the parking lot area and the church structure.

As indicated on the Special Permit Plan, the entire eastern half of the site will be re-vegetated and restored. The area designated for the drainage pipe is included within this

restoration area. In addition, Development Condition #9 requires us to submit a tree preservation and restoration plan to Urban Forest Management for review and approval. Currently RDA is preparing this plan, which will be submitted with the site plan and will consist of re-vegetating the entire area back to its natural habitat.

Please call me if you have any additional questions. Your assistance in this matter is greatly appreciated.

Best Regards,



John Crouch
Project Coordinator





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April 24, 2008

Ms. Susan Langdon
Fairfax County DPZ-ZED
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035-5504

RE: Request for Interpretation
New Mt. Zoar Baptist Church
7127 Ordway Road
TM 74-1-((1)), Parcel 2
SP 2007-SU-125

Dear Ms.  Langdon:

The purpose of this letter is to confirm our conversation from earlier this week, regarding the above referenced project. As I mentioned, the field surveyed topography and detailed engineering has resulted in this request for a minor modification to the limits of clearing and grading. Specifically, we have found that the ten-foot wide area we previously indicated for the proposed stormwater drainage pipe is too narrow to construct. In addition, a small portion of this trench may be as deep as 17 feet. We further understand the County's concern with restricting clearing and grading and generally preserving the undisturbed open space. In this regard, we are proposing to expand the width of the drainage area to approximately 20 feet wide and reduce the previously proposed disturbed area along the rear of the parking areas and the church structure to compensate.

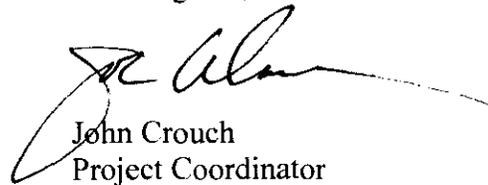
As indicated on the enclosed Zoning Interpretation Exhibit, the area that will be expanded totals approximately 3482 square feet, while the area that will be restricted also totals 3482 square feet. By balancing these areas, we are able to verify and honor the overall

undisturbed open space at 49.8% of the overall site area, as specified in Development Condition #7.

With our client, the Trustees of New Mt. Zoar Baptist Church, we believe the proposed minor modification, as shown on the enclosed Exhibit, is in conformance with the approved Special Permit Plat and Development Conditions and complies with all County standards and policies.

Thank you for your consideration and assistance in this matter. If you have any questions or need additional information, please do not hesitate to contact me at (703) 368-7373.

