



County of Fairfax, Virginia

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

October 8, 2008

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich and Walsh PC
2200 Clarendon Boulevard
Arlington, VA 22201-3359

Re: Interpretation for SEA 2005-SU-007, Korean Central Presbyterian Church Trustees,
Tax Map 64-2 ((13)) 18; 64-2 ((5)) 1, 2, 3; Modification of Transitional Screening

Dear Ms. Strobel:

This is in response to your letters of August 5, 2008, and September 10, 2008, requesting an interpretation of the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors pursuant to SEA 2005-SU-007. As I understand it, the question is whether the proposed modifications to the transitional screening would be in substantial conformance with the SEA Plat and development conditions. This determination is based on your letter; the submitted documents titled "Korean Central Presbyterian Church, Landscape Plan," Sheets 42 and 43 of 109, and "Korean Central Presbyterian Church, Landscape Details," dated December 2006, prepared by Bury + Partners; and a copy of the Clerk's letter with development conditions. Copies of the letters and plan and detail reductions are attached for reference.

On September 24, 2007, the Board of Supervisors approved Special Exception Amendment SEA 2005-SU-007 for a place of worship with a child care center and private school of general education. The layout of the property and the development conditions were the same for the property as the previously approved Special Exception. The Special Exception Amendment was necessary to change the nursery school to a child care center.

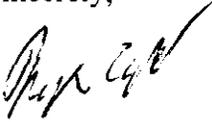
You have indicated that NOVEC has required the current utility poles located adjacent to Route 29 to be relocated in the area of the existing trail easement. Fifteen feet of clearance is required around the poles. This area is shown on the approved SEA Plat as transitional screening. On the west side of the church entrance, you propose to accommodate the NOVEC requirements and to provide the same effective level of transitional screening by relocating the equivalent number and species of trees within the remaining adjacent open space north of the sanctuary. On the east side of the entrance, you propose to accommodate the NOVEC requirements by relocating

trees around the area of tree preservation and in the remaining open space. Shrubs are proposed within the entire NOVEC easement, provided NOVEC agrees to their being planted.

Your proposal has been reviewed by Urban Forest Management, Department of Public Works and Environmental Services (UFM, DPWES) who recommend that the proposed replacement of the shrubs and plantings be permitted, noting however that the compact shrubs may be included as supplemental plantings only but not included as the required transitional screening.

It is my determination that the proposed modifications to the transitional screening would be in substantial conformance with the SEA Plat and development conditions subject to the approval by UFM, DPWES. This determination has been reviewed with the 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 this matter, please contact Lisa Feibelman at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division

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cc: Michael R. Frey, Supervisor, Sully District
John L. Litzenberger, Planning Commissioner, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Phyllis Wilson, Section Chief, Urban Forest Management, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: SEA 2005-SU-007, SEI 0808 043, Imaging, Reading File



Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

September 10, 2008

Via E-mail and U.S. Mail

Lisa Feibelman
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SEA 2005-SU-007
Applicant: Korean Central Presbyterian Church Trustees
Fairfax County Tax Map Reference: 64-1 ((1)) 8, 9, 25, 26, 27;
64-1 ((3)) 16; 64-2 ((13)) 18; 64-2 ((5)) 1, 2, 3 (the "Subject Property")

Dear Ms. Feibelman:

Please accept this letter to supplement the request for a minor modification of special exception conditions for the Subject Property dated August 5, 2008. This letter will serve to memorialize the discussion at our meeting held on September 9, 2008.

The Applicant is requesting modifications to the landscaping along Route 29 shown on the approved special exception plat as a result of the required relocation of existing NOVEC electric poles. As we discussed, the landscaping previously shown on the special exception plat has been relocated, but not reduced, in order to accommodate the relocated NOVEC poles, and associated easement.

For the area east of the main entry, the same number and type of plantings will be provided along the Subject Property's Route 29 frontage, but closer to the proposed sanctuary. The proposed landscaping will meet the purpose and intent of the landscaping as originally approved and shown on the site plan, which is to screen the building. The actual easement area will also be planted with shrubs as coordinated with Urban Forestry, and subject to the approval of NOVEC. For the area to the west of the main entry, the Applicant has revised the proposed landscape plan to include additional shrubs, as discussed. Please be advised that within this area the concentration of trees has been modified as a result of the constraints of the NOVEC easement and available land area. The Applicant proposes to shift some of the approved landscaping to the west, but maintain landscaping along the Route 29 frontage wherever possible. Again, the same number and type of plantings will be provided as originally approved. The relocated landscaping, as well as the additional plantings, will preserve the intent of the transitional screening along this portion of the property frontage, which is adjacent to

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

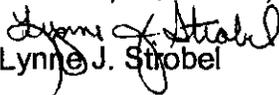
September 10, 2008
Page 2

vehicle parking. Similarly, any plantings with the actual easement will be subject to the approval of NOVEC.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. Marius Burdubus of Bury + Partners has provided the exhibits to you as requested at our meeting. As you know, the Applicant is anxious to proceed with a relocation of the utility line as soon as possible. Therefore, your prompt attention to this matter would be greatly appreciated.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.


