APPLICATION ACCEPTED: August 7, 2007
BOARD OF ZONING APPEALS: July 29, 2008
MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 22, 2008

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2007-DR-085

DRANESVILLE DISTRICT

APPLICANT:	Vienna Heritage Center
ZONING:	R-1
LOCATION:	10602 Leesburg Pike
ZONING ORDINANCE PROVISIONS:	3-103
TAX MAP:	12-4 ((1)) 49
LOT SIZE:	2.23 acres
F.A.R.:	0.138
PLAN MAP:	Residential 0.5-1.0 du/ac
SP PROPOSAL:	To permit construction of a place of worship.

STAFF RECOMMENDATION: Staff recommends denial of SP 2007-DR-085.

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.

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).

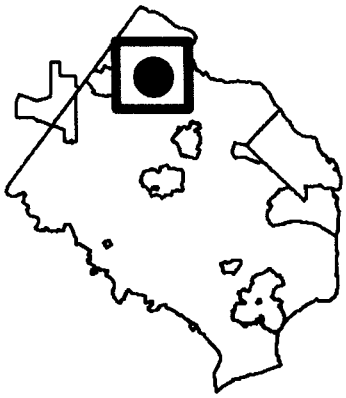
O:\gchase\Church's\Vienna Heritage\Vienna Heritage Center - cover sheet.doc *Gregory Chase*

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.

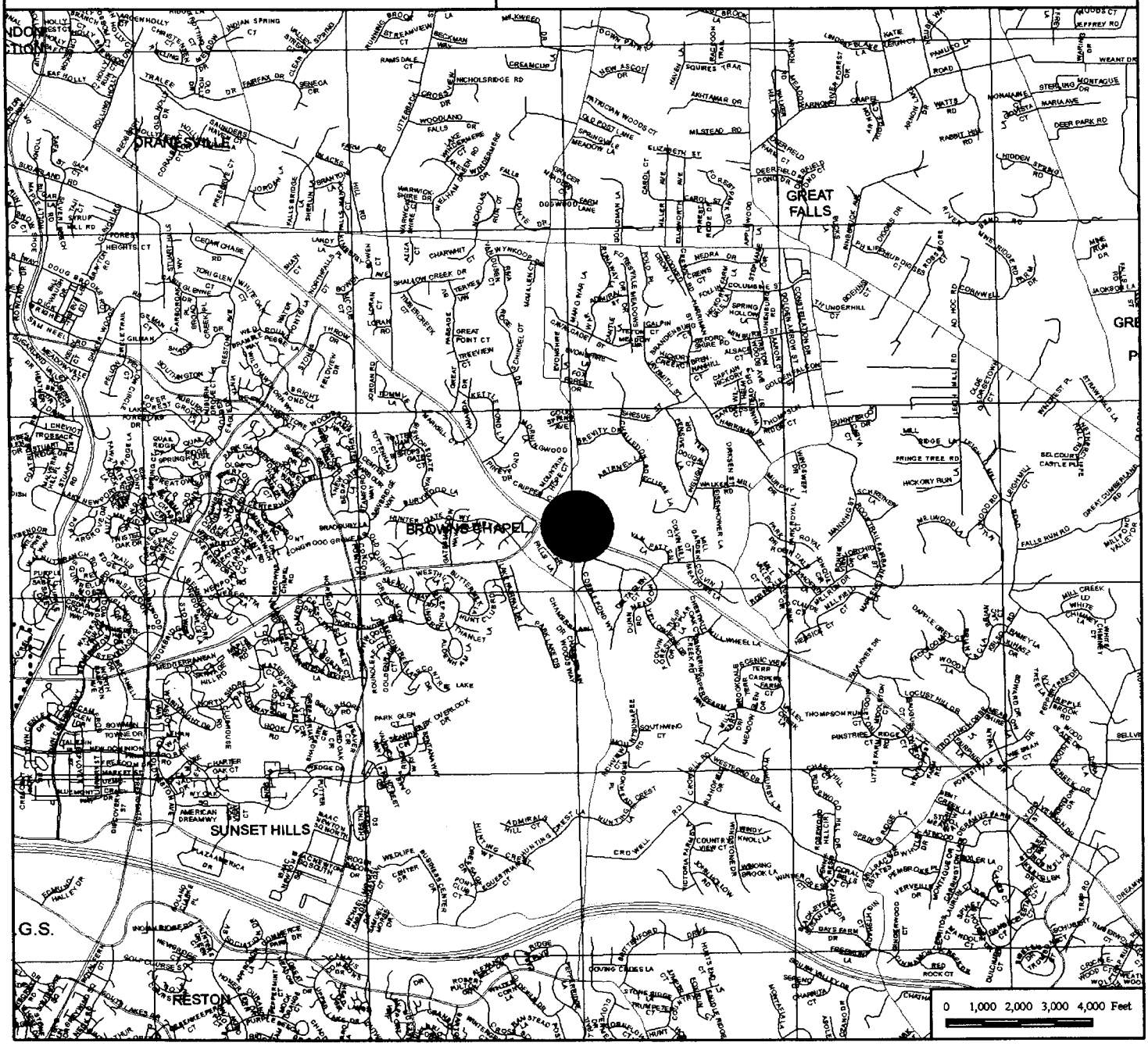
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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

Special Permit

SP 2007-DR-085



Applicant:	VIENNA HERITAGE CENTER
Accepted:	08/07/2007
Proposed:	PLACE OF WORSHIP
Area:	2.23 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect:	03-0103
Art 8 Group and Use:	3-02
Located:	10602 LEESBURG PIKE
Zoning:	R- 1
Overlay Dist:	
Map Ref Num:	012-4- /01/ /0049



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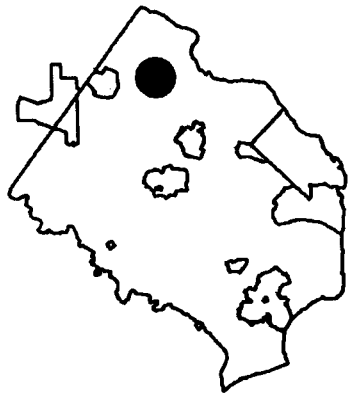
SP 2007-DR-085



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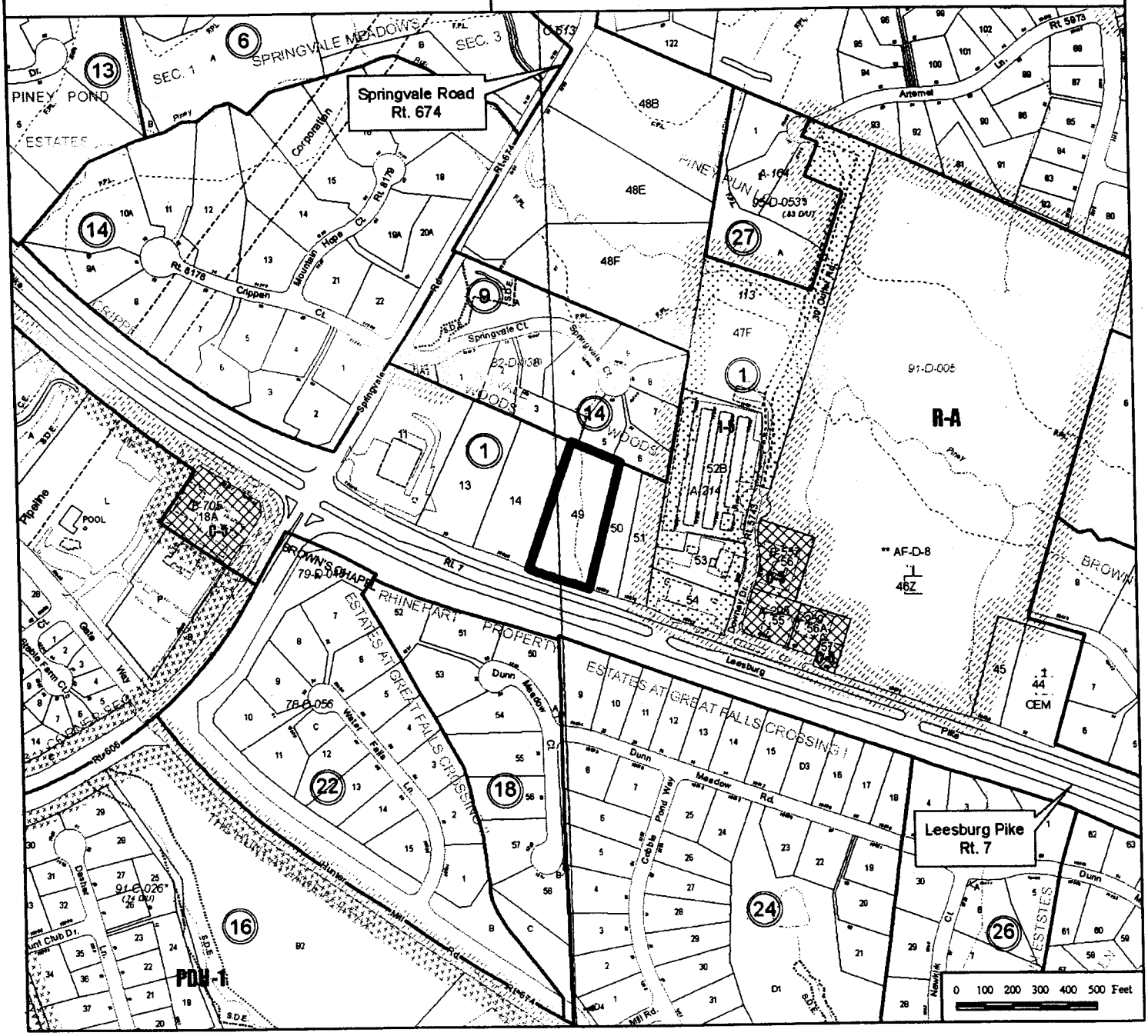


NOTES:

1. THE PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 12-4-((01))-0049. AND CONTAINS 2.234 ACRES DEED BOOK 18326 PG 064.

2. THE APPLICANT/OWNER:

NABIL ZAHR
8413 WESLEYAN STREET
VIENNA, VA 22180

3. PROPOSED USED: PLACE OF WORSHIP

4. BOUNDARY SURVEY WILL BE PEFORMED LATER PRIOR TO PREPARATION OF SITE PLAN.

5. THE TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD RUN SURVEY BY GEOENV ENGINEERS (GEE).

6. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREON. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATION OF PFM DESIGN CRITERIA AT THE TIME OF SUBDIVISION PLAN/ PLAT PREPARATION/ SUBMISSION.

7. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING , OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.

8. GEOENV ENGINEERS (GEE) IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITHIN A WIDTH OF 25 FEET OR MORE.

9. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON MUST BE HONORED.

10. AIR QUALITY PERMITS SHALL BE OBTAINED IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING , GRADING OR CONSTRUCTION.

11. THE SITE WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM .SEPTIC SYSTEM WILL BE DESIGNED AND INSTALLED PER HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.

12. A RESOURCE PROTECTION AREA (RPA), AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE, DOES NOT EXIST ON THE SUBJECT PROPERTY.

13. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC), AND A MINOR FLOOD PLAIN DO NOT EXIST ON THE SUBJECT PROPERTY.

14. GEE IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

15. ALL PUBLIC IMPROVEMENTS SHOWN ON THIS PROPERTY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SPECIFICATION OF FAIRFAX COUNTY OR THE VIRGINIA DEPARTMENT FOR TRANSPORTATION STANDARDS, APPLICABLE.

16. NO HAZARDOUS OR TOXIC SUBSTANCES WILL BE GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.

17. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/ DEVELOPER.

18. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR A REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SITE PLAN, IF REQUIRED.

19. A STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FACILITY HAS BEEN DEPICTED ON THE PLAN .

20. ALL DIMENSIONS ARE SUBJECT TO MINOR MODIFICATIONS PURSUANT TO SECTION 18-402 OF THE ZONING ORDINANCE, TYPICAL HOUSE FOOTPRINTS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT THERE IS NO REDUCTION IN OPEN SPACE. THE MINIMUM YARDS SHOWN ON SITE TABULATIONS ARE HONORED. AND THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE HONORED.

21. ARCHITECTURAL ELEVATIONS ARE SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. MODIFICATIONS OF THESE ELEVATIONS ARE PERMITTED PROVIDED THE CHARACTER OF ARCHITECTURE IS MAINTAINED.

GENERAL NOTES:

1. THE SOIL OF THE SITE IS MAPPED AS MEADOWVILLE (20B+) AND GLENELG (55B2 AND 55C2) PER FAIRFAX COUNTY SOIL BOOK.

2. THE SITE WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM.

3. THE 2' CONTOUR IS BASED ON FIELD RUN TOPOGRAPHY SURVEY CONDUCTED BY THIS FIRM.

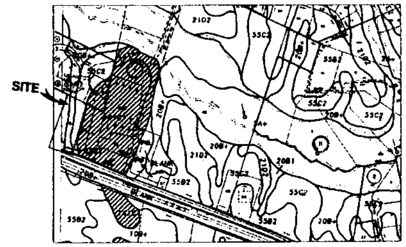
4. THE SITE IS CURRENTLY VACANT AND COVERED BY DECIDIOUS TREES SUCH AS MAPLE, OAK, PINE.

ENTRANCE SIGN:

THE SIZE OF THE SIGN= 12' LENGTH x 3' HEIGHT, AND 2' THICKNESS .
MATERIAL USE: CONCRET AND BRICK

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITIES AND MEMBER UTILITY COMPANIES, HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE. THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MISS UTILITY @ 1-800-552-7001 AT LEAST 48 HOURS IN ADVANCE OF THE START OF ANY WORK ON THIS PROJECT.



SOIL MAP
SCALE: 1"= 500'

SOIL DATA

SOIL ID NUMBERS	SERIES NAME	% OF SITE	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	SOIL TYPE	GEOTECH. REPORT REQ'D
20B+	MEADOWVILLE	30%	FAIR	MARG-W	GOOD	MOD	B	NO
55B2	GLENELG	33%	GOOD	GOOD	GOOD	HIGH	C	NO
55C2	GLENELG	37%	GOOD	GOOD	GOOD	HIGH	C	NO

MEADOWVILLE (20B+)

THIS SOIL OCCURS IN DRAINAGEWAYS AND FOOTSLOPES, DERIVED FROM SCHISTS, GRANITES, AND ALLUVIUM. CLAYS AND SILTS OVERLIE SILTY AND SANDY DECOMPOSED ROCK. DEPTH TO SEASONAL HIGH WATER TABLE RANGES FROM TWO TO FOUR FEET. DEPTH TO HARD BEDROCK RANGES FROM 10 TO 100 FEET. PERMEABILITY IS MODERATE. FOUNDATION SUPPORT MAY BE MARGINAL BECAUSE OF SOFT SOIL AND SEASONAL SATURATION. FOUNDATION DRAINS (EXTERIOR AND INTERIOR) AND WATERPROOFING ARE NECESSARY TO PREVENT WET BASEMENTS. GRADING IS REQUIRED TO ELIMINATE WET YARDS. SUITABILITY FOR SEPTIC DRAINFIELDS AND INFILTRATION TRENCHES IS POOR BECAUSE OF THE HIGH WATER TABLE

GLENELG (55B2, 55C2)

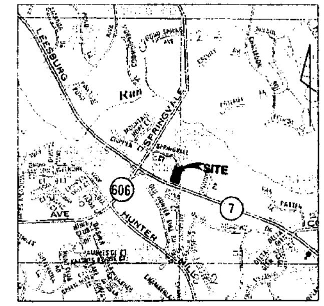
THIS SOIL OCCURS ON HILLTOPS AND SIDESLOPES UNDERLAIN BY MICACEOUS SCHIST. SILTS AND CLAYS OVERLIE SILTY AND SANDY DECOMPOSED ROCK. DEPTH TO HARD BEDROCK RANGES FROM 5 TO 100 FEET. PERMEABILITY IS MODERATE TO MODERATELY RAPID. FOUNDATION SUPPORT FOR SMALL BUILDINGS (THREE STORIES OR LESS) IS TYPICALLY SUITABLE. BECAUSE OF A HIGH MICA CONTENT, THE SOIL TENDS TO "FLUFF" UP WHEN DISTURBED AND IS DIFFICULT TO COMPACT, REQUIRING ENGINEERING DESIGNS FOR USE AS STRUCTURAL FILL. THIS SOIL IS SUITABLE FOR SEPTIC DRAINFIELDS AND INFILTRATION TRENCHES. GLENELG IS HIGHLY SUSCEPTIBLE TO EROSION.

ZONING TABULATION:

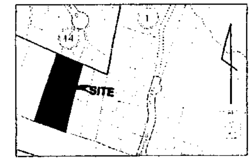
DESCRIPTIONS	REQUIRED	PROVIDED
MIN LOT AREA	36,000 SF	97,313 SF
ZONING DISTRICT	R-1	R-1
LOT COVERAGE	30%	35.5%
MIN OFF-STREET PARKING	NUMBER OF PARKING SPACE REQUIRED = ONE SPACE PER 4 SEATS	
TOTAL SEATS= 176	44 SPACES	46 SPACES
HANDICAPPED SPACES	1 SPACE	1 SPACE
ACCESSIBLE PARKING (VAN)	1	1
LOADING SPACE	1	1
REQUIRED SET BACK		
FRONT	40 FEET	40.4 FT (MIN)
SIDES	20 FEET	287.2 FEET
REAR	25 FEET	79.2 FT (MIN)
MAX. BUILDING HEIGHT	60 FEET	± 37 FEET
FAR	0.15	0.138
TREE COVER	20%	35.8%

OPEN SPACE INFORMATION:

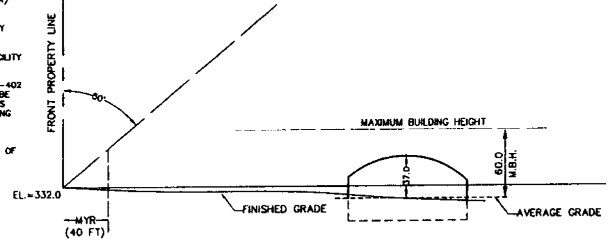
OPEN SPACE, BUFFER SCREENING AREA= 30,240 SF
OPEN SPACE LANDSCAPE= 6,633 SF
OPEN SPACE SEPTIC DRAINFIELD= 9,672 SF
TOTAL= 46,545 SF
% OF OPEN SPACES= 44.50 %



VICINITY MAP
N.T.S.



