



County of Fairfax, Virginia

September 16, 2008

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 82-A-039-5

BRADDOCK DISTRICT

APPLICANTS: Providence Presbyterian Church
Providence Nursery School, Inc.
National Capital Presbytery, Inc.

ZONING: R-1

LOCATION: 9001, 9005, & 9019 Little River Turnpike

ZONING ORDINANCE PROVISIONS: 3-103

TAX MAP: 58-4 ((1)) 1, 58-4 ((8)) 1, 2

LOT SIZE: 6.19 acres

FLOOR AREA RATIO (FAR): 0.12

PLAN MAP: Public Facilities - Parcel 58-4 ((1)) 1
Residential; 1-2 du/ac - Parcels 58-4 ((8)) 1 and 2

SPA REQUEST: To amend SP 82-A-039 for a place of worship with child care center and nursery school to add a private school of general education.

STAFF RECOMMENDATION: Staff recommends denial of SPA 82-A-039-5, unless all Department of Transportation development conditions are adopted.

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.

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Deborah Hedrick

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

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

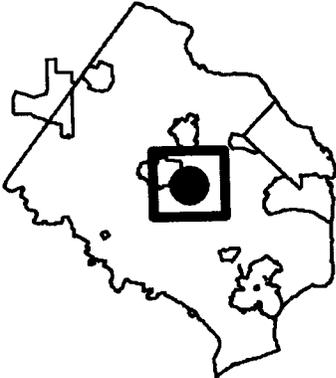
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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



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).

Special Permit Amendment

SPA 82-A-039-05



Applicant:

PROVIDENCE PRESBYTERIAN CHURCH,
PROVIDENCE NURSERY SCHOOL, INC.,
NATIONAL CAPITAL PRESBYTERY, INC.

Accepted:

06/26/2008

Proposed:

TO AMEND SP 82-A-039 PREVIOUSLY APPROVED FOR
PLACE OF WORSHIP WITH CHILD CARE CENTER AND
NURSERY SCHOOL TO PERMIT PRIVATE SCHOOL OF
GENERAL EDUCATION

Area:

6.19 AC OF LAND; DISTRICT - BRADDOCK

Zoning Dist Sect: 03-0103

Art 8 Group and Use: 3-10

Located:

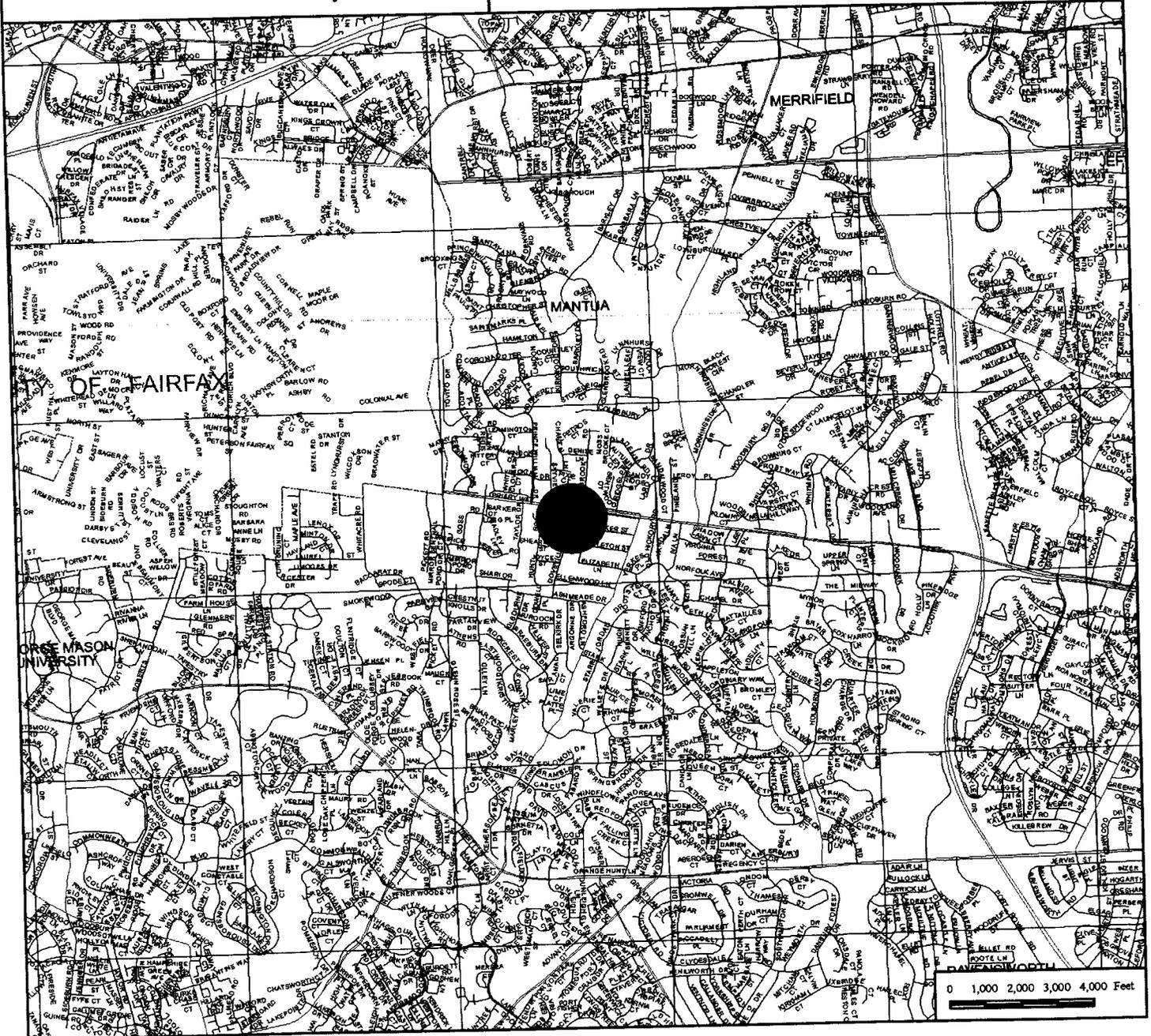
9001, 9005, & 9019 LITTLE RIVER TURNPIKE

Zoning:

R-1

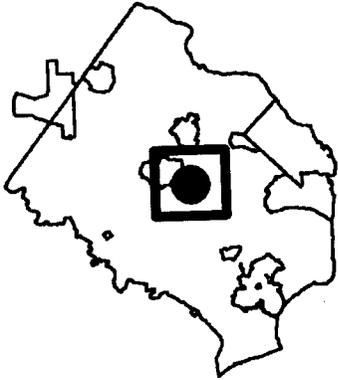
Map Ref Num:

058-4 /01/ /0001 /08/ /0001
/08/ /0002



Special Permit Amendment

SPA 82-A-039-05



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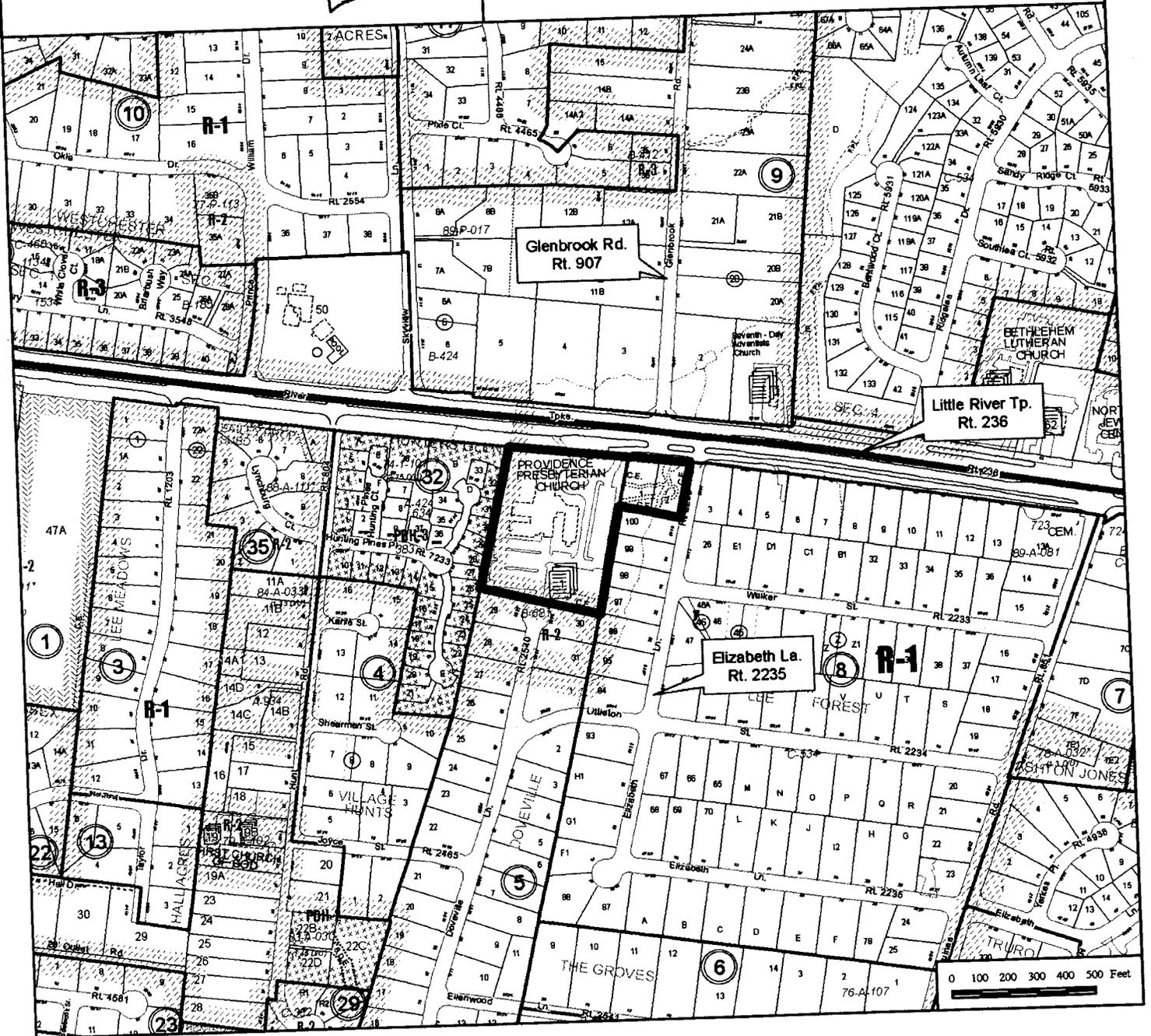
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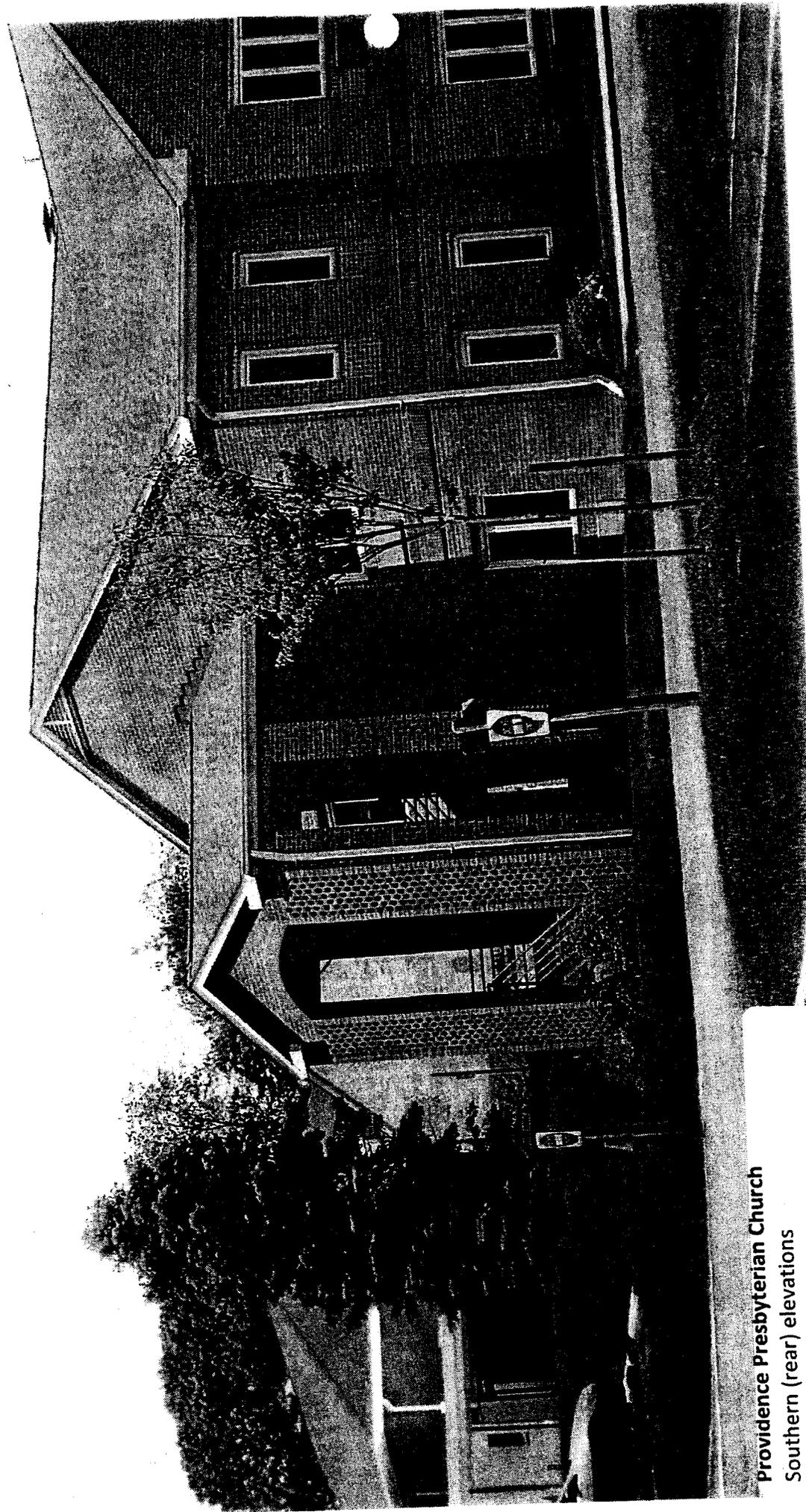
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Providence Presbyterian Church
Looking south at the playground and outdoor