Lynn J. Strobel

LJS/kae

cc: Dr. Tong S. Park
James Whalen
Rachele Marinch
Marius Burdubus
Martin D. Walsh

{A0150998.DOC / 1 Feibleman ltr 9-10-08 004919 000003}



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

August 5, 2008

RECEIVED
Department of Planning
AUG 06 2008
Zoning Evaluation Division

VIA HAND DELIVERY

Regina M. Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SEA 2005-SU-007
Applicant: Korean Central Presbyterian Church Trustees
Fairfax County Tax Map Ref.: 64-1 ((1)) 8, 9, 25, 26, 27; 64-1 ((3)) 16;
64-2 ((13)) 18; 64-2 ((5)) 1, 2, 3 (the "Subject Property")

Dear Ms. Coyle:

Please accept the following as a request for a minor modification of special exception conditions in accordance with Paragraph 4 of Section 9-004 of the Fairfax County Zoning Ordinance (the "Ordinance").

The referenced special exception amendment application was approved by the Board of Supervisors at its hearing held on September 24, 2007. The application was granted subject to 47 development conditions as listed in a letter issued by the Clerk to the Board of Supervisors, dated September 26, 2007. Development Condition 3 requires development of the Subject Property in substantial conformance with the approved special exception plat entitled "*Korean Central Presbyterian Church*" prepared by Bury + Partners and dated June 21, 2007, as revised through August 17, 2007 (the "Plat"), and the development conditions. Further, the condition permits minor modifications pursuant to the Ordinance section cited above. The Applicant is requesting a minor modification that is a result of final engineering and design.

Since the approval of the referenced application, the Applicant has received site plan approval and is diligently pursuing construction. An issue has arisen regarding final engineering and design of a utility line that requires the submission of this request. NOVEC has notified the Applicant that its current electric poles located adjacent to Route 29, will not be in an acceptable location as a result of the installation of a left turn lane that is required in conjunction with the Applicant's development. The electric poles must be located outside of the Route 29 right-of-way and an existing trail easement which is parallel to Route 29. NOVEC requires 15 feet of clearance around its poles to ensure safe operation and maintenance. The relocated poles

encroach within transitional screening as shown on the Plat across the Subject Property's frontage.

I have enclosed an exhibit prepared by Bury + Partners to illustrate the relocated NOVEC poles and proposed NOVEC easement. As shown on the enclosed exhibit, the easement will be located parallel to Route 29 along the Subject Property's frontage. This easement encroaches within transitional screening that was shown as a combination of tree preservation and plantings. The Applicant will re-plant the area that is disturbed to meet the intent of transitional screening requirements and in a manner that is consistent with the prior approval. This is an issue that was unforeseen at the time of the original approval and a modification to the Plat is necessary to meet the requirements of the utility company. The Applicant has no choice but to comply with NOVEC's requirements.

The Applicant's proposal is in substantial conformance with the Plat. Further, in accordance with the limitations of Paragraph 4 of Section 9-004, the Applicant does not propose the following:

- *A more intensive use from that approved pursuant to the approved special exception.* The Applicant is not proposing any additional square footage from that approved by the Board of Supervisors in conjunction with the special exception. Further, the Applicant is not proposing an increase in the hours of operation, the number of seats in the sanctuary, or students in the school.
- *An increased parking requirement.* As the Applicant is not modifying the approved uses or their square footage, there is no increase in the parking requirement.
- *Uses other than those approved pursuant to the approved special exception.* The Applicant is not proposing any uses other than those previously approved by the Board of Supervisors.
- *A reduction in the effectiveness of approved transitional screening, buffering, landscaping or open space.* The Applicant proposes a modification to the transitional screening adjacent to Route 29 to accommodate the request of a utility. The Applicant will provide additional plantings on-site to meet the intent of transitional screening requirements. As a result, appropriate transitional screening will be provided. The Applicant does not propose to reduce the amount of landscaping or open space.
- *Changes to bulk, mass, orientation or location of buildings which adversely impact the relationship of the development or a part thereof to adjacent property.* The Applicant does not propose any changes to the orientation or locations of buildings.

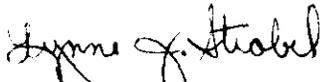
- *An increase in the amount of clearing or grading for the stormwater management facility.* There are no proposed modifications to stormwater management.
- *The addition of any building or additions to buildings.* The Applicant does not propose any buildings or additions to the approved building with this request.

I would appreciate your confirmation that the proposed modification is a minor adjustment and is in substantial conformance with the approved special exception and development conditions. The proposed modification is a result of final engineering and design.