SCALE: N.T.S.
RPA MAP

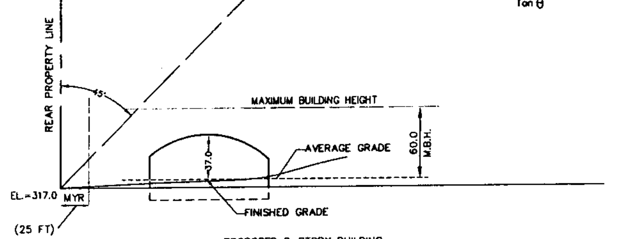


PROPOSED 2-STORY BUILDING
DETAIL ANGLE OF BULK PLANE
(FRONT YARD)
(SCALE 1"=50')

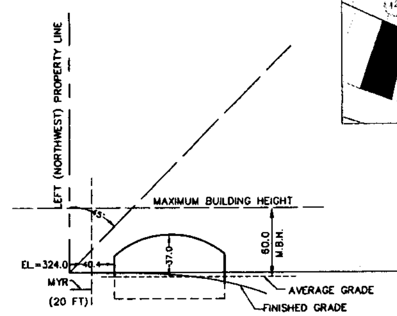
50' ANGLE OF BULK PLANE
332.0 LOT LINE
40' MINIMUM REARYARD REQUIREMENT
33.6' EFFECTIVE BUILDING HEIGHT
60' MAXIMUM BUILDING HEIGHT
326.5 GRADE (FINISHED)

M.Y.R. = E.B.H. * tan

$E.B.H. = \frac{M.Y.R.}{Tan\ \theta}$



PROPOSED 2-STORY BUILDING
DETAIL ANGLE OF BULK PLANE
(REAR YARD)
(SCALE 1"=50')

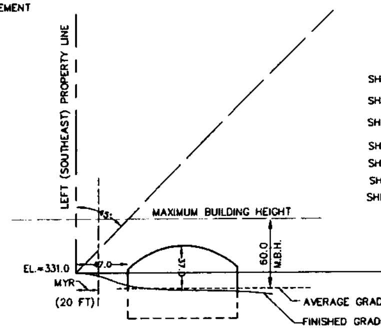


PROPOSED 2-STORY BUILDING
DETAIL ANGLE OF BULK PLANE
(LEFT YARD)
(SCALE 1"=50')

45' ANGLE OF BULK PLANE
324.0 LOT LINE
20' MINIMUM REARYARD REQUIREMENT
20' EFFECTIVE BUILDING HEIGHT
60' MAXIMUM BUILDING HEIGHT
326.5 GRADE (FINISHED)

M.Y.R. = E.B.H. * tan

$E.B.H. = \frac{M.Y.R.}{Tan\ \theta}$



PROPOSED 2-STORY BUILDING
DETAIL ANGLE OF BULK PLANE
(RIGHT YARD)
(SCALE 1"=50')

45' ANGLE OF BULK PLANE
331.0 LOT LINE
20' MINIMUM REARYARD REQUIREMENT
20' EFFECTIVE BUILDING HEIGHT
60' MAXIMUM BUILDING HEIGHT
326.5 GRADE (FINISHED)

M.Y.R. = E.B.H. * tan

$E.B.H. = \frac{M.Y.R.}{Tan\ \theta}$

SHEET INDEX

SHEET	DESCRIPTION
SHEET 1	GENERAL NOTES BULK PLAIN
SHEET 2	SITE PLAN FOR SPECIAL PERMIT
SHEET 3	LANDSCAPE PLAN
SHEET 4	PRE-AND POST-DEVELOPMENT DRAINAGE MAPS
SHEET 5	STORMWATER COMPUTATIONS AND OUTFALL NARRATIVE
SHEET 6	DRAINAGE MAPS AND BMP COMPUTATIONS

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Tel. 703.591.7170
Fax. 703.591.7074
www.geoenvl.com

REVISION BLOCK

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1ST	REVISION PER COUNTY COMMENTS	GEO ENV		

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
IBRAHIM A. CHEHAB
No. 022066
PROFESSIONAL ENGINEER

GENERAL NOTES AND FRONT ELEVATION

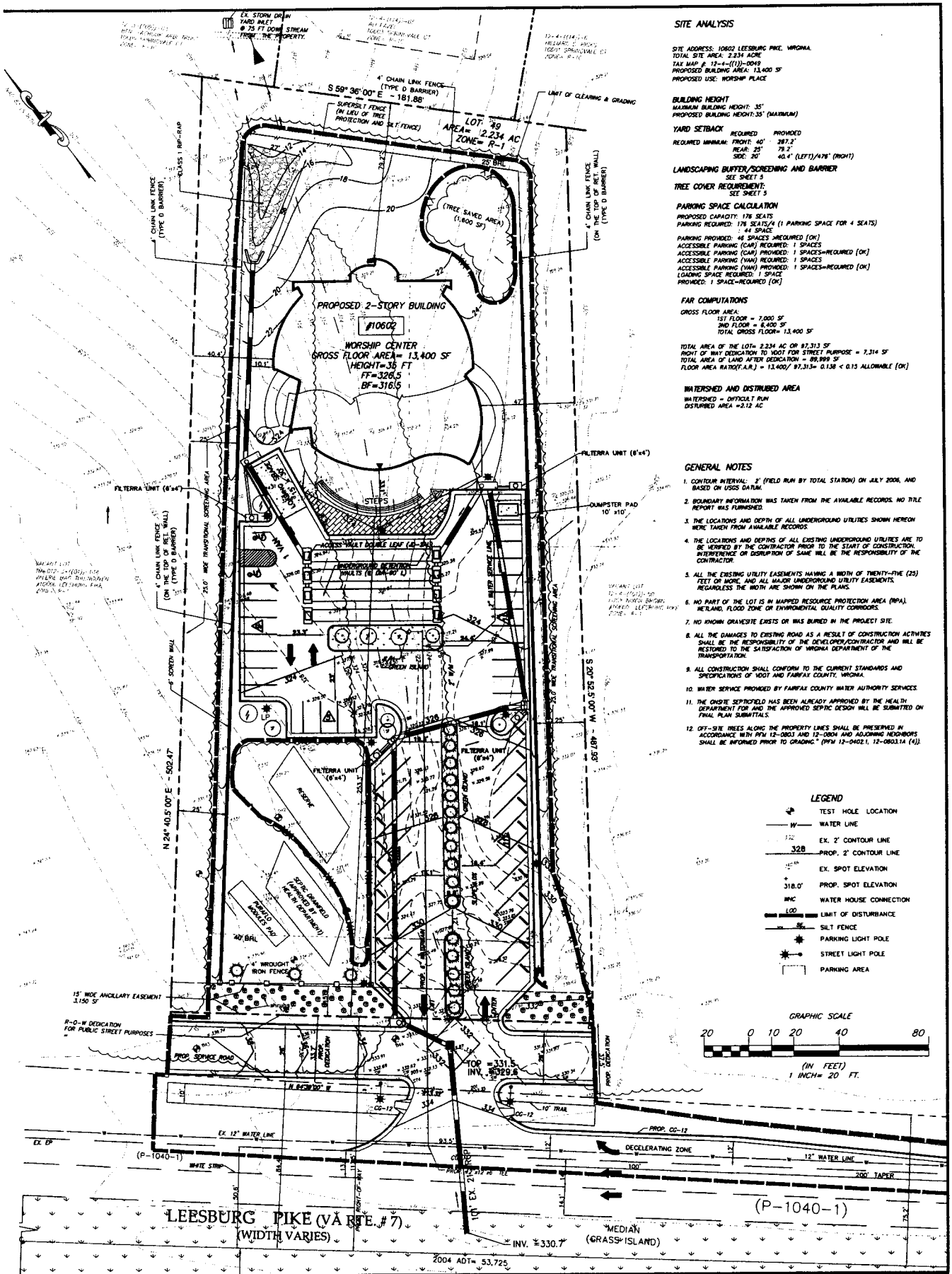
VIENNA HERITAGE CENTER, LOT 49, BROWN CHAPEL
10602 LEESBURGE PIKE

MAGISTERIAL DISTRICT: DRANESVILLE #1
FAIRFAX COUNTY, VIRGINIA

TAX MAP:	012-4-1-49
DATE:	DEC 2007
PREPARED BY:	RAM
CHECKED BY:	ABE
PROJECT #	2006-614

SCALE:

SHEET 1 OF 6



SHEET 2 OF 6

SCALE: 1"=20'

PROJECT #:	2006-614
CHECKED BY:	ABE
PREPARED BY:	RAM
DATE:	DEC. 2007
TAX MAP:	012-4-1-49

SITE PLAN (SPECIAL PERMIT)

VIENNA HERITAGE CENTER, LOT 49, BROWN CHAPEL

10602 LEESBURGE PIKE

MAGISTERIAL DISTRICT: DRANESVILLE #1

FAIRFAX COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
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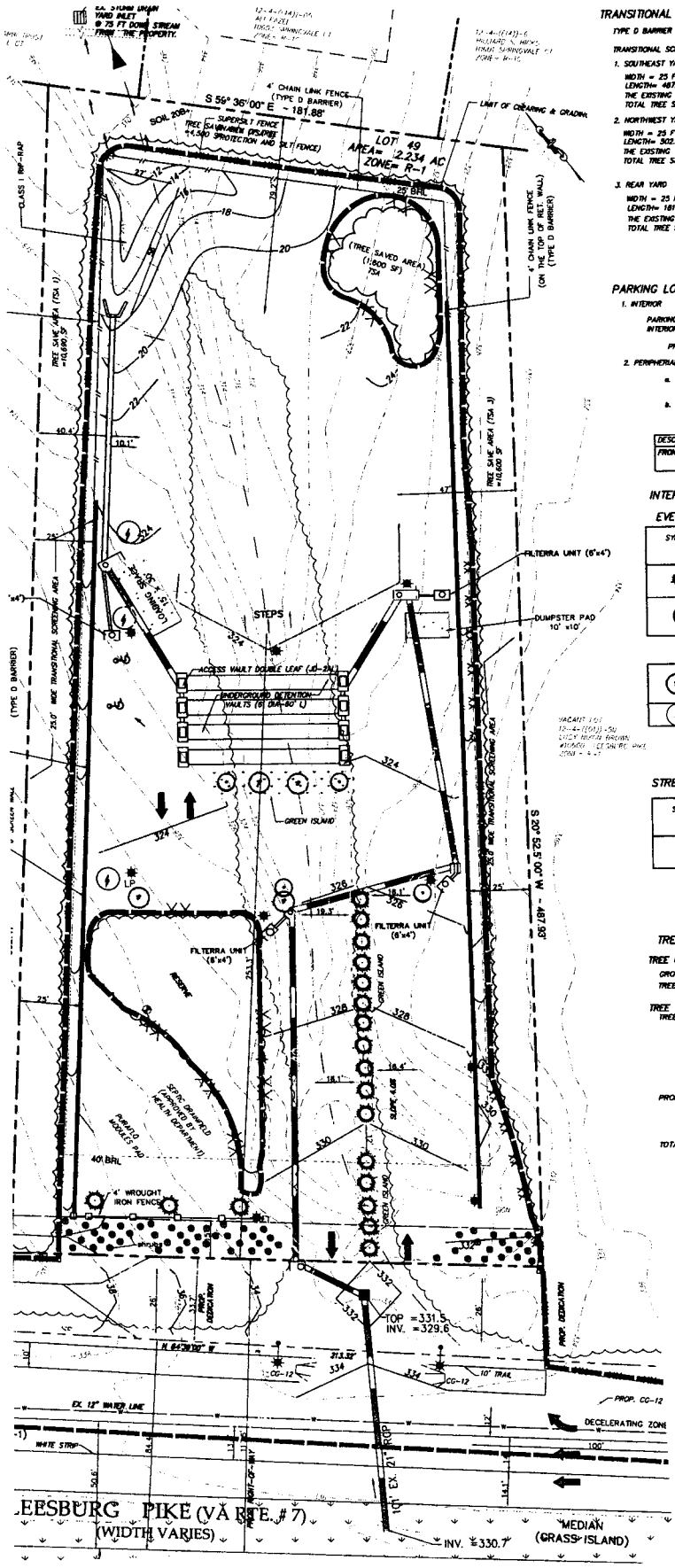

TRANSITIONAL SCREENING AND BARRIER

TYPE D BARRIER WILL BE PROVIDED IN CONJUCTION WITH A SCREENING.

TRANSITIONAL SCREENING TYPE: 1

1. SOUTHEAST YARD (RIGHT) SIDE

   WIDTH = 25 FT
   LENGTH= 487.93 LF
   THE EXISTING TREES WILL BE PRESERVED, AS SHOWN, FOR SCREENING.
   TOTAL TREE SAVED=487.83' LENGTH x25' WIDTH=12,196 SF

2. NORTHWEST YARD (LEFT) SIDE

   WIDTH = 25 FT
   LENGTH= 502.47 LF
   THE EXISTING TREES WILL BE PRESERVED, AS SHOWN, FOR SCREENING.
   TOTAL TREE SAVED=502.47' LENGTH x25' WIDTH=12,561 SF

3. REAR YARD

   WIDTH = 25 FT
   LENGTH= 181.88'-25'-25'=131.88 LF
   THE EXISTING TREES WILL BE PRESERVED, AS SHOWN, FOR SCREENING.
   TOTAL TREE SAVED=131.88' LENGTH x25' WIDTH=3,297 SF

PARKING LOT LANDSCAPING

1. INTERIOR

   PARKING AREA=27,677 SF
   INTERIOR LANDSCAPE AREA=27,677*0.05 (@ OF 5% OF THE PARKING LOT) =1,384 SF
   PROVIDED (SEE BELOW)=2,625 SF > 1,384 SF [OK]

2. PERIPHERIAL LANDSCAPING

   a. THE PARKING LOT ABUTTS TO SCREENING BUFFER ON BOTH SIDES, NO PERIPHERAL PARKING IS REQUIRED.

   b. PROPERTY LINE ABUTTING THE RIGHT-OF-WAY
   A 20' STRIP WILL BE PROVIDED ALL ACROSS THE FRONT LINE, EXCEPT THE DRIVEWAY ENTRANCE WIDTH.

DESCRIPTION	TYPE	RATE	LENGTH	TOTAL
FRONT LOT	EVERGREEN	1/40 LF	75.0	3

INTERIOR LANDSCAPE

EVERGREEN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	10-YR PROJECTED COVER AREA	TOTAL TREES	COVER AREA (SF)
	CUPERSSOCYPARIS LEYLANDI	LEYLAND CYPRESS	3" CAL. MIN.	75 SF	21	1,575
	JUNIPERUS CHINENSIS	CHINESE JUNIPER	7 ' HT	75 SF	4	300
				SUB-TOTAL=		1,875 SF

DECIDIOUS TREES

	CORNUS FLORIDA	FLOWERING DOGWOOD	1" CAL. MIN.	75 SF	4	300
	FRAXIUS PENNSLVANTICAL	GREEN ASH	14' HT	150 SF	3	450
				SUB-TOTAL=		750
				TOTAL=		2,625 SF

STREET SCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	10-YR PROJECTED COVER AREA	TOTAL TREES	COVER AREA (SF)
	CUPERSSOCYPARIS LEYLANDI	LEYLAND CYPRESS	3" CAL. MIN.	75 SF	3	225
					TOTAL=	225 SF

TREE COVER COMPUTATIONS

TREE COVER REQUIRED

GROSS LOT AREA = 2.066 AC OR 86,999 SF (AFTER THE DEDICATION)
TREE COVER REQUIREMENTS= 20% OR 18,000 SF

TREE COVER PROVIDED

TREE FROM PRESERVATIONS:
SCREENING TO THE NORTHWEST SIDE (LFETYARD): 10,890 SF (TSA 1)
SCREENING TO THE NORTHEAST SIDE (REARYARD): 4,500 SF (TSA 2)
SCREENING TO THE SOUTHEAST (RIGHTYARD): 10,800 SF (TSA 3)
TREE SAVED AREA BACK YARD : 1,600 SF (TSA 4)
SUB-TOTAL: 10,890 SF+4,500 SF+10,800 SF+1,600 SF =27,390 SF

PROPOSED TREE
INTERIOR LANDSCAPING: 2,625 SF
STREET SCAPE: 225 SF
SUB-TOTAL: 2,625 SF + 225 SF=2,850 SF

TOTAL TREE COVER=27,390 SF+2,850 SF=30,240 SF (33.6%) >19,463 SF [OK]

PROJECT # 2006-019-000

TAX MAP: 017-4-1-49

DATE: DEC. 2007

PREPARED BY: RAM

CHECKED BY: JBE

LANDSCAPE PLAN

VIENNA HERITAGE CENTER, LOT 49, BROWN CHAPEL

10602 LEESBURG PIKE

MAGISTERIAL DISTRICT: DRANESVILLE #1

FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
IBRAHIM A. CHISHAB
No. 022968
PROFESSIONAL ENGINEER