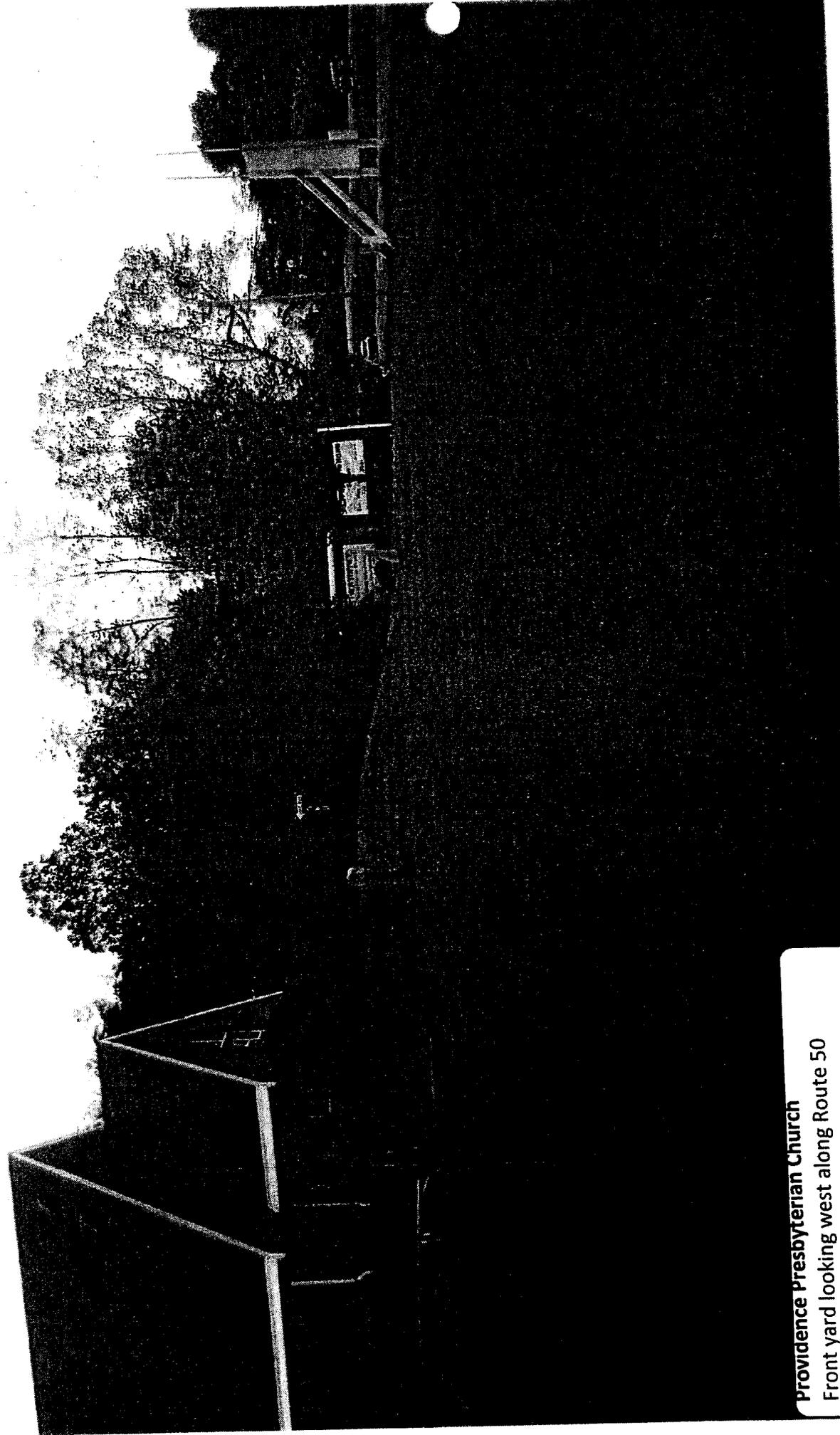
Providence Presbyterian Church
Southern (rear) elevations



Providence Presbyterian Church
Looking south from the rear parking lot



Providence Presbyterian Church
Front Church Entrance "Porch and Entryway"



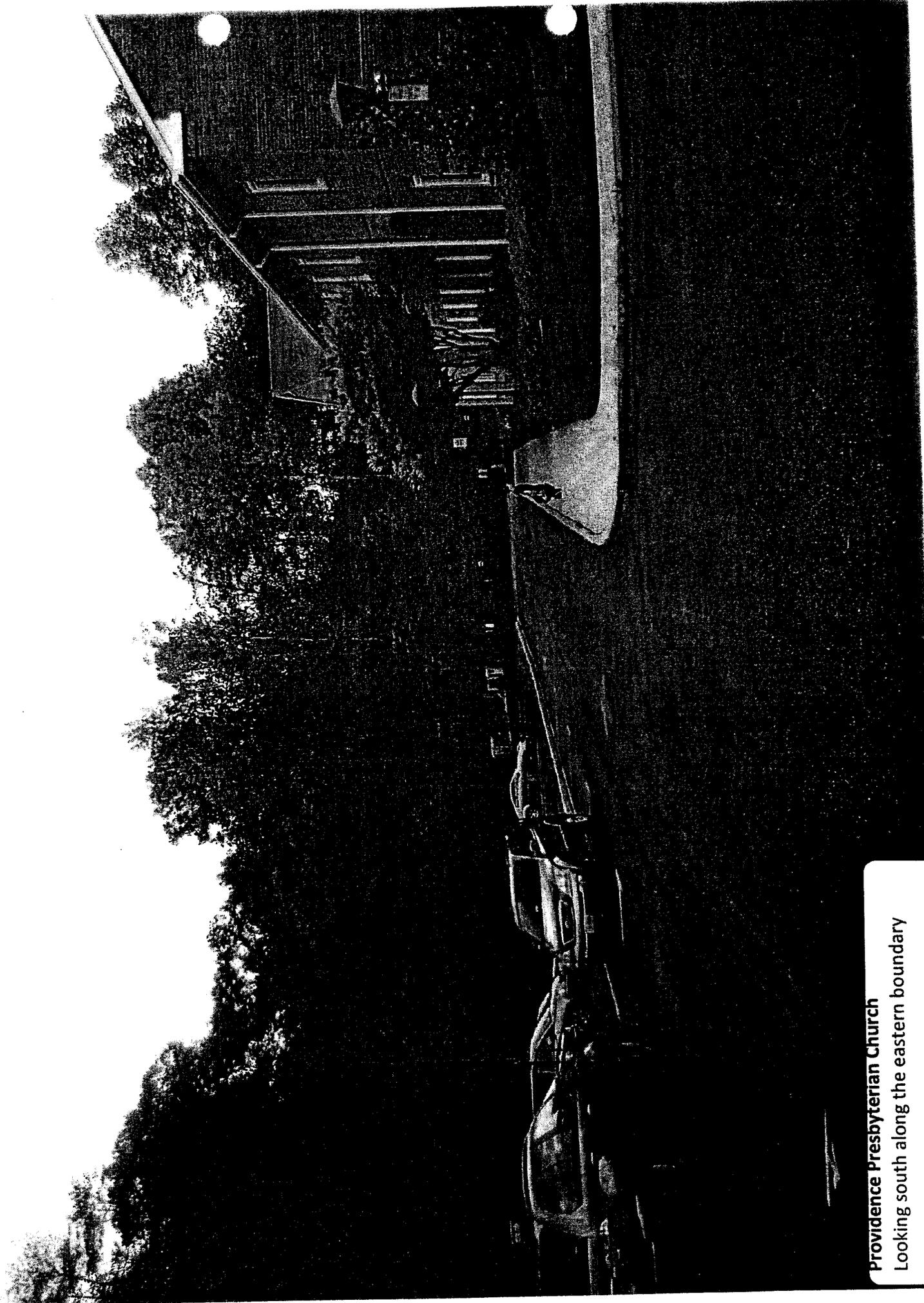
Providence Presbyterian Church
Front yard looking west along Route 50



