



APPLICATION ACCEPTED: December 19, 2007
BOARD OF ZONING APPEALS: April 21, 2009
MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

April 14, 2009

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 82-D-047-02

DRANESVILLE AND HUNTER MILL DISTRICTS

APPLICANT/OWNER: Trustees of Reston Presbyterian Church

STREET ADDRESS: 10610 Sunset Hills Road

TAX MAP REFERENCE: 18-3 ((1)) 6

LOT SIZE: 4.99 acres

F.A.R.: Phase I – 0.08
Phase II – 0.12

ZONING DISTRICT: R-E

ZONING ORDINANCE PROVISIONS: 3-E03

PLAN MAP: Residential, .2-.5 du/ac

SPECIAL PERMIT PROPOSAL: Amend previously approved Special Permit for church and private school of general education to permit a child care center, building additions and site modifications.

STAFF RECOMMENDATION: Staff recommends approval of SPA 85-D-024-02, but only subject to approval of the development conditions listed in Appendix 1.

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.

O:\SMCKN\SPA\SPA 82-D-047-2 Reston Presbyterian Church\Staff Report\Staff Report Reston Presbyterian Church.doc Shelby Johnson

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924



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-D -047-02

Applicant: TRUSTEES OF RESTON PRESBYTERIAN CHURCH
Accepted: 12/19/2007
Proposed: AMEND SP 82-D-047 PREVIOUSLY APPROVED FOR CHURCH AND PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT CHILD CARE CENTER, BUILDING ADDITIONS, AND SITE MODIFICATIONS

Area: 4.99 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0E03

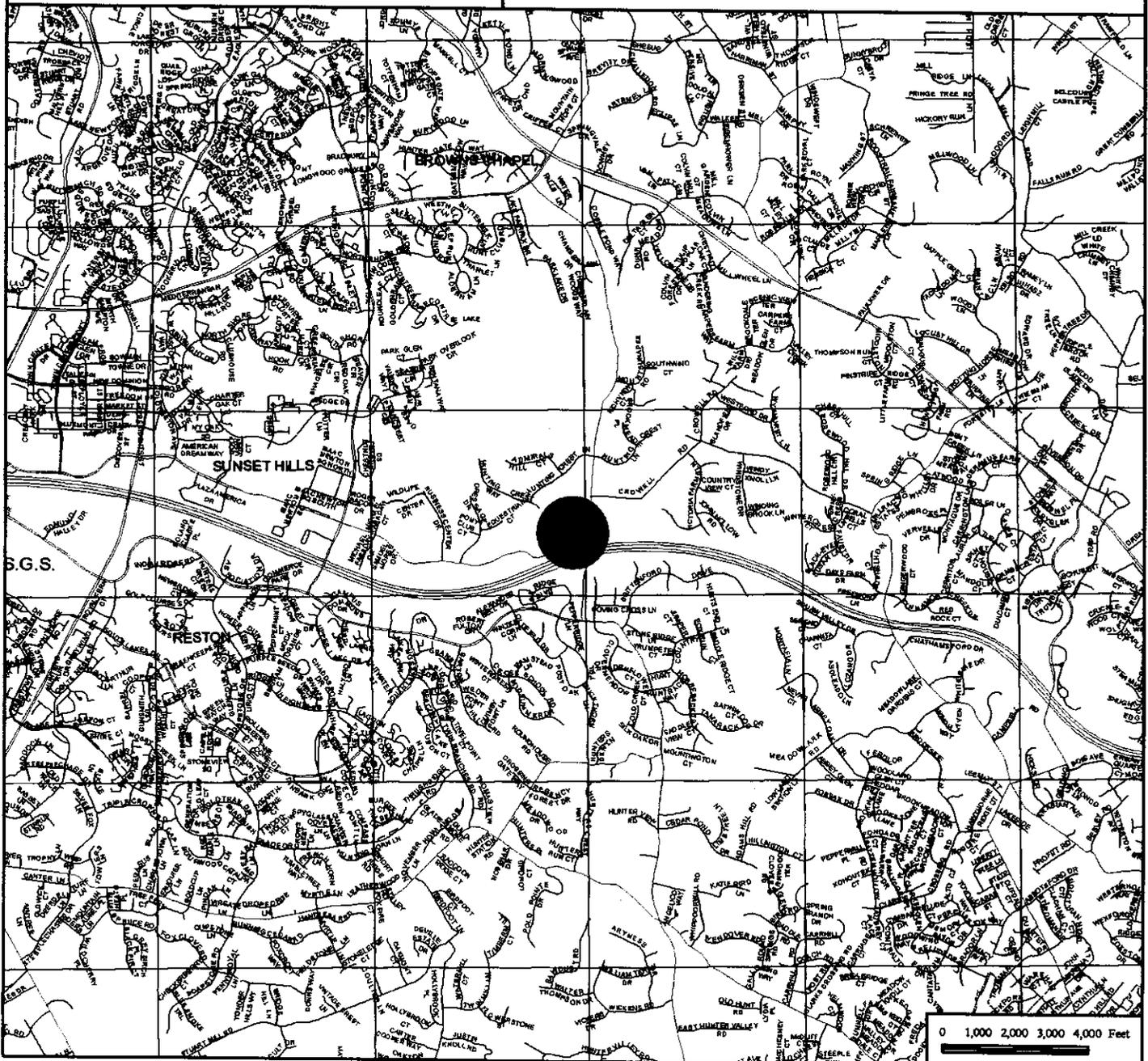
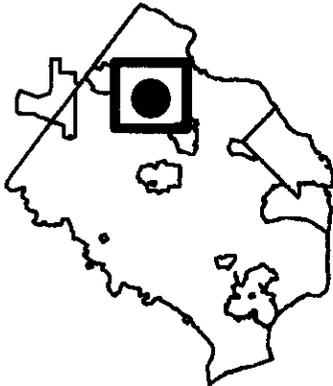
Art 8 Group and Use: 3-10

Located: 10610 SUNSET HILLS ROAD

Zoning: R- E

Overlay Dist:

Map Ref Num: 018-3- /01/ /0006



Special Permit Amendment

SPA 82-D-047-02



Applicant:
Accepted:
Proposed:

TRUSTEES OF RESTON PRESBYTERIAN CHURCH
12/19/2007
AMEND SP 82-D-047 PREVIOUSLY APPROVED FOR CHURCH AND PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT CHILD CARE CENTER, BUILDING ADDITIONS, AND SITE MODIFICATIONS