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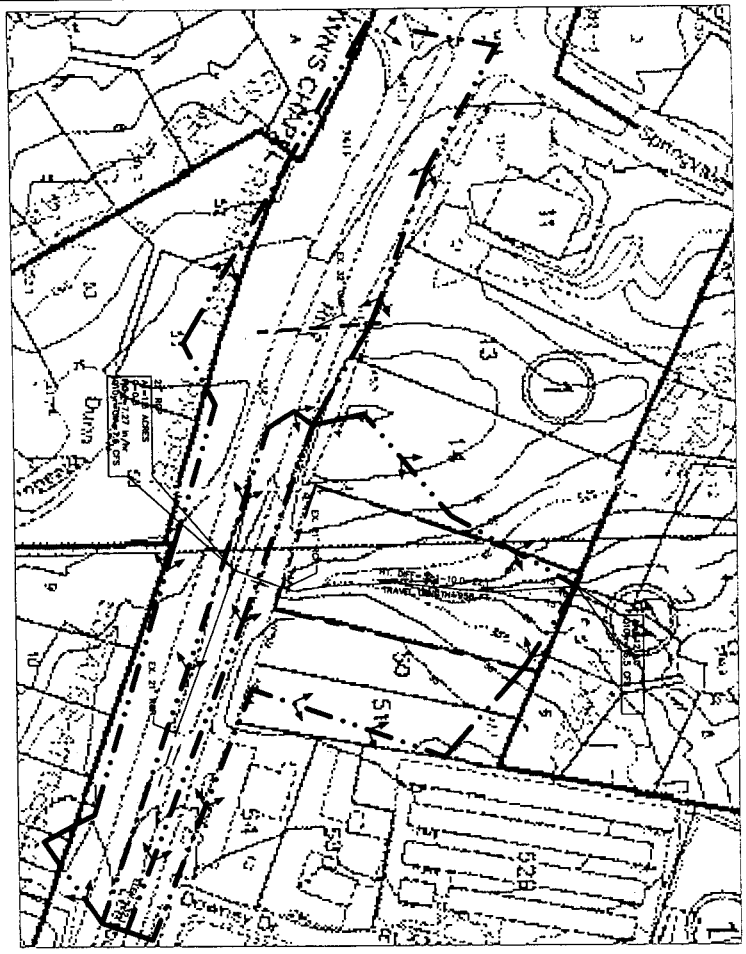

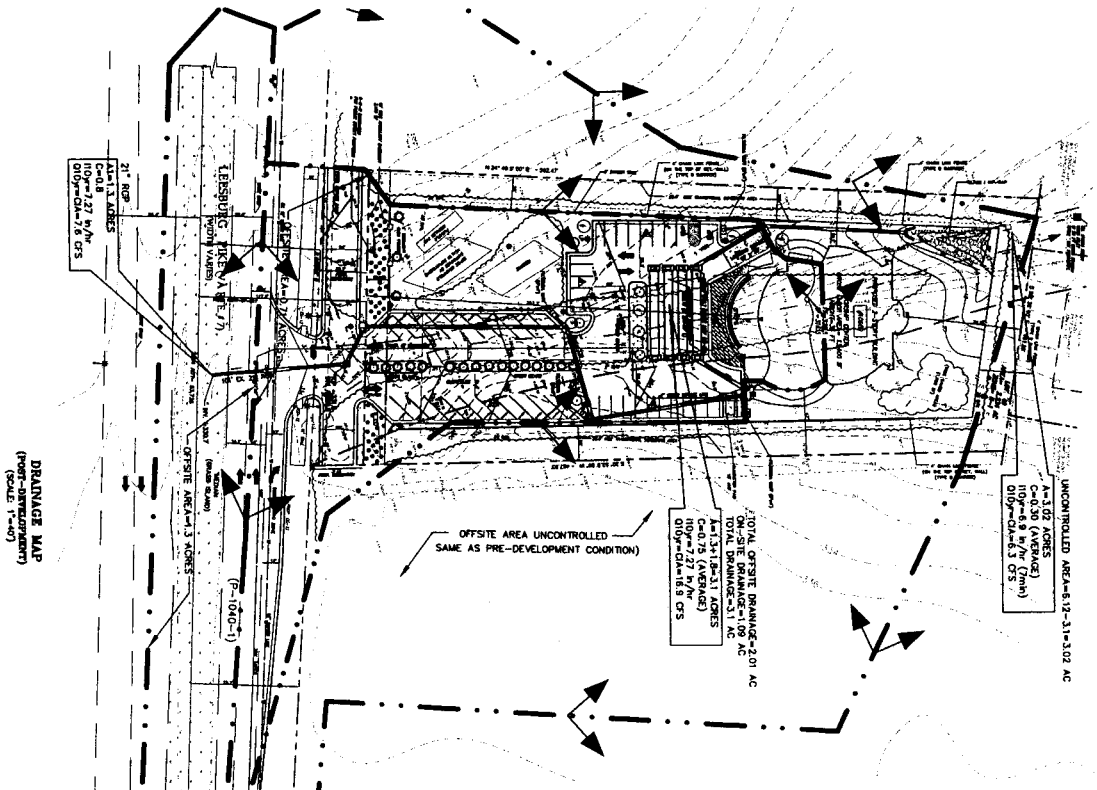

PRE- & POST-DEVELOPMENT DRAINAGE MAPS

VIENNA HERITAGE CENTER, LOT 49, BROWN CHAPEL

10602 LEESBURG PIKE

MAGISTERIAL DISTRICT: DRANESVILLE #1 — FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA — IBRAHIM A. CHEBAB — No. 022998 — PROFESSIONAL ENGINEER

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10875 Main Street, Suite 213
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PRE-DEVELOPMENT CONDITION:

THE STUDY SITE CONSISTS OF 6.12 ACRE OF DRAINAGE AREA AND HAS ONE DRAINAGE DRIVE. THE SITE IS CURRENTLY VACANT AND COVERED WITH WOODED AREA. A SMALL RAVINE PASSES THROUGH THE STUDY LOT ORIGINATING FROM THE RIGHT OF WAY OF LEESBURG PIKE, AND SLOPES TO THE NORTH. IT IS A DRY RAVINE AND RECEIVES ONLY SURFACE RUNOFF FROM THE FRONT PART OF LEESBURG PIKE (VA RTE #7) VIA AN EXISTING 21" RCP PIPE LAID UNDER LEESBURG PIKE. APPROXIMATELY 7.6 CFS OF SURFACE RUNOFF FROM 1.3 ACRES OF VDOT RIGHT-OF-WAY AREA DRAINS TO THE PIPE, AND OUTFALLS TO THE RAVINE AT THE FRONT OF THE STUDY LOT. THE RAVINE COLLECTS MORE RUNOFF AS IT FLOWS DOWNSTREAM. AT THE END OF THE STUDY LOT, AT SECTION 1-1 AS SHOWN ON THE DRAINAGE MAP, APPROXIMATELY 6.12 ACRES OF DRAINAGE AREA (BOTH ON-SITE AND OFF-SITE AREA) OUTFALLS WITH A TOTAL FLOW OF 16.5 CFS FROM THE 10-YEAR STORM. THE RAVINE CONTINUES TO THE NORTH AND OUTFALLS TO THE STORM YARD INLET LOCATED NEAR TO SPRINGVALE COURT INSIDE THE LOT 4. THE 24" RCP UNDERGROUND CONVEYANCE PIPE CARRIES RUNOFF IN THE WEST DIRECTION AND OUTFALL IN TO THE GRATE INLET. THEN THE 30" RCP PIPE CARRIES RUNOFF UNDER SPRINGVALE ROAD AND OUTFALLS TO TO LOT 48 F LOCATED WITHIN 100-YEAR FLOOD PLAIN LIMIT, PINEY RUN CREEK, LOCATED APPROXIMATELY 800 FT DOWNSTREAM FROM STUDY LOT. APPROXIMATELY 2125 ACRES OF AREA OUTFALLS AT THAT FINAL OUTFALL LOCATION OF THE STUDY SITE, WHICH IS MORE THAN 360 ACRES, AND THUS MEETS THE EXTENT OF THE OUTFALLS FOR THE SITE (PER PFM 6-0203.2C).

POST CONDITION:

THERE WILL BE AN INCREASE IN RUNOFF IN ITS POST-DEVELOPMENT CONDITIONS. THE POST-DEVELOPMENT RUNOFF WILL BE 21.80 CFS AND 16.3 CFS AS COMPARED TO PRE-DEVELOPMENT RUNOFF OF 16.5 CFS AND 12.2 CFS FROM THE 10-YEAR AND 2-YEAR STORM RESPECTIVELY. AN UNDERGROUND STORAGE VAULT OF APPROXIMATELY 6,800 CF OF CAPACITY VOLUME WILL BE PROVIDED TO ATTENUATE THE PEAK RUNOFF. IT WILL RECEIVE THE SURFACE RUNOFF FROM PARKING AREAS, PART OF ROOF, AND OFFSITE AREA FROM LEESBURG PIKE. THE EXCESS RUNOFF FROM THE SYSTEM WILL BE 9.91 CFS (OVERFLOW AND ORIFICE FLOW), WHICH IS CONVEYED BY THE OUTFLOW PIPE TO THE OUTFALL POINT LOCATED ON THE BACKYARD, THE STUDY SECTION 1-1. IT MEETS WITH THE RUNOFF FROM THE DRAINAGE AREA OF APPROXIMATELY 3.02 ACRES, UNCONTROLLED BY THE VAULT. THE RESULTANT RUNOFF AT THE OUTFALL POINT 1-1 WILL BE HYDROLOGIC SUMMATION OF RUNOFFS OF 9.91 CFS FROM THE VAULT AND 6.20 CFS (RUNOFF FROM THE UNCONTROLLED DRAINAGE AREA 3.02 AC), WHICH IS APPROXIMATELY (SLIGHTLY LESS THAN 6.31+9.70=) 16.11 CFS. THEREFORE, THE TOTAL POST-DEVELOPMENT RUNOFF AT THE STUDY SECTION 1-1 IS 16.01 CFS, WHICH IS LESS THAN THE PRE-DEVELOPMENT RUNOFF RATE OF 16.50 CFS FROM THE 10-YEAR STORM.THE PROPOSED GRADING WILL HONOR THE NATURAL DRAINAGE DIVIDE.IT IS ENGINEERING BELIVES THAT ADEQUATE OUTFALL EXISTS FOR THE SITE AND NO NEGATIVE IMPACTS WILL OCCUR AFTER COMPLETION OF THE PROJECT WORK.

RUN-OFF COMPUTATION
STUDY SECTION 1-1

Pre-development Conditions

On-site Area=2.124 Acres (Unpaved, pervious)

Offsite Area
Road Surface (Paved)= 1.3 Acres (Paved)
Ditch and Adjacent lot (Unpaved)= 2.7 Acres (Unpaved, pervious)
Total Drainage Area=6.12 Acres

Run-Off coefficient=0.25 (For Unpaved, Pervious area)
Run-Off coefficient= 0.9 (For Paved, Impervious area)

Composite "C" Factor=0.39
Post-Development

A. PRE-DEVELOPMENT

$= \frac{(1.3 \times 0.9 + 4.82 \times 0.25)}{6.12} = 0.39$

Time of Concentration Computations

Travel Length, L= 958 Ft
Height Difference= 332.10-310.0=22.1Ft
Travel Time= 7 min (PFM PLATE 4-6)
I2yr= 5.1 in/hr, (Table 3-6)
I10yr= 6.9 in/hr

(7 MIN Tc) Q2 =(0.39 x 5.1 x 6.12) = 12.2 CFS
(7 MIN Tc) Q10 =0.39 x 6.9 x 6.12) = 16.5 CFS

Post-development Conditions

On-site Area= 2.124 Acres (Unpaved, pervious)
"C" Factor= 0.54

Offsite Area
Road Surface (Paved)= 1.3 Acres (Paved)
Ditch and Adjacent lot (Unpaved)= 2.7 Acres (Unpaved, pervious)
Total Drainage Area= 6.12 Acres
Run-Off coefficient= 0.25 (For Unpaved, Pervious area)
Run-Off coefficient= 0.9 (For Paved, Impervious area)

B. POST-DEVELOPMENT

$= \frac{(1.3 \times 0.9 + 2.124 \times 0.54 + 2.7 \times 0.25)}{6.12} = 0.49$

Travel Time=5 min (Minimum)
I2yr=5.45 in/hr
I10yr=7.27 in/hr

(5 MIN Tc) Q2 =(0.49 x 5.45 x 6.12) = 16.3 CFS
(5 MIN Tc) Q10 =(0.49 x 7.27 x 6.12) = 21.8 CFS

C. CHANGE IN RUNOFF

Q2 =16.30 -12.2=4.10 CFS (INCREASE)
Q10 =21.8-16.5=5.3 CFS (INCREASE)

Post-development Runoff Computations

AN UNDERGROUND STORAGE VAULT WILL BE PROVIDED AS A STORMWATER MANAGEMENT CONTROL. 4-ROWS OF 6' DIAMETER CMP PIPE WITH 60 LF LENGTH OF EACH ROW WILL BE PROVIDED. THE TOTAL CAPACITY OF THE SYSTEM WILL BE 6,800 CF AS SHOWN ON THE COMPUTATIONS BELOW.

THE TOTAL SURFACE RUNOFF AT THE STUDY SECTION 1-1 WILL BE THE RESULTANT RUNOFF FROM THE VAULT, UNCONTROLLED DRAINAGE AREA (3.1 ACRES)

OUTFLOW RUNOFF COMPUTATION FROM VAULT

TOTAL OFFSITE DRAINAGE=2.01 AC
ON-SITE DRAINAGE=1.09 AC
TOTAL DRAINAGE=3.1 AC

A=1.3+1.8=3.1 ACRES
C=0.75 (AVERAGE)
I10yr=7.27 in/hr
Q10yr=CIA=16.9 CFS

OUTFLOW RUNOFF=EXCESS RUNOFF +ORIFICE RUNOFF
EXCESS RUNOFF=9.5 CFS (REFER TO HYDROGRAPH)
3" ORIFICE RUNOFF = 0.41 CFS (SEE BELOW)
TOTAL OUTFLOW = 0.41 CFS+9.5 CFS=9.91 CFS

RUNOFF FROM 3" ORIFICE

SIZE OF THE ORIFICE= 3.0 INCHES
AVERAGE HEAD= 3.0 FT (1/2 OF CMP DIAMETER)
FLOW =0.6xax2(2xgxH)^0.5 (VMMH Eq 5-6)
=0.41 CFS

RUNOFF FROM UNCONTROLLED DRAINAGE AREA (6.12-3.10=3.1 AC offsite/on-site)

Drainage Area, A=3.02 ACRES
Runoff Coefficient "C"=0.30 (AVERAGE)
I10yr=6.9 in/hr (7min, same as Pre-Development)
Q10yr=CIA=3.02x6.9x0.30=6.20 CFS

POST-DEVELOPMENT RUNOFF AT SECTION 1-1

TOTAL RUNOFF AT SECTION 1-1
=RUNOFF FROM VAULT+RUNOFF FROM UNCONTROLLED AREA
=9.91 CFS+6.20 CFS=16.11 CFS.

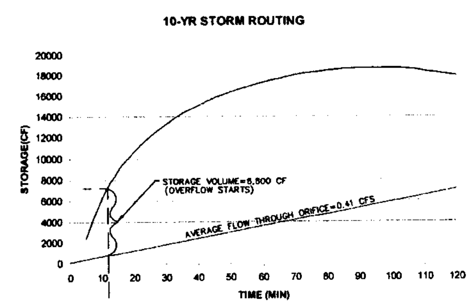
UNDERGROUND VAULT CAPACITY

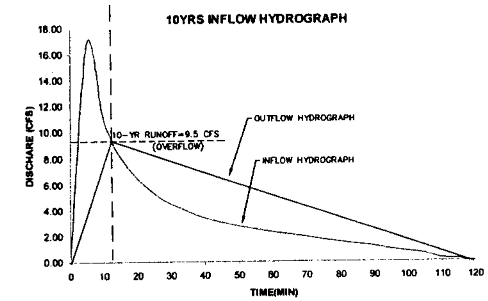
DIAMETER OF VAULT= 6.0 FT (CMP)
NUMBER OF ROW=6
VOLUME OF EACH ROW=28.29 CF/LFx60 FT=1697 CF
TOTAL VOLUME =1697 CF/ROWx4 ROW= 6,789 OR 6,800 CF

POST-DEVELOPMENT RUNOFF NARRATIVE

THE UNDERGROUND VAULT WILL ATTENUATE THE PEAK RUNOFF RATE BY ROUTING THE FLOW THROUGH IT. BASED ON THE INFLOW AND OUTFLOW HYDROGRAPHS, THE EXCESS RUNOFF FROM THE SYSTEM IS 9.91 CFS, WHICH IS CONVEYED BY THE OUTFLOW PIPE TO THE OUTFALL POINT LOCATED ON THE BACKYARD, THE STUDY SECTION 1-1. IT MEETS WITH THE RUNOFF FROM THE DRAINAGE AREA OF APPROXIMATELY 3.02 ACRES, UNCONTROLLED BY THE VAULT. THE RESULTANT RUNOFF AT THE OUTFALL POINT 1-1 WILL BE HYDROLOGIC SUMMATION OF RUNOFFS OF 9.91 CFS FROM THE VAULT AND 6.20 CFS (RUNOFF FROM THE UNCONTROLLED DRAINAGE AREA 3.02 [illegible]