I have enclosed a copy of applicable sheets from the approved site plan that are consistent with the Plat, and a full size copy of an exhibit prepared by Bury + Partners to illustrate the modification. A mylar sheet has been prepared of the exhibit that may be overlaid with the approved plan to illustrate the modification. A reduction of the exhibit is also enclosed. Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel

LJS/kkf

Enclosures

cc: Dr. Tong S. Park
Jim Behrend
Rachele Marinch
Marius Burdubus
Martin D. Walsh

{A0147290.DOC / 1 Interpretation letter 004919 000003}



INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

Total Area to be Covered: 18000 SF
Planting Area: 12400 SF
Planting Density: 5%

Species	Quantity	Size	Planting Area (SF)	Total Area (SF)
1. Dogwood	200	12"	2400	2400
2. Red Maple	200	12"	2400	4800
3. White Birch	200	12"	2400	7200
4. Norway Spruce	200	12"	2400	9600
5. Eastern Red Cedar	200	12"	2400	12000
6. American Holly	200	12"	2400	14400
7. Japanese Maple	200	12"	2400	16800
8. Sweetgum	200	12"	2400	19200
9. Magnolia	200	12"	2400	21600
10. Dogwood	200	12"	2400	24000
11. Red Maple	200	12"	2400	26400
12. White Birch	200	12"	2400	28800
13. Norway Spruce	200	12"	2400	31200
14. Eastern Red Cedar	200	12"	2400	33600
15. American Holly	200	12"	2400	36000
16. Japanese Maple	200	12"	2400	38400
17. Sweetgum	200	12"	2400	40800
18. Magnolia	200	12"	2400	43200
19. Dogwood	200	12"	2400	45600
20. Red Maple	200	12"	2400	48000
21. White Birch	200	12"	2400	50400
22. Norway Spruce	200	12"	2400	52800
23. Eastern Red Cedar	200	12"	2400	55200
24. American Holly	200	12"	2400	57600
25. Japanese Maple	200	12"	2400	60000
26. Sweetgum	200	12"	2400	62400
27. Magnolia	200	12"	2400	64800
28. Dogwood	200	12"	2400	67200
29. Red Maple	200	12"	2400	69600
30. White Birch	200	12"	2400	72000
31. Norway Spruce	200	12"	2400	74400
32. Eastern Red Cedar	200	12"	2400	76800
33. American Holly	200	12"	2400	79200
34. Japanese Maple	200	12"	2400	81600
35. Sweetgum	200	12"	2400	84000
36. Magnolia	200	12"	2400	86400
37. Dogwood	200	12"	2400	88800
38. Red Maple	200	12"	2400	91200
39. White Birch	200	12"	2400	93600
40. Norway Spruce	200	12"	2400	96000
41. Eastern Red Cedar	200	12"	2400	98400
42. American Holly	200	12"	2400	100800
43. Japanese Maple	200	12"	2400	103200
44. Sweetgum	200	12"	2400	105600
45. Magnolia	200	12"	2400	108000
46. Dogwood	200	12"	2400	110400
47. Red Maple	200	12"	2400	112800
48. White Birch	200	12"	2400	115200
49. Norway Spruce	200	12"	2400	117600
50. Eastern Red Cedar	200	12"	2400	120000
51. American Holly	200	12"	2400	122400
52. Japanese Maple	200	12"	2400	124800
53. Sweetgum	200	12"	2400	127200
54. Magnolia	200	12"	2400	129600
55. Dogwood	200	12"	2400	132000
56. Red Maple	200	12"	2400	134400
57. White Birch	200	12"	2400	136800
58. Norway Spruce	200	12"	2400	139200
59. Eastern Red Cedar	200	12"	2400	141600
60. American Holly	200	12"	2400	144000
61. Japanese Maple	200	12"	2400	146400
62. Sweetgum	200	12"	2400	148800
63. Magnolia	200	12"	2400	151200
64. Dogwood	200	12"	2400	153600
65. Red Maple	200	12"	2400	156000
66. White Birch	200	12"	2400	158400
67. Norway Spruce	200	12"	2400	160800
68. Eastern Red Cedar	200	12"	2400	163200
69. American Holly	200	12"	2400	165600
70. Japanese Maple	200	12"	2400	168000
71. Sweetgum	200	12"	2400	170400
72. Magnolia	200	12"	2400	172800
73. Dogwood	200	12"	2400	175200
74. Red Maple	200	12"	2400	177600
75. White Birch	200	12"	2400	180000
76. Norway Spruce	200	12"	2400	182400
77. Eastern Red Cedar	200	12"	2400	184800
78. American Holly	200	12"	2400	187200
79. Japanese Maple	200	12"	2400	189600
80. Sweetgum	200	12"	2400	192000
81. Magnolia	200	12"	2400	194400
82. Dogwood	200	12"	2400	196800
83. Red Maple	200	12"	2400	199200
84. White Birch	200	12"	2400	201600
85. Norway Spruce	200	12"	2400	204000
86. Eastern Red Cedar	200	12"	2400	206400
87. American Holly	200	12"	2400	208800
88. Japanese Maple	200	12"	2400	211200
89. Sweetgum	200	12"	2400	213600
90. Magnolia	200	12"	2400	216000
91. Dogwood	200	12"	2400	218400
92. Red Maple	200	12"	2400	220800
93. White Birch	200	12"	2400	223200
94. Norway Spruce	200	12"	2400	225600
95. Eastern Red Cedar	200	12"	2400	228000
96. American Holly	200	12"	2400	230400
97. Japanese Maple	200	12"	2400	232800
98. Sweetgum	200	12"	2400	235200
99. Magnolia	200	12"	2400	237600
100. Dogwood	200	12"	2400	240000

