FAIRFAX COUNTY
VIRGINIA

DEPARTMENT OF PLANNING AND ZONING
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035-5508
(703) 324-1314
Fax (703) 803-6372

November 4, 1998

Mr. Charles R. Johnson
1310 Pinecrest Road, Suite 103
Reston, Virginia 20191

Re: St. Thomas a'Beckett Catholic Church
Reston Sec. 27, Block 1
1421 Wiehle Avenue
Tax Map Ref: 18-1 ((1)) 1
Zoning District: PRC

Dear Mr. Johnson:

This is in response to your October 6, 1998 facsimile to Elaine Jensen requesting confirmation that Paragraphs 1 and 2A of Sect. 2-307 are the applicable provisions of the Zoning Ordinance for determining the maximum building height and the minimum yard requirements for the proposed addition to St. Thomas a'Beckett Catholic Church.

In a letter dated April 27, 1998, Barbara Byron, Director of the Zoning Evaluation Division, determined that the proposed addition to the church use is allowed pursuant to RZ A-502 and RZ B-442 and that a special permit is not required. It is my understanding that existing plans and documentation show a church use on the referenced property and do not specify the yards, height or other similar details relative to the church use. Therefore, absent an approved development plan which specifies such site details, the provisions of Paragraphs 1 and 2A of Sect. 6-307 are applicable. While not included in your request, it is noted that the provisions of Paragraphs 3 and 4 of Sect. 6-307 relative to the maximum floor area ratio and the maximum percentage of lot coverage are also applicable.

In addition, you inquired as to whether the provisions of Sect. 2-412 would be applicable in determining the yard requirements for the proposed addition. Sect. 2-412 provides for permitted extensions into the minimum required yards. As such, the determination of the minimum required yard contained in the lead-in paragraph of Sect. 2-412 is applicable only to the permitted extensions set forth in that section and not to other additions to a structure. Therefore,

Sect. 2-412 is not applicable in determining the minimum required yards for the proposed church addition.

I trust this satisfactorily responds to your request. Should you have any additional questions, please contact me at (703) 324-1314.

Sincerely,

Margaret Stehman

Margaret E. Stehman
Senior Assistant to the Zoning Administrator

MS/

cc: Robert B. Dix, Jr., Supervisor
Hunter Mill District
Jane W. Gwinn
Zoning Administrator
Barbara A. Byron, Director
Zoning Evaluation Division
Eileen M. McLane, Deputy Zoning Administrator
for Ordinance Administration Branch
Michael R. Congleton, Deputy Zoning Administrator
for Ordinance Administration Branch

COMMONWEALTH OF VIRGINIA
DAVID M. JENSEN
No. 011484
11/2/98
PROFESSIONAL ENGINEER

APPROVED	DATE

SIGN REVIEW

DOCUMENT SHEET

PARCEL 1 ~ BLOCK 1 ~ SECTION 27 RESTON
SAINT THOMAS a' BECKET CATHOLIC CHUR(
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: DRAFTED BY: CHECKED BY:
SCALE: DATE: NOVEMBER 10, 199

CHARLES R. JOHNSON
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
12310 PINECREST ROAD ~ SUITE 103
RESTON, VIRGINIA 20191-1636 (703) 758-7758

SHEET

1 OF 1