Best Regards,



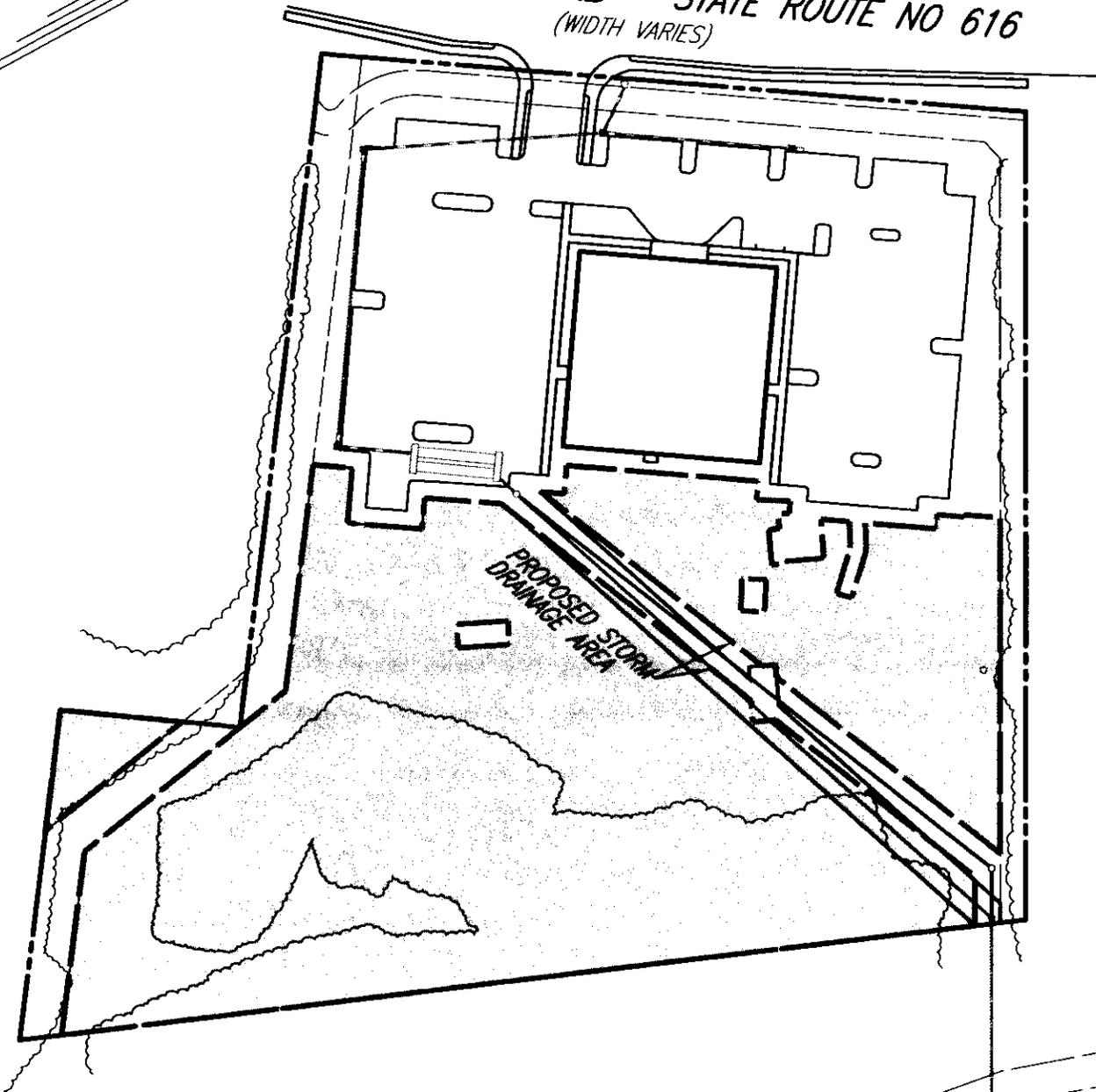
John Crouch
Project Coordinator

Enclosures: Zoning Interpretation Exhibit
Approved Special Permit Plat
Adopted Development Conditions
Special Permit Plan with modification



NORTH

ORDWAY ROAD STATE ROUTE NO 616
(WIDTH VARIES)



UNDISTURBED OPEN SPACE: 49.8% OR 129,133 SQ. FT.

LEGEND

-  DENOTES UNDISTURBED OPEN SPACE
-  DENOTES PREVIOUS LIMITS OF UNDISTURBED OPEN SPACE

ZONING INTERPRETATION EXHIBIT
 SP 2007-SU-125
NEW MOUNT ZOAR CHURCH
 FAIRFAX COUNTY, VIRGINIA
 SULLY DISTRICT
 SCALE: 1" = 50' JUNE 13, 2008









County of Fairfax, Virginia

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

February 4, 2008

Stephen K. Fox, Esquire
10511 Judicial Drive
Suite 112
Fairfax, Virginia 22030

Re: Special Permit Application SP 2007-SU-125
Trustees of New Mount Zoar Baptist Church

Dear Mr. Fox:

At its January 29, 2008 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. 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 703-222-0801.

Sincerely,

Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals

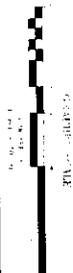
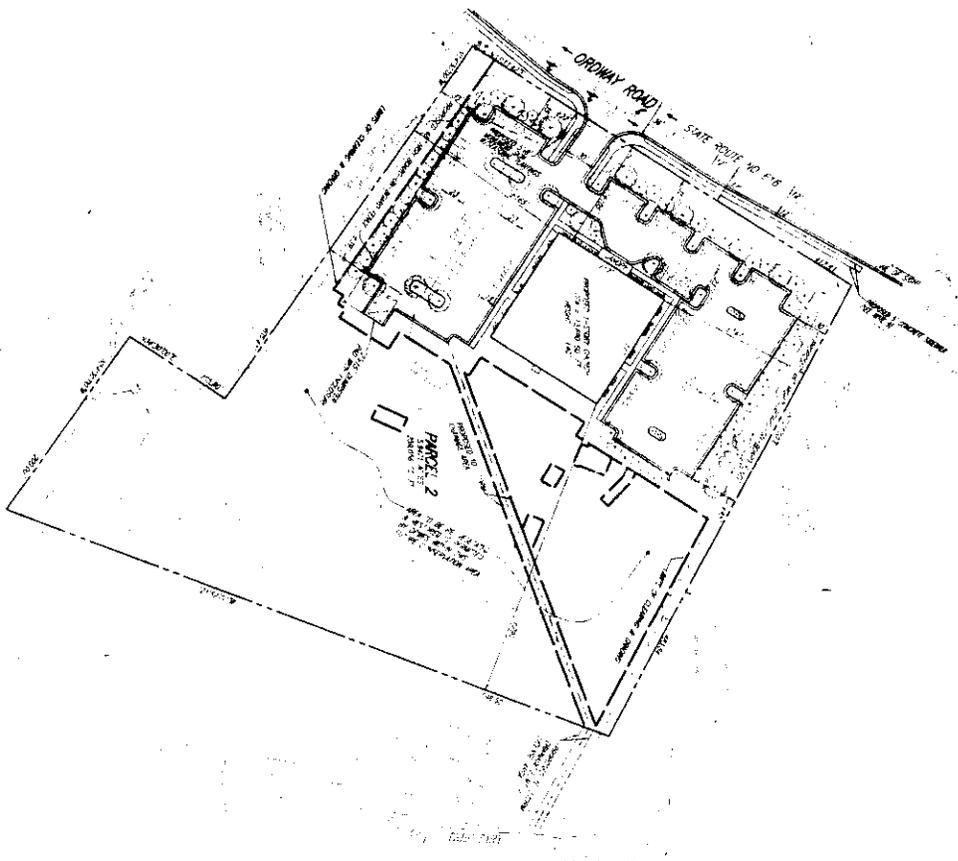
Enclosure: As stated

Department of Planning and Zoning
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www.fairfaxcounty.gov/dpz/

SCALE

ORDWAY ROAD

ANGLE OF BELL BARK



NEW MOOUNT ZION CHURCH



Rinker Design Associates, P.C.

Engineering * Surveying * Land Planning * Transportation * Environmental Services
334 West Commonwealth Road, Suite 200, Gloucester, VA, 23060
Telephone: (703) 688-1171 Fax: (703) 688-8883
"Turning Challenges into Opportunities"