TRANSITIONAL SCREENING AND BARRIERS

1. THE VERTICAL TRANSITIONAL SCREENING AND BARRIERS SHOULD BE PLACED AT THE POINT OF ENTRY TO THE LANDSCAPE AND SHOULD BE CONSIDERED AS A PART OF THE LANDSCAPE DESIGN. THE SCREENING AND BARRIERS SHOULD BE PLACED AT THE POINT OF ENTRY TO THE LANDSCAPE AND SHOULD BE CONSIDERED AS A PART OF THE LANDSCAPE DESIGN.

PARKING AREA TO BE COVERED

1. THE PARKING AREA TO BE COVERED IS 18000 SF. THE PLANTING AREA IS 12400 SF. THE PLANTING DENSITY IS 5%.

PLANTING NOTES

1. ALL LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE LANDSCAPE SPECIFICATIONS. PLANT MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE PLANTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LANDSCAPE SPECIFICATIONS.
2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LANDSCAPE SPECIFICATIONS. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE LANDSCAPE SPECIFICATIONS.
3. THE CONTRACTOR SHALL VERIFY THE PLANT SCHEDULE WITH THE ARCHITECT AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL VERIFY THE PLANT SCHEDULE WITH THE ARCHITECT AND THE LANDSCAPE ARCHITECT.
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10. THE CONTRACTOR SHALL VERIFY THE PLANT SCHEDULE WITH THE ARCHITECT AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL VERIFY THE PLANT SCHEDULE WITH THE ARCHITECT AND THE LANDSCAPE ARCHITECT.