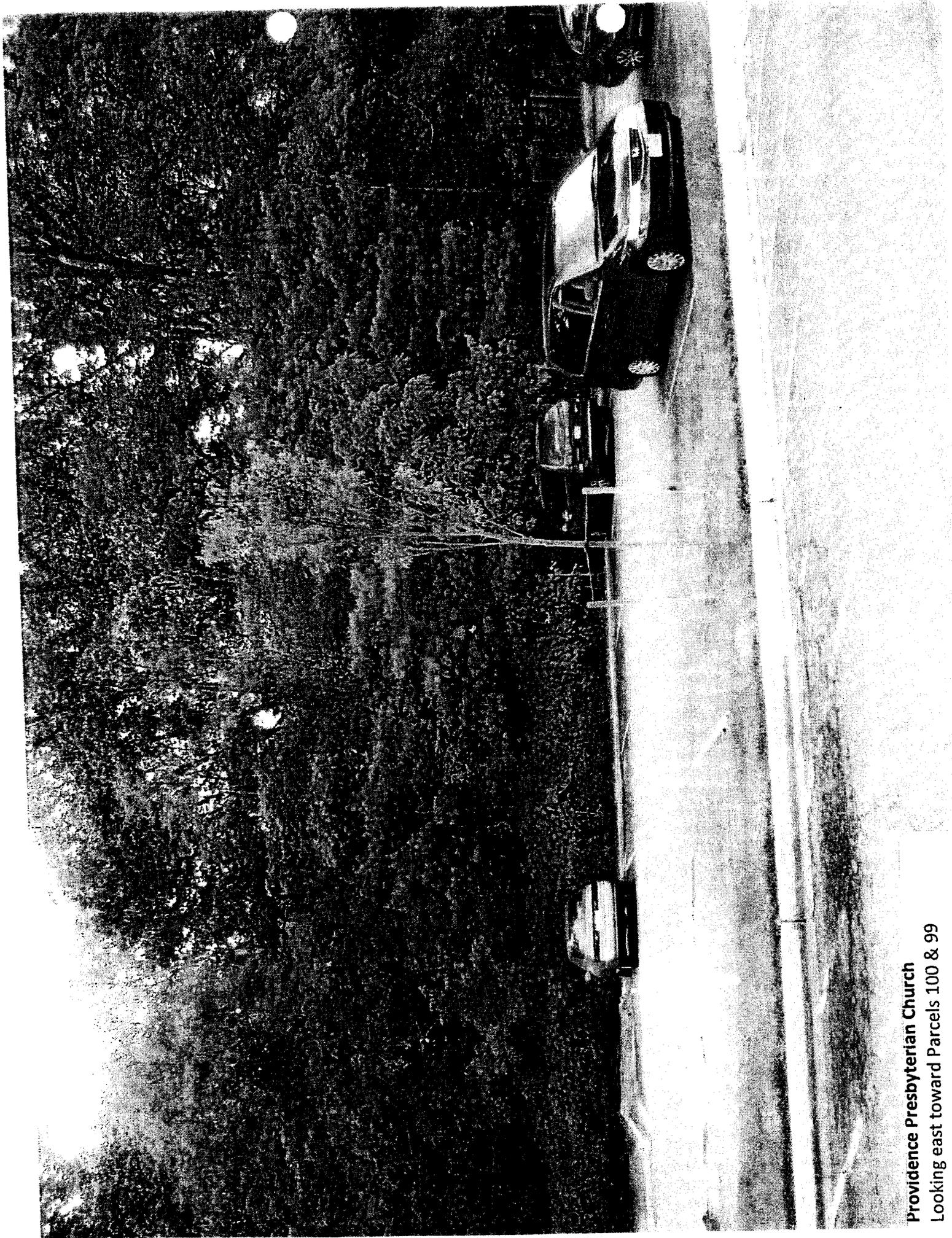
Providence Presbyterian Church
Front yard area looking Southwest



Providence Presbyterian Church
Northeast corner looking toward Lots 1 & 2

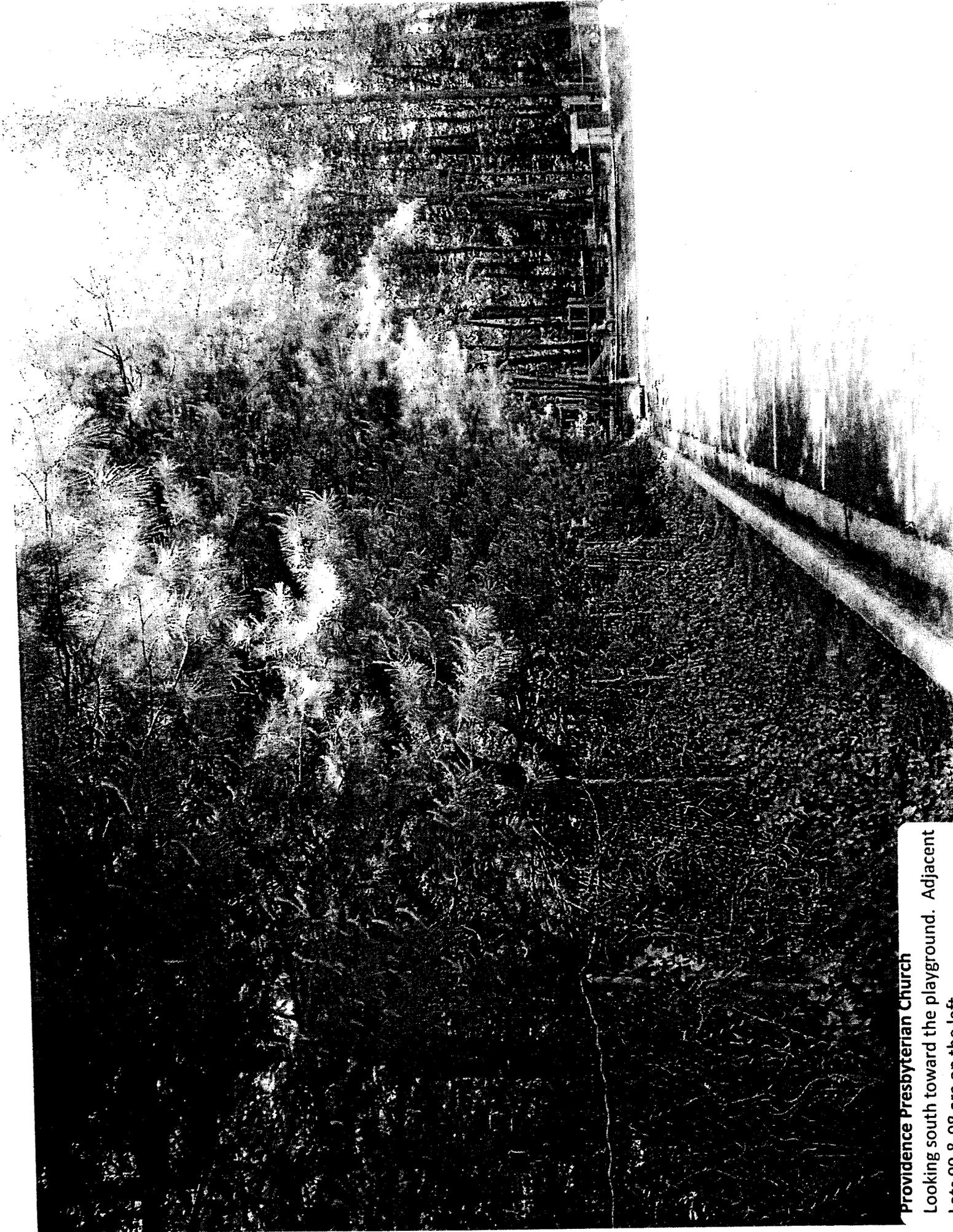


Providence Presbyterian Church
Looking south along the eastern boundary



Providence Presbyterian Church
Looking east toward Parcels 100 & 99





Providence Presbyterian Church
Looking south toward the playground. Adjacent
lots 00 & 08 are on the left.

DESCRIPTION OF THE APPLICATION

- Special Permit Request:** Amend SP 82-A-039 previously approved for a church and child care center and nursery school to permit the addition of a private school of general education with a maximum enrollment of 150 students daily. The applicant is also requesting an increase in the outdoor recreation area from an existing 3,250 square feet to 23,200 square feet for the private school's use. No other land disturbing activities are being proposed with this application.
- Size:** 6.18 acres
- Parking:** 181 spaces
- FAR:** 0.12
- Number of Seats:** 450 seats – no change from previous approval
- Hours of Operation:**
- Child Care Center/Nursery School:**
9:00 am to 3:30 pm, Monday through Friday – no change from previous approval
- Proposed Private School of General Education:**
7:15 am to 4:30 pm with the actual school hours 7:45 am to 2:45 pm with some after school programs running until 4:30 pm
- Number of Children:**
- Child Care Center/Nursery School**
70 – no change from previous approval (45 children are currently enrolled in the child care center/nursery school with a maximum of 70 children approved)
- Proposed Private School of General Education**
150 students – grades K- 12
- Employees:**
- Providence Presbyterian Church**
The Church has a total of 11 employees of which 6 are full time. The 5 part time employees of the Church work mainly on Sundays and evenings – no change from previous approval
- Child Care Center/Nursery School**
9 full time employees and 45 children are currently enrolled – no change from previous approval

Proposed Private School of General Education:
19 employees – including but not limited to teachers and administrators on site at any one time

Waivers and Modifications:

Modification of the transitional screening and barrier requirements along all property lines to permit the existing vegetation to satisfy the requirement, with supplemental plantings as shown on the SPA Plat

LOCATION AND CHARACTER

Existing Site Description:

The property is located on the south side of Little River Turnpike, between Hunt Road and Elizabeth Lane. The property is developed with a church and child care center / nursery school. The periphery of the site is wooded. The property is accessed via three entrances, from a service drive that runs parallel from Little River Turnpike (Route 236), an “in only” entrance from a right hand turn lane off eastbound Route 236 and a gated and locked entrance used only by the Church on Sundays and for special events, accessed from the cul-de-sac of Doveville Lane. Parking is provided in the southern and eastern portions of the property. Lots 1 and 2 are heavily wooded, and include a stream and trail internal to the property.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single family detached residential	R-1	Residential
South	Single-family detached residential	R-2	Residential
East	Single-family detached residential (Lee Forest)	R-1	Residential
West	Single-family detached residential (Hunter’s Glen)	PDH-3	Residential

BACKGROUND

Site History:

The church was constructed in 1966 prior to the Zoning Ordinance Amendment requiring Special Permit approval for places of worship located in residential districts.

On September 23, 1969, the Board of Zoning Appeals (BZA) approved special permit S-165-69 to allow the church to operate a preschool for children ages 3-5 years old.

On October 16, 1974, the special permit was amended with application S-133-74 to change the name of the permittee to Providence Presbyterian Church and Providence Nursery School, Inc., and to increase the enrollment to 70 children.

On May 15, 1982, the BZA approved SP 82-A-039 to permit an addition to the church parking lot, bringing the entire application under this special permit.

On June 21, 1983, the BZA approved SPA 82-A-039-1 to permit the addition of lights, a fence and gate in the rear parking lot and the addition of a classroom trailer to the existing facilities.

On October 2, 1984, the BZA approved SPA 82-A-039-2 to permit an addition to the sanctuary and a classroom addition to the existing church.

On September 7, 1989, the BZA approved SPA 82-A-039-3 to permit the addition of a private school of general education (the Trinity Christian School).

On February 14, 2006, the BZA approved SPA 82-A-039-4 to permit the deletion of a private school of general education, addition of a nursery school, building addition, an increase in land area and site modifications. The 72 children which were associated with the private school of general education, approved under SPA 82-A-039-3, are now associated with the child care center/nursery school. A copy of the approved Resolution in conjunction with SPA 82-A-039-4 is included as Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I

Planning Sector: Annandale Planning District
Wakefield Chapel Community Planning Sector (A7)

Plan Map: Public Facilities and Residential; 1-2 du/ac

ANALYSIS**Special Permit Amendment Plat** (Copy at front of staff report)

Title of SPA Plat: Special Use Permit Amendment SPA 82-A-039-5
Providence Presbyterian Church

Prepared By: Christopher Consultants

Dated: May 19, 2008, as revised through August 18, 2008

Proposed Use:

The applicant requests approval to permit the addition of a private school of general education with a maximum daily enrollment of 150 students, grades K through 12, with no more than 19 employees on site at any one time. The proposed hours of operation for the new use will be 7:15 am to 4:30 pm, Monday through Friday, with actual school hours of 7:45 am to 2:45 pm, with some after school programs running until 4:30 pm. The applicant is also requesting an expansion to the existing outdoor recreation area from 3,200 square feet to 23,000 square feet to accommodate a maximum of 53 students outside at one time. The Fairfax County Zoning Ordinance requires 200 square feet of outdoor recreation area per child for grades K-3 and 430 square feet per child for grades 4-12.

The existing church, classrooms and offices comprise 33,029 square feet of buildings on 6.18 acres of land. This area reflects a previous right-of-way dedication across the frontage of Lots 1 and 2, and an overall FAR of 0.12. The site contains 181 parking spaces and six (6) handicap spaces. No additional parking is proposed or required with the new use. The required number of parking spaces is 113 spaces for the church use; 14 spaces for the child care center/nursery school use and 31 spaces for the proposed private school of general education use, for a total of 158 required spaces.

The hours of operation for the child care center/nursery school, operated by Providence Nursery School, are from 9:00 am to 3:30 pm, Monday through Friday, with a maximum of 70 children permitted and a total of nine (9) full time employees. To date, 45 children are enrolled in the program. The applicant proposes no changes to this previous approval.