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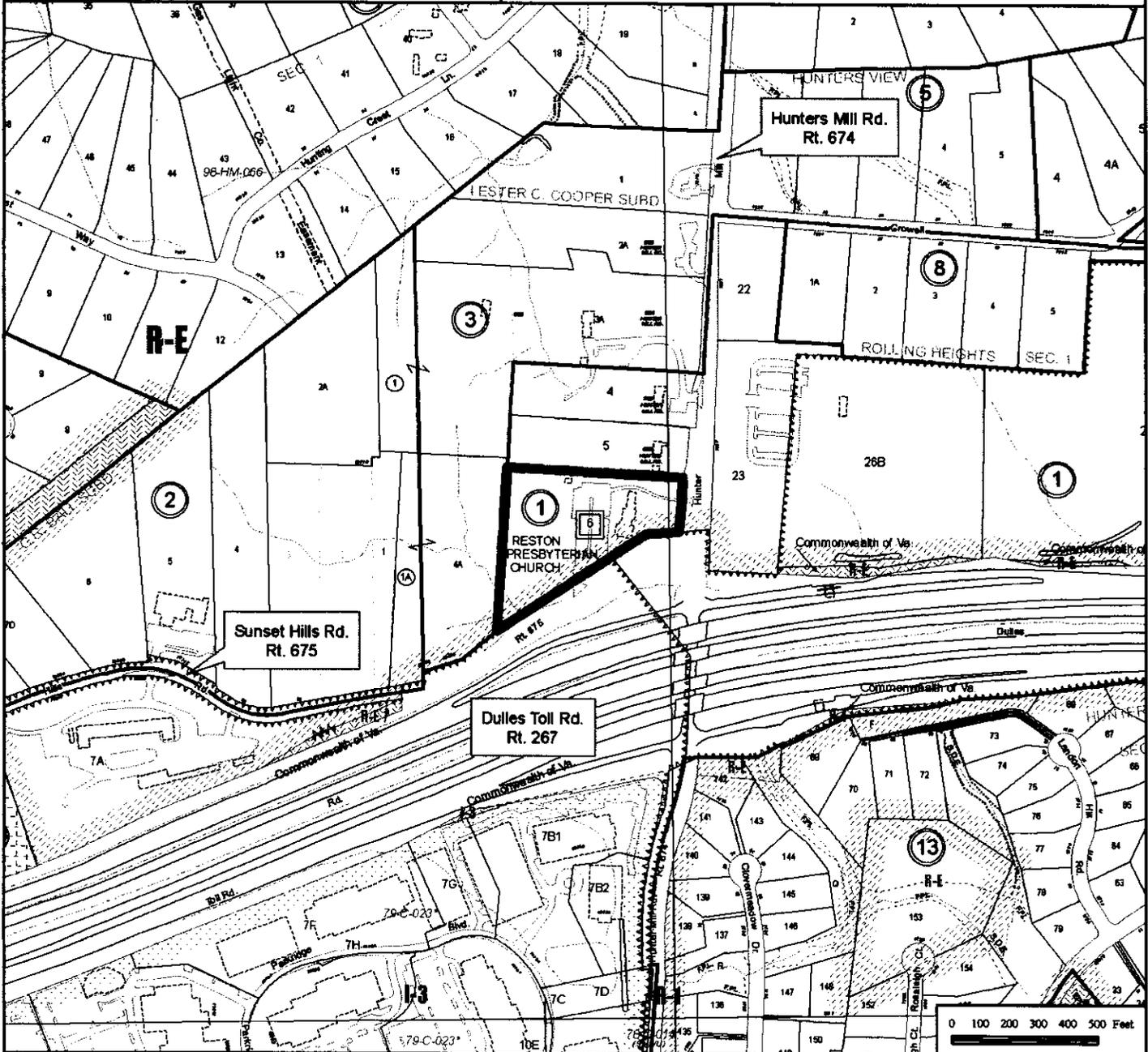
Art 8 Group and Use: 3-10