PERIPHERAL PARKING LOT LANDSCAPE CALCULATIONS

LANDSCAPE AREA: 18000 SF
PLANTING AREA: 12400 SF
PLANTING DENSITY: 5%

PLANTING SCHEDULE - AROUND THE BUILDING

QTY	NET BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING	REMARKS
1	DOGWOOD	DOGWOOD	12"	SHRUB	12' x 12'	PLANTING
2	RED MAPLE	RED MAPLE	12"	SHRUB	12' x 12'	PLANTING
3	WHITE BIRCH	WHITE BIRCH	12"	SHRUB	12' x 12'	PLANTING
4	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
5	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
6	AMERICAN HOLLY	AMERICAN HOLLY	12"	SHRUB	12' x 12'	PLANTING
7	JAPANESE MAPLE	JAPANESE MAPLE	12"	SHRUB	12' x 12'	PLANTING
8	SWEETGUM	SWEETGUM	12"	SHRUB	12' x 12'	PLANTING
9	MAGNOLIA	MAGNOLIA	12"	SHRUB	12' x 12'	PLANTING
10	DOGWOOD	DOGWOOD	12"	SHRUB	12' x 12'	PLANTING
11	RED MAPLE	RED MAPLE	12"	SHRUB	12' x 12'	PLANTING
12	WHITE BIRCH	WHITE BIRCH	12"	SHRUB	12' x 12'	PLANTING
13	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
14	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
15	AMERICAN HOLLY	AMERICAN HOLLY	12"	SHRUB	12' x 12'	PLANTING
16	JAPANESE MAPLE	JAPANESE MAPLE	12"	SHRUB	12' x 12'	PLANTING
17	SWEETGUM	SWEETGUM	12"	SHRUB	12' x 12'	PLANTING
18	MAGNOLIA	MAGNOLIA	12"	SHRUB	12' x 12'	PLANTING
19	DOGWOOD	DOGWOOD	12"	SHRUB	12' x 12'	PLANTING
20	RED MAPLE	RED MAPLE	12"	SHRUB	12' x 12'	PLANTING
21	WHITE BIRCH	WHITE BIRCH	12"	SHRUB	12' x 12'	PLANTING
22	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
23	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
24	AMERICAN HOLLY	AMERICAN HOLLY	12"	SHRUB	12' x 12'	PLANTING
25	JAPANESE MAPLE	JAPANESE MAPLE	12"	SHRUB	12' x 12'	PLANTING
26	SWEETGUM	SWEETGUM	12"	SHRUB	12' x 12'	PLANTING
27	MAGNOLIA	MAGNOLIA	12"	SHRUB	12' x 12'	PLANTING
28	DOGWOOD	DOGWOOD	12"	SHRUB	12' x 12'	PLANTING
29	RED MAPLE	RED MAPLE	12"	SHRUB	12' x 12'	PLANTING
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31	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
32	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
33	AMERICAN HOLLY	AMERICAN HOLLY	12"	SHRUB	12' x 12'	PLANTING
34	JAPANESE MAPLE	JAPANESE MAPLE	12"	SHRUB	12' x 12'	PLANTING
35	SWEETGUM	SWEETGUM	12"	SHRUB	12' x 12'	PLANTING
36	MAGNOLIA	MAGNOLIA	12"	SHRUB	12' x 12'	PLANTING
37	DOGWOOD	DOGWOOD	12"	SHRUB	12' x 12'	PLANTING
38	RED MAPLE	RED MAPLE	12"	SHRUB	12' x 12'	PLANTING
39	WHITE BIRCH	WHITE BIRCH	12"	SHRUB	12' x 12'	PLANTING
40	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
41	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
42	AMERICAN HOLLY	AMERICAN HOLLY	12"	SHRUB	12' x 12'	PLANTING
43	JAPANESE MAPLE	JAPANESE MAPLE	12"	SHRUB	12' x 12'	PLANTING
44	SWEETGUM	SWEETGUM	12"	SHRUB	12' x 12'	PLANTING
45	MAGNOLIA	MAGNOLIA	12"	SHRUB	12' x 12'	PLANTING
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57	WHITE BIRCH	WHITE BIRCH	12"	SHRUB	12' x 12'	PLANTING
58	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
59	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
60	AMERICAN HOLLY	AMERICAN HOLLY	12"	SHRUB	12' x 12'	PLANTING
61	JAPANESE MAPLE	JAPANESE MAPLE	12"	SHRUB	12' x 12'	PLANTING
62	SWEETGUM	SWEETGUM	12"	SHRUB	12' x 12'	PLANTING
63	MAGNOLIA	MAGNOLIA	12"	SHRUB	12' x 12'	PLANTING
64	DOGWOOD	DOGWOOD	12"	SHRUB	12' x 12'	PLANTING
65	RED MAPLE	RED MAPLE	12"	SHRUB	12' x 12'	PLANTING
66	WHITE BIRCH	WHITE BIRCH	12"	SHRUB	12' x 12'	PLANTING
67	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
68	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
69	AMERICAN HOLLY	AMERICAN HOLLY	12"	SHRUB	12' x 12'	PLANTING
70	JAPANESE MAPLE	JAPANESE MAPLE	12"	SHRUB	12' x 12'	PLANTING
71	SWEETGUM	SWEETGUM	12"	SHRUB	12' x 12'	PLANTING
72	MAGNOLIA	MAGNOLIA	12"	SHRUB	12' x 12'	PLANTING
73	DOGWOOD	DOGWOOD	12"	SHRUB	12' x 12'	PLANTING
74	RED MAPLE	RED MAPLE	12"	SHRUB	12' x 12'	PLANTING
75	WHITE BIRCH	WHITE BIRCH	12"	SHRUB	12' x 12'	PLANTING
76	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
77	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
78	AMERICAN HOLLY	AMERICAN HOLLY	12"	SHRUB	12' x 12'	PLANTING
79	JAPANESE MAPLE	JAPANESE MAPLE	12"	SHRUB	12' x 12'	PLANTING
80	SWEETGUM	SWEETGUM	12"	SHRUB	12' x 12'	PLANTING
81	MAGNOLIA	MAGNOLIA	12"	SHRUB	12' x 12'	PLANTING
82	DOGWOOD	DOGWOOD	12"	SHRUB	12' x 12'	PLANTING
83	RED MAPLE	RED MAPLE	12"	SHRUB	12' x 12'	PLANTING
84	WHITE BIRCH	WHITE BIRCH	12"	SHRUB	12' x 12'	PLANTING
85	NORWAY SPRUCE	NORWAY SPRUCE	12"	SHRUB	12' x 12'	PLANTING
86	EASTERN RED CEDAR	EASTERN RED CEDAR	12"	SHRUB	12' x 12'	PLANTING
87	AMERICAN HOLLY					



County of Fairfax, Virginia

MEMORANDUM

September 16, 2008

TO: Lisa Feibelman, Staff Coordinator
Department of Planning and Zoning

FROM: Phyllis Wilson, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Korean Central Presbyterian Church, Site Plan # 9630-SP-004
Required revisions to required transitional screening

A review has been completed for the revised landscape plan on the subject site as shown on plan documents dated December 2006, sealed by Thomas C. Pickering on 09/10/08 and received by the Department of Planning and Zoning on 09/10/08. A revision of the approved screening along the Rt. 29 frontage is made necessary due to unavoidable relocation of a utility easement. The affected area is designated transitional screening on the approved plans and plats. The affected area is now utility easement containing over-head electric wires, which crosses an easement that contains an underground transcontinental gas line. The plan shows shrubs planted in the easements rather than trees to serve as transitional screening.