RUNOFF HYDROGRAPH





INFLOW HYDROGRAPH = 10 YRS
TIME OF CONCENTRATION = 5 MIN
IMPERVIOUS ACERAGE= 2.3250 IMPERVIOUS ACERAGE

DIA

1	2	3	4	5	6	7	8	9	10
TIME (MIN)	INFLOW RATE (CFS)-1 IMP. ACRE	INFLOW RATE (CFS)	AVERAGE INFLOW RATE (CFS)	VOL (CF)	STORAGE CARRY OVER	TOTAL (CF)	OUTFLOW RATE (CFS)	VOL OUT (CF)	BALANCE IN STORAGE (CF)
0	0.00	0.000	0.000	0.0			0.0		
5	7.27	16.903	8.451	2535	2412.5	2412.5	0.41	122.9	2412.5
10	4.68	10.881	13.892	4168	3878.0	6290.5	0.97	289.6	6290.5
15	3.46	8.045	9.463	2839	2549.2	8839.8	0.97	289.6	8839.8
20	2.77	6.440	7.242	2173	1883.1	10722.9	0.97	289.6	10722.9
25	2.29	5.324	5.882	1765	1475.1	12198.0	0.97	289.6	12198.0
30	1.94	4.511	4.917	1475	1185.6	13383.6	0.97	289.6	13383.6
35	1.68	3.906	4.208	1262	972.9	14356.5	0.97	289.6	14356.5
40	1.47	3.418	3.662	1099	809.0	15165.4	0.97	289.6	15165.4
45	1.31	3.046	3.232	970	679.9	15845.4	0.97	289.6	15845.4
50	1.18	2.744	2.895	868	578.8	16424.2	0.97	289.6	16424.2
55	1.08	2.511	2.627	788	498.6	16922.8	0.97	289.6	16922.8
60	0.99	2.302	2.406	722	432.3	17355.1	0.97	289.6	17355.1
65	0.91	2.118	2.209	663	373.0	17728.1	0.97	289.6	17728.1
70	0.83	1.930	2.023	607	317.2	18045.3	0.97	289.6	18045.3
75	0.74	1.721	1.825	548	257.9	18303.3	0.97	289.6	18303.3
80	0.66	1.535	1.628	488	198.7	18502.0	0.97	289.6	18502.0
85	0.58	1.349	1.442	432	142.9	18644.8	0.97	289.6	18644.8
90	0.50	1.163	1.256	377	87.1	18731.9	0.97	289.6	18731.9
95	0.41	0.953	1.058	317	27.8	18759.6	0.97	289.6	18759.6
100	0.33	0.767	0.860	256	-31.5	18728.1	0.97	289.6	18728.1
105	0.25	0.581	0.674	202	-87.3	18640.8	0.97	289.6	18640.8
110	0.10	0.233	0.407	122	-167.5	18473.3	0.97	289.6	18473.3
115	0.08	0.186	0.209	83	-226.8	18246.5	0.97	289.6	18246.5
120	0.00	0.000	0.093	28	-261.7	17984.8	0.97	289.6	17984.8
125	0.00	0.000	0.000	0	-289.6	17695.2	0.97	289.6	17695.2

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REVISION BLOCK

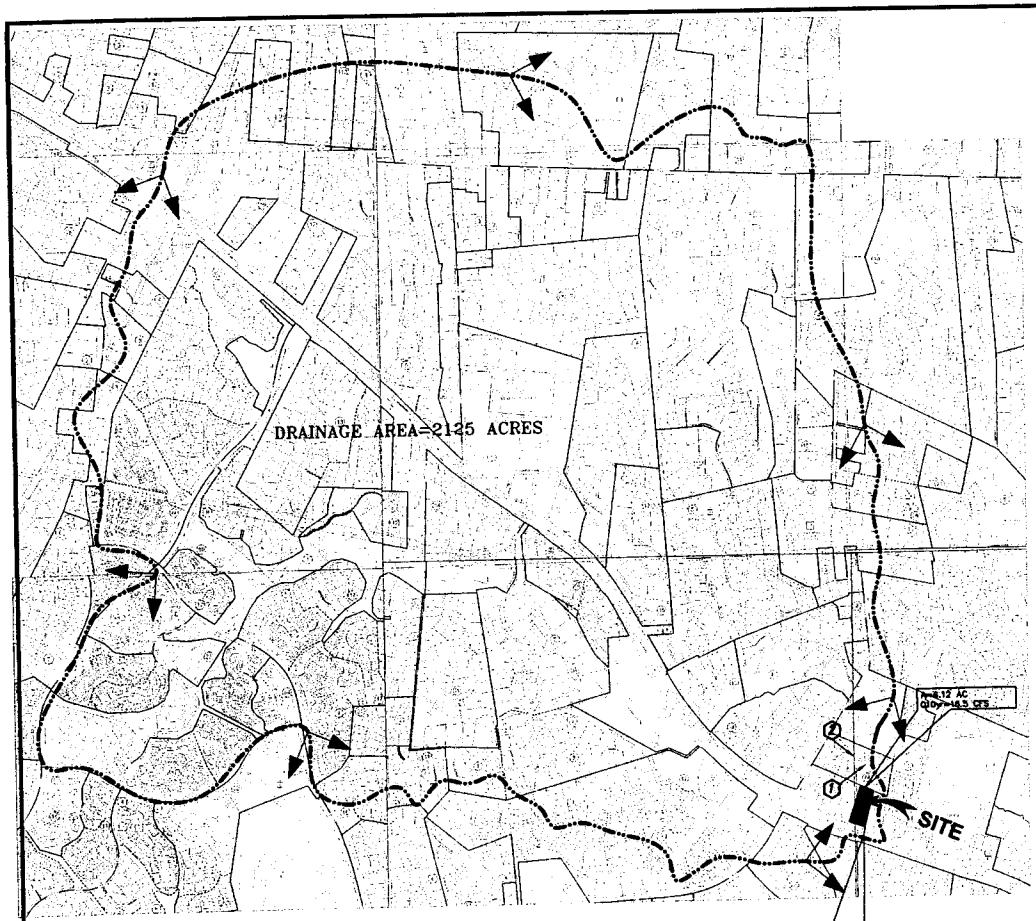
NO.	DESCRIPTION	REV. BY	APPROVED BY	DATE
2 ND	REVISION PER COUNTY COMMENTS	GEO ENV		
1ST	REVISION PER COUNTY COMMENTS	GEO ENV		

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
IBRAHIM A. CHEHAB
No. 022968
PROFESSIONAL ENGINEER

STORMWATER COMPUTATIONS &
OUTFALL NARRATIVE
VIENNA HERITAGE CENTER, LOT 49, BROWN CHAPEL
10602 LEESBURGE PIKE
MAGISTERIAL DISTRICT: DRANESVILLE #1 *FAIRFAX COUNTY, VIRGINIA*

TAX MAP:	012-4-1-49
DATE:	DEC 2007
PREPARED BY:	RAM
CHECKED BY:	ABE
PROJECT #	2006-614



TOPOGRAPHY MAP
SCALE: 1"= 200'

21" RCP
A1=1.3 ACRES
C=0.8
I10yr=7.27 in/hr
Q10yr=CIA=7.6 CFS

SEE SHEET 4 FOR ENLARGED MAP

IMPERVIOUS ACREAGE ANALYSIS:

DESCRIPTIONS		DEVELOPMENT LEVEL PRE	DEVELOPMENT LEVEL POST	IMPERVIOUSNESS PRE	IMPERVIOUSNESS POST
SITE AREA IN ACRES		A1	A2	2.234	2.234
COMPOSITE RATIONAL C FACTOR		C1	C2	0.25	0.54
FRACTIONAL IMPERVIOUSNESS		I1	I2	0.00	0.45
TOTAL IMPERVIOUS ACRES		(A1xI1)	(A2xI2)	0.000	1.004
INCREASE IN IMPERVIOUS ACRES		(A2xI2) - (A1xI1)		1.004	

PHOSPHOROUS REMOVAL CALCULATIONS - "OCCOQUAN METHOD"

(A) Area of the site 2.234 AC

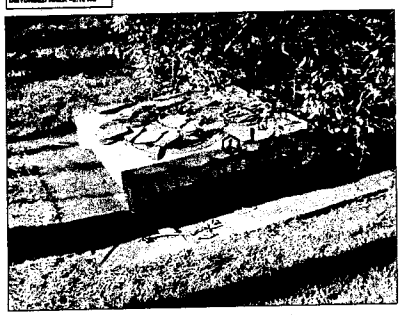
(B) Surface area designation (1)		"C"		Acres		Product
Building area (One-half Controlled)	A1	0.9	x	0.202	=	0.182
Paved area (Controlled)	A2	0.9	x	0.167	=	0.150
Paved area (Controlled)	A3	0.9	x	0.635	=	0.572
Unpaved (Controlled)	A4	0.25	x	0.344	=	0.086
Unpaved (Un-controlled)	A5	0.25	x	0.886	=	0.221
					=	
				Total (b)		1.211

(b) / (a) = (c) 0.54 acres

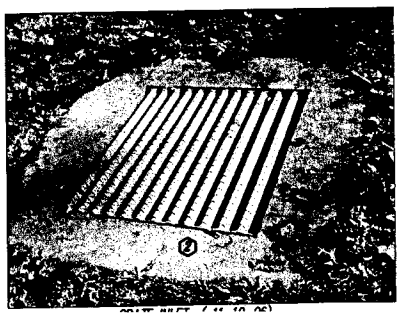
(C) Weighted average "C" factor
Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type	Removal Eff. (2)	(3)	Area Ratio (4)	"C" Factor Ratio (5)	Product
A1 (half of building)	FILTERRA UNIT	65%		x 0.04	x 1.667	6.7
A2 (half of the area)	FILTERRA UNIT	65%		x 0.038	x 1.667	6.3
A3	FILTERRA UNIT	65%		x 0.284	x 1.667	30.8
Fairfax county phosphorous removal requirement		=				43.8%

The phosphorus removal is in compliance with Phosphorus Removal Requirement.
Therefore, the design is acceptable.



YARD INLET (11-10-06)



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REVISION APPROVED BY
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DATE