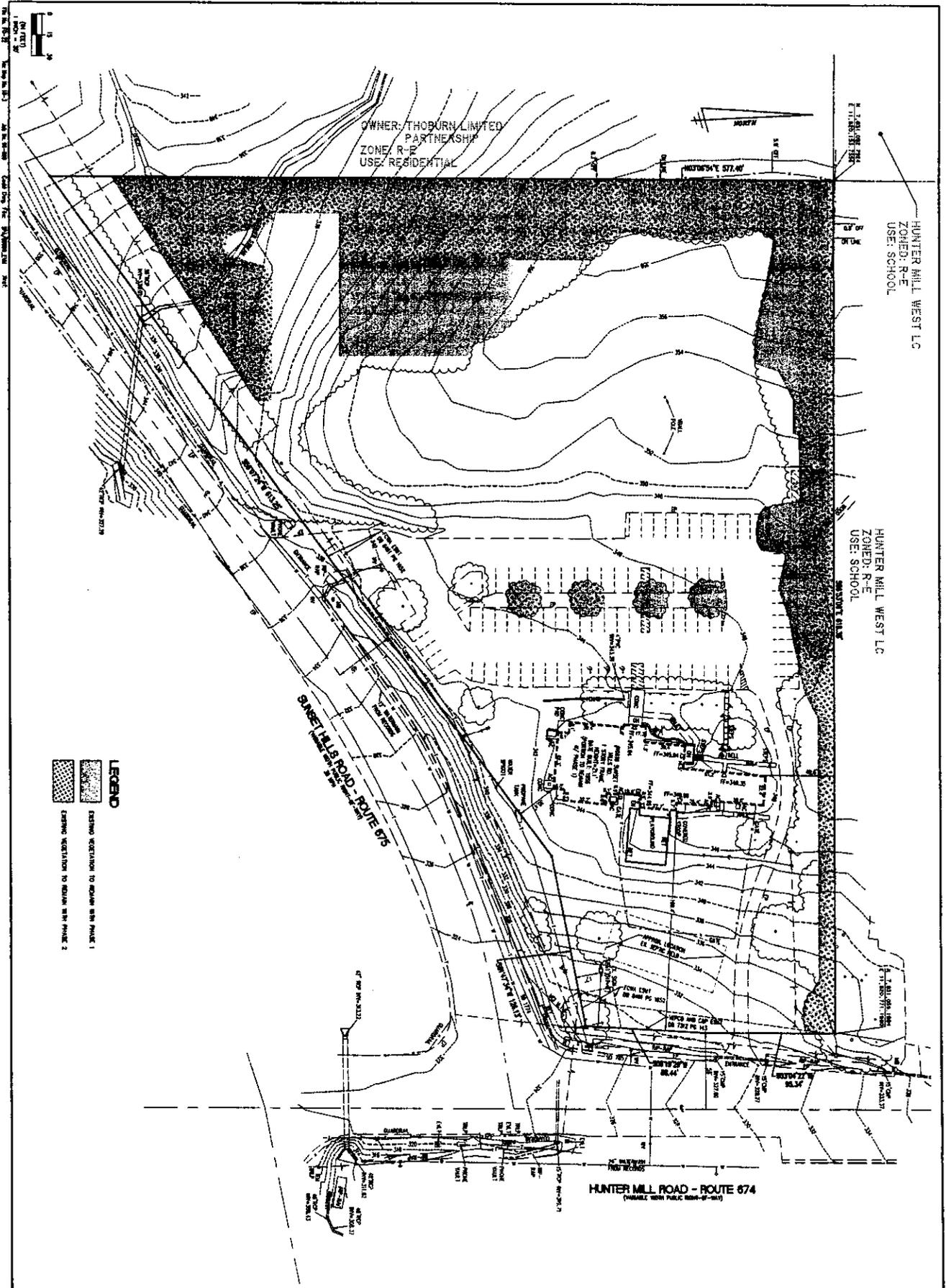
Located: 10610 SUNSET HILLS ROAD

Zoning: R- E

Overlay Dist:

Map Ref Num: 018-3- /01/ /0006





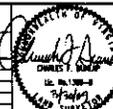
EXISTING CONDITIONS PLAN

**RESTON
PRESBYTERIAN CHURCH**

DRAMEVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

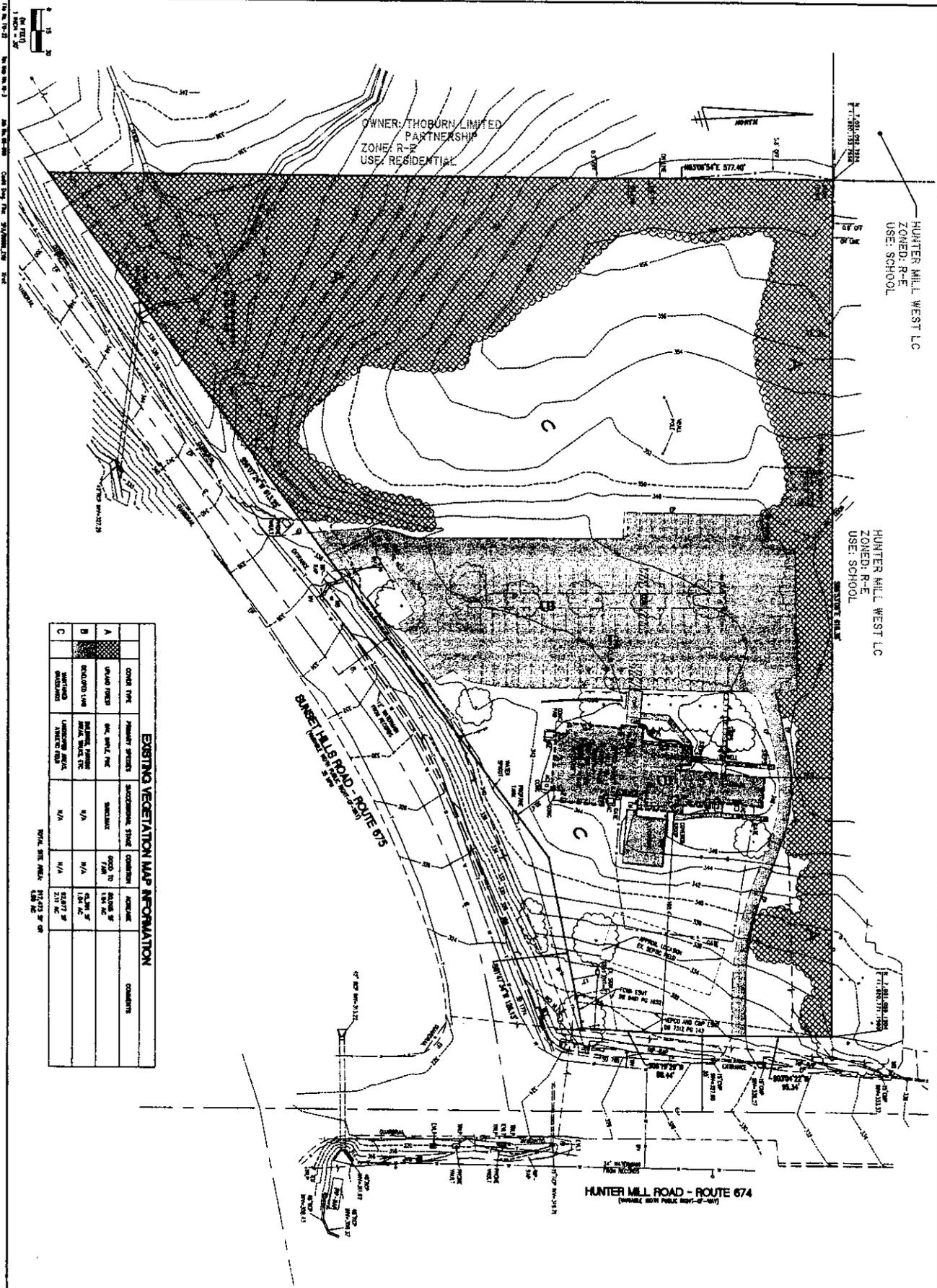
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



WALTER L. PHILLIPS

INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
307 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
703 532-0823 FAX 703 532-0823 WWW.WLPHINC.COM

SCALE: AS SHOWN DATE: 11/15/05 BY: WLP/MS/MS



OWNER: THORBURN LIMITED PARTNERSHIP
 ZONE: R-2
 USE: RESIDENTIAL

HUNTER MILL WEST LC
 ZONED: R-E
 USE: SCHOOL

HUNTER MILL WEST LC
 ZONED: R-E
 USE: SCHOOL

EXISTING VEGETATION MAP INFORMATION					
CODE	CODE TYPE	PLANT SPECIES	SUCCESSIONAL STAGE	COMMENTS	REMARKS
A	SHRUB TISSUE	NO. 1000	SERIAL		
B	DEVELOPED LAND	N/A	N/A		
C	UNDEVELOPED LAND	N/A	N/A		

SCALE: 1" = 100'

HUNTER MILL ROAD - ROUTE 674
 (HUNTER MILL PUBLIC DISTRICT - 2-101)

EXISTING VEGETATION MAP

RESTON PRESBYTERIAN CHURCH
 DUNESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