The existing church contains 450 seats. The applicant is not seeking to increase the seating. The church is operated by six (6) full time employees and five (5) part time workers. The part time employees work mainly on Sundays and evenings.

The site is accessed by three entrances. One entrance leads from a service drive that runs parallel to Little River Turnpike (Route 236). The second entrance is an "in only" entrance from a right-hand turn lane off eastbound Route 236 and a third entrance is located at Doveville Lane, which is gated and locked and is only used by the Church on Sundays and for special events.

Right-of-way has been dedicated along the frontage of Lots 1 and 2, as depicted on the plat, in conjunction with the previous special permit amendment approval.

The applicant continues to seek modification of the transitional screening requirements along all property lines to permit the existing vegetation to satisfy the requirement, with supplemental plantings as shown on the SPA Plat. Currently, the site is screened by approximately 20 feet of vegetation to the east and west, and 25 feet to the south. A 120 foot long lawn area faces Little River Turnpike to the north. Also, the applicant requests modification to the barrier requirement along the southern, eastern, and western property lines to permit the existing fencing to remain. Currently, to the south and west a 6 foot high board on board fence is in place; to the east, a chain-linked fence exists. To the north, the applicant seeks a waiver as there is no barrier facing Little River Turnpike.

Fairfax County Department of Transportation (DOT) and Virginia Department of Transportation (VDOT) Analysis (Appendix 5)

Issues: The Fairfax County Department of Transportation (DOT) and the Virginia Department of Transportation (VDOT) have submitted memoranda to staff regarding several issues related to this special permit request, as outlined below:

DOT staff states that the County's Public Facilities Manual (PFM) requires a 5 foot wide sidewalk in the vicinity of any elementary, intermediate or high school. There is no sidewalk in several areas around the church property and with the new proposal to add a school, sidewalks are required by the PFM. In conjunction with the previous special permit amendment, the applicant was required to provide a sidewalk along the frontage on Lots 1 and 2, both adjacent to the service drive and Elizabeth Lane. To date, this has not been provided. To separate the pedestrian paths out of vehicular traffic and per PFM requirement, the applicant should also provide a 5 foot wide sidewalk along the western portion of the proposed outdoor recreation area from Doveville Lane to the site's interior adjacent to the play area.

A development condition was approved in the previous special permit amendment which required the applicant to provide the sidewalk along the frontage of Lots 1 and 2. However, on September 26, 2006, the Department of Public Works and Environmental Services (DPWES) approved a waiver to this requirement during Site Plan review and approval in conjunction with SPA 82-A-039-4 approval (# 5101-WSW-001-1). Consequently, with the addition of the new use, a 150 student school, the PFM requirement must be met.

The applicant has indicated that since no new construction is proposed with this application, they do not believe that these requirements by the PFM are warranted. The applicant has submitted documentation, included within Appendix 3, indicating that waivers were submitted and received in conjunction with a previously approved site plan. However, the site plan only reflected some minor site changes and is not based on a new use on the property. Staff from DOT states that the PFM requires the sidewalks and they do not support a waiver.

Issue: Turn Lane

Both DOT and VDOT have stated that the applicant needs to revise the special permit plat to demonstrate existing lane geometrics along Route 236 and fully delineate the existing eastbound right turn lane.

The applicant has been requested to update their special permit amendment plat to depict existing Route 236 improvements as well as any dedication already provided. Staff from DOT has requested that the applicant provide documentation for their review to determine if a full right turn lane is warranted with the additional use. The length of the turn lane required is based on the speed limit of the road (Route 236) and the existing traffic, both of which have changed since the turn lane was first constructed. The applicant has indicated to staff that they believe that the turn lane as it exists is sufficient given its limited use during the week for the number of expected trips. They have also indicated that their engineer has confirmed that the turn lane itself is approximately 250 feet and the taper is approximately 80 feet and that there would be too many impediments to expanding and/or extending it; however, the applicant has not provided that information on the plat with sufficient explanation and/or documentation for staff's review, indicating that since the request was waived in the previous approval, it should not be warranted at this time. DOT staff, however, has determined that the necessary length of the right turn lane on Little River Turnpike is approximately 300 feet with a taper of 120 feet, taking in to consideration a speed limit of 40 to 45 mph. This issue has not been addressed to DOT's satisfaction.

Note: VDOT is asking for the extension of the service drive to the west along the site's frontage. At this time, DOT has indicated that they would support a waiver of the request. However, if future applications are submitted, the applicant should be aware that extension of the service drive will be required and a waiver may not be supported.

ZONING ORDINANCE PROVISIONS

R-1 DISTRICT REGULATIONS	REQUIRED	PROVIDED
Bulk Regulations R-1		
Lot Size	36,000 sq. ft.	6.18 acres
Lot Width	150 feet	630 feet
Building Height	60 feet	27.5 feet
Front Yard	50° ABP but not less than 40 feet.	70.3 feet
Side Yard	45° ABP but not less than 20 feet	51.7 feet
Rear Yard	45° ABP but not less than 25 feet	209 feet
FAR	0.15	0.12
Parking		
Parking Spaces	Church: 113 spaces Child care center/nursery school: 14 spaces Private School of General Education: 45 spaces Total: 172	181 spaces plus 6 handicap
Transitional Screening		
North	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Approximately 120 feet lawn with existing landscaping*
East	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing deciduous vegetation and planted shrubs for extent of lot line, 20 feet minimum width*
West	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing deciduous vegetation and planted shrubs for extent of lot line, 20 feet minimum width*
South	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Existing deciduous vegetation and planted shrubs for extent of lot line, 18.9 feet minimum width*

R-1 DISTRICT REGULATIONS	REQUIRED	PROVIDED
Barrier		
North	Barrier D, E or F	None*
South	Barrier D, E or F	Existing 6 foot wood fence*
East	Barrier D, E or F	Existing 6 foot chain-linked fence*
West	Barrier D, E or F	Existing 6 foot wood fence*

*Approved in conjunction with SPA 82-A-039-4

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification:

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 continues to seek modification of the transitional screening requirements and the barrier requirements along all property lines (waiver of barrier requirement to the north) to permit the existing vegetation and fencing to satisfy the requirements.

The church is surrounded by residential properties. The Zoning Ordinance requires that the applicant provide 25 feet of transitional screening along all lot lines. Currently, the church only provides 20 feet of transitional screening to the east and west, and existing vegetation is sparse in these areas. In conjunction with the previous special permit amendment, the applicant was required to provide supplemental vegetation along these lot lines to lessen the visibility of the new building, which is located 60 feet from the western lot line. Additionally, staff recommended that the applicant increase the landscaping proposed for the northern lawn area, particularly within the proposed berm located just north of the church. This vegetation should be maintained and dead and dying vegetation replaced as needed.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 7)

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sects. 8-303, 8-308)

Summary of Zoning Ordinance Provisions

Staff does not believe that all applicable standards have been satisfied. Specifically General Standard 4 which states 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. As noted previously, schools are required to have sidewalks to provide safe access for children. The area around the church for the most part is lacking these sidewalks and the applicant has not committed to providing them. Additionally, vehicular traffic needs safe access and it appears, though the applicant has declined to provide all requested information, that the right turn land from Little River Turnpike is substandard. Staff believes without the imposition of the development conditions contained in Appendix 1, pedestrian and vehicular traffic will be hazardous and conflict with existing and anticipated traffic.

CONCLUSION

Staff believes that the request to add a private school of general education with a maximum of 150 students daily is not in conformance with the applicable Zoning Ordinance provisions as outlined above.

RECOMMENDATION

Staff recommends denial of SPA 82-A-039-5, unless all transportation conditions are adopted.

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.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification and supplemental documentation
4. Approved Resolution in conjunction with SPA 82-A-039-4
5. Department of Transportation and Virginia Department of Transportation Memoranda
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 82-A-039-5****September 23, 2008**

If it is the intent of the Board of Zoning Appeals to approve SPA 82-A-039-5 located at Tax Map 58-4 ((1)) 1, 58-4 ((8)) 1 and 2 previously approved for a church with child care center and nursery school to permit a private school of general education pursuant to Section 3-103 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk (*). Minor edits have been made to these conditions to conform to current terminology and have been underlined.

1. This approval is granted to the applicant only, Providence Presbyterian Church; Providence Nursery School, Inc. and National Capital Presbytery, Inc., and is not transferable without further action of this Board, and is for the location indicated on the application, 9001, 9005, & 9019 Little River Turnpike, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Christopher Consultants dated May 19, 2008 as revised through August 18, 2008. ~~William R. Zink of Christopher Consultants, dated November 17, 2005, as revised through January 4, 2006.~~
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 seating capacity in the main area of worship shall not exceed 450.*
6. Parking shall be provided as depicted on the special permit plat. All parking shall be on site.*
7. The total maximum daily enrollment of children enrolled in the child care center/nursery school shall not exceed 70.*

8. The hours of operation for the child care center/nursery school shall be limited to 9:00 am to 3:30 pm, Monday through Friday. The hours of operation for the private school of general education shall be limited to 7:15 am to 4:30 pm, Monday through Friday.
9. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be maintained supplemented as shown on the plat, with the following modifications:
 - Landscaping shall be maintained ~~provided~~ on the proposed berm northwest of the existing church building. Landscaping shall include ornamental trees, shrubs, and understory plantings to soften the appearance of the graded areas and the parking and building areas.

The size, species and location of plantings shall be provided in consultation with Urban Forest Management (UFM).

10. Foundation plantings and ornamental trees shall be maintained ~~provided around the proposed building addition~~ to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM and DPWES.
11. Parking lot landscaping shall be maintained ~~provided~~ in accordance with Article 13 of the Zoning Ordinance.*
12. The barrier requirement shall be waived along the northern lot line. The barrier requirement shall be modified along the southern, eastern, and western lot lines to permit the existing six-foot high wood and chain-linked fences to satisfy the requirements.*
13. ~~The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat, particularly in the southeastern picnic area. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including the Urban Forester, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.*~~

14. Existing healthy vegetation shall be preserved and maintained along the eastern lot line as depicted on the SP Plat. Additionally, notwithstanding that which is shown on the Plat, the Applicant shall ~~install~~ maintain the evergreen shrubbery (Inkberry and Hybrid Holly or a type recommended by UFM between the abutting Lots (99, 100, and a portion of 98 as shown on the SP Plat) and that portion of the "existing chain link fence" shown on the Plat along the eastern parking lot. Said plantings shall be maintained installed for the purpose of screening views of the parking lot from the houses located on Lots 98, 99, and 100.*
15. Any proposed new lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaries and shall be controlled by timers (except for security lighting). No new uplighting of landscaping, signage or architecture shall be provided.*
16. The treatment of the abandoned well and septic field shall comply with requirements of the Fairfax County Health Department.*
- ~~17. Subject to Virginia Department of Transportation (VDOT) and the Department of Public Works and Environmental Services (DPWES) approval, the applicant shall dedicate and convey in fee simple to the Board of Supervisors, right of way up to 77 feet from the centerline along Lots 1 and 2 frontages to Little River Turnpike as shown on the SP plat. Dedication shall be made at the time of site plan review or upon demand of either Fairfax County or VDOT, whichever should occur first. The limits of the proposed conservation easement shown on the SP Plat for Lots 1 and 2 shall be adjusted at site plan review so as to exclude this right of way dedication and an area ten feet in width adjacent to such dedication area.~~
- ~~18. The existing asphalt trail shall be continued across the frontage of Lots 1 and 2 by designating a painted stripe on the shoulder of the service drive, as determined by the Department of Transportation (DOT). Prior to the issuance of a new Non-Residential Use Permit (Non-RUP) for the school, a 5 foot wide sidewalk shall be provided along the frontage of Lots 1 and 2 and along the western portion of the proposed outdoor recreation area from Doveville Lane to the site's in accordance with the Fairfax County Public Facilities Manual (PFM). This requirement shall not be waived.~~
19. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.*
20. All garbage or trash shall be picked up at the entrance to the church on the access road parallel to Little River Turnpike or at an appropriate location on the church property near the building.*

21. Prior to the issuance of a new Non-RUP for the school, the applicant shall provide an extension to the existing right-turn lane along Little River Turnpike (Route 236) at the site's right-in entrance to meet the requirements as determined by the Virginia Department of Transportation (VDOT). This requirement shall not be waived.