OFFICE OF SITE DEVELOPMENT SERVICES

PROFESSIONAL SEAL
COMMONWEALTH OF VIRGINIA
BRAHIM A. CHEBAB
No. 022068
PROFESSIONAL ENGINEER

DRAINAGE MAPS AND BMP COMPUTATIONS
VIENNA HERITAGE CENTER, LOT 49, BROWN CHAPEL
10602 LEESBURG PIKE

MAGISTERIAL DISTRICT: DRANESVILLE #1 — FAIRFAX COUNTY, VIRGINIA

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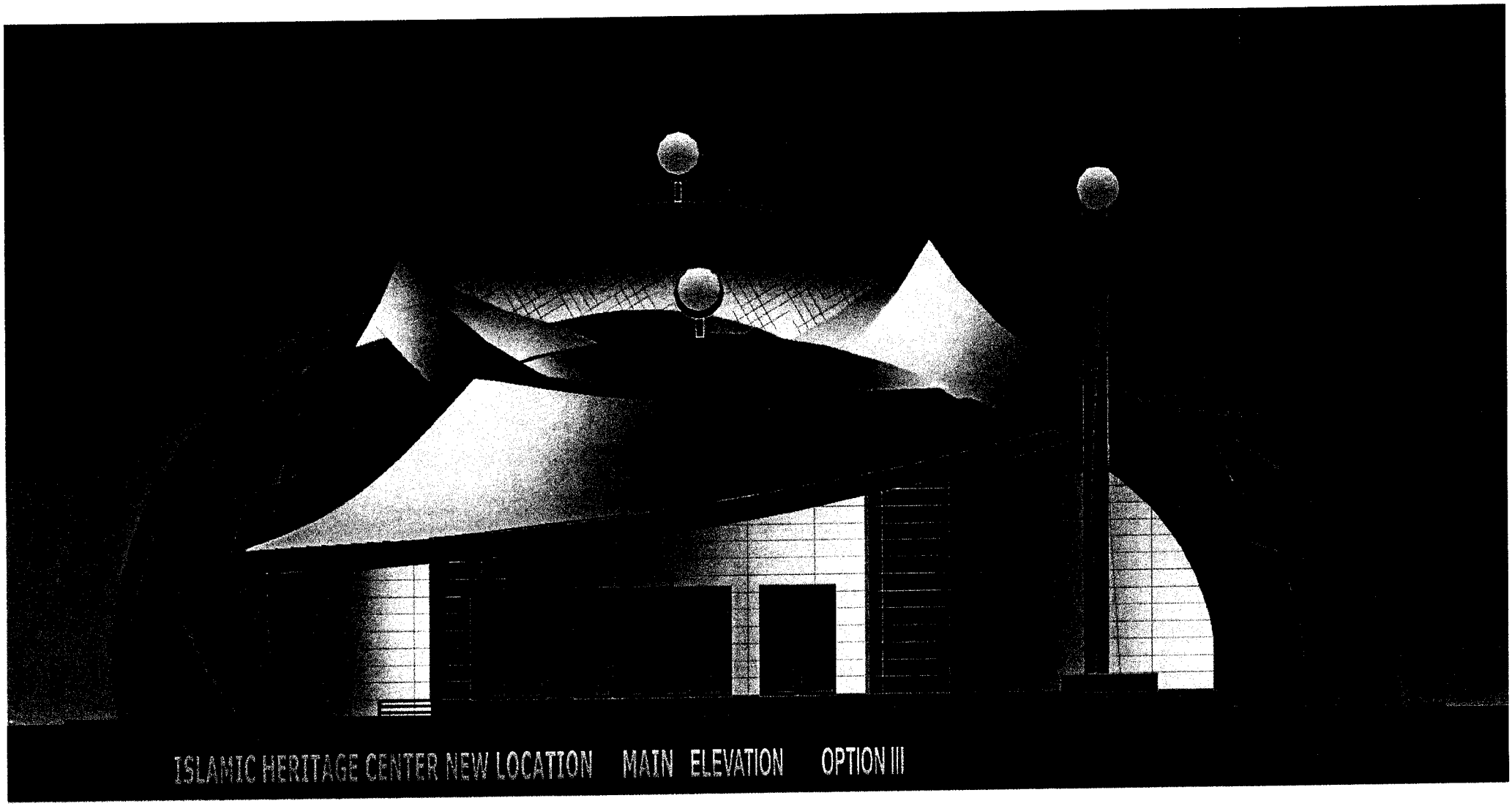
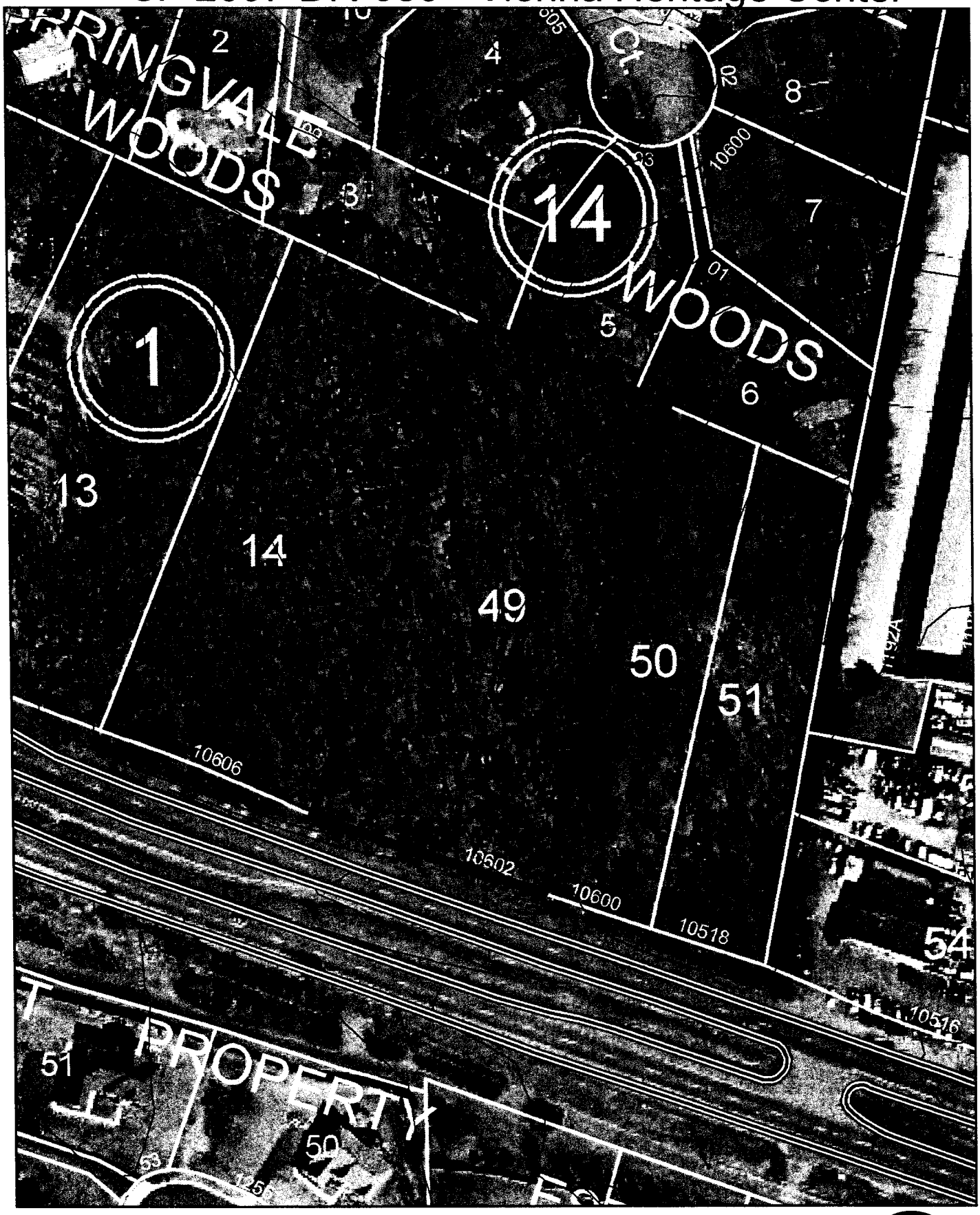
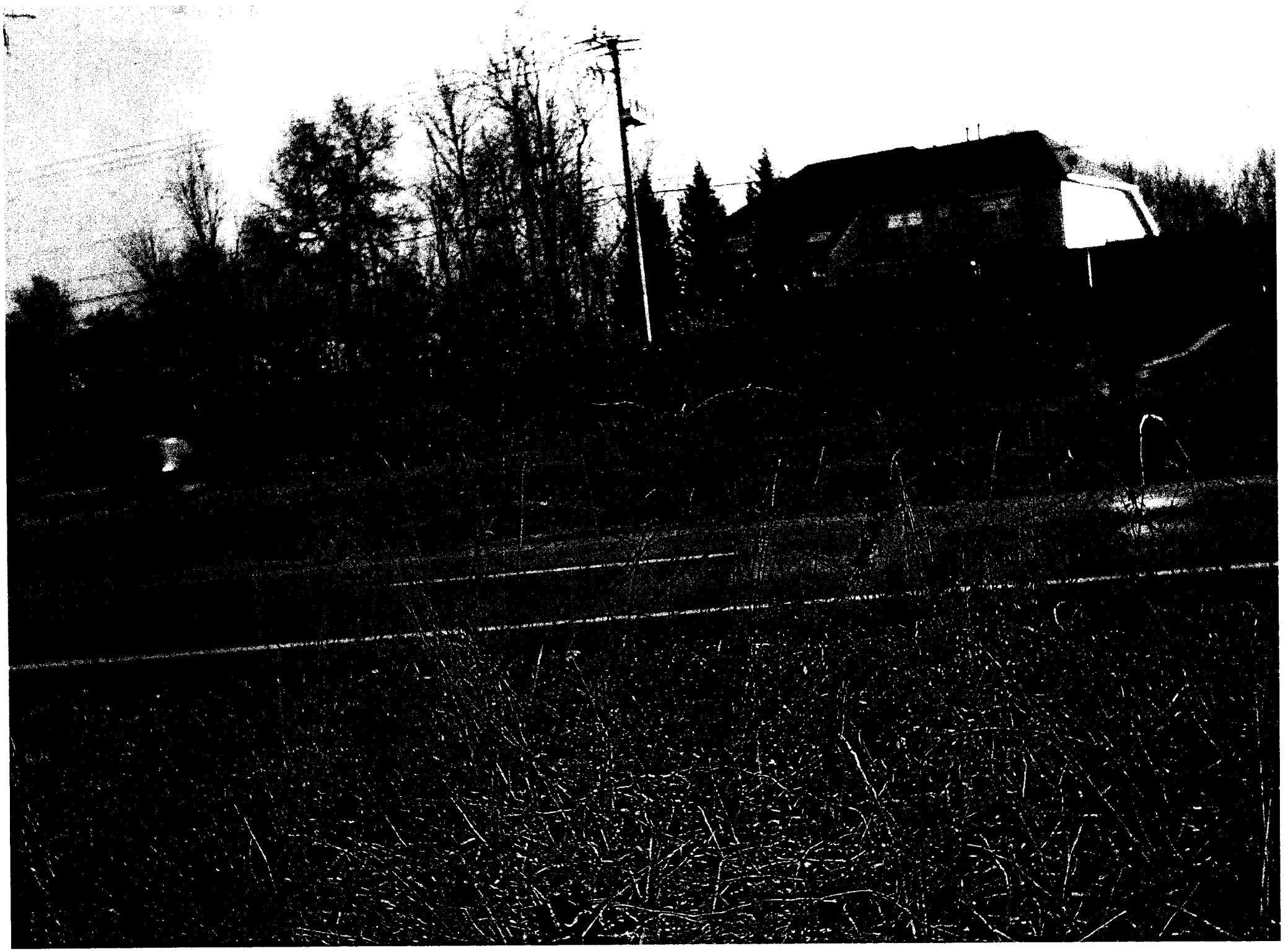
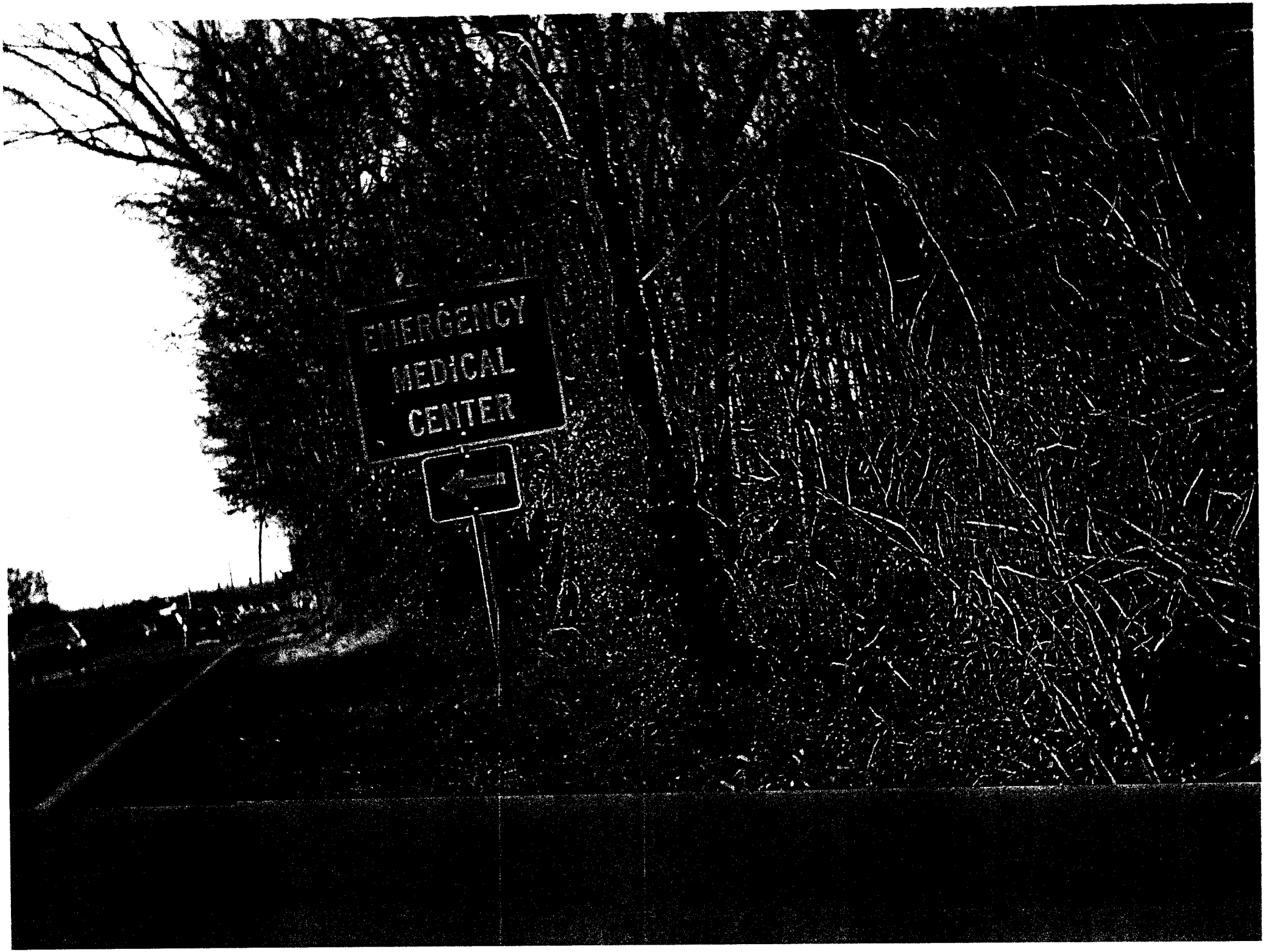

ISLAMIC HERITAGE CENTER NEW LOCATION MAIN ELEVATION OPTION III

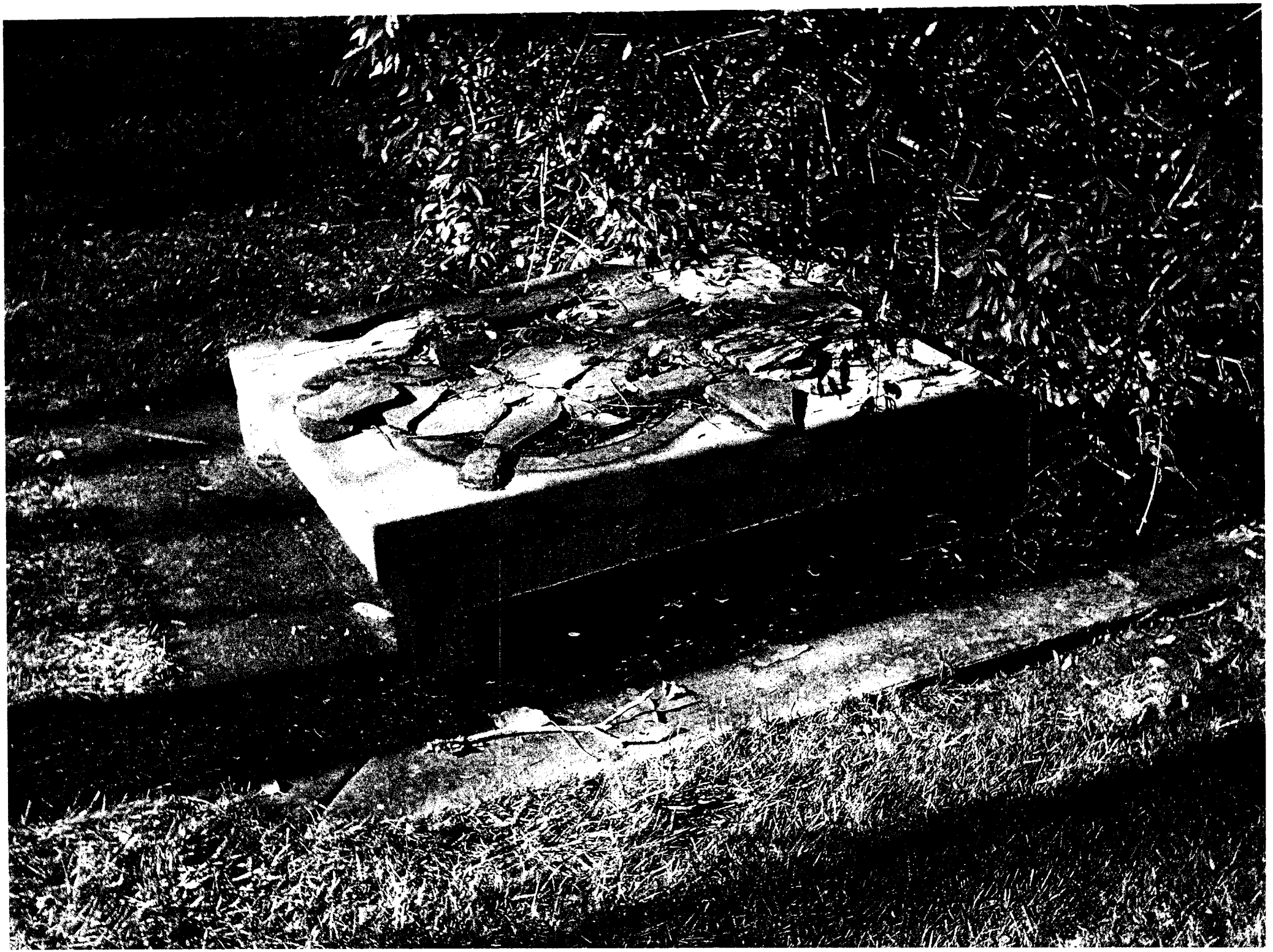
SP 2007-DR-085 - Vienna Heritage Center



0 55 110 220 Feet




EMERGENCY
MEDICAL
CENTER



DESCRIPTION OF THE APPLICATION

Special Permit Request: A request to permit construction of a 13,400 square foot place of worship with 176 seats.

	Proposed
Lot Size:	2.23 acres
Building:	13,400 square feet
Parking:	46 spaces
FAR:	0.138
Number of Seats:	176
Hours:	General: Weekdays, 9:30 am to 4:30 pm Formal worship service: Friday, 12:00 pm to 1:00 pm and 1:30 pm to 2:30 pm Sunday school: Saturday and Sunday, 10:30 am to 12:30 pm Prayer Groups: Saturday through Thursday 5 daily with no more than 20 people in attendance

Waivers and Modifications:

Though not requested by the applicant, a modification of the transitional screening requirements is depicted along all lot lines. The plat depicts approximately 16.0 feet of transitional screening along all lot lines. A modification of the barrier requirement is depicted along the southern lot line to permit a 4 foot high wrought iron fence.

LOCATION AND CHARACTER

Existing Site Description: The subject property is located on Leesburg Pike in the Browns Chapel section of the Dranesville District, just east of Springvale Road. The site is undeveloped and populated with a dense canopy of deciduous trees. There are no easements indicated onsite, and the site is not served by Fairfax County water or sewer services.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Residential	R-1	Residential 0.5-1.0 du/ac
South	Single Family Residential	R-1	Residential 0.5-1.0 du/ac
East	Undeveloped	R-1	Residential 0.5-1.0 du/ac
West	Undeveloped	R-1	Residential 0.5-1.0 du/ac

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III, Upper Potomac

Planning Sector: Hickory

Plan Map: Residential, 0.5-1.0 du/ac

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Site Plan (Special Permit) Vienna Heritage Center, Lot 49, Brown Chapel

Prepared By: Ibrahim A. Chehab

Dated: December, 2007, revised through May 22, 2008

Proposed Use:

The applicant requests approval for construction of a 176 seat, 13,400 square foot place of worship with 44 parking spaces, a septic drainfield, and an underground BMP facility beneath the center of the parking lot. The site is proposed to be accessed via an entrance from Leesburg Pike.

The two story worship center, measuring 35 feet in height, is proposed to be located in the rear area of the site, approximately 330 feet from Leesburg Pike. A proposed parking lot containing 46 spaces is proposed to be located to the south of the worship center, nearly extending down to Leesburg Pike, with a parking ratio of 1 parking space per 3.8 seats. A loading dock is proposed along the western side of the parking lot, directly across from a large section of pavement in front of the building. The proposed FAR is 0.138.

As represented by the applicant's statement of justification, Vienna Heritage Center is seeking a location in which to serve its congregation. General operations will commence at 8:00 a.m. and end at 9:00 p.m. on weekdays. Formal worship service will occur Fridays between 12:30 pm and 2:30 pm. Sunday school will be held on Sundays between 11:00 am and 2:00 pm. Additional services will be held during religious holidays and there will be occasional weddings and funerals.

A septic drainfield is proposed to be located in the southwest section of the site, between the parking lot and southern property line. The applicant has indicated that the proposed septic drainfield has been approved by the Health Department. A tree save area comprising 3,598 square feet is proposed for the area just north of the septic drainfield; however, a reserve drainfield is shown within the tree save area.

The driveway leads out to a 12 foot wide accelerating zone along the frontage for worshippers traveling west on Leesburg Pike to merge, while a 12 foot wide deceleration zone is proposed for those worshippers slowing to enter the site from the east along Leesburg Pike. A 26 foot wide service road is shown to be dedicated and constructed along the frontage of the site.

A tree save area approximately 16 feet in width is shown around the perimeter of the site, which is proposed to serve as the transitional screening yard. A wall, identified both as a 6 foot screen wall and as a retaining wall with a 4 foot chain link fence, is depicted along a portion of the eastern and western lot lines. A 4 foot chain link fence is depicted along portions of the eastern and western lot lines and along the northern lot line. A 4 foot wrought iron fence is shown along a portion of the proposed southern lot line.

Land Use Analysis

The Comprehensive Plan states, "following in guidance provided by the Policy Plan in Land Use Objectives 8 and 14."

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

Policy b. Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Issue: Bulk and scale

The application proposes a 13,400 square foot child care center building to be located on a parcel which is 2.23 acres in size. The church site is surrounded to the north by single family detached residential development zoned R-1 (Cluster) and to the east and west by vacant properties zoned R-1.

The total parking provided for the entire site is only 46 spaces (1 space for every 3.8 persons) where 44 (1 space for every 4.0 persons) is required. Although this meets minimum ordinance requirements, staff does not believe that parking is adequate for the proposed use.

Because of the large size of the building on the relatively small lot, full transitional screening cannot be provided, resulting in the applicant requesting modification of the minimum transitional screening requirements of 25 feet to 16 feet along all property lines.

The Policy Plan states that "Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods."

This level of development is too intense and cannot be accommodated on site, as proposed and is not in conformance with the policy plan as stated above. Staff requested that the applicant either reduce the size of the proposed building to reduce the intensity of the use and provide full transitional screening to adjacent properties; or consolidate adjacent parcels to provide a more suitable land area to accommodate a development of this size. It also necessitates the construction of a large parking lot which results in the removal of approximately 2 acres of trees. Further, the bulk and scale of the proposed worship center is oriented toward the rear of the property,

adjacent to which is single family residential development. For these reasons, staff recommended that the applicant attempt to buy and include parcels 50, 51, 13, or 14 in order to allow for more flexibility in redesigning the site and including additional tree save areas. Staff is also concerned that the establishment of the worship center in this location along Leesburg Pike could negatively affect undeveloped neighboring residential properties, particularly in light of transportation issues discussed earlier.

Resolution:

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Issue: Architectural drawings

The applicant has provided one architectural drawing of the proposed worship center. However, the drawing gives no scale or perspective of the proposed building and therefore staff is unable to accurately assess the application. Staff would prefer additional architectural drawings to gain better perspective of the proposed worship center.