Due to the limitations and restrictions of planting trees and other vegetation in a utility easement, it is expected that the proposed plantings could fulfill the intent of the screening of the parking lot due to the proposed falling grade away from the road frontage area. The proper shrub plantings at the elevations proposed may prevent head lights from the parking lot penetrating beyond the property boundaries. Agreement with this proposed revision shown on this plan is based on the following conditions:

- A fully executed letter of permission from easement holders for plantings in the easement areas and agreement to any/all terms of this agreement, bearing appropriate signatures of utility companies and church officials, shall be included as part of a revised plan;
- Terms of the agreement shall include agreement by all parties that replacement of shrubs and plantings will be permitted within the easements as necessary due to any utility maintenance work that may result in the disturbance or removal of any shrubs or plantings shown on this plan;
- Compact sized shrubs may be included in this area as supplemental plantings only and shall not be included to serve as visual transitional screening. All proposed shrub species/cultivars serving as transitional screening shall be hardy native or preferred species with a maturity height between 3' and 5' in height. A mixture of evergreen and deciduous is acceptable.
- Shrub species proposed on the subject revision plan should be replaced by those meeting the above criteria by choosing from the following list, to include but not limited to: Inkberry, Witchhazel, Leatherleaf viburnum, Winterberry, Virginia

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division

12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503

Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769

www.fairfaxcounty.gov/dpwes



Korean Central Presbyterian Church
Transitional Screening in Utility Easements
September 16, 2008
Page 2 of 2

AKW

sweetspire, Carolina allspice, Sweet pepperbush, Cherry laurel, Boxwood and Rhododendron.

Please feel free to contact me if there are further questions.

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Fairfax, Virginia 22035-5503
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www.fairfaxcounty.gov/dpwes



Feibelman, Lisa

From: Wilson, Phyllis
Sent: Thursday, August 28, 2008 4:53 PM
To: Feibelman, Lisa
Subject: Korean Central Presbyterian -transitional screening area

Hi Lisa,

In looking at the proposed re-location of the NOVEC poles, it seems there is no way to get around the fact that the poles must be placed in the middle of the area set aside for required transitional screening area. There is no way we can prevent this utility from relocating. Evidently, the fact of the interference with the turn lane was not caught at time of site plan or before. I can only address the trees proposed in this area, and have no authority from the standpoint of the DPZ or Board approved conditions.

While the PFM states that no trees within an easement, even with a letter of permission, shall be credited toward meeting tree cover or transitional screening requirements (PFM 12-0701.11D), the Zoning Ordinance offers remedies for modification of tree cover and transitional screening requirements. If there were no conditions or proffers running with the subject parcel, modification for the revisions proposed may be approvable by this office (...as agent of "the Director" as stated in the Ordinance) after complete review of a submitted application to this office. But as there are conditions approved by DPZ and Board of Supervisors on this parcel, only DPZ or the Board of Supervisors can approve the proposed revisions within the established avenues available, or the Board may direct "the Director" to approve a modification to achieve the desired end product.

If DPZ and/or the Board is inclined to approve revised conditions and are looking for a way to achieve the affect and function of the transitional screening while still maintaining the overhead NOVEC utility in the space, this office can recommend many appropriate tree species that would serve both as a natural, native vegetative visual screen and trees that would mature at a height that would not interfere with the overhead utility.

Permission of the easement holder to plant in this easement would be required. It is also recommended that the applicant agree that if any maintenance to the overhead utility result in the removal of any of these trees, replanting would be required. A new planting plan should be submitted for review by this office identifying the numbers and species of the new plantings, and official tree cover tabulations may be required. We are available to consult on the details of this plan prior to submittal.

From a final bond release prospective, if DPZ and/or the Board found the above planting in the easement recommendation to be in substantial conformance with that originally approved, an interpretation letter, approved new planting plan or other official approval document placed in our file would make an official modification by application unnecessary.

Please let me know if you need me to do anything to facilitate this review.

I will be off tomorrow, Friday 08/29/08. I will return your plans on Tuesday.

Phyllis

8/29/2008



County of Fairfax, Virginia

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

September 26, 2007

Lynne J. Strobel
Walsh, Colucci, Lubely, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

Re: Special Exception Amendment Application SEA 2005-SU-007

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on September 24, 2007, the Board approved Special Exception Amendment Application SEA 2005-SU-007 in the name of Trustees of Korean Central Presbyterian Church. The subject property is located at 15308 Compton Road and 15315, 15403, and 15451 Lee Highway, on approximately 80.22 acres of land zoned R-C and WS in the Sully District [Tax Map 64-1 ((1)) 8, 9, 25, 26, and 27; 64-1 ((3)) 16; 64-2 ((3)) 18; 64-2 ((5)) 1, 2, and 3]. The Board's action amends Special Exception Application SE 2005-SU-007, previously approved for a church with nursery school and private school of general education, to permit a child care center to replace the nursery school with a total maximum enrollment of 100 children and associated modifications to site design and development conditions pursuant to Section 3-C04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk):

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. *
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Korean Central Presbyterian Church", prepared by Bury + Partners and dated June 21, 2007 as revised through August 17, 2007, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance. *