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

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

Application No.(s): SPA 82-A-039-05
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8-18-08
 (enter date affidavit is notarized)

I, John L. McBride, Agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 100239a

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)
Trustees of Providence Presbyterian Church -Kenneth DeJong, Trustee -Paula H. Spencer, Trustee -Elden H. Wright, Trustee	9019 Little River Turnpike Fairfax, Virginia 22031	Co-Applicant/ Local Congregation Agent Agent Agent
National Capital Presbytery, Inc. -Richard L. Lowery, Assistant Treasurer	8401 Connecticut Avenue, Suite 805 Chevy Chase, Maryland 20815	Co-Applicant/ Title Owner 58-4-((1))-1, 58-4-((8))-1 58-4-((8))-2
The Providence Nursery School, Inc. -Kristin S. Merten, Trustee/ Executive Board Member	9019 Little River Turnpike Fairfax, Virginia 22031	Co-Applicant/ Lessee Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SPA 82-A-039-05
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: 8-18-08
(enter date affidavit is notarized)

100239a

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Vanderpool, Frostick & Nishanian P.C. John L. Mc Bride Amber K. Scharn Michael R. Vanderpool	9200 Church Street, Suite 400 Manassas, Virginia 20110	Agent Attorney/Agent Attorney/Agent Attorney/Agent
Christopher Consultants LTD. John Rinaldi William R. Zink	9900 Main Street, Fourth Floor Fairfax, Virginia 22031-3907	Agent Agent Agent

(check if applicable)

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

Application No.(s): SPA 82-A-039-05
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8-18-08
(enter date affidavit is notarized)

100239a

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
National Capital Presbytery, Inc. (successor by name change and merger from The Trustees of the Presbytery of Washington City)
8401 Connecticut Avenue, Suite 805
Chevy Chase, Maryland 20815

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

National Capital Presbytery, Inc. is a
District of Columbia non-stock, non-profit
corporation without shareholders.

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

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

Application No.(s): SPA 82-A-039-05
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: 8-18-08
(enter date affidavit is notarized)

100239a

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

The Providence Nursery School, Inc.
9019 Little River Turnpike
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

The Providence Nursery School, Inc. is a
Virginia non-stock, non-profit corporation
without shareholders.

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

Vanderpool, Frostick & Nishanian P.C.
9200 Church Street, Suite 400
Manassas, Virginia 20110

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

Michael R. Vanderpool	John L. McBride	Kristina K. Spittle
Randolph D. Frostick	Gail R. Prentiss	
V. Rick Nishanian	Susan E. Cooke	

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

Application No.(s): SPA 82-A-039-05
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8-18-08
(enter date affidavit is notarized)

100 239 a

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)

Christopher Consultants LTD.
9900 Main Street, Fourth Floor
Fairfax, Virginia 22031-3907

(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)

Christopher W. Brown
William R. Goldsmith, Jr.
Louis Canonico
William R. Zink
Ruth Fields

(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): SPA 82-A-039-05
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8-18-08
(enter date affidavit is notarized)

100 239 a

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): SPA 82-A-039-05
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 8-18-08
(enter date affidavit is notarized)

100239a

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 [x] Applicant's Authorized Agent

[Handwritten Signature]

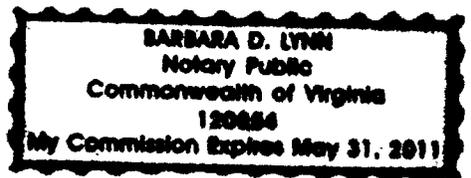
John L. McBride, Esq.
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18th day of August 2008, in the State/Comm. of Virginia, County/City of Prince William

[Handwritten Signature]
Notary Public

My commission expires: 5-31-2011

Commissioned as BARBARA D. LYNN





VANDERPOOL, FROSTICK & NISHANIAN, P.C.

Where Business Goes™

RECEIVED
Department of Planning & Zoning

AUG 18 2008

Zoning Evaluation Division

August 18, 2008

Ms. Deborah Hedrick
Department of Planning & Zoning
County of Fairfax
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

**Re: Providence Presbyterian Church SPA 82-A-039-5
TM 058-4-((1))-001, 58-4-((8))-001, 58-4-((8))-002
First Resubmission and Response to Agency Comments**

Dear Ms. Hedrick:

Enclosed is the first resubmission of the Special Permit Amendment Application (SPA 82-A-039-5) for Co-Applicants Providence Presbyterian Church, National Capital Presbytery and Providence Nursery School, Inc., to permit the addition of a private school of general education use located on the above referenced tax map parcels. Please note, that the original application included a request for the addition of a new permittee, Northern Virginia Christian Academy (NVCA). The Applicant is no longer requesting the addition of this new permittee, therefore, this resubmission removes all references to said request and to NVCA. This SPA Application is solely a request for the addition of a private school of general education use. I submit the following items:

- (1) Revised Special Permit Amendment Application showing the removal of the additional permittee, NVCA (signed by the Co-Applicants' authorized agent);
- (2) Revised Affidavit showing the removal of the additional permittee, NVCA (signed by the Co-Applicants' authorized agent);
- (3) Revised Statement of Justification showing the removal of the additional permittee, NVCA and addressing Agency Comments (as noted below); and
- (4) Ten (10) copies of the revised Special Permit Amendment Plan addressing Agency Comments (as noted below).

I have also included below, a detailed response to each of the Agency Comments we have received to date:

Agency Comments	
Comment	Applicant Response
Fairfax County Department of Transportation	
-Additional ROW on Lots 1&2	-This additional ROW has been dedicated and is recorded among the Fairfax County Land Records in Deed Book 19370 at Page 1301 and Deed Book 19370 at Page 1313. -This item is shown on the SPA Plan and addressed in the revised Statement of Justification.
-Sidewalks along Lots 1&2 frontage/ Continuation of Existing Asphalt Trail across the frontage of Lots 1&2 by designating a painted stripe on the shoulder of the service drive	- A waiver (#5101-WSW-001-1) was granted as part of the approved Site Plan (#5101-SP-002-1) for this site, and the Applicant has escrowed funds for the future construction of the trail along the site's Little River Turnpike (Route 236) frontage, as well as the sidewalk along Elizabeth Lane. -The Applicant is not providing any new construction with this application. The Applicant objects to constructing sidewalks along Elizabeth Lane as there is no room and in the past the community has been opposed to sidewalks in this location. The reasoning is that the character of the area is rural, with trees up to the street line, and an open ditch. This situation would force the sidewalks to be located practically in the front door of the homes along Elizabeth Lane. -Note 1, under Waivers and Modifications, has been added to the SPA Plan addressing this item and it is also addressed in the Statement of Justification.
-Service Drive Extension	-A waiver was granted for the construction of a service drive extension (#5101-WSVD-001-1) as part of the approved Site Plan (#5101-SP-002-1) for this site. The Applicant acknowledges that a new service drive waiver will be required prior to occupancy by the private school. FX DOT has indicated it will support this waiver request. -Note 2, under Waivers and Modifications, has been added to the SPA Plan addressing this item and it is also addressed in the Statement of Justification.
Virginia Department of Transportation	

-Service Drive Extension	-Same as above
-Existing improvements along Route 236 should be more clearly defined	<p>-The Applicant has revised the site plan to show the dedication of additional ROW along Lots 1&2.</p> <p>-The remainder of the existing improvements are as shown on the approved Site Plan (#5101-SP-002-1).</p>
-A right turn lane along Route 236 should meet the current standards	<p>-VDOT has previously informed the Applicant that according to the plans for Route 236, this entrance will be closed when Route 236 is widened and improved.</p> <p>-The Applicant objects to providing an addition/extension to the right turn lane along Route 236 as there is no new construction associated with the addition of this private school use. This additional use cannot support that level of monetary investment and the small number of additional trips does not warrant the new expanded turn lane.</p> <p>-The right turn lane as it exists is sufficient given its limited use during the week for the number of expected trips. The Applicant's engineer has confirmed that the turn lane itself is approximately 250 feet and the taper is approximately 80 feet. There are too many impediments (utility relocations, drainage ditches, etc.) to expanding/extending it, and neither the Church nor the school would be able to afford the additional costs.</p>
-Pedestrian facilities and right of way should be provided along the frontage, where necessary	-As stated above, the trail was extended under the Site Plan and the required escrow account was established.
-An entrance onto Elizabeth lane for the site should be added	<p>-An entrance onto Elizabeth Lane was never proposed in the past and cannot now be provided because of the conservation easement. It is doubtful the community nearby would support this new entrance.</p> <p>-FX DOT has indicated agreement that there is no need for this new entrance.</p>
Planning Staff	
-Acreage Inconsistency between Fairfax County Land Records and Application	-Fairfax County Land Records reports a larger number for one of the lots included in this site. The Applicant performed a field run survey in conjunction with the previous SPA

	82-A-039-5 and it, along with the Site Plan (#5101-SP-002-1) were approved with the Applicant's field run survey acreage amount. As of the date of this submission, Staff has agreed to forward necessary documentation to Fairfax County Land Records in order to correct this error. -This explanation is also included in the revised Statement of Justification.
-Is the 23,000 square foot outdoor recreation area an expansion of the existing 3,200 square foot area?	-Yes, this is an expansion of the existing outdoor recreation area.
-Are there any trees proposed to be removed with the expansion of the outdoor recreation area?	-No trees greater than two inches (2") in diameter will be removed. The Applicant proposes to remove brush and understory vegetation. -A note has been added to the SPA Plan addressing this item, as well as to the Statement of Justification.

Please notify me should you receive any additional Agency Comments regarding this resubmission. Should you have any questions or comments regarding this application, please notify me. Thank you for your attention to this matter.

Sincerely,

Vanderpool, Frostick & Nishanian, P.C.



Amber K. Scharn

Enclosures

cc: Joe Moss
Bill Zink

**SPA# 82-A-039-5 PROVIDENCE PRESBYTERIAN CHURCH,
PROVIDENCE NURSERY SCHOOL, INC.,
SPECIAL PERMIT AMENDMENT APPLICATION
STATEMENT OF JUSTIFICATION
9001, 9005 AND 9019 Little River Turnpike
TM 58-4-((1))-0001, 58-4-((8))-0001, 58-4-((8))-0002
May 19, 2008
Revised August 15, 2008**

RECEIVED
Department of Planning & Zoning
AUG 18 2008
Zoning Evaluation Division

DESCRIPTION OF THE APPLICATION

Special Permit Request: There is no new construction proposed with this application. It amends previously approved Special Permit # 82-A-039-4 (Church/place of worship with childcare center and nursery school) to allow the additional use of a private school of general education for up to 150 students. The size and number of seats in the Sanctuary will remain the same. The child care center and nursery school will remain the same. This site was previously approved from 1989 to 2006 for a private school of general education.

Record Fee Owner: National Capital Presbytery, Inc.
(successor by name change and merger from The Trustees of the Presbytery of Washington City)

Lessee: The Providence Nursery School, Inc.

Local Congregation: Trustees of Providence Presbyterian Church

Zoning: R-1

District: Braddock

Size: The existing approved Church, child care center/nursery school and offices comprise 33,039 square feet and are currently located on 6.24 acres of land (0.12 FAR). The maximum gross floor area ratio allowed in the R-1 zone district is 0.15. There is no new construction proposed with this application. The new school will share the church's Sunday school, fellowship and administration areas.

There is a discrepancy in the acreage of the entire site between the Fairfax County Land Records and the Applicant's field run

survey of the site. The Fairfax County Land Records indicate a gross site area of 6.19 acres. The field run survey indicates a total gross site area of 6.1789 acres (this gross site area reflects a previous right of way dedication across the frontage of lots 1 and 2). This Application is based upon a gross site area of 6.1789 acres.

**Number of Sanctuary
Seats:**

No change. Currently approved for a maximum of 450 worshippers. No increase in this number is requested.