Resolution

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Transportation Analysis (Appendix 4)

Issue: Inadequate Site Access

The site is located on Leesburg Pike east of Barron Cameron Road. Access is proposed from a portion of Leesburg Pike. Leesburg Pike is planned for a six lane divided roadway. A partial interchange is planned at Barron Cameron Road. No design plans have been developed for the interchange. Because the site is not at an existing/future median break, approximately 50 percent of the trips generated by the site will be required to U-turn on Leesburg Pike.

Westbound traffic flow already requires dual left turn lanes at Barron Cameron Road, and adding additional U-turn traffic is not appropriate. Unlike a house or office building, most places of worship grow on a continuum and expand over time. Placement of a traffic-generating use which increases over time is also not appropriate for this location. Therefore, staff cannot recommend approval of this application.

The applicant has indicated that the inability to provide for a median break is insufficient validation for a negative recommendation by staff, as this issue is not discussed in the memorandum received by the Virginia Department of Transportation (VDOT) dated October 11, 2007, and contained in Appendix 5 of the staff report. It is important to recognize that VDOT reviews applications with the intention of protecting

right of way for planned roadway improvements, regardless of the use proposed. The Fairfax County Department of Transportation (FCDOT) considers the proposed use in light of the Zoning Ordinance requirements and property location.

Resolution

The applicant has not, and cannot address this issue. Based on this issue alone the Department of Transportation (DOT) recommends denial of the application. In addition the following issues were also raised by DOT:

Issue: Dedication per the Adopted Comprehensive Plan

The Comprehensive Plan calls for dedication along six lane arterials with service drives to 117.5 feet from centerline. Additional width may be appropriate if the eastbound and westbound lanes are at different elevations in this area and dictate the need for a wider median to accommodate the grade differences. A service drive is needed to consolidate access along this segment of Leesburg Pike. In addition, a 15-foot wide ancillary easement is recommended parallel to the dedication for permanent and temporary construction needs. All septic fields would need to be located outside of this area.

Resolution:

The applicant has addressed this issue by proposing the dedication to 117.5 feet from centerline on Leesburg Pike and construction of a service drive along the site frontage. This issue therefore has been resolved.

Issue: Provision of a Service Drive along the Site Frontage

In addition to the third travel lane, which appears to be proposed with site development, the applicant should construct, or fund for construction as deemed appropriate by the Department of Public Works and Environmental Services (DPWES), a service drive along the site frontage.

Resolution:

The applicant has addressed this issue by proposing the dedication and construction of a service drive along the site frontage.

Issue: Clarification of On-site Activities

The statement of justification specifically identifies the Friday afternoon and Sunday mid-day uses, but also mentions worship services during the remaining weekdays. The applicant should identify all proposed activities for the site, the arrival and departure periods, and expected number of attendees.

Resolution:

The applicant has not adequately addressed this issue.

Issue: Elimination of the Southern Most Parking Space on the Inbound Travel Aisle

Any driver backing from the first angle parking space in the southeastern corner of the lot must back into the service drive in order to exit the space. Placement of the space in this location is not appropriate.

Resolution

This issue has not been addressed.

Environmental Analysis (Appendix 6)

Issue: Location of Septic Filed Reserve

The SPA Plat shows the septic field reserve area in the same location as an area shown for tree preservation. This is in conflict as no trees are permitted in a septic drainfield.

Resolution:

This issue has not been resolved.

Issue: Asbestos Soils

Asbestos soils characterize the property located immediately east of this site. Because the soil survey generally provides an approximate location for such characteristics, the applicant should verify that such soils are not located on the subject property.

Resolution:

Staff has included a development condition to address this issue.

Issue: Tree Preservation

The subject property is characterized by a dense canopy of deciduous trees. No existing vegetation map has been provided with the application. No attempt has been made to preserve the dense quality existing vegetation on site. The applicant proposes only a sixteen foot wide area of tree save along the periphery of the property. The applicant is also proposing a wall in this area with no indication of the walls impact on the trees proposed to be saved in this area. As noted earlier the SPA Plat shows the septic field reserve area in the same location as an area shown for tree preservation. This is in conflict as no trees are permitted in a septic drainfield. The applicant should

provide an inventory of existing vegetation for the subject property to determine if certain specimen trees are worthy of preservation exist on site, and to identify appropriate tree preservation areas for this development.

Resolution:

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Issue: Countywide Trails Plan Map

The Countywide Trails Plan Map depicts major paved trails on both sides of Leesburg Pike immediately adjacent to the subject property. No trails are shown on the development plan in this location. This will have to be addressed at the time of site plan approval.

Stormwater Management Analysis (Appendix 7)

In addition to the compatibility concerns discussed above, the proposed development raises additional concerns with respect to the specifics of the development based on the environmental recommendation of the Plan. These issues are laid out under the following Stormwater Management Analysis.

Issue: BMP requirements

The BMP requirements will be based on `new development', due to the magnitude of the increase in impervious area, and provide 40% phosphorous removal. The applicant should provide additional controls above and beyond the minimum requirements of the PFM which are not being shown to compensate for the original uncontrolled development.

The applicant indicates in the BMP computations that an infiltration trench will provide water quality controls to meet water quality and quantity control requirements. The soils data indicates that the suitability of the soils for infiltration trenches typically is poor because of the typical high water table. Preliminary design infiltration rates must be based on tests performed at the location of the proposed trenches and in accordance with Letter to Industry 07-04, dated April 3, 2007.

The BMP computations indicate that the proposed building will be controlled. However, the building is located down slope of the proposed facilities and there is no indication how the stormwater will be directed to and controlled by the BMPs.

Resolution:

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Issue: Stormwater Detention

The applicant has indicated that peak stormwater flows will be reduced with the sand filter and an underground stormwater detention vault consisting of 48 inch corrugated metal pipes (CMP). The proposed facilities are not sufficient. Sand filters are BMP facilities, and typically do not provide sufficient volume and do not have adequate control structures to provide quantity control. The proposed 48" CMP does not meet the PFM requirements for interior headroom. A minimum of 72" is required.
The proposed volume calculations are also incorrect. The calculations are based on the entire site, but no indication is given as to the drainage areas flowing to the facilities. The facilities cannot control stormwater that does not flow into the system. The drainage areas must be provided.

Resolution:

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Issue: Site Outfall

The outfall narrative submitted with the plat seems to indicate that downstream of the development site, the outfall goes through a 30" RCP under Springvale Court and then flows as overland sheet flow toward Piney Run. The outfall narrative provided does not describe an adequate outfall. Concentrated stormwater leaving a development site has to be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system, or a system to preclude an adverse impact on downstream properties and receiving channel for the entire extent of review per the Public Facilities Manual (PFM) 6-0203 as well as a proportional improvement of the pre-development conditions, PFM 6-0202.3. The outfall must be improved, and the limits of clearing must be expanded to account for any necessary improvements to the downstream system, or additional detention must be provided on-site to provide a proportional improvement in accordance with PFM 60203.4.

The outfall narrative indicates that a bioretention pond has been proposed on the site. The plan view does not indicate the location, and no sizing computations were provided.

Resolution:

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Issue: Topography

The plan indicates a barrier for the transitional screening consisting of a 6' high wall. The proposed topography indicates a difference of as much as 8' on either side of the wall. Additional information must be provided to clarify.

Resolution:

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Issue: Sump Condition

Along the south easterly property line, fill is proposed that appears to create a sump condition that will prevent stormwater from entering the site. Adequate conveyance of stormwater through the development site must be provided. The applicant should revise the plan as necessary.

Resolution:

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Issue: Off-site drainage area map

The off-site drainage area map is incomplete. The drainage area for Piney Branch extends further upstream than the map indicates. The map shows the drainage crossing the stream in more than one location. A complete and accurate drainage area map must be provided.

Resolution:

The applicant has not provided information regarding this issue. Therefore, it remains unresolved.

Urban Forest Management Analysis (Appendix 8)

Issue: Army Corps of Engineers

There is work proposed in an intermittent stream on the property that might require a permit from the U.S. Army Corps of Engineers and/or Department of Environmental Quality. The applicant will have to obtain a wetlands permit if required.

Resolution

A development condition has been added to address this issue.

Issue: **Tree save area**

There is a proposed 25' transitional screening/tree save area (TSA I and TSA 2) around the perimeter of the site with the exception of the Route 7 road frontage. This area is shown to be within the limits of clearing and grading. This reduces the tree save/transitional screening area to approximately 16 feet with grading and pipe installation proposed within the tree save area.

Further, there appears to be landscaping proposed within one of the TSA 2 areas (3598 square feet, located adjacent to the proposed drainfield).

Resolution

If the applicant wishes to preserve trees in this area and take tree cover credit for these trees, the limits of clearing and grading should be adjusted so that no portion of the tree save area is located within the limits and no grading and no construction will take place within tree save areas. If it is not possible to adjust the limits of clearing and grading and to eliminate grading and construction from within the tree save area, this area should not be labeled as a tree save area. Trees within this area that will be impacted by clearing and grading activities should be shown to be removed and tree cover credit will not be taken for trees in this area. If all or part of this tree save area is removed, the applicant must adjust the tree cover calculations accordingly and provide additional landscaping in order to meet the tree cover requirements.

Further, the applicant should avoid planting new trees in a densely forested area, as the installation of new trees can damage the existing trees and vegetation and the new trees may have difficulty establishing due to competition for sunlight. The applicant should use cleared space and open areas on the site for the installation of new landscaping.

Issue: Unclear tree save calculations

The tree save areas and associated tree cover calculations are inconsistent and unclear. The applicant should accurately show and label all proposed tree save areas. The square footage should be labeled and shown correctly in the tree cover calculations.

Resolution

This applicant has not addressed this issue.

ZONING ORDINANCE PROVISIONS

R-1 DISTRICT REGULATIONS	REQUIRED	PROVIDED
Bulk Regulations R-1		
Lot Size	36,000 sq. feet	2.23 acres (93,313 sq feet)
Lot Width	150 feet	Approx. 210 feet

R-1 DISTRICT REGULATIONS	REQUIRED	PROVIDED
Building Height	60 feet	35.0 feet
Front Yard	50° ABP but not less than 40 feet	Approximately 275 feet
Side Yard	45° ABP but not less than 20 feet	40.4 feet 47.0 feet
Rear Yard	45° ABP but not less than 25 feet	79.2 feet
FAR	0.15	0.138
Parking		
Parking Spaces	44 spaces	46 spaces
Transitional Screening		
North	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Approximately 16 feet wide mix of existing site vegetation
East	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Approximately 16 feet wide mix of existing site vegetation
West	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Approximately 16 feet wide mix of existing site vegetation
South	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	15 foot wide area shown within 15 foot wide ancillary easement

Barrier		
North	Barrier D, E or F 14 foot chain link fence, 6 foot wall or 6 foot solid wood fence	6 foot high wall and retaining wall with 4 feet chain link fence on top
East	Barrier D, E or F 14 foot chain link fence, 6 foot wall or 6 foot solid wood fence	6 foot high wall and retaining wall with 4 feet chain link fence on top
West	Barrier D, E or F 14 foot chain link fence, 6 foot wall or 6 foot solid wood fence	6 foot high wall and retaining wall with 4 feet chain link fence on top
South	Barrier D, E or F 14 foot chain link fence, 6 foot wall or 6 foot solid wood fence	4 foot high wrought iron fence

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: Though not requested by the applicant, a modification of the transitional screening requirements along all lot lines and modification of barrier requirements on all lot lines is proposed.

Basis: Par. 3 of Sect. 13-304 states that transitional screening and barrier requirements may be waived or modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through the combination of architectural and landscaping techniques.

The applicant has provided an approximately 16.0 foot wide transitional screening area along the northern, eastern, and western lot lines. The applicant has indicated that the limits of clearing and grading extend to the lot lines of the northern, eastern, and southern lot lines.

As noted earlier, the subject property is characterized by a dense canopy of deciduous trees. No existing vegetation map has been provided with the application. No attempt has been made to preserve the dense quality existing vegetation on site. The applicant proposes only a 16 foot wide area of tree save along the periphery of the property. The applicant is also proposing a wall in this area with no indication of the walls impact on the trees proposed to be saved in this area. The plat also shows the septic field reserve area in the same location as an area shown for tree preservation. This is in conflict as no trees are permitted in a septic drainfield.

Staff recommends that the applicant reduce the limits of clearing and grading inside of the proposed transitional screening areas so that native vegetation may be preserved to meet this use. The applicant should provide a transitional screening yard of at least 25 feet to the north, east and west. Since most of the trees in this area are deciduous, additional evergreen vegetation should be planted in this area to provide year round screening. The applicant should also provide an inventory of existing vegetation for the subject property to determine if certain specimen trees worthy of preservation exist on site, and to identify appropriate tree preservation areas for this development.
If the Board of Zoning Appeals approves the use, staff believes that the development conditions related to the preservation of these trees should be adopted.

OTHER ZONING ORDINANCE REQUIREMENTS

All special permit uses must meet the requirements of the General Special Permit Standards and Standards for Group 3 Uses. Staff does not believe that the subject application has satisfied General Standards 1, 2, 3, 4, 5, and 7 as set forth in the Zoning Ordinance as discussed below. A copy of the standards is attached as Appendix 10.

General Special Permit Standards (Sect. 8-006)

General Standards 1 and 2 requires that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and that the proposed use be in harmony with the general purpose and intent of the applicable zoning district regulations. However, as submitted, staff does not believe that the application meets these standards. The bulk and scale of the proposed 13,400 square foot worship center is out of balance with the 2.23 acre lot. The poor site design results in the bulk of the worship center being oriented toward residential property, the construction of a large parking lot which requires the removal of approximately two acres of dense deciduous trees. The applicant proposes only a sixteen foot wide area of tree save along the periphery of the property. The applicant is also proposing a wall in this area with no indication of the walls impact on the trees proposed to be saved in this area. Staff recommended that the applicant consolidate additional parcels, specifically 50 and 51 to allow for a better site design and reasonable number of parking spaces, and to allow them to work with the owners of Lot 54 to get access to the median break. This will also provide for the preservation of more trees, and offer more flexibility with regard

to redesigning the site. This proposal would work to offset these negative impacts on the property and neighboring properties. Also as noted earlier, the proposal has other deficiencies such as providing minimal parking and questions as the adequacy of proposed stormwater management and water quality measures. As proposed, this application fails to meet Comprehensive Plan and Zoning Ordinance requirements. Therefore, these standards have not been satisfied.

General Standard 3 requires that the proposed uses be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. Staff is concerned that the worship center as proposed is located too close to established residential neighborhoods located to the north, east and west. The church structure is oriented to the northern portion of the property which is in close proximity to a developed single family detached residential subdivision to the north. Further, the establishment of a worship center in this location will encourage more non-residential development along Leesburg Pike for the neighboring undeveloped, residentially-zoned lots on the east and west. This development would further burden Leesburg Pike. Therefore, these standards have not been satisfied.

General Standard 4 requires that 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. The applicant requests a permit to build a 13,400 square foot, 176 seat place of worship on a 2.23 acre lot in the R-1 District. The site will have 46 parking spaces, which is a parking ratio of 1 parking space per 3.8 seats. While this meets Ordinance requirements as demonstrated by other instances of churches which meet Ordinance requirements experience the need to have additional vehicles parked off site in adjacent residential neighborhoods. The applicant has failed to secure approval from the Department of Transportation in providing a median break along Leesburg Pike at their point of entry. This creates a situation where vehicles heading in an eastern direction on Leesburg Pike are required to make a U-turn at the next available median break on Lees burg Pike to enter the site from the west bound lanes. For this reason alone, staff is unable to recommend approval of the application. However, there are additional concerns. The proposed circulation onsite is awkward due to the length of the parking lot. The applicant also has not clarified onsite activities. Therefore, this standard has not been met.

General Standard 5 requires that 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. Existing vegetation onsite consists of dense deciduous trees. Staff believes that the provision of transitional screening is important along all lot lines, due to the residential and rural character of the area. The screening proposed is insufficient in that it is overlapped with the limits of clearing and grading. No additional vegetation is proposed to supplement the existing vegetation that is proposed to remain. The existing deciduous vegetation does not supply much screening in the winter and needs to be supplemented with additional evergreen vegetation. One so the proposed tree preservation areas is in the same

location as a proposed reserve drainfield which conflicts with such proposed preservation. The application appears to have minimal parking lot landscaping, and trees which are proposed on traffic islands are located too close to lamp posts, which is both dangerous for people and unhealthy for trees. Further, the tree save areas proposed on the SP plat is insufficient in size, and the calculations are incorrect, incomplete, and unclear and show a reserve drainfield in a same area. As proposed, this application fails to meet Comprehensive Plan and Zoning Ordinance requirements. Therefore, this standard has not been met.

General Standard 7 requires that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. The proposal shows an underground BMP facility under the parking lot. Staff is concerned due to the fact that stormwater management calculations as shown on the SP plat are incorrect and incomplete, the applicant has not demonstrated how water will be directed and controlled. Further, staff has determined that BMP requirements are not being met as proposed. The soil on the subject property consists in part of asbestos soils, and the applicant has not addressed precautions which should be undertaken when ground is broken for the project. The applicant has not provided additional information regarding topography and sump conditions onsite and has not provided an off-site description of drainage patterns. In addition, the provision of the easement would require approval by the Army Corp. of Engineers. Therefore, this standard has not been met.

Summary of Zoning Ordinance Provisions

Staff believes that the subject application has not satisfied all applicable standards as outlined above.

CONCLUSIONS AND RECOMMENDATIONS

Staff conclusions

As outlined in the analysis and under the Zoning Ordinance regulations, staff does not believe the application meets Zoning Ordinance requirements and Comprehensive Plan recommendations. Therefore, staff recommends denial of the application.

