



# County of Fairfax, Virginia

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

July 14, 2008

Mr. Matthew R. Larsen  
ADTEK  
3251 Old Lee Highway, Suite 405  
Fairfax, Virginia 22030

Re: Interpretation for SPA 99-L-024, Bush Hill Presbyterian Church, 4916 Franconia Road,  
Tax Map 82-3-((2))-(1)-A and 82-3-((3))-(B)-0006: Retaining Wall

Dear Mr. Larsen:

This is in response to your letter of March 13, 2008, e-mail dated April 17, 2008, requesting an interpretation of the Special Permit Amendment (SPA) Plat and development conditions approved by the Board of Zoning Appeals (BZA) in conjunction with the approval of SPA 99-L-024. As I understand it, the question is whether the addition of a retaining wall along the eastern property line is in substantial conformance with the SPA Plat and development conditions. This determination is based on your letter, e-mails, photographs and attached exhibit entitled "Bush Hill Presbyterian Church, Layout & Fire Lane Plan" prepared by ADTEK and dated February 20, 2008. Copies of your letter, e-mail, photographs and relevant exhibit are attached.

SP 99-L-024 was approved on June 12, 1999, by the Board of Zoning Appeals (BZA) to allow a church and related facilities, nursery school and child care center. SPA 99-L-024 was approved on August 8, 2006, by the BZA to amend the previously approved church with nursery school and child care center to permit an increase in enrollment, a building addition and site modifications. Development Condition 8 requires "Transitional screening shall be provided as shown on the special permit plat." The existing vegetation map shows four trees east of the proposed building.

As I understand it, you are in the comment phase of the 1<sup>st</sup> Site Plan submission with the Department of Public Works and Environmental Services and as such are requesting the proposed revisions to the SPA to address engineering issues. Your first question is initiated by the need to provide an Americans with Disabilities Act (ADA) required entrance to the rear of the new building. The ADA entrance necessitates the need to re-grade the area and construct a retaining wall. The retaining wall is to vary from at grade, at the eastern side by the parking area, to a maximum of 5 feet in height, where the wall would touch the new building. The retaining wall is to be constructed of timber. It should be pointed out that the proposed retaining wall is not a feature shown on the approved SPA Plat. You have clarified that the following four trees shown on the existing vegetation map will remain: 1) T-29 a 32 inch caliber Red Oak, 2) T-30 a 12 inch

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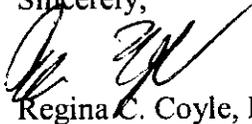
Mr. Matthew R. Larsen  
Page 2

caliber American Beech, 3) T-31 a 17 inch caliber American Beech split trunk, and 4) T-32 a 15 inch caliber Willow Oak.

It is my determination that the proposed retaining wall would be in substantial conformance with the SPA plat and development conditions provided that the four existing trees shown on the existing vegetation map are retained as determined by Urban Forest Management (UFM), DPWES. In order to retain the four trees prior to commencement of construction, UFM has determined that, at a minimum, root pruning should be performed at the limits of clearing and grading parallel to the retaining wall. The root pruning must be performed by or supervised by a certified Arborist.

This determination has been coordinated with Urban Forest Management, DPWES, and has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding these requirements, please feel free to contact Lisa Feibelman at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director  
Zoning Evaluation Division, DPZ

*N:\Interpretations\Special Permits\SP 99-L-024 Bush Hill Pres. Church - Retaining wall.doc*

Attachments: A/S

Members, Board of Zoning Appeals  
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Ken Williams, Plan Control, Land Development Services, DPWES  
Assad Ayoubi, Acting Director, Environmental and Facilities Inspection Division, DPWES  
Phyllis Wilson, Urban Forester II, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: SPA 99-L-024, SPI 0803 009, Imaging, Reading File



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March 13, 2008

Ms. Regina Coyle, Director  
Fairfax County Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, suite 800  
Fairfax, Virginia 22035

RECEIVED  
Department of Planning & Zoning  
MAR 17 2008  
Zoning Evaluation Division