**Maximum Number of
Students in the Child
Care Center/
Nursery School:**

No change. Currently approved for a maximum of 70 children (no increase in this number is requested).

**Maximum Number of
Students in the Private
School of General
Education:**

The Applicant requests approval for a maximum of 150 students in the private school of general education, grades K-12.

Employees:

Providence Presbyterian Church has a total of 11 employees of which 6 are full time. The 5 part time employees of Providence Presbyterian Church work mainly on Sundays and evenings (no change to current approval).

The Providence Nursery School, Inc. currently has 9 full time employees and 45 children enrolled (no change to current approval).

The private school of general education will have no more than 19 employees (including but not limited to teachers and administrators) on-site at any one time.

Hours of Operation:

The Providence Nursery School's hours are 9:00 a.m. to 3:30 p.m., Monday through Friday, pursuant to Condition # 8 of the previously approved SPA (no change to current approval).

For the private school of general education, the Applicant proposes the following hours of operation: 7:15 a.m. to 4:30 p.m. (actual school hours are 7:45 a.m. -2:45 p.m., with some after school programs running until 4:30 p.m.).

Outdoor Recreation Area:

The SPA Plan by Christopher Consultants dated May 14, 2008 does not change the 3,250 s.f. of outdoor play area from the childcare center /nursery school, and adds +/- 23,200 square feet of outdoor recreation area for the private school's use. This outdoor recreation area allows a maximum of 53 students outside at one time; therefore, outdoor recreation or recess periods for the students will be staggered throughout the day. The students will use the area in groups of 53 or less.

Additionally, the Applicant intends that grades 9-12 will be involved in the Northern Virginia Independent Athletic Conference, through which student members of the Academy's sport teams will utilize Fairfax County indoor and outdoor athletic facilities located at public schools and parks. The Church fellowship hall/gymnasium will also be used for indoor physical education and team practice.

No trees greater than two inches (2') in diameter will be removed in the new outdoor recreation area. The Applicant proposes to remove brush and understory.

**Patrons/Clients/
Vicinity to be Served:**

The majority of patrons and students of Providence Presbyterian Church, The Providence Nursery School, Inc., and the proposed private school of general education use reside within the Braddock and Providence areas of Fairfax County.

Background:

Providence Presbyterian Church was constructed in 1966, prior to the Zoning Ordinance amendment requiring special permit approval for churches located in residential zoning districts.

On September 23, 1969, the Board of Zoning Appeals (BZA) approved Special Permit # S-165-69 to allow the Church to operate a preschool for 30 children, ages 3 to 5 years. On October 16, 1974, the Special Permit approval was amended by Special Permit # S-133-74 to change the name of the permittee to Providence Presbyterian Church and The Providence

Nursery School, Inc. and to increase the enrollment to 70 children. This nursery school still operates at the Church.

On May 15, 1982, the BZA approved Special Permit # S-82-A-039 to allow expansion of the Church parking lot. This application brought the entire Church operation under permit.

On June 21, 1983, the BZA approved application SPA # 82-A-039-1 to allow the addition of lights, a fence, a gate on the rear parking lot driveway entrance, and a classroom trailer.

On October 2, 1984, the BZA approved application SPA # 82-A-039-2 to allow an addition to the sanctuary and classroom addition to the existing Church.

On August 29, 1989, the BZA approved application SPA # 82-A-039-3 to allow Trinity Christian School and Providence Presbyterian Church to establish a private school of general education for 72 children within the existing Church. Trinity Christian School is no longer affiliated with Providence Presbyterian Church.

On February 14, 2006, the BZA approved application SPA 82-A-039-4 to delete the private school of education use, add the nursery school use, building addition, increase in land area and site modifications.

In July 2007 Site Plan # 5101-SP-02-3 was approved and Building Permit #70300068 was issued. The site modifications and building addition are 75% complete and all uses authorized by SPA 82-A-039-4 are in operation.

Traffic Impact:

No new construction is associated with this Application. The Church site contains 181 parking spaces which will adequately accommodate the additional proposed use. Providence Presbyterian Church will continue to encourage carpooling among the child care/nursery school parents, as well as among the new private school of general education parents and students.

According to the ITE manual, the additional trips generated by the private school of general education use are no more than 138 per peak hour, which is not deemed a significant impact upon the public road network. Therefore, no Traffic Impact Analysis is required with this application.

**Waivers and
Modifications:**

Providence Presbyterian Church requests a modification to the Special Permit Plat Submission Requirements, because there is no new construction associated with this Application, which is solely a request for the addition of a use. The SPA plat shows the "as-built" site identifying the adequacy of the parking and showing outdoor recreation area allocated to the child care/nursery school and private school of general education. There is no need for a stormwater management and outfall narrative because there is no change from the approved site plan and "As Built."

In conjunction with the approved Site Plan # 5101-SP-02-3 the Applicant was granted a waiver (5101-WSW-001-1) of the condition requiring trail construction in the existing approved Special Permit. This waiver substituted a requirement that the Applicant escrow funds for future construction related to trails/sidewalks in the vicinity. The Applicant has complied with said requirement.

In conjunction with the approved Site Plan # 5101-SP-02-3 the Applicant was granted a service drive waiver (5101-WSVD-001-1). The Applicant acknowledges that a new service drive waiver will be required prior to occupancy by the private school. Fairfax County Department of Transportation has indicated it will support this waiver request.

**Architectural
Description:**

There is no change proposed to the existing facilities. The existing building is a brick structure with a two-story wing encompassing the classrooms. The multi-purpose building is one-story, approximately 28 feet in height, with a cellar, shingle roof, and a mixture of stucco and brick exterior walls.

LOCATION AND CHARACTER

Existing Site Description:

The existing development on the property consists of a 33,029 square foot Church and Multi-Purpose fellowship building with 450 seats in the sanctuary. The site contains an outdoor play area (playground) located at the southeast corner of the site. There are three entrances to the property. One leads from a service drive that runs parallel to Little River Turnpike. The second entrance is an "in only" entrance from a right-hand turn

lane off eastbound Route 236, and a third entrance is located at Doveville Lane. This third entrance is gated, locked, and is used only by the Church on Sundays and for special events.

Parking:

The Church site contains 181 parking spaces and 6 handicap parking spaces provided on-site. No additional parking is required or proposed.

Surrounding Area Description:

The property is located on the south side of Little River Turnpike, Rt. 236, between Hunt Road and Elizabeth Lane at 9019 Little River Turnpike Fairfax, Virginia 22031.

<u>Direction</u>	<u>Use</u>	<u>Zoning</u>
North	Single family detached dwellings	R-1
South	Single family detached dwellings	R-2
East	Single family detached dwellings	R-1
West	Single family detached dwellings	PDH-3

COMPREHENSIVE PLAN PROVISIONS:

Plan Area: Area I Annandale

Community Planning Sector: Wakefield Chapel Sector A-7

Comprehensive Plan Map: The Fairfax County Comprehensive Plan designates the future land use of the site as a Public Facility although there is no specific reference in the plan text as to what public facility is planned for the site. Planning Staff could not identify a planned public facility for the site. The Providence Presbyterian Church facility dates back to 1966.

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, child care center/nursery school and private school of general education facilities are appropriate uses for planned medium-density residential areas. The site accommodated a private school of general education until it closed in 2006. The size and scale of the proposed additional use is consistent with other nearby Churches and day care centers. Locating such institutional uses in residential areas along primary highways provides an appropriate setting for both the education of children and family worship. It also strengthens the sense of community in the neighborhood.

2. **The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.** The Church, child care center/nursery school and private school of general education uses are 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. In fact, this site was authorized for such use between 1989 and 2006. The purpose and intent of the R-1 district specifically allows this type of nonresidential, neighborhood-orientated use, which is deemed compatible with the low-density character of the district.
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.** No new construction is proposed with this Application. Providence Presbyterian Church is a long-standing member of the community dating back to 1966. The Providence Presbyterian Church facilities are in harmony with the surrounding residential neighborhoods and the size of the Church is comparable to other institutions in the area. Providence Presbyterian Church now provides adequate buffering and fencing in order to mitigate any adverse impact to the surrounding properties. Additional landscaping along the eastern boundary was recently installed pursuant to SPA 82-A-039-4.
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.** There are three entrances to the property. The primary entrance leads to and from the service drive that runs parallel to Route 236. A second entrance is 'in only' right-hand turn from eastbound Route 236. A 250 foot long turn lane an 80 foot taper is adequate for the small number of trips generated by the proposed school. with a The third entrance is located in the rear of the property accessed through Doveville Lane and is used for Sunday Church activities and special Church occasions only. The entrance is gated and locked when not in use. These entrances and the excellent traffic flow through the site will decrease any hazard of traffic back up on Route 236 and will ensure proper traffic circulation through the site. The Church's location on the edge of a residential neighborhood will allow some attendees to walk to the site, thereby reducing the need to add vehicular traffic to the surrounding roads.
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.** No changes to the existing and currently approved landscaping and screening are proposed with this Application. The Applicant proposes removal of brush and understory in the designated outdoor recreation area. No trees greater than two inches (2") in diameter will be removed.

6. **Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.** No new construction is proposed with this Application, therefore there will be no change to the existing and currently approved open space located on the site.
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.** Sufficient parking spaces are being provided to accommodate Providence Presbyterian Church, The Providence Nursery School, Inc., and the proposed private school of general education use. The Church service and child care/nursery school/private school times of use will not overlap. Even if they did overlap, there is more than the number of parking spaces required by the Zoning Ordinance.
8. **Signs shall be regulated by the provisions of Article 12.** Any additional signage will conform with Article 12.

(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.** No new construction is proposed with this application therefore, the existing and currently approved improvements/uses located on the site continue to comply with the lot, size and bulk regulations of the R-1 district.
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.** No new construction is proposed with this Application, therefore the Site Plan revision will only entail a change I use and a parking tabulation.

(Section 9-309) ADDITIONAL STANDARDS FOR CHILD CARE CENTERS AND NURSERY SCHOOLS

For child care centers and nursery schools the following standards shall apply:

1. **In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.**

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.**
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.**
- C. Only that area which is developable for active outdoor recreation purposes.**
- D. An area that occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.**

The Providence Nursery School, Inc. will continue to utilize the existing outdoor play area located at the southeast corner of the property. The outdoor play area is fenced and encompasses approximately 3,250 square feet (no change to the current approval).

- 2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:**

Number of Persons
1-75
76-660
660 or more

Street Type
Local
Collector
Arterial

The Providence Nursery School, Inc. (with a maximum of 70 children) is located adjacent to an arterial roadway, Little River Turnpike. This road has sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic associated with these uses.

3. **All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.** The child care center/nursery school are centrally located within the church and there is a safe and convenient circulation pattern established with the existing parking travel ways. A drop-off square is provided directly in front of the main entrance to the nursery school.
4. **Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.** All required Health Department certifications for The Providence Nursery School, Inc. will continue to be maintained.

(Section 9-310) ADDITIONAL STANDARDS FOR PRIVATE SCHOOLS OF GENERAL EDUCATION

1. **In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:**
 - A. **200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and**
 - B. **430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.** The outdoor recreation area is approximately 23,000 square feet. There will be no more than 53 students outdoors at one time. The high school-aged students will utilize off-site County park and school facilities for sport team practices and games.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. **That area not covered by buildings or required off-street parking spaces.**
- B. **That area outside the limits of the required front yard.**
- C. **Only that area which is developable for active outdoor recreation purposes.**

All of the above requirements are met, as shown on the Special Permit Plan.

SUMMARY: There is no new construction proposed in this application. The site was previously approved and used, without adverse incident, for a private school of general education from 1989 until 2006. 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, including the additional standards for private schools of general education. These uses are in conformance with the Comprehensive Plan, and provide essential services to the surrounding residential communities. These institutional uses are appropriately located along Little River Turnpike (Route 236). The very small increase in traffic impact arising from the additional private school of general education use is sufficiently mitigated by the design of the site and its location near existing median crossovers for a major arterial roadway.

VANDERPOOL, FROSTICK & NISHANIAN, P.C.