Staff recommendations

Staff concludes that the subject application is not in harmony with the Comprehensive Plan and not in conformance with the applicable Zoning Ordinance provisions. For these reasons, staff recommends denial of SP 2007-DR-085.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Transportation Analysis
5. Virginia Department of Transportation (VDOT) Analysis
6. Environmental Analysis
7. Stormwater Management Analysis
8. Urban Forestry Management Analysis
9. Trail Plan Analysis
10. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS

SP 2007-DR-085

July 22, 2008

If it is the intent of the Board of Zoning Appeals to approve SP 2007-DR-085 located at Tax Map 12-4 ((1)) 49, pursuant to Section 3-103 of the Fairfax County Zoning Ordinance to permit a place of worship, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant only, Vienna Heritage Center, and is not transferable without further action of this Board, and is for the location indicated on the application, 10602 Leesburg Pike, and is not transferable to other land.

2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Geo Env Engineers dated December 2007 and signed May 22, 2008, 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. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. The maximum number of seats in the sanctuary shall be 176.

6. Parking shall be provided as depicted on the Special Permit Plat. All parking shall be on site.. The applicant shall add additional parking l in areas such as over the underground stormwater detention area and other locations as determined by DPWES at the time of site plan approval

7. Notwithstanding that shown on the plat, Stormwater Management (SWM) and Best Management Practices (BMPs) calculations shall be provided as required or determined by the Department of Public Works and Environmental Services (DPWES).

8. The applicant shall provide full transitional screening along the northern, eastern, and western lot lines consisting of existing native vegetation and supplemental vegetation as determined by UFM to meet the full transitional screening requirements.

9. A tree preservation and landscaping plan shall be submitted to the UFM for review and approval at the time of site plan review. This plan shall designate, at a minimum, the limits of clearing and grading as delineated on the special permit plat in order to preserve to the greatest extent possible individual trees or tree stands that may be impacted by construction.

   All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing a minimum of four feet in height to be placed at the dripline of the trees to be preserved. Tree protection fencing in the form of a four foot high 14 gauge welded wire fence attached to six foot steel posts driven 18 inches into the ground and placed no further than ten feet apart, shall be erected at the final limits of clearing and grading and shown on the erosion and sediment control sheets. Tree protection fencing shall only be required for tree save areas adjacent to clearing and grading activities. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any construction work being conducted on the Application Property. A certified arborist shall monitor the installation of the tree protection fencing and verify in writing that the tree protection fence has been properly installed. Three days prior to commencement of any clearing and grading, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

   The trees designated for replanting on the property will be field located as determined in consultation with UFM. If the trees fail to survive within one year they will be replaced as determined necessary by UFM.

   Lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.. There shall be no uplighting on site, including any sign or the building, and lights shall be turned off when the site is not in use except for security lighting.

10. The maximum height of the building shall not exceed 35 feet.

11. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.

12. If DPWES determines that a potential health risk exists due to the presence of asbestos-containing rock or soil on the application property, the applicant shall: take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risks, and commit to appropriate construction techniques as determined by DPWES in coordination with the Health Department to minimize this risk. Such techniques may include, but are not limited to, dust suppression measures during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal of such materials.

13. An asphalt trail measuring 8-12 feet wide shall be constructed across the frontage of the subject property, or 10 feet wide if located within the VDOT right of way, as determined by the Department of Transportation (DOT).

14. The applicant shall notify the US Army Corps of Engineers prior to the approval of a grading plan to ensure compliance with § 404 of the Clean Water Act. Any required wetlands permit shall be obtained prior to commencement of land disturbing activity.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/27/2007
(enter date affidavit is notarized)

I, DR. NABIL ZAHR, OWNER, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [X] applicant
[ ] applicant's authorized agent listed in Par. 1(a) below

96944a

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)
1. Vienna Heritage Center	10602 Leesburg Pike Vienna, VA 22066	OWNER
2. DR. NABIL ZAHR	8413 NESLEYAN STREET VIENNA, VA 22180	OWNER CO-OWNER
3. Mrs. Karima Zahidi	8413 NESLEIAN STREET Vienna, VA 22180	
4. IBRAHIM A. CHEHAB, P.E.	10875 MAIN STREET, Suite 213 FAIRFAX VA 22030	Agent/Engineer
5. GreenEng Engineers	10875 MAIN STREET, SUITE 213 FAIRFAX VA 22030	Agent/Engineers

(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): _____

(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/27/2007 (enter date affidavit is notarized)

96944a

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

SOLE PROPRIETOR

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

GEOENV Engineers / Engineer / Agent
10875 MAIN STREET, Suite 213
FAIRFAX VA 22030

DESCRIPTION OF CORPORATION: (check one statement) N/A (sole proprietor)

- [X] 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)

IBRAHIM A. CHEHAB, (Sole Proprietor)

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

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

Application No.(s): _____

(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/27/2007
(enter date affidavit is notarized)

96944a

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): _____

(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/27/2007 96944a

(enter date affidavit is notarized)

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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____ 96944a
(enter date affidavit is notarized)

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

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

NONE

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

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

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

WITNESS the following signature: _____

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

Nabil A. Zahr owner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of October 2007, in the State/Comm. of Virginia, County/City of Fairfax.

_____
Notary Public

My commission expires: May 31, 2010

Wayne Chan
Notary Public
Commonwealth of Virginia
My Commission Expires 5/31/2010
Commission ID# 7070912

GeoEnv Engineers
Professional Geotechnical, Civil & Environmental Engineers

SPECIAL PERMIT
STATEMENT OF JUSTIFICATION

RECEIVED
Department of Planning & Zoning

AUG 0 7 2007

Zoning Evaluation Division

Worship Center
Vienna Heritage Center
Lot 49 Browns Chapel
10602 Leesburg Pike
Dranesville District, Fairfax County, Virginia
Tax Map No. 12-4-((01))-49

The project site is known as Lot 49 Browns Chapel, and Located at 10602 Leesburg Pike, Dranesville District, Fairfax County, Virginia. The subject site is Zoned R-1 (Residential) and contains 2.234 acres of wooded lands with no aboveground structures located within the boundaries of the site. The site is located in the Difficult Run Watershed. It drains to the northeast and outfall into the Piney Run. Access to the site is through existing Leesburg Pike (VA Route 7), which a divided public-right-of with its centerline located 84.37 feet from the property line as shown on the attached drawings. The new Worship Center will be serviced by an onsite Septic Drainfield System, an onsite storm water management system (quality and quantity), Public Water (located within the right-of-way of Leesburg Pike), and Electrical Services connected to Virginia Power Line located along the frontage of the site. Currently both properties located along on the east and west boundary lines are vacants, and the three lots located along the northern property lines (rear of the site) are occupied by single family residential dwellings. Nearby sites include a nursery and an auto repair shop.

The property is zoned R-1 (residential) and planned for use as a place of worship under a Special Exception use in accordance with Fairfax County zoning ordinances. The 2-story worship building is designed to be in harmony with the rural setting of property, and a landscape buffer, including a 6-ft high wall, is provided around the property in accordance with the zoning requirements. The proposed design includes a total of 58 parking spaces with a dumpster pad and a loading dock. The proposed building is set within the rear of the site, and away from adjacent structures. The design proposes a total of 36,293 square feet (37.20%) of tree preservation or new planting. Large trees outside building footprints, parking areas, and the active drainfield site will be preserved to the extent practical. The followings items address the Special Exception Statement of Justification:

A. Type of Operation:
The site is planned for a place of worship, and a Sunday School in accordance with the Special Exception Permit and Fairfax County Zoning Ordinances.

B. Hours of Operation:
The primary service will be from 12:30 PM to 2:30 PM on Friday, with the Sunday School operating from 10:30 A.M. to 12:30 PM on Sunday.

C. Estimated Number of Patrons/Clients/Patients/Pupils/etc.
In accordance with current membership, the number of worshipers who will attend the Friday Services is estimated at 150 to 200 persons. During the remaining weekdays, it is estimated that up to 50

worshipers may attend the services. The Sunday School is estimated to serve up to 60 students.

D. Proposed Number of Employees/Attendants/Teachers, etc.

The normal operation and maintenance of the center will require three (3) employees. Additionally, it is estimated that up to four (4) teachers will be adequate to run the Sunday School.

E. Estimated Traffic Impact of the Proposed Use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

Based on the membership, proposed use, and number of approved parking spaces, we estimate that a maximum of 100 additional trips will be generated during the peak use. As noted above, the Friday service is held at 12:30 to 2:30 P.M. of Fridays. These are outside the established rush hours for the area. The Sunday School will operate at 10:30 to 12:30 on Sundays and will generate up to 30 trips. Based on the rural location of Center, all trips will be via private vehicles. The trips will be distributed over the two (2) hours duration on Fridays and half hour duration on Sundays. The service hours are clearly outside the peak (rush) traffic flow for the area, and are not expected to change the overall traffic level of existing Leesburg Pike.

F. Vicinity or General Area to be Served by the Use

The proposed Worship Center will serve a radius area of approximately five (5) mile radius of the site.

G. Description of Building Facade and Architectural of Proposed New Buildings or Additions.

The new building will be 2-story structure. The front elevation is included in this package. The proposed building will be stone faced with arched roof that will blend well with the existing vegetation. The building height will not exceed 35 feet. The interior will be steel and wood framing, and the materials will be those locally available.

H. A listing, if known of all hazardous waste or Toxic substances as Set Forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 335.

The center will be use strictly for worship and Sunday School. No hazardous waste or Toxic Waste Substances will be used or generated from the normal operation of the worship center.
No hazardous or Toxic Substances will be generated, used, or stored at the site. The heating and cooling systems will be either natural gas or electric, and no aboveground or underground fuel storage tank will utilized at the site.

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions .....

The plan will be prepared in accordance with current zoning ordinance, regulations, and adopted standards as approved by the Special Exception use permit. No other exception or variances will be required or requested.

The proposed project meets the current Fairfax County Zoning requirements and other county ordinances with regard to:

- Minimum lot area
- Lot Frontage,
- Building setback requirements
- Maximum Building Heights
- Landscape Buffer
- Tree Cover
- Stormwater Management System
- Outfall Analysis
- Entrance
- Site Utilities

Sincerely,

6/4/2007

Ibrahim (Abe) Chehab, P.E.
Principal Engineer

SP# 2007-DR-085
DR. NABIL ZAHR d/b/a VIENNA HERITAGE FOUNDATION
ISLAMIC HERITAGE CENTER
SPECIAL PERMIT APPLICATION
STATEMENT OF JUSTIFICATION
10602 Leesburg Pike
TM 012-4((1))-0049
May 21, 2008

RECEIVED
Department of Planning & Zoning
MAY 21 2008
Zoning Evaluation Division

DESCRIPTION OF THE APPLICATION

Special Permit Request:	To allow the development and use of a church/place of worship, with no more than 176 worshipers on site at one time (sanctuary seats). No child care or private school is requested. The place of worship will have a youth Sunday school with no more than 176 persons on the site at one time.
Record Fee Owner/ Co-Applicant:	Dr. Nabil Zahr d/b/a Vienna Heritage Foundation
Co-Applicant:	Islamic Heritage Center
Zoning:	R-1
Size:	2.234 acres of land area (County Assessments show 2.124 acres); 13,400 s.f. of maximum gross floor area of building; 0.138 FAR (0.15 allowed);
Maximum Number of Sanctuary Seats:	Maximum of 176 worshipers; Sunday School for youth-up to 40 students and 10 staff/clergy/teachers.
Employees/Volunteers:	15 maximum on-site at the same time
Patrons/Clients/ Vicinity to be Served:	The members of the church/place of worship will likely primarily reside in the Dranesville, Reston and Vienna areas. There are approximately 100 families who are now active members of the church/place of worship and services now comprise approximately 100 adults per service.

For the past eight years the Church has worshiped at the meeting hall of the Dunn Loring Volunteer Fire and Rescue Department. The Dunn Loring Volunteer Fire and Rescue Department has recently thanked and praised the Church for being a faithful and courteous tenant and for being sensitive to the needs of the Fire and Rescue Department itself as well as the surrounding community's traffic concerns. A letter from the President of the Fire and Rescue Department formalizing this gratitude is attached to the application.

Traffic Impact:

The church/place of worship will have a negligible traffic impact. This is so because:

- This use will be limited to no more than 176 persons on the site at one time.
- This particular church/place of worship peak hour trips do not coincide with normal a.m. and p.m. peak hour trips during the week for other uses in the area. All activities, with the exception of the second Friday worship service, are non-peak hour activities. The p.m. peak hour traffic in this area accumulates after 3:30 p.m., which is one hour after the last Friday church service ends.
- According to the ITE calculations, the average trip generation per 1,000 square feet of a church during the peak hour of the generating use is 9.49, therefore, for this particular church, the trip generation during the peak hour would be 128 trips.
- Leesburg Pike, a primary highway, has sufficient capacity to accommodate the small number of trips generated by this use.

Hours of Operation/ Services and Activities/ Intensity of Use:

There are two worship services on Friday from noon to 1:00 p.m. and 1:30 to 2:30 p.m. with no follow up activities. Sunday school for the youth is on Saturday and Sunday from 11:00 a.m. to 2:00 p.m. The Church's normal office hours will not exceed 9:30 a.m. to 4:30 p.m., Monday through Friday.

There will be 5 daily prayer groups Saturday through Thursday, with no more than 20 people in attendance at each prayer meeting. The times of these prayer groups vary. Other activities include: family counseling, Virginia Authorized Marriage Services, Divorce Services, Weekly Food and Clothes bank, elderly assistance and notary public services. The times of these activities vary and will be limited to no more than 50 persons on the site at one time, except for religious holidays. During the following

religious holidays, the church/place of worship will host no more than 176 people on site at one time:

- Ramadan-its duration is one month, in addition to the Friday services. This holiday changes every year by 2 weeks. In 2007 it was in September, in 2008 it will be in August.

- Al-fitr-one day a year, which is the Thursday after Ramadan.

Waivers and Modifications: No transitional screening or barrier modifications or waivers are requested.

LOCATION AND CHARACTER

Existing Site Description: The site is currently vacant and heavily wooded, with a combination of large, mature trees, smaller early succession and pioneer trees and understory vegetation. The primary species are elm, cottonwood, yellow poplar and box elder. The northern, eastern and western portions of the site are to be left in their natural state as undisturbed open space. The Property is gently sloping downward from a high point along Leesburg Pike to a low point at the rear of the property.

Surrounding Area Description: The property to the north is fully developed as a single family residential subdivision. The property to the south consists of Leesburg Pike, a four lane divided highway with plans for expansion to six lanes, and across Leesburg Pike to the south is a residential development. All of the lots near the subject property, which front on Leesburg Pike are industrial uses, institutional uses, retail uses or vacant land. There are no residential uses fronting on Leesburg Pike near the subject property.

Direction	Use	Zoning
North	Single Family Residential	R-1
South	Leesburg Pike and Residential	R-1
East	Two narrow vacant lots*	R-1
West	Two vacant lots	R-1

* The closest developed lots to the east are zoned I-5. The uses on these industrial lots are a mini storage facility, a convenience store, a contractors' yard and shop, and a vehicle towing and storage yard.

COMPREHENSIVE PLAN PROVISIONS:

Plan Area: Area III – Upper Potomac Planning District Planning District

Community Planning Sector: Upper Potomac 3 Hickory Planning Sector

Plan Map: Residential-1; .5-1 dwelling units per acre; low density residential

Plan Text: There is no specific Plan Text for the subject property.

CONFORMANCE WITH SECTION 8-006 (GENERAL STANDARDS)

1. **The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.** Church/place of worship facilities are appropriate uses for residential areas, especially when located upon a planned arterial roadway such as Leesburg Pike. The size and scale of the proposed facilities are consistent with the low density character of the area, and are smaller than most other churches/places of worship along this portion of Leesburg Pike.

2. **The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.** The church/place of worship use is in harmony with the general purpose and intent of the R-1 zoning district. The proposed use is a Group 3 Institutional Use, which is specifically allowed in the R-1 district by special permit. It is a use which is found throughout the County within R-1 districts. The purpose and intent of the R-1 district specifically allows this kind of nonresidential use, which is deemed compatible with the residential character of the district, if it is developed to less than a 0.15. This criteria is met in this application.

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 the adjacent or nearby land and/or buildings or impair the value thereof.** Development of the Property will be oriented toward Leesburg Pike and away from the residential area to the north. The location, size and height of proposed building conforms to the constraints of the R-1 district, the height of the building will be residential in character (no more than 40 feet high) as shown on the attached architectural elevations. The access to the property is from Leesburg Pike and is completely separated from the access to the residential development to the north. All borders of the property, with the exception of the Leesburg Pike frontage, are screened and buffered from the view of surrounding properties by tree save areas and a fence.

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.** The existing Leesburg Pike median crossover to the east of the property will be utilized, as well as a right-in/right-out only entrance directly to Leesburg Pike. The applicant will construct a standard right-in turn lane the length of which will be based on design speed according to VDOT standards. A service drive will be constructed by the Applicant so as to allow for the future consolidation of access points from adjacent parcels to Leesburg Pike. A Type I (asphalt) eight foot wide trail within a 12 foot wide trail easement, or 10 feet wide within the VDOT right of way, will provided as shown on the SP plan.

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.** Landscaping and screening shall be in accordance with the provisions of Article 13, except as noted on the Special Permit plat. Transitional screening requirements will be modified as shown on the SP Plat in order to save existing trees and understory vegetation.

6. **Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.** There is no open space requirement for a uses other than cluster development in the R-1 District. The maximum floor to area ration in the R-1 District is .15 for all uses other than residential or public. This application is providing a floor to area ration of 0.138.

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.** The Applicant has provided a sufficient number of parking spaces to accommodate this use. 44 spaces are required and 46 spaces are provided. An underground BMP stormwater management facility will be provided, as shown on the SP plat. This property will be served by a private septic system.