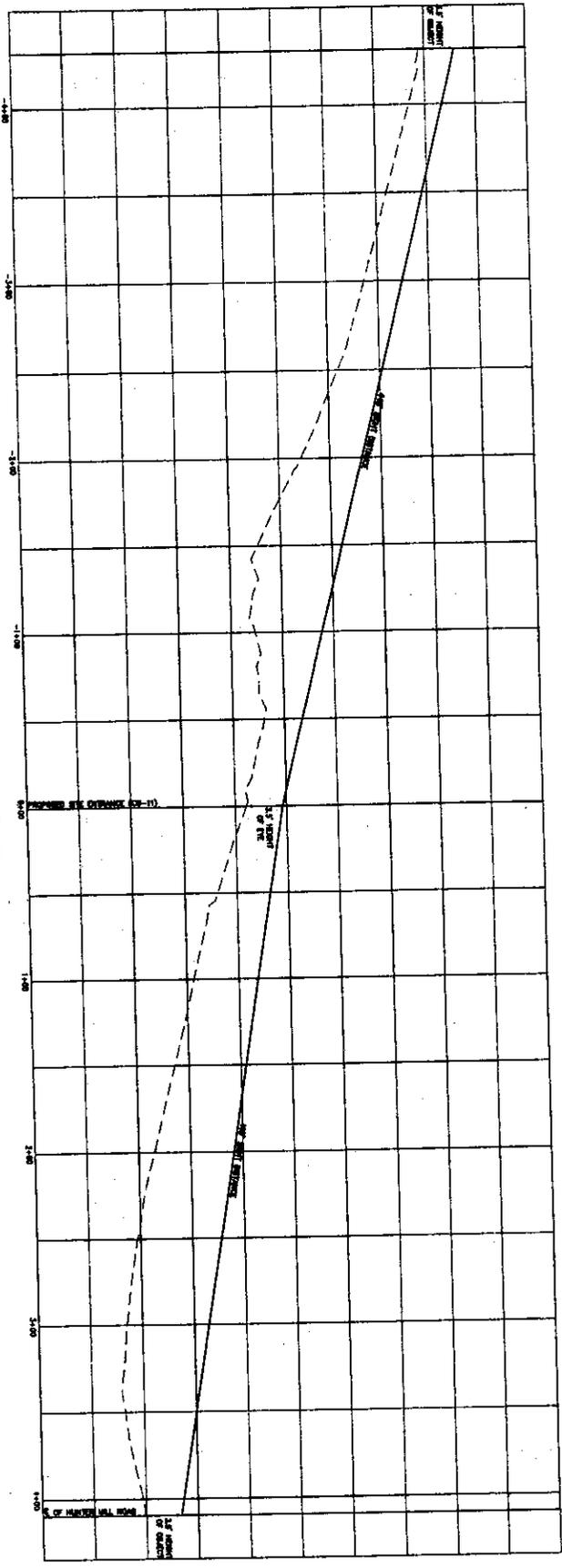
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NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



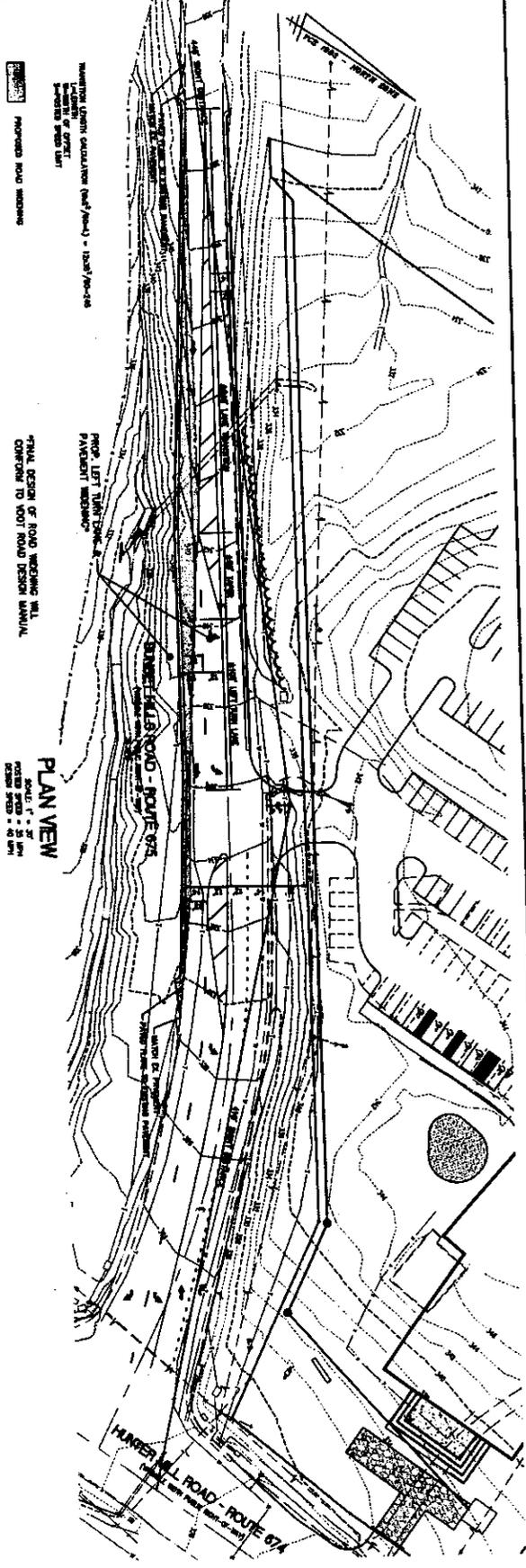
WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22048
 703.522.4845 FAX 703.522.4521 WWW.WLPHILLIPS.COM

SCALE: 1" = 100'
 DATE: 11/14/07 REV. 12/18/07
 BY: 10/17/08 12/18/08 1/15/09

DATE: 03/20/07
 DRAWN BY: J. PHILLIPS
 CHECKED BY: J. PHILLIPS
 SCALE: HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'



PROFILE VIEW
 SCALE: HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'



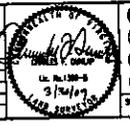
PLAN VIEW
 SCALE: 1" = 20'
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 5'

SUNSET HILLS ROAD SIGHT DISTANCE PLAN AND PROFILE

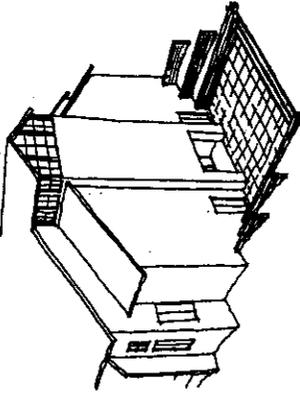
**RESTON
 PRESBYTERIAN CHURCH**
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