A handwritten signature in black ink, appearing to read "Amber K. Scharn", written over a horizontal line.

Amber K. Scharn

VANDERPOOL, FROSTICK & NISHANIAN, P.C.

ATTORNEYS AT LAW
SUITE 400
9200 CHURCH STREET
MANASSAS, VIRGINIA 20110

703-369-4738
FAX 703-369-3653
E-MAIL INFO@VFNLAW.COM

May 22, 2008

Susan Langdon, Chief
Special Permits & Variance Branch
Department of Planning & Zoning
County of Fairfax
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

**Re: Special Permit Amendment Application for SPA 82-A-039-4 (TM 047-2-((1))-18A)-Trustees of Providence Presbyterian Church, National Capital Presbytery, The Providence Nursery School and Northern Virginia Christian Academy
Waiver of Submission Requirements**

Dear Ms. Langdon:

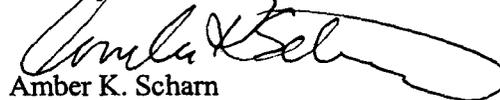
This letter shall serve to request the following waiver/modifications to the normal SPA submission requirements:

- SPA plat requirements relative to new construction (i.e., SWM calculations). We have provided copies of an SPA plat which does not include SWM calculations and analysis.

These items are not relevant or necessary because this application has no new construction and seeks only to add a private school of general education use which will utilize existing facilities.

Sincerely,

Vanderpool, Frostick & Nishanian, P.C.



Amber K. Scharn

AKS/bdp

cc: John L. McBride, Esquire



County of Fairfax, Virginia

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

SEP 26 2006

Mr. Hubert W. Turner
Senior Manager/Associate
Christopher Consultants
9900 Main Street, Fourth Floor
Fairfax, Virginia 22031-3907

Subject: Providence Presbyterian Church, Plan #5101-SP-002-1, Tax Map #058-4-01-0001, 058-4-08-0001, and 058-4-08-0002, Braddock District

Reference: Sidewalk Waiver #5101-WSW-001-1

Dear Mr. Turner:

Your request to waive the requirement of Paragraph 2 of Section 17-201 of the Fairfax County Zoning Ordinance, to construct a trail/sidewalk along the subject site's entire frontage on Little River Turnpike (Route #236) and Elizabeth Lane has been reviewed and coordinated with Fairfax County Public Schools and Facilities Planning Branch, Department of Planning and Zoning, is hereby approved and conditioned upon the following:

1. The sidewalk must share with the trail on Little River Turnpike.
2. The applicant shall establish an escrow account, the amount of which to be approved by the Director, for the future construction of a 10 foot wide trail including the sidewalk along the frontage of the property on Little River Turnpike. Also the applicant shall place an escrow for the construction of a 5 foot wide sidewalk along the frontage of the property on Elizabeth Lane.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject construction plan has been approved.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



Mr. Hubert W. Turner
Sidewalk Waiver #5101-WSW-001-1
Page 2 of 2

If you have any questions or need additional information, please contact Nicolas Antonopoulos, Engineer II, Site Review West, Environmental and Site Review Division at 703-324-1720.

Sincerely,



Assad Ayoubi, Director
Site Review West

AUA/tg

cc: Bonds and Agreements Branch, EFID
Nicolas Antonopoulos, Engineer II, Site Review West, ESRD, DPWES
Waiver File

			BC//PICKED UP 5/7/07
PRE	PERMIT-CONSTRUCTION APPLICATION	MET	05/07/2007 SENT IN PERMIT PACKAGE BC// ISSUED 7/31/07 /07212C0001
PRE	PLAT RECORDATION	MET	5101-RP-002-2//DEED BOOK 19370 PAGE 1301 6/4/07
PRE	PLAT RECORDATION	MET	5101-RP-001-1 STREET DEDICATION RECORDED 06/06/86
PRE	RELATED BOND	MET	BOND COMMITTEE APPROVED 6/18/07, AGREEMENT EXPIRES 6/27/09
PRE	RELATED CONSERVATION DEPOSIT	MET	03/20/2007 \$14,400.00 CONSERVATION BC// PD 14400.00 DE39540 PD 7/5/07
* PRE	RELATED FUTURE CONSTRUCTION	MET	05/04/07 \$26,300.00 10' W TR ALONG RT 236 FRT + 5' W S/W ALONG ELIZ LA FRT AS PER WV#5101-WSW-01/ PD 7/5/07 *
PRE	RELATED FUTURE CONSTRUCTION	NOT REQUIRED	DUPLICATE CONDITION
PRE	SITE POSTING	MET	
PRE	SITE SPECIFIC CONDITION	MET	DEDICATION OF ROW ALONG FULL SITE'S FRONTAGE ON LITTLE RIVER TURNPIKE.
PRE	SITE SPECIFIC CONDITION	MET	VERIFICATION IF PLAN WAS SENT TO ACOE. NOTE ON 3RD SUBMISSION SENT TO ACOE.
PRE	SOILS REPORT	MET	
PRE	WAIVER/PFM APPROVAL	MET	
PRE	ZONING - SPECIAL USE PERMIT	MET	SPA-82-A-039-04

Release Condition:

Release Condition	Status
STREET LIGHTS	NOT MET

Fees Due:

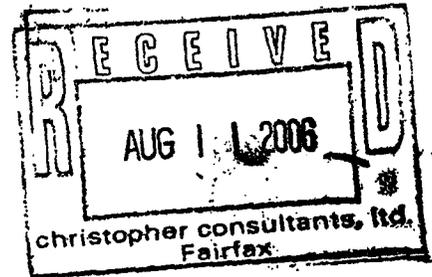
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County of Fairfax, Virginia

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

AUG - 7 2006



Mr. Hubert W. Turner
Senior Project Manager/Associate
Christopher Consultants, Ltd.
9900 Main Street, Fourth Floor
Fairfax, Virginia 22031

Subject: Providence Presbyterian Church, Plan #5101-SP-01, Tax Map #058-4-01-0001, 058-4-08-0001 and 0002, Braddock District

Reference: Service Drive Waiver #5101-WSVD-001-1

Dear Mr. Turner:

Your request to waive the requirement of Paragraph 3 of Section 107-201 of the Fairfax County Zoning Ordinance to construct a service drive along the subject site's entire frontage on Little River Turnpike (Route #236), has been reviewed and is hereby approved.

Please ensure a copy of this letter is made a part of any future plans.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject construction plan has been approved.

If you have any questions or need additional information, please contact Nicolas Antonopoulos, Engineer II, Site Review West, Environmental and Site Review Division at 703-324-1720.

Sincerely,

Assad Ayoubi, Director
Site Review West

AUA/tg

cc: Angela Kadar Rodeheaver, Chief, Site Analysis Section, DOT
Mike Zakkak, Chief Site Review Engineer, Site Review West, ESRD, DPWES
Nicolas Antonopoulos, Site Review East, Engineer II, ESRD, DPWES
Waiver File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



SURVEYOR'S CERTIFICATE

I, MELLART S. SITES, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE INSTRUMENTS AND RECORDS RELATIVE TO THIS SURVEY AND THAT IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT IS A DEDICATION OF A PORTION OF LAND ACQUIRED BY THE TRUSTEES OF THE NATIONAL CAPITAL PRESBYTERIAN CHURCH IN DEED BOOK 2407 AT PAGE 1840 ACCORDING TO THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND ENCOMPASSED IN THIS DEDICATION LIES WITHIN THE BOUNDS OF THE ORIGINAL TRACT SURVEYED BY JOHN LEE SURVEYOR AND REPRESENTS AN ACCURATE SURVEY OF SAID LAND AND THAT ALL COURSES ARE REFERENCED TO VIRGINIA STATE GRID NORTH.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER



I HEREBY CERTIFY THAT ALL METADORS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

CHRIS/DEVELOPER

DATE: 1/11/07

TITLE: Bldg. Committee

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
OFFICE OF PERMITS AND LICENSING
100 N. POPLAR AVE., SUITE 200
FALLS CHURCH, VA 22034

DATE: 1/11/07

FINAL PLAT

RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
SITE REVIEW BRANCH

DATE: 1/11/07 BY: [Signature]

APPROVED
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

DATE: 1/11/07 BY: [Signature]

UNSATISFACTORY PLATS NOT OFFERED FOR RECORD ON OR BEFORE

FINAL PLAT

RECOMMENDED FOR APPROVAL
FAIRFAX COUNTY
SITE REVIEW BRANCH

DATE: 1/11/07 BY: [Signature]

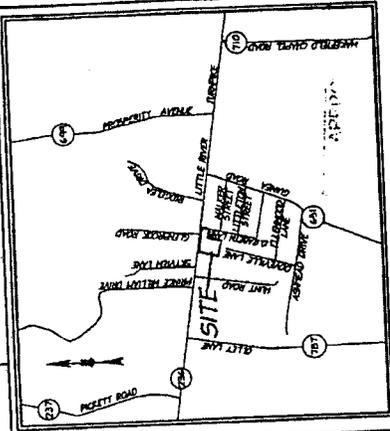
APPROVED
BOARD OF SUPERVISORS
FAIRFAX COUNTY, VIRGINIA

DATE: 1/11/07 BY: [Signature]

UNSATISFACTORY PLATS NOT OFFERED FOR RECORD ON OR BEFORE

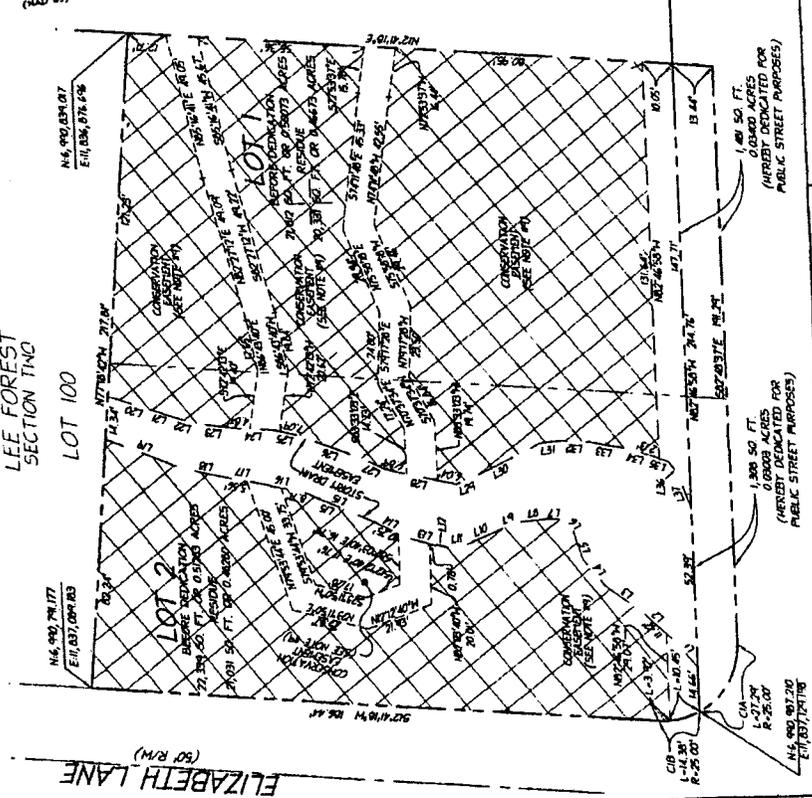
LEGEND:

- [Hatched pattern] DENOTES EASEMENTS HEREBY VACATED
- [Cross-hatched pattern] DENOTES CONSERVATION EASEMENTS HEREBY DEDICATED
- [Dotted pattern] DENOTES AREA DEDICATED FOR PUBLIC STREET PURPOSES



VICINITY MAP
SCALE: 1" = 2000'

DETAIL FROM SHEET 2
SCALE: 1" = 25'