**RE: Minor Modification Request for Bush Hill Church – New Retaining Wall  
Relevant Land Use Actions - SP 99-L-024 and SPA 99-L-024  
Tax Map No. 82-3-((2))-1-A and 82-3-((3))-B-6 - Lee District  
Site Plan # 2731-SP-01-2**

Dear Ms. Coyle:

The purpose of this letter is to seek your concurrence that a proposed retaining wall, as shown on Site Plan # 2372-SP-01-2, is in substantial conformance with the approved SPA 99-L-024, dated August 8, 2006. A copy of the site plan amendment plans, latest site plan and retaining wall detail is attached for your use.

In order to meet ADA requirements for egress from the eastern side of the proposed building addition, a retaining wall greater than two (2) feet in height is necessary adjacent to the eastern property line. There are no additional revisions to the approved site plan amendment SPA 99-L-024.

Pursuant to the provisions of Paragraph 4 part B of Section 8-004 of the Zoning ordinance, the subject retaining wall, would be permitted with your administrative approval, for the following reasons. The retaining wall would not:

- A. Expand hours of operation;
- B. Increase the number of seats;
- C. Permit uses other than those approved pursuant to the special permit;
- D. Reduce the effectiveness of approved transitional screening;
- E. Permit changes to bulk, mass, orientation or location which would adversely impact the relationship of the development or part thereof to the adjacent property; and
- F. Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use...

We ask that you review the attached drawings, determine that the modifications are minor, and are in substantial conformance with the approved SPA amendment. Please contact me at 703.691.4040 if you have any questions, or if I may provide you with additional information.

Regards,

Matthew R. Larsen, P.E.  
Project Manager, Civil Engineering

Attachments

**Feibelman, Lisa**

**From:** Matt Larsen [mlarsen@adtekengineers.com]  
**Sent:** Thursday, April 17, 2008 8:09 AM  
**To:** Feibelman, Lisa  
**Subject:** Bush Hill Letter of Interpretation  
**Attachments:** BUSHHILL LD-440 024.jpg; BUSHHILL LD-440 025.jpg; BUSHHILL LD-440 027.jpg; BUSHHILL LD-440 022.jpg

Lisa-

Good Morning. I wanted to write and let you know a bit about the intent of the wall to the rear of the church. As you move from the north to the south along the property line east of the building the grade drops approximately 6 feet until reaching a flatter area east of the existing building as it moves toward the parking lot. The reason the wall is necessary is that where the new building is to be built, it is in the high side of the land. The architect is trying to provide a mode of egress from the basement level (classrooms on this floor) that is ADA accessible to allow in an emergency someone to get out of the building to the parking lot. As I said, the grade where the new door is approximately 6 feet higher than the grade towards the south and the only way to match up to existing grade on the other side and still allow egress is to place a retaining wall. No trees are in the area of the wall that were to remain onsite and the landscaping (both existing and proposed) has not changed from the approved SPA.

Photo #024 shows looking up at the existing playground and the grade sloping up from the existing building. Around the corner from the high side is where the new building is to be and that door is to be placed to allow the egress. Photo #025 shows looking down from near the area that the door is to be placed the grade at the building of the door is roughly equal to the grade on the lower portion near the A/C units. Photo #027 is nearly the same view. Photo #022 is again looking back up from the low side.

Feel free to give me a call to discuss. I believe that the request is justified in order to allow proper egress from the new wing's basement level. If further info is needed please don't hesitate to ask.

Thank you very much.