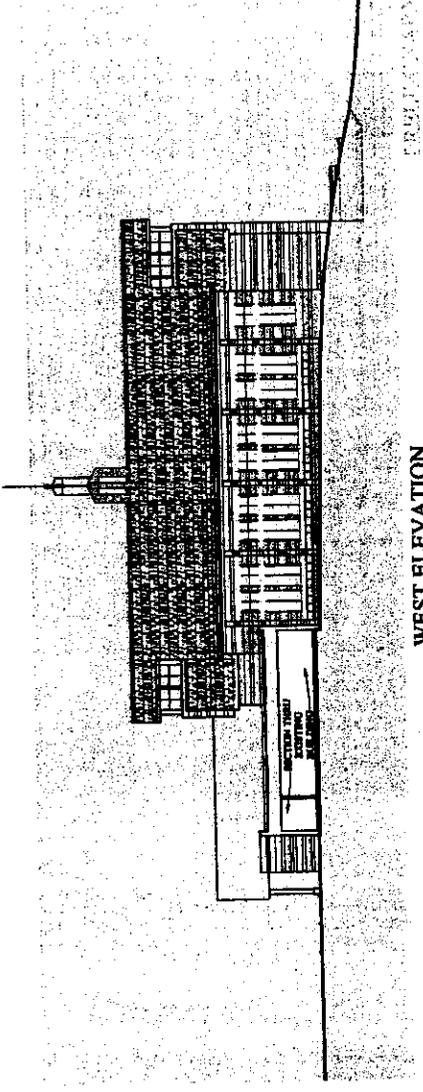
WALTER L. PHILLIPS
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 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 252-4983 FAX (703) 252-1521
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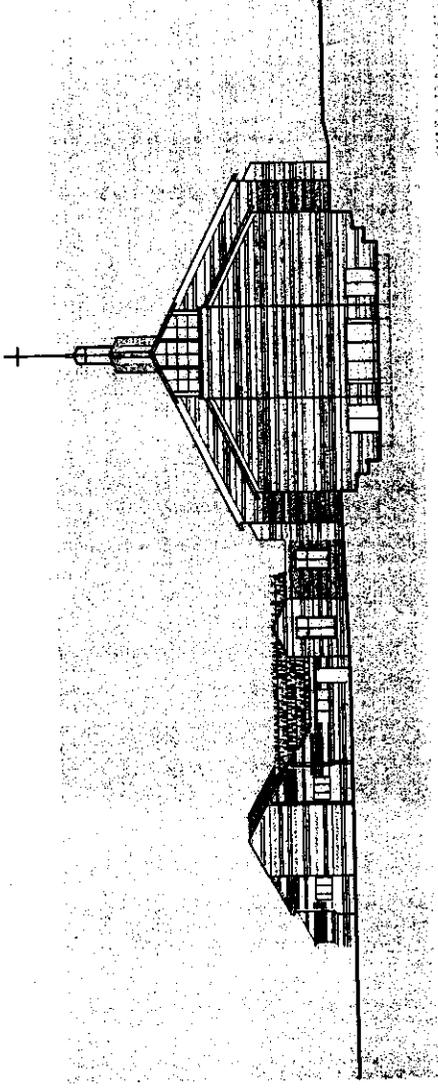
Character sketch: Lower Level, remaining wall, add form
March 11, 2007

LEWIS
WILLCOX
ARCHITECTS

NOTE
ALL DRAWINGS ARE CONCEPTUAL AND SHALL BE SUBJECT TO
1. CHANGE WITH FINAL CONCEPTS AND DESIGN.

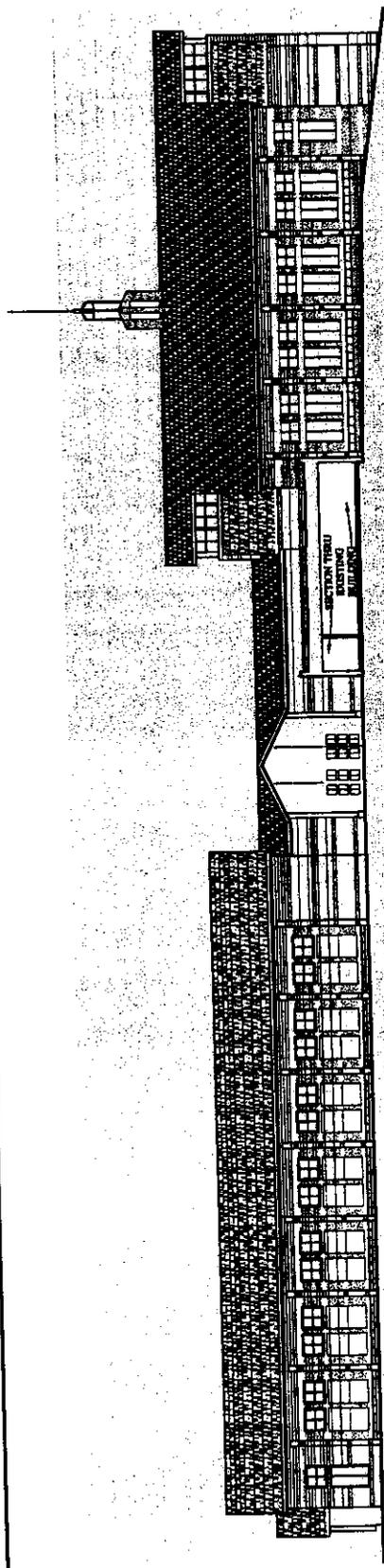


WEST ELEVATION

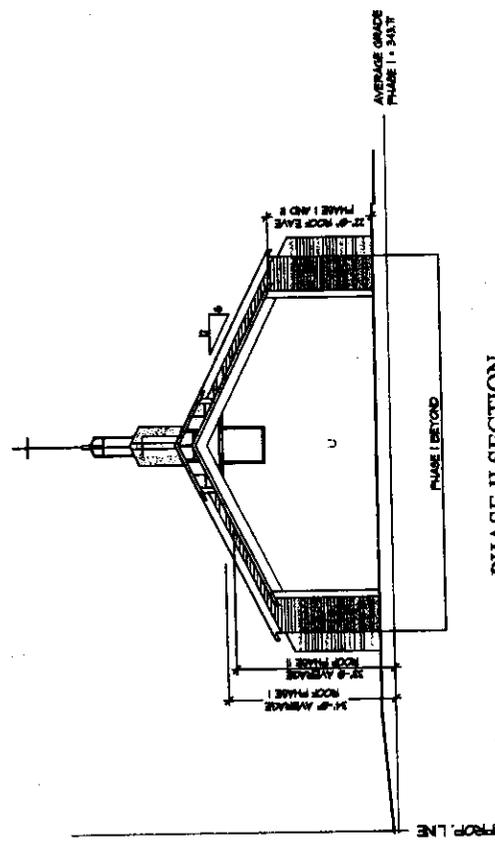


EAST ELEVATION

CONCEPTUAL PURPOSES ONLY



SOUTH ELEVATION
 For Illustrative Purposes Only.
 Subject to Final Engineering and Design.