NOTES

- THE PROPERTIES SHOWN HEREON ARE DESIGNATED AS FAIRFAX COUNTY ASSESSMENT MAP PARCELS 081-4-0-000, 081-4-0-001 AND 081-4-0-002 AND ALL ARE ZONED R-1.
- CURRENT OWNER, THE TRUSTEES OF THE PRESBYTERIAN CHURCH OF WASHINGTON CITY (THE TRUSTEES) (DEED BOOK 2407, PAGE 184)
- NATIONAL CAPITAL PRESBYTERIAN CHURCH, SECTION 1, LEE FOREST (DEED BOOK 081-4-0-001 & 081-4-0-002) (DEED BOOK 187, PAGE 146)
- NO TITLE REPORT FURNISHED. ALL UNDERLYING EASEMENTS MAY NOT BE SHOWN ON THIS PLAT.
- THE PROPERTY SHOWN HEREON IS LOCATED ON FEET A MAP CORRECTLY PLANNED NUMBER 8608 D, DATED MARCH 5, 1960, ZONE S, AN AREA DETERMINED TO BE CONSIDERED 50-YEAR FLOODPLAIN.
- THE RECORDS PLAT OF LEE FOREST, SECTION 1 IS RECORDED IN DEED BOOK 79 AT PAGE 34. AROUND THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPARED FROM A FIELD SURVEY MADE BY THE SURVEYOR.
- THIS PLAT CARRIES FULLY WITH THE AUTHORITY OF CHAPTER 18 (CONSERVANCE BY PRESBYTERIAN CHURCH) OF THE CODE OF THE COUNTY OF FAIRFAX ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 7, 2003 EFFECTIVE ON NOVEMBER 9, 2003.
- F.C.M.A. DENOTES FAIRFAX COUNTY WATER AUTHORITY.
- CONSERVATION EASEMENTS, AS SHOWN, ARE WATER QUALITY MANAGEMENT AREAS AND ARE FOR 80% CREDITS. NO USE OF ANY OF SAID AREAS SHALL BE MADE UNLESS SPECIFIC AUTHORIZATION FROM FAIRFAX COUNTY.
- ENGINEERING GEODET AND OR SOIL REPORTS HAVE BEEN REVIEWED AND APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. SITE CONDITIONS ARE OF SUCH A NATURE THAT LAND SLIPPAGE OR COLLAPSE OF THE SUBSTRATUM OF A SOIL REPORT, A COPY OF SAID SOIL REPORT IS AVAILABLE FOR REVIEW IN THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°07'24" W	12.64'
L2	N2°07'00" E	11.47'
L3	S44°30'00" W	11.47'
L4	S89°07'24" W	11.47'
L5	S89°07'24" W	4.35'
L6	S89°07'24" W	22.80'
L7	N07°45'51" E	7.74'
L8	N07°45'51" E	22.80'
L9	S07°27'58" W	6.00'
L10	S07°27'58" W	7.74'
L11	S89°07'24" W	4.35'
L12	S89°07'24" W	4.35'
L13	S07°27'58" W	7.74'
L14	S89°07'24" W	10.80'
L15	S89°07'24" W	21.50'
L16	S07°27'58" W	11.25'
L17	S07°27'58" W	8.10'
L18	S07°27'58" W	21.61'

AREA TABULATION

BEFORE DEDICATION:

- LOT 1: 21,802 SQ. FT. OR 0.50073 ACRES
- TRUSTEE PARCEL: 271,394 SQ. FT. OR 6.25008 ACRES
- TOTAL AREA: 293,196 SQ. FT. OR 6.75081 ACRES

AFTER DEDICATION:

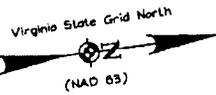
- DEDICATION LOT 1: 1,400 SQ. FT. OR 0.03240 ACRES
- DEDICATION LOT 2: 1,300 SQ. FT. OR 0.02979 ACRES
- RESIDUE LOT 2: 270,096 SQ. FT. OR 6.21841 ACRES
- TRUSTEE PARCEL: 271,394 SQ. FT. OR 6.25008 ACRES
- TOTAL AREA: 272,790 SQ. FT. OR 6.24850 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	TANGENT
CA	25.00'	4.87'	67.155°	S89°07'24" W	27.57'
CB	25.00'	27.24'	25.35°	S89°07'24" W	5.14'
CC	25.00'	37.544'	14.8°	S89°07'24" W	7.34'

RECORD PLAT SHOWING
DEDICATION OF RIGHT-OF-WAY AND DEDICATION AND VACATION OF VARIOUS EASEMENTS
PROVIDENCE PRESBYTERIAN CHURCH
BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

christopher consultants
2001 JEFFERSON PIKE, SUITE 100
FALLS CHURCH, VA 22034
PHONE: 703.772.1000
FAX: 703.772.1001



THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES OFFICE OF SITE DEVELOPMENT SERVICES FAIRFAX COUNTY, VIRGINIA

ALL STREET LOCATIONS SHOWN EXCEPT WHERE SHOWN OTHERWISE ARE THE RESULT OF FIELD SURVEY AND ARE NOT TO BE CONSIDERED AS A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

DATE: 3/14/07

DOVEVILLE LANE ROUTE #229 (50' W.M.)

151' ADDITION TO DOVEVILLE SUBDIVISION D.B. 2005, PG. 24

USE SINGLE FAMILY DETACHED

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

PROVIDENCE PRESBYTERIAN CHURCH, PROVIDENCE NURSERY SCHOOL, INC., SPA 82-A-039-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 82-A-039 previously approved for a church, child care center and private school of general education to permit deletion of private school of general education, addition of nursery school, building addition, increase in land area and site modifications. Located at 9001, 9005 and 9019 Little River Tnpk. on approx. 6.24 ac. of land zoned R-1. Braddock District. Tax Map 58-4 ((1)) 1; 58-4 ((8)) 1 and 2. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 14, 2006; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-103 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, Providence Presbyterian Church: Providence Nursery School, Inc., a Virginia Non-profit Corporation; National Capital Presbytery, Inc., a DC Non-profit Corporation, and is not transferable without further action of this Board, and is for the location indicated on the application, 9001, 9005, & 9019 Little River Turnpike, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by William R. Zink of Christopher Consultants, dated November 17, 2005, as revised through January 4, 2006.
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 seating capacity in the main area of worship shall not exceed 450.
6. Parking shall be provided as depicted on the Special Permit Plat. All parking shall be on site.
7. The total maximum daily enrollment of children enrolled in the child care center/nursery school shall not exceed 70.
8. The hours of operation for the child care center/nursery school shall be limited to 9:00 am to 3:30 pm, Monday through Friday.
9. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following modifications:
 - Landscaping shall be provided on the proposed berm northwest of the existing church building. Landscaping shall include ornamental trees, shrubs, and understory plantings to soften the appearance of the graded areas and the parking and building areas.

The size, species and location of plantings shall be provided in consultation with urban Forest Management (UFM).

10. Foundation plantings and ornamental trees shall be provided around the proposed building addition to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM and DPWES.
11. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.
12. The barrier requirement shall be waived along the northern lot line. The barrier requirement shall be modified along the southern, eastern, and western lot lines to permit the existing six-foot high wood and chain-linked fences to satisfy the requirements.
13. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat, particularly in the southeastern picnic area. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including the Urban Forester, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.
14. Existing healthy vegetation shall be preserved along the eastern lot line as depicted on the SP Plat. Additionally, notwithstanding that which is shown on the Plat, the Applicant shall install evergreen shrubbery (Inkberry and Hybrid Holly or a type recommended by UFM between the abutting Lots (99, 100, and a portion of 98 as shown on the SP Plat) and that portion of the

"existing chain link fence" shown on the Plat along the eastern parking lot. Said plantings shall be installed for the purpose of screening views of the parking lot from the houses located on Lots 98, 99, and 100.

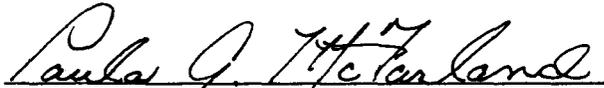
15. Any proposed new lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaries and shall be controlled by timers (except for security lighting). No new uplighting of landscaping, signage or architecture shall be provided.
16. The treatment of the abandoned well and septic field shall comply with requirements of the Fairfax County Health Department.
17. Subject to Virginia Department of Transportation (VDOT) and the Department of Public Works and Environmental Services (DPWES) approval, the applicant shall dedicate and convey in fee simple to the Board of Supervisors, right-of-way up to 77 feet from the centerline along Lots 1 and 2 frontages to Little River Turnpike as shown on the SP plat. Dedication shall be made at the time of site plan review or upon demand of either Fairfax County or VDOT, whichever should occur first. The limits of the proposed conservation easement shown on the SP Plat for Lots 1 and 2 shall be adjusted at site plan review so as to exclude this right-of-way dedication and an area ten feet in width adjacent to such dedication area.
18. The existing asphalt trail shall be continued across the frontage of Lots 1 and 2 by designating a painted stripe on the shoulder of the service drive, as determined by the Department of Transportation (DOT).
19. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.
20. All garbage or trash shall be picked up at the entrance to the church on the access road parallel to Little River Turnpike or at an appropriate location on the church property near the building.

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

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

Mr. Byers seconded the motion, which carried by a vote of 6-0. Ms. Gibb was absent from the meeting.

A Copy Teste:

A handwritten signature in cursive script, reading "Paula A. McFarland". The signature is written in black ink and is positioned above a horizontal line.

Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDU

DATE: August 18, 2008

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

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

FILE: 3-6 (SP 82-A-039)

SUBJECT: Transportation Impact

REFERENCE: SPA 82-A-039-05; Providence Presbyterian Church; Providence Nursery School; National Capital Presbyterian, Inc.
Traffic Zone: 1520
Land Identification Map: 58-4 ((01)) 1, 58-4 ((08)) 1, 2

RECEIVED
DEPARTMENT OF PLANNING
AND ZONING

AUG 21 2008

SPECIAL PERMIT &
VARIANCE BRANCH

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the applicant's revised plat dated August 18, 2008 and the applicant's response to staff comments dated August 15, 2008.

The applicant requests a special exception to allow an additional use for a private school of general education for up to 150 students.

This department has reviewed the subject application and can not support this application as proposed. The following issues remain unresolved:

- The County's Public Facility Manual (PFM) requires sidewalk 5-ft. wide along the site's boundary in vicinity of an elementary, intermediate or high school. Therefore, the applicant should provide 5-ft. wide sidewalk along the site roadways on lots #1 and # 2.
- To separate the pedestrian paths out of the vehicular traffic and per PFM requirement 8-01054 the applicant should provide a 5-ft. wide sidewalk along the western portion of the proposed outdoor recreation area from Doveville Lane to the site's interior and along the site's building periphery.
- The applicant should revise and resubmit the plan to demonstrate existing lane geometrics along Rte 236. Fully delineate the existing eastbound right turn lane.
- The applicant should submit a service drive waiver.

AKR/AK C::SP 82-A-039-05ProvidencePresbyterian
CC: Michelle Brickner, Director, Design Review, DPW & ES



9/23/08

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
July 25, 2008

DAVID S. EKERN, P.E.
COMMISSIONER

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

Re: SPA 1982-A-039-05 Trustees of Providence Presbyterian Church
Tax Map # 058-4((01)) 0001 & ((08)) 0001 & 0002
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on June 26, 2008, and received on July 22, 2008. The following comments are offered:

1. The service drive along Rt. 236 should be extended across the property frontage.
2. The existing improvements along Rt. 236 should be more clearly defined.
3. A right turn lane along Rt. 236 should meet the current standards.
4. Pedestrian facilities and right of way should be provided along the frontage, where necessary.
5. An entrance onto Elizabeth Lane for the site should be added. Service drive access points close to intersections do not function as well as offset access points. Lots #1 and #2 should not be completely encumbered with conservation easements since an access is needed to the site across these lots. The Rt. 236 access to this site will change with the future comprehensive plan improvements to Rt. 236.

Comments from the previous 2006 application were not addressed and remain outstanding on this application. If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver

fairfaxrezoningspa1982-A-039-05spa1TrOfProvidencePresbyCh7-25-08RC

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DH

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
 2. All uses shall comply with the performance standards specified for the zoning district in which located.
 3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-308 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child Care Center, Nursery School or Private School

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 9-309 and 9-310.