8. **Signs shall be regulated by the provisions of Article 12.** A monument sign will be located approximately in the location shown on the SP plat. All signage on the site will meet Zoning Ordinance requirements.

(Section 8-303) SPECIFIC STANDARDS FOR ALL GROUP 3 USES

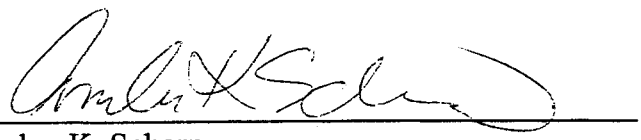
1. **Except as may be qualified in the following Sections, all uses shall comply with the lot, size and bulk regulations of the zoning district in which located.** The "Zoning Requirements" tabulation on the SP plat shows compliance with these requirements.

2. **All uses shall comply with the performance standards specified for the zoning district in which located.** All applicable performance standards will be met.

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.** The proposed development of the Property will require site plan approval.

SUMMARY: This Application meets the R-1 zoning district requirements, as well as the enumerated general and specific standards for approval of a Group 3 Special Permit. The church/place of worship use is in conformance with the Comprehensive Plan, and provides essential services to the surrounding residential communities. This use is appropriately located along Leesburg Pike and is sized smaller than other nearby community-serving institutional uses. The very small traffic impact arising from this use is sufficiently mitigated by the design of the development, the proposed road and service drive improvements, and its location near existing median crossovers for a major arterial roadway.

VANDERPOOL, FROSTICK & NISHANIAN, P.C.



Amber K. Scharn

V:\Company\Vienna Heritage Foundation\Statement of Justification\Statement of Justificaiton 5.19.08.doc

County of Fairfax, Virginia

MEMORANDUM

DATE: June 25, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division

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

SUBJECT: Transportation Impact Addendum

FILE: 3-6 (SP 2007-DR-085)

REFERENCE: SP 2007-DR-085; Vienna Heritage Center
Traffic Zone: 1628
Land Identification: 12-4 ((1)) 49

These revised comments reflect the position of the Department of Transportation and are based in part on the applicant's revised Special Permit Plat sealed on May 22, 2008. The revised plat provides for improved on-site circulation, right-of-way dedication per the adopted Comprehensive Plan, and construction of a service drive across the site frontage. However, this Department continues to recommend *denial* of the application.

Inadequate site access. The site is located on Leesburg Pike east of Barron Cameron Road. All access is from Leesburg Pike. The Pike is planned for a six lane divided roadway. A partial interchange is planned at Barron Cameron Road. No design plans have been developed for the interchange. Because the site is not at an existing/future median break, approximately 50 percent of the trips generated by the site will be required to U-turn on Leesburg Pike. Westbound traffic flow already requires dual left turn lanes at Barron Cameron Road, and adding additional U-turn traffic is not appropriate. Unlike a house or office building, most places of worship grow on a continuum and expand over time. Approval of a use which typically increases over time is not appropriate for this location.

The applicant's proposed construction of a service drive across the site frontage does not mitigate the issue of inadequate site access.

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

FCDOT
Serving Fairfax County for 25 Years and More

As noted above, this Department recommends denial of the request, but the following issues are also relevant to the application.

Clarification of on-site activities. The statement of justification specifically identifies the Friday afternoon and Sunday mid-day uses, but also mentions worship services during the remaining weekdays. The applicant should identify all proposed activities for the site, the arrival and departure periods, and expected number of attendees.

Elimination of the southern-most parking space on the in-bound travel aisle. Any driver backing from the first angle parking space in the southeast corner of the lot must back into the service drive in order to exit the space. Placement of a space at this location is not appropriate

Modification of the curb and paving in the southwestern corner of the parking lot. The curb line in this area tapers to the proposed service drive curb return. This area of pavement could be used for parking, and any vehicle parked in this area would obstruct sight distance at such time as the service drive was extended in this area. The proposed curb line is not an appropriate design.

Provision of a deceleration lane to VDOT standards. The 100-foot length of the right turn lane does not appear to meet minimum VDOT standards.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.

County of Fairfax, Virginia

MEMORANDUM

DATE: September 19, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division

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

SUBJECT: Transportation Impact

FILE: 3-6 (SP 2007-DR-085)

REFERENCE: SP 2007-DR-085; Vienna Heritage Center
Traffic Zone: 1628
Land Identification: 12-4 ((1)) 49

These comments reflect the position of the Department of Transportation and are based in part on the applicant's statement of justification, [undated] and the site plan for the Special Permit dated July 2007.

Although the proposed use is relatively limited, this department can not support approval of the application.

Inadequate Site Access. The site is located on Leesburg Pike east of Barron Cameron Road. All access is from Leesburg Pike. The Pike is planned for a six lane divided roadway. A partial interchange is planned at Barron Cameron Road. No design plans have been developed for the interchange. Because the site is not at an existing/future median break, approximately 50 percent of the trips generated by the site will be required to U-turn on Leesburg Pike. Westbound traffic flow already requires dual left turn lanes at Barron Cameron Road, and adding additional U-turn traffic is not appropriate. Unlike a house or office building, most places of worship grow on a continuum and expand over time. Placement of a traffic generating use which increases over time is also not appropriate for this location.

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Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot

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As noted above, this Department recommends denial of the request, but the following issues are also relevant to the application.

Dedication per the Adopted Comprehensive Plan. The Comprehensive Plan calls for dedication along six lane arterials with service drives to 117.5 feet from centerline. Additional width may be appropriate if the eastbound and westbound lanes are at different elevations in this area and dictate the need for a wider median to accommodate the grade differences. A service drive is needed to consolidate access along this segment of Leesburg Pike. In addition, a 15-foot wide ancillary easement is recommended parallel to the dedication for permanent and temporary construction needs. All septic fields would need to be located outside of this area.

Provision of a Service Drive along the Site Frontage. In addition to the third travel lane, which appears to be proposed with site development, the applicant should construct, or fund for construction as deemed appropriate by DPW&ES, a service drive along the site frontage.

Clarification of On-site Activities. The statement of justification specifically identifies the Friday afternoon and Sunday mid-day uses, but also mentions worship services during the remaining weekdays. The applicant should identify all proposed activities for the site, the arrival and departure periods, and expected number of attendees.

Reduction of the Main Travel Aisle Width. The development plat delineates the main travel aisle into the site to be approximately 40 feet wide. The width should reflect standards identified in the County's Public Facilities Manual.

Clarification of Plat Note. The plat notes a "Sealed Movable Area". The applicant should clarify the intent and use for this area.

AKR/CAA

Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services.

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

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

October 11, 2007

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

Re: Vienna Heritage Center, 10602 Leesburg Pike
SP 2007-DR-085
Tax Map: 12-4((1)) 49

Dear Ms. Coyle:

We have reviewed the referenced plan as requested and offer the following comments:

1. The applicant should provide a taper at the proposed entrance.

2. The future widening of Route 7 will include grading beyond the proposed right-of-way line. The applicant should provide 15 ft of temporary grading and construction easement. No septic fields and signs should be shown in the proposed right of way and the adjacent easement.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

RECEIVED
DEPARTMENT OF PLANNING
AND ZONING

OCT 18 2007

SPECIAL PERMIT &
VARIANCE BRANCH

County of Fairfax, Virginia

MEMORANDUM

DATE: October 15, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ANALYSIS: SP 2007-DR-085**
Vienna Heritage Center

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 plan, dated July 22, 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 also compatible 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:

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 5, 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.

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Policy d. Preserve the integrity and the scenic and recreational value of stream valley EQCs when locating and designing storm water detention and BMP facilities. In general, such facilities should not be provided within stream valley EQCs unless they are designed to provide regional benefit or unless the EQCs have been significantly degraded. When facilities within the EQC are appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC. . . .

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

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation."

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, page 7, 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"

The Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, page 10 states:

"...Asbestos bearing soils may pose a health risk to construction workers requiring special precautions during excavation.

Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils...

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.

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.

Stormwater Management/Best Management Practices (SWM/BMP): The 2.2 acre subject property is located north of Leesburg Pike approximately seven hundred fifty feet east of the intersection with Springvale Road within the Difficult Run Watershed. This application proposes to construct a place of worship with a 10,928 square foot footprint. No Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) is located on the subject property; however an intermittent stream which serves as a drainageway traverses the site from northwest to southeast. The primary drainage direction for the runoff from the site is generally to the north.

The applicant proposes to accommodate best management practice (water quality) and detention requirements (water quantity) through the use of a bioretention facility and an underground sand filter storage facility.

Adequate Outfall: The adequate outfall narrative indicates that it is the consulting engineer's opinion that no negative impacts will occur as result of the increase of 42,463 square feet of new impervious surface. The adequacy of the outfall and proposed best management practice and detention controls are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Septic System Drainfield: A primary drainfield as well as a reserve drainfield are depicted in the southwestern corner of the subject property immediately adjacent to Leesburg Pike because the subject property is not served by public sanitary sewer.

Asbestos Soils: Asbestos soils characterize the property located immediately east of this site. Because the soil survey generally provides an approximate location for such characteristics, the applicant should verify that such soils are not located on the subject property.

In the event that asbestos soils do characterize the subject site, the applicant should meet the containment requirements, as stipulated by the Fairfax County Health Department, to ensure that construction workers will not be exposed to asbestos dust during the construction process.

Tree Preservation: The subject property is characterized by a dense canopy of deciduous trees. No existing vegetation map has been provided with the application. The applicant should provide an inventory of existing vegetation for the subject property to determine if certain specimen trees are worthy of preservation exist on site, and to identify appropriate tree preservation areas for this development.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map depicts major paved trails on both sides of Leesburg Pike immediately adjacent to the subject property. No trails are shown on the development plan in this location.

PGN: MAW

County of Fairfax, Virginia

MEMORANDUM

DATE: September 11, 2007

TO: Stephen Varga, Staff Coordinator
Special Permit and Variance Branch
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-DR-085, Vienna Heritage Center, dated July 22, 2007 (SPA Plat), Tax Map #012-4-01-0049 (Site), Dranesville 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 BMP requirements will be based on 'new development', due to the magnitude of the increase in impervious area, and provide 40% phosphorous removal. The applicant is encouraged to provide additional controls above and beyond the minimum requirements of the PFM to compensate for the original uncontrolled development.

The applicant indicates in the BMP computations that an infiltration trench will provide water quality controls to meet water quality and quantity control requirements. The soils data indicates that the suitability of the soils for infiltration trenches typically is poor because of the typical high water table. Preliminary design infiltration rates must be based on tests performed at the location of the proposed trenches and in accordance with Letter to Industry 07-04, dated April 3, 2007.

The BMP computations indicate that the proposed building will be controlled. However, the building is located downslope of the proposed facilities and there is no indication how the stormwater will be directed to and controlled by the BMPs.

Floodplain Regulations
There are no regulated floodplains on the Property.

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Downstream Drainage Complaints
There are no relevant drainage complaints on file downstream of the subject Property.

Stormwater Detention
The applicant has indicated that peak stormwater flows will be reduced with the sand filter and an underground stormwater detention vault consisting of 48 inch corregated metal pipes (CMP). The proposed facilities are not sufficient. Sand filters are BMP facilities, and typically do not provide sufficient volume and do not have adequate control structures to provide quantity control. The proposed 48" CMP does not meet the PFM requirements for interior headroom. A minimum of 72" is required.

The proposed volume calculations are also incorrect. The calculations are based on the entire site, but no indication is given as to the drainage areas flowing to the facilities. The facilities cannot control stormwater that does not flow into the system. The drainage area information must be provided.

Site Outfall
The narrative seems to indicate that downstream of the development site, the outfall goes through a 30" RCP under Springvale Court and then flows as overland sheet flow toward Piney Run. The outfall narrative provided does not describe an adequate outfall. Concentrated stormwater leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system, or a system to preclude an adverse impact on downstream properties and receiving channel for the entire extent of review per PFM 6-0203 as well as a proportional improvement of the pre-development conditions, PFM 6-0202.3. The outfall must be improved, and the limits of clearing must be expanded to account for any necessary improvements to the downstream system, or additional detention must be provided on-site to provide a proportional improvement in accordance with PFM 6-0203.4.

The outfall narrative indicates that a biotretention pond has been proposed on the site. The plan view does not indicate the location, and no sizing computations were provided.

Additional Comments
The plan indicates a barrier for the transitional screening consisting of a 6' high wall. The proposed topography indicates a difference of as much as 8' on either side of the wall. Additional information must be provided to clarify.

Along the south easterly property line, fill is proposed that appears to create a sump condition that will prevent stormwater from entering the site. Adequate conveyance of stormwater through the development site must be provided. Revise the plan as necessary.

The off-site drainage area map is incomplete. The drainage area for Piney Branch extends further upstream than the map indicates. The map shows the drainage divide

crossing the stream in more than one location. A complete and accurate drainage area map must be provided.

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

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Valerie Tucker, Chief Stormwater Engineer, Site Review East, ESRD, DPWES
Zoning Application File (24954-ZONA-001-1)

County of Fairfax, Virginia

MEMORANDUM

August 27, 2007

TO: Stephen F. Varga, Staff Coordinator
Department of Planning and Zoning, Zoning Evaluation Division

FROM: Heather Finch, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Vienna Heritage Center, SP 2007-DR-085

This review is based upon the Application for a Special Permit for the Vienna Heritage Center, stamped as "Received, Department of Planning and Zoning, August 7, 2007." A site visit was conducted on August 23, 2007.

Site Description:

The lot is currently vacant and the entire lot is heavily wooded with some small open areas. The adjacent properties to the east and west are also vacant and are similar in nature. There are single family homes on the lots at the northern end of the site. There is a stream that runs through the center of the lot.

This is a wet site and the species present are primarily bottomland hardwoods such as elm, cottonwood, yellow poplar and boxelder. The forest consists of a combination of large, mature trees; smaller early succession and pioneer species and understory species. The forest is generally in good condition.

1. Comment: There is work proposed in a stream on the property that might require a permit from the U.S. Army Corps of Engineers and/or Department of Environmental Quality.

Recommendation: Applicant should obtain a wetlands permit if required.

2. Comment: There is a proposed 25' transitional screening/tree save area (TSA 1 and TSA 2) around the perimeter of the site with the exception of the Route 7 road frontage. This area is shown to be within the limits of clearing and grading with grading and pipe installation proposed within the tree save area.

Recommendation: If the Applicant wishes to preserve trees in this area and take tree cover credit for these trees, the limits of clearing and grading should be adjusted so that no portion of the tree save area is located within the limits and no grading or construction will take place within tree save areas. If it is not possible to adjust the limits of clearing and grading and to eliminate grading and construction

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from within the tree save area, this area shall not be labeled as a tree save area, trees within this area that will be impacted by clearing and grading activities shall be shown to be removed and tree cover credit will not be taken for trees in this area. If all or part of this tree save area is removed, the Applicant must adjust the tree cover calculations accordingly and provide additional landscaping in order to meet the tree cover requirements.

3. Comment: Transitional screening and barriers D, E or F are required along all property boundaries of this site and are not shown on the plan.

Recommendation: Provide transitional screening and barriers along all property boundaries, including Route 7 road frontage, in conformance with ZO 13-302. If the Applicant wishes to use existing vegetation as transitional screening, then a motion shall be submitted to the BZA requesting that transitional screening requirements be met with existing vegetation or the Applicant may submit an application for a modification of the transitional screening and barrier requirements to the UFMD.

4. Comment: The tree save areas and associated tree cover calculations are inconsistent and unclear. There appear to be two separate TSA 2 areas (northern end of site and adjacent to drainfield) that add up to 12,241 square feet, while TSA 2 is listed as 9,670 square feet in the tree cover calculations.

Recommendation: Applicant should accurately show and label all proposed tree save areas. The square footage should be labeled and shown correctly in the tree cover calculations.

5. Comment: There appears to be landscaping proposed within one of the TSA 2 areas (3598 square feet, located adjacent to the proposed drainfield).

Recommendation: The Applicant should avoid planting new trees in a densely forested area, as the installation of new trees can damage the existing trees and vegetation and the new trees may have difficulty establishing due to competition for sunlight. The Applicant should use cleared space and open areas on the site for the installation of new landscaping.

6. Comment: The scale of this plan is unclear as the graphic scale is incorrect. The scale shown on this graphic is not 1 inch = 20 feet, although it is labeled that way.

Recommendation: Provide an accurate graphic scale and label so the scale of this plan is clear to those reviewing it.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu
Facilities Planning Branch, DPZ

FILE: 07.40 (ZTRAILS)

SUBJECT: Trail Requirements*

REFERENCE: SP 2007-DR-085
Applicant: Vienna Heritage Center
Tax Map: 12-4-001-49

DATE: August 22, 2007

In accordance with the Countywide Trails Plan and the Public Facilities Manual, the trail type(s) specified below should be provided in the following location(s):

- Leesburg Pike (north side) – Type I (asphalt) trail, 8 feet wide within a 12-foot trail easement, or 10 feet wide within the VDOT right-of-way.

In addition to the above recommended trails**, the following suggested features are intended to enhance inter-and/or intra-parcel non-motorized circulation and access:

The design engineer is responsible for ensuring that trail design and construction includes adequate provision for user safety. Inclusion of adequate safety measures shall be considered in the County's trail review and approval process.

SJL
cc: Pam Nee, Environment and Development Review Branch, PD, DPZ

* The Fairfax County Park Authority and other County agencies may have additional requirements or comments. These Trail Plan requirements in no way limit or exclude this plat from the requirements of the County Sidewalk Policy and the School Sidewalk Program, which should be fully implemented as it applies to this subdivision in locations not already accounted for by Trails Plan requirements.
** These trails are eligible for County maintenance. Please contact the Maintenance and Stormwater Management Division of the Department of Public Works & Environmental Services (703-934-2860) for details.

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.

N/A ☐ 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.