Matt Larsen, PE  
Civil Project Manager



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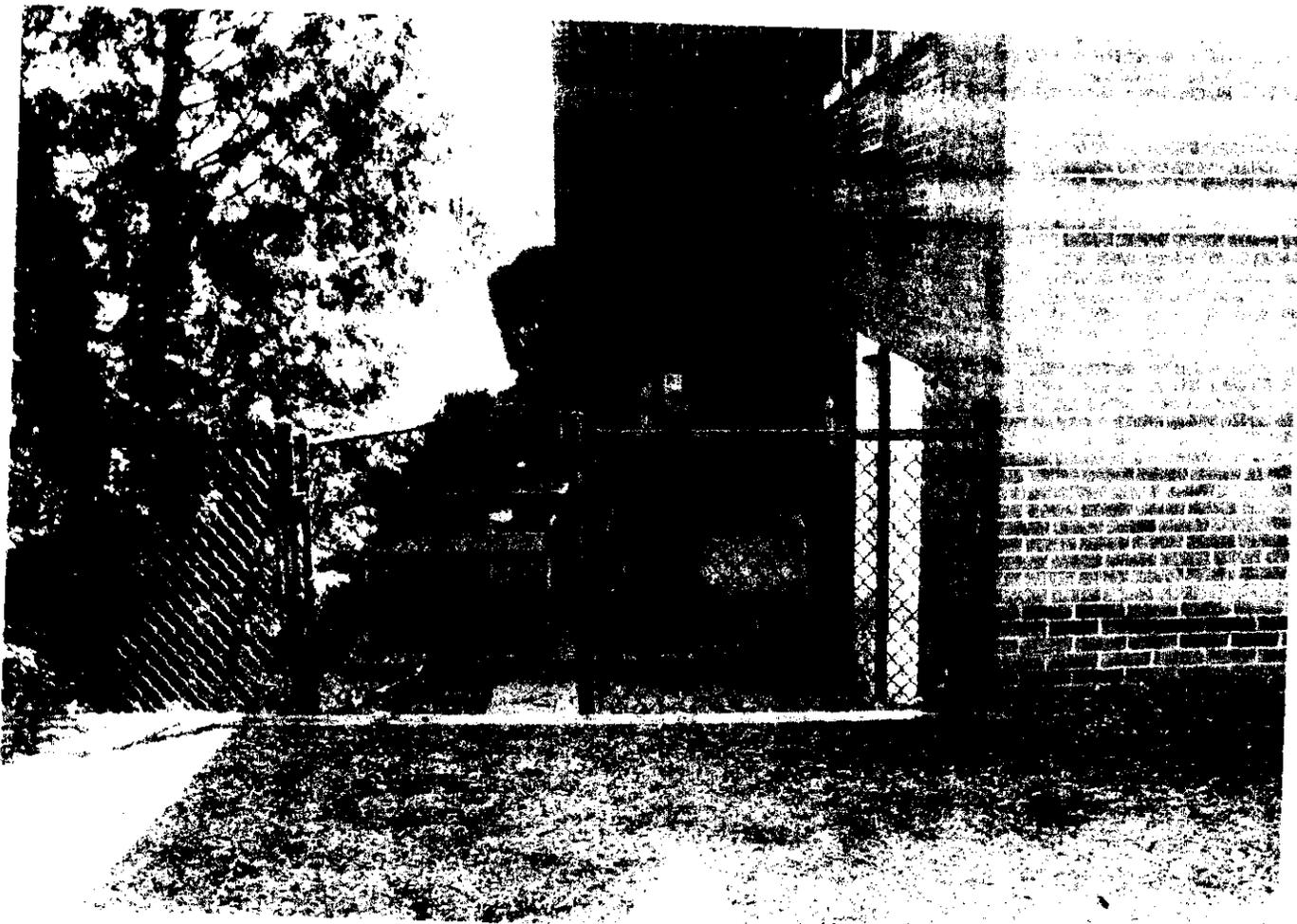
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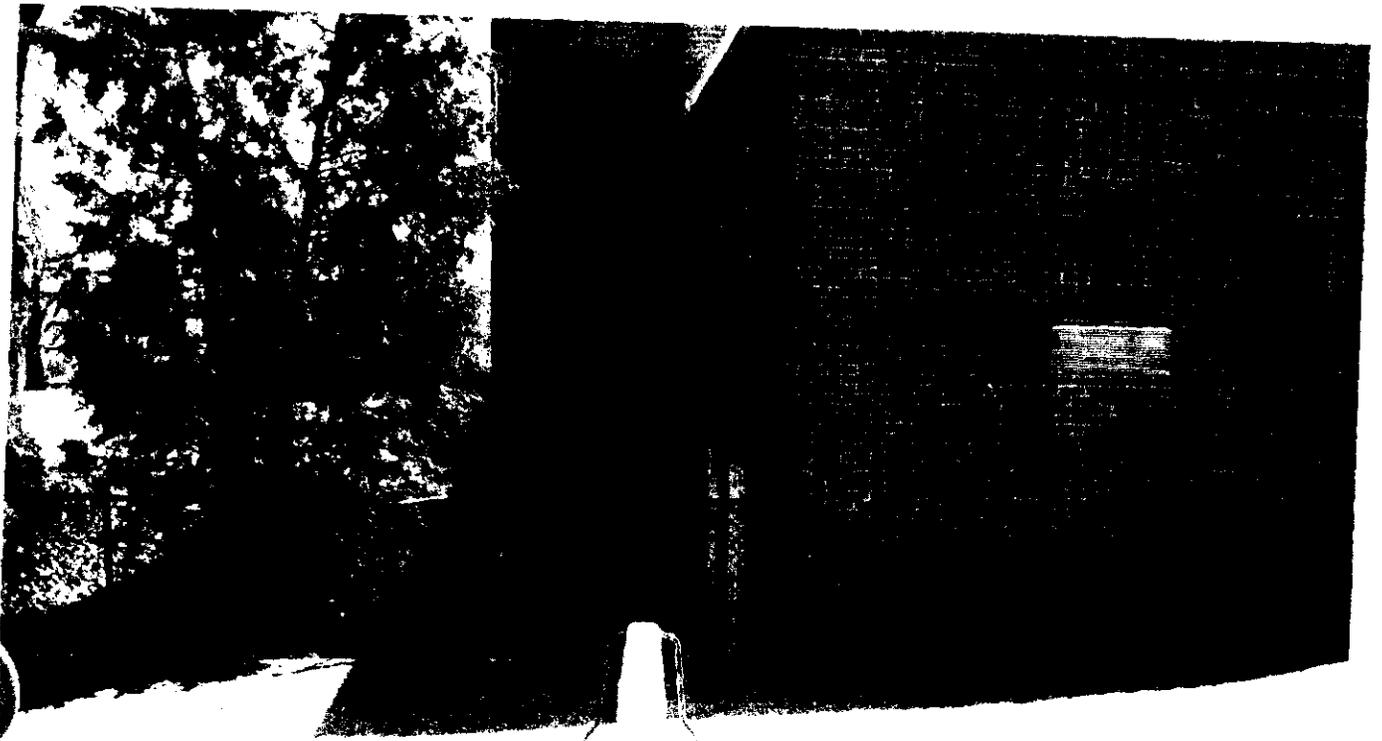
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4/17/2008





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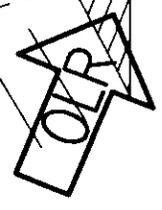
ED SPEED

00+51

EX. POL (C0913) EXIST RF-1 TO RE

12' X 6' CURB INLET FILTERRA

EX. 15' STORM SEW. ESM 7 DB: 1566 PG: 136 (TO BE INDICATED)



EX. LIGHT POLE (NEW LIGHT)

15' STORM SEW. ESM 7 DB: 1566 PG: 136 6" VALVE (RESTRAINED) FH

RETAINING WALL > 2' HT. (SEPARATE PERMIT REQ.)

EX. CHURCH BUILDING TO REMAIN (MAX HEIGHT = 33') 4916 FRANCONIA RD. (CONSTRUCTED IN 1968)

LIMIT OF DISTURBANCE (TYP.)

FAIRFAX WATER EASEMENT 2" METER

BLDG ADDITION (EIGHT = 33') AREA = 22,205 SF EAI = 31,036 SF EX. CHURCH BUILDING TO BE DEMOLISHED (MAX HEIGHT = 20')

SIAMESE CONNECTION

MAIN ENT.

2310