PHASE II SECTION
 For Illustrative Purposes Only.
 Subject to Final Engineering and Design.

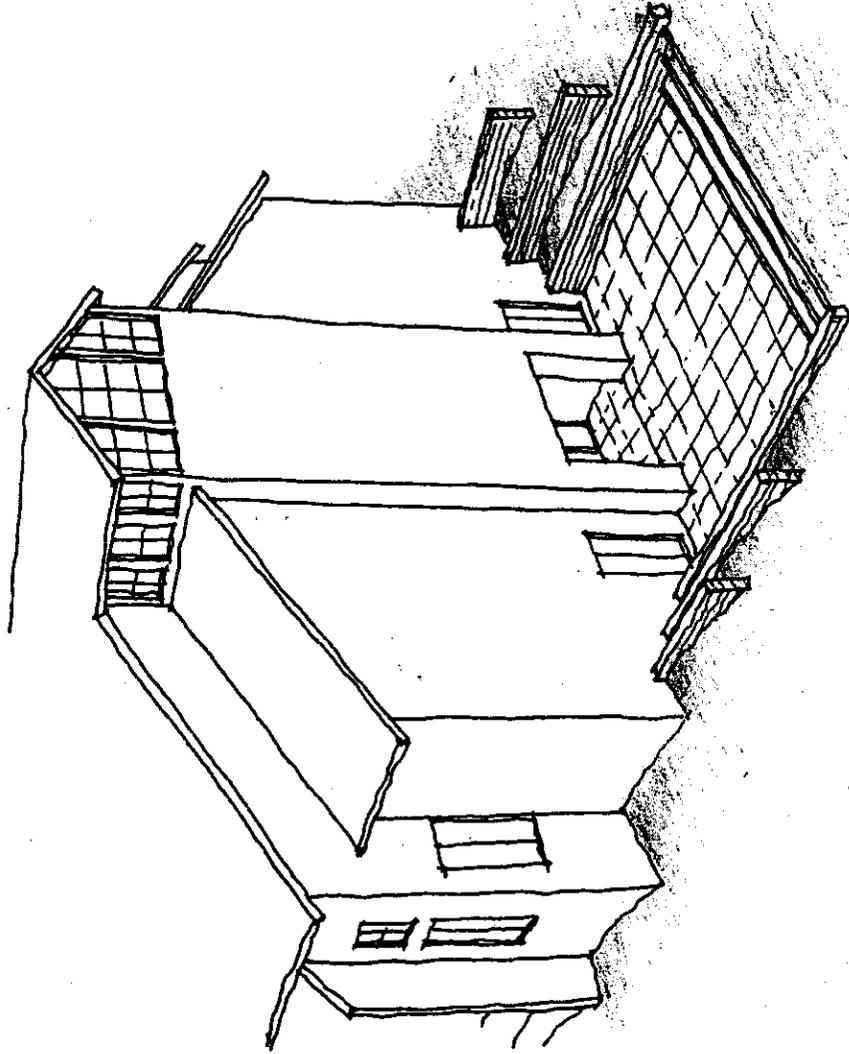
PRELIMINARY



LEMAY
 ERICKSON
 WILLCOX
 ARCHITECTS

RESTON PRESBYTERIAN CHURCH

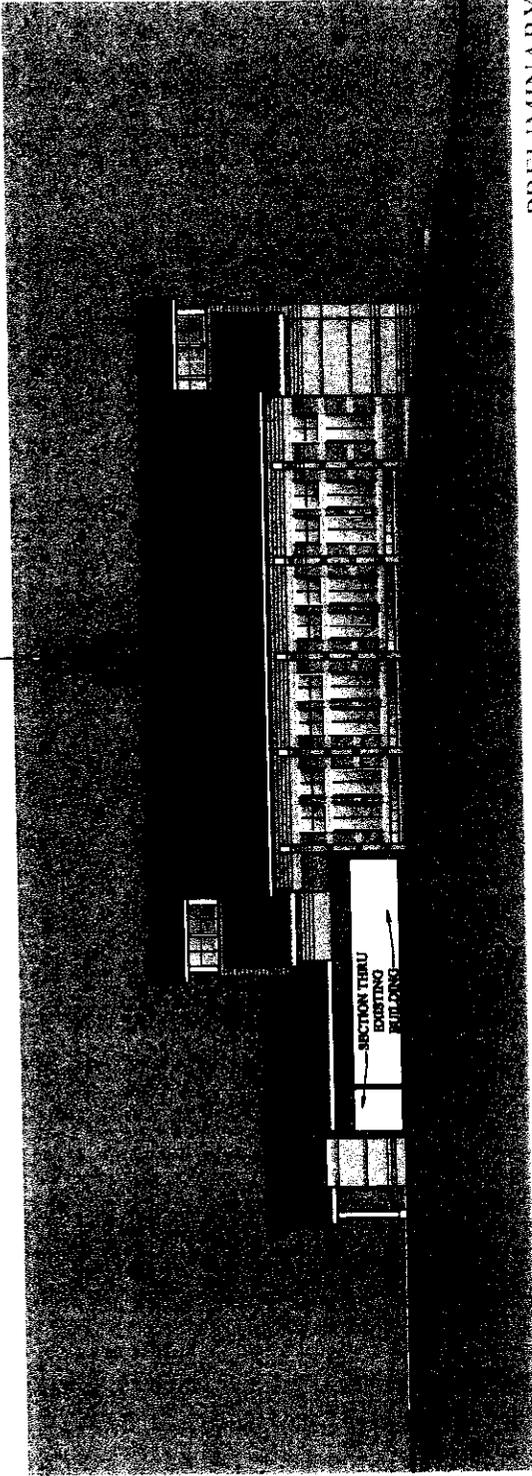
10 MARCH 2000



RESTON PRESBYTERIAN CHURCH
CHARACTER SKETCH: LOWER LEVEL RETAINING WALL AND PATIO

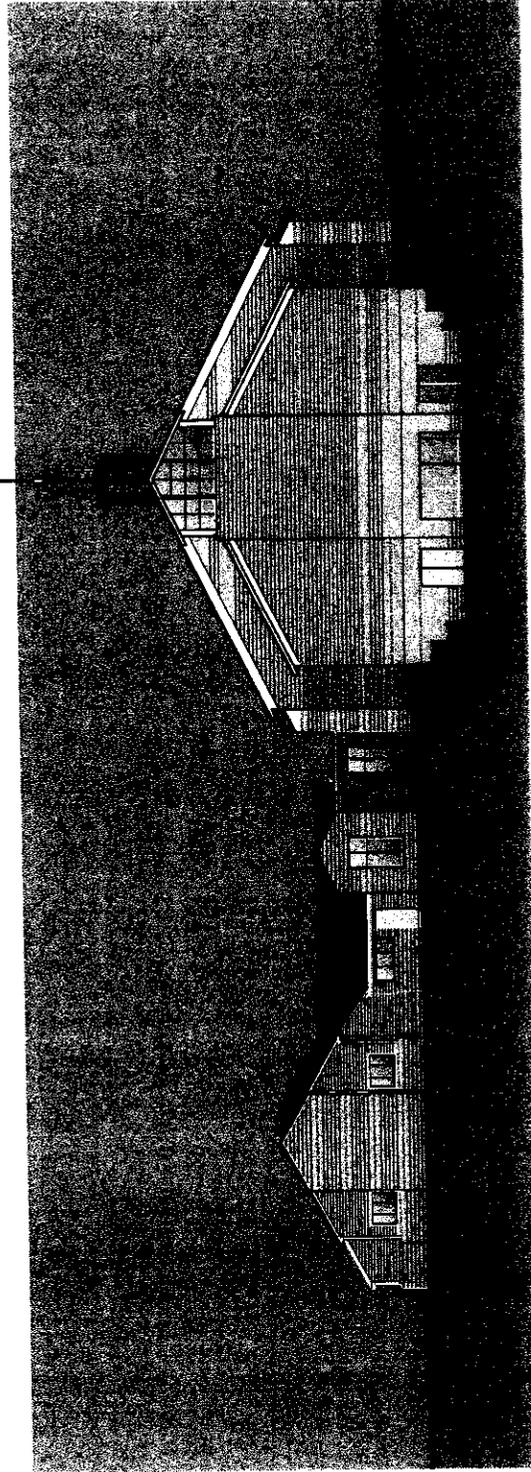
MARCH 11, 2009

N.T.S.



PRELIMINARY

WEST ELEVATION



PRELIMINARY

EAST ELEVATION

RESTON PRESBYTERIAN CHURCH

SCALE: 1/8" = 1'-0"