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of these special exception conditions shall be posted in both English and Korean in a conspicuous place, and made available to the public and all departments of the County of Fairfax during hours of operation. *
5. The maximum number of seats within the main area of worship and the Chapel combined shall not exceed 2,100. *
6. Services in the Chapel and the main area of worship shall not begin or end within 30 minutes of each other, though the services may overlap. *
7. No regular evening church services shall be scheduled which commence between 4:30 pm and 7:30 pm, Monday through Friday evenings. *
8. Construction of the church shall be in substantial conformance with the architectural elevations shown on the SE Plat. Building materials shall primarily consist of masonry, which may include brick or pre-cast concrete, and glass. Vinyl siding, aluminum siding, or cinder block shall not be utilized on the main church buildings (except on the rectory). Final architectural elevations, final landscape plans, and final grading plans shall be forwarded to the Planning Commission for administrative review prior to site plan approval. *
9. Any cellar space provided shall be limited to a maximum of 5,600 square feet, and shall be used only for loading, storage and mechanical equipment. *
10. All signage shall be in conformance with Article 12 of the Zoning Ordinance. No more than one free-standing sign shall be installed on the subject property. Such sign shall be a monument sign a maximum of four feet in height, in substantial conformance with that shown on the SE Plat. *
11. No retaining walls in excess of two feet in height shall be constructed unless they are shown on the SE Plat. Any retaining walls constructed shall be in substantial conformance with the details shown on the SE Plat. *
12. The rectory shall be utilized for housing only for clergy and/or another employee of the Church. *
13. A sanitary sewer easement, in a location acceptable to the Applicant and Fairfax County, shall be provided for the benefit of property identified as Tax Map Parcels 64-1 ((3)) 1, 2 and 2A (Parcels 1,2 and 2A). If an appropriate location is identified at time of site plan approval, said easement shall be included and recorded with the applicant's on-site easement plat. In the event that an appropriate location has not been determined at time of site plan approval, said easement shall be granted upon request by either Fairfax County or the owners of Parcels 1, 2 and 2A at no cost to said owners. At such time, the Applicant shall be

responsible for granting the easement only, and shall not be responsible for any costs associated with preparing and recording necessary plats. The location of the easement and its future construction shall not interfere with the Applicant's intended use of its property, nor shall the Applicant be responsible for any costs associated with construction and/or future maintenance of the sewer line. Restoration of the Applicant's property subsequent to construction shall be performed in accordance with Fairfax County standards. *

Child Care Center and Private School of Education

14. The Private School of Education shall be limited to grades kindergarten through 2nd grade, with a maximum daily enrollment of 100 students. *
15. The child care center shall be limited to a maximum daily enrollment of 100 children.
16. Hours of operation shall be limited to:
 - (a) Child Care Center: 6:30 AM to 7:00 PM, Monday through Friday.
 - (b) * Private School of General Education Classes: 8:00 AM to 3:00 PM, Monday through Friday; school administration and teacher preparation and administration may be conducted before and after classes. Students enrolled in the private school of general education may participate in before and after school care, which shall not commence prior to 6:30 AM or end after 7:00 PM.
17. The child care center and private school of education shall be subject to Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia, as applicable. *
18. Subject to availability, the applicant shall work with Community Recreational Services (CRS) to permit CRS to schedule recreational activities within the gymnasium. *
19. Subject to availability, the applicant will provide the community mutually agreeable access to the main facility, chapel and sanctuary to support community activities and events (including groups such as homeowners associations, Girl Scouts, and Boy Scouts, and activities such as graduation ceremonies). *

Environmental

20. A Landscape Plan in substantial conformance with that shown on the SE Plat shall be filed with the site plan for review and approval by Urban Forest Management, DPWES (UFM). *
21. A fence shall be constructed around the playground as shown on the SE Plat. This fence shall be solid with no gaps or openings to provide noise attenuation from Route 29 to a maximum of 65 dBA. Such fence shall meet all Zoning Ordinance standards, and shall not exceed a maximum of seven feet in height. *
22. No loudspeakers shall be utilized outdoors on the subject property. *
23. All outdoor lighting shall be in accordance with the provisions of Part 9 of Article 14 of the Zoning Ordinance. The combined height of the parking light standards and fixtures shall not exceed 15 feet, as measured from the ground to the top of the fixture. All parking lot lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use. This shall not preclude the provision of security lighting on the building, so long as such lighting is in accordance with the provisions of Part 9 or Article 14. *
24. The recreational facility shall not be lighted. *
25. A minimum of 58% of the site (net area after dedication) shall be maintained as undisturbed open space. Should dedication for the Tri-County Parkway be required, such area of dedication shall not count against the undisturbed open space area. *
26. Dead, dying, or invasive vegetation may be removed from the undisturbed open space area if approved by UFM. *
27. The applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas within the limits of clearing and grading that must be disturbed. *
28. Tree protection fencing consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, shall be erected at the limits of clearing and grading as shown on the SE Plat. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a

manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM. *

29. Prior to issuance of a Non-Residential Use Permit (Non-RUP), Tax Map Parcels 64-2 ((5)) 1, 2, 3, located on Compton Road, shall be planted with seedlings, to promote reforestation. Seedlings shall be a minimum of three different native tree species suitable for the proposed site conditions, and shall be planted by hand and spaced at appropriate intervals to maximize survival, per specifications included in PFM Section 12-0805.5. Appropriate measures to ensure survival, as recommended by UFM, (such as seedling tubes) shall be provided. This shall be a one-time commitment; the expenditure on seedlings (exclusive of labor for planting and cost of survival measures/mechanisms) shall not be required to exceed \$2,000. *
30. 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:
 - (a) Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risks, and
 - (b) 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. *
31. Should asbestos be found in those areas proposed for outdoor recreation, the applicant shall provide for mitigation or containment methods as deemed appropriate by the Health Department, which may include but shall not be limited to removal of contaminated soil and replacement with uncontaminated soil. *
32. At time of site plan approval, a floodplain study shall be submitted to establish the 100-year flood plain and storm drainage easement within the subject property. Should such study establish a floodplain or storm drainage easement which is not in substantial conformance with the SE Plat, a Special Exception Amendment shall be required. *