March 13, 2008



Picture Key

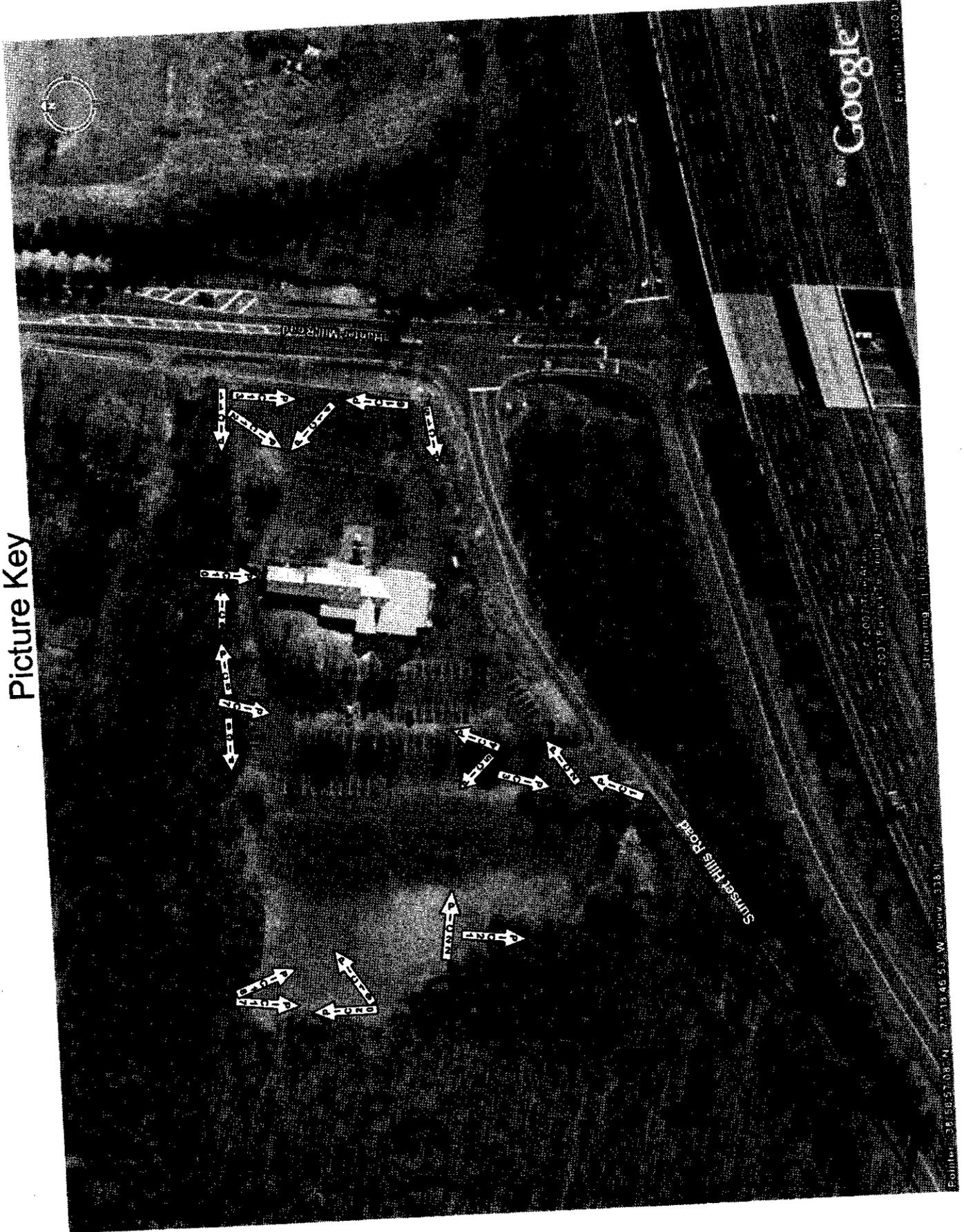


Photo #1 – From Sunset Hills Rd, Southwest Facing Northeast into
Parking Lot

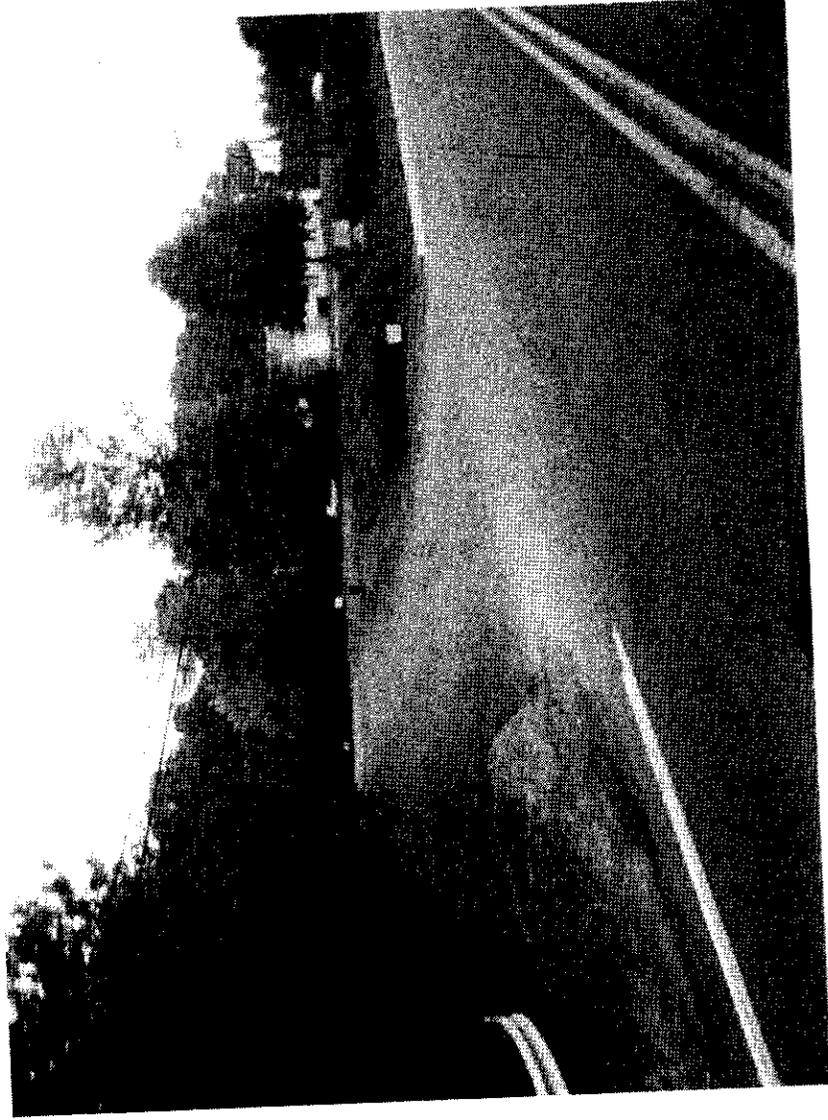


Photo #3 – From Parking Lot Facing Entrance – North Facing
Southwest

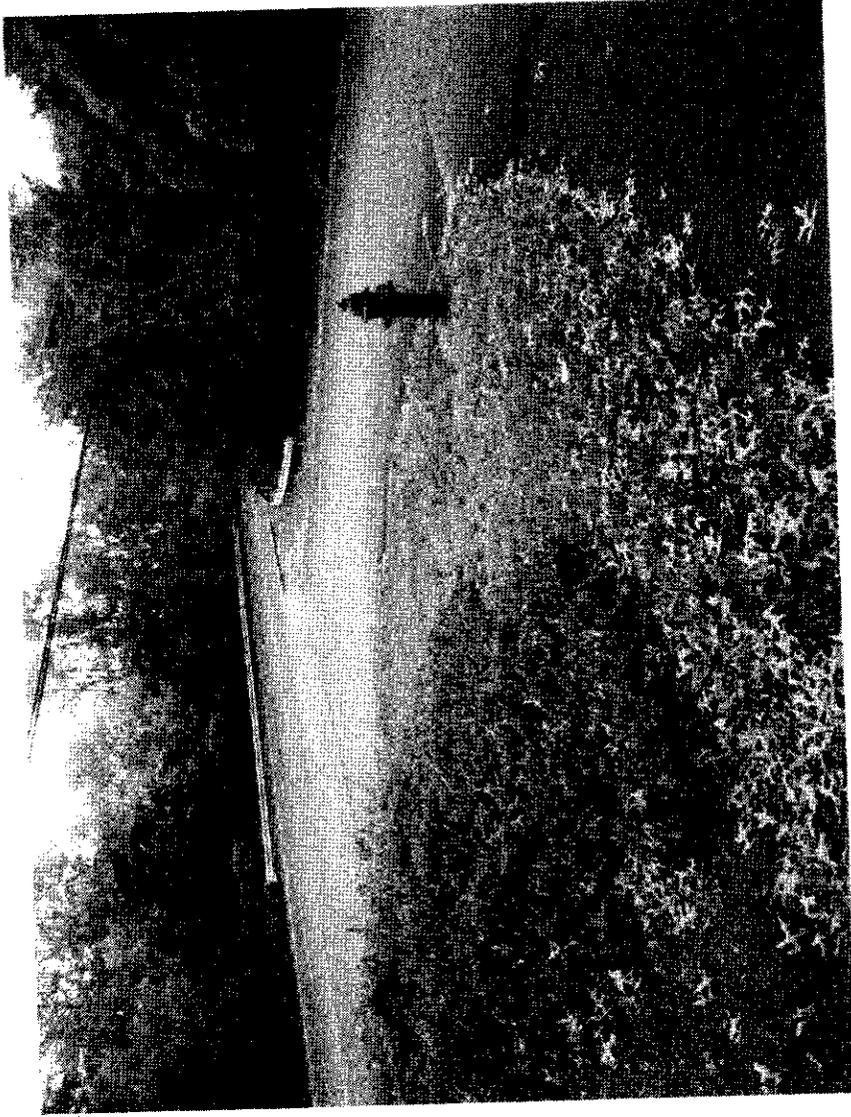


Photo #4 – From Inside Parking Lot – Southwest Facing Northeast