33. The stormwater management facility shown on the SE Plat shall be constructed as an Enhanced Extended Detention Facility per the Va. State SWM Handbook, and shall have a low marsh constructed within the lower pond area. *
34. That area shown as undisturbed open space on the SE Plat shall be placed within a conservation easement in a form approved by the Fairfax County Attorney and recorded among the Fairfax County land records. Said easement shall be recorded subsequent to recordation of any necessary utilities and planting of seedlings as described in these conditions. Such conservation easement shall exclude any area potentially necessary for Alignment E or F of the Tri-county Parkway, as depicted on the SE Plat, as well as any area potentially necessary for Alternative G of the Battlefield Bypass. *

Transportation / Parking

35. Right-of-way along Route 29 (for service drive and trail construction) as shown on the SE Plat shall be dedicated to the Board of Supervisors in fee simple at the time of site plan approval or upon demand, whichever occurs first. *
36. If a waiver of construction of the service drive along Route 29 is approved, an escrow shall be provided for construction of the service drive, to include the cost of all necessary utility relocation, in an amount determined by DPWES. If said escrow is not utilized for construction of the service drive within ten years of the date of approval of this application, the escrow may be utilized by DOT and DPWES for other construction projects in the vicinity. *
37. The "proposed gravel access road" parallel to the Route 29 frontage as shown on the SE Plat, may be eliminated and replaced with landscaped open space, subject to DOT approval. *
38. A warrant study shall be performed by the applicant for the intersection of Route 29 and the main property entrance. Should VDOT determine that a traffic signal is warranted, a signal shall be installed prior to the issuance of a Non-RUP. However, upon demonstration by the applicant that, despite diligent efforts, the improvement has been delayed, the Zoning Administrator may agree to a later date for the installation of the signal. The design and operation of the signal shall be subject to review and approval by VDOT and the Fairfax County Department of Transportation (Fairfax County DOT). *
39. The transition of the eastbound lanes of Route 29 shall be constructed by the applicant as deemed appropriate by VDOT. *

40. Parking shall be provided as shown on the SE Plat. The removal of parking spaces to accommodate dedication for or construction of the Battlefield Bypass may be allowed, so long as such reduction and redesign is in substantial conformance with the SE Plat. *
41. The 198 spaces shown on the SE Plat as "overflow parking" shall be constructed with a pervious surface such as grasscrete pavers. Should a dustless surface waiver for these overflow spaces not be approved at the time of site plan approval, the overflow spaces shown on the SE Plat shall not be constructed and that area shall be maintained as undisturbed open space. *
42. All construction access shall be from Route 29. *
43. No access to the proposed use, including maintenance access, shall be provided from Naylor Road. No parking for the proposed use shall utilize Naylor Road. *
44. No access to the subject property, including maintenance access, shall be provided from Compton Road. *
45. A 200 foot wide corridor for the E or F Alignment of the Tri-county Parkway shall be reserved, as depicted on the SE Plat. In the event an alternative alignment of the Tri-county Connector is selected, and upon completion of construction of the alternative alignment, the Applicant shall be released from the obligation of maintaining the reservation. Should the E or F Alignment be selected, right-of-way as needed shall be dedicated to the Board of Supervisors upon demand, in fee simple and at no cost. *
46. At least three months prior to the issuance of a Non-RUP, the Applicant shall coordinate with the Department of Planning and Zoning (DPZ) and the Fairfax County DOT to review the service times of other churches in the corridor (along Route 29 within 1.5 miles of the application property), and to set appropriate service times for this facility in order to reduce the cumulative impacts on traffic demand. Service times may be adjusted in the future, in coordination with DPZ and Fairfax County DOT. *
47. Notwithstanding, Condition #43 above, access from adjacent Parcel 64-1 ((1)) 29 may be provided to Naylor Road across the application property, provided the owner of said parcel has received all other necessary permissions. This condition shall not obligate the applicant to provide such access, but if provided, said access shall be designed to minimize clearing and grading as deemed appropriate by DPWES, and shall not count against the minimum undisturbed open space requirement.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. 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.

The Board also:

- Reaffirmed a modification of the transitional screening requirement on all sides of the property, to allow the use of existing vegetation.
- Reaffirmed the waiver of the barrier requirement on all sides of the property, except as shown on the SEA Plat.
- Reaffirmed a waiver of construction only of the service drive along Route 29.

Sincerely,

Nancy Vehrs
dms
64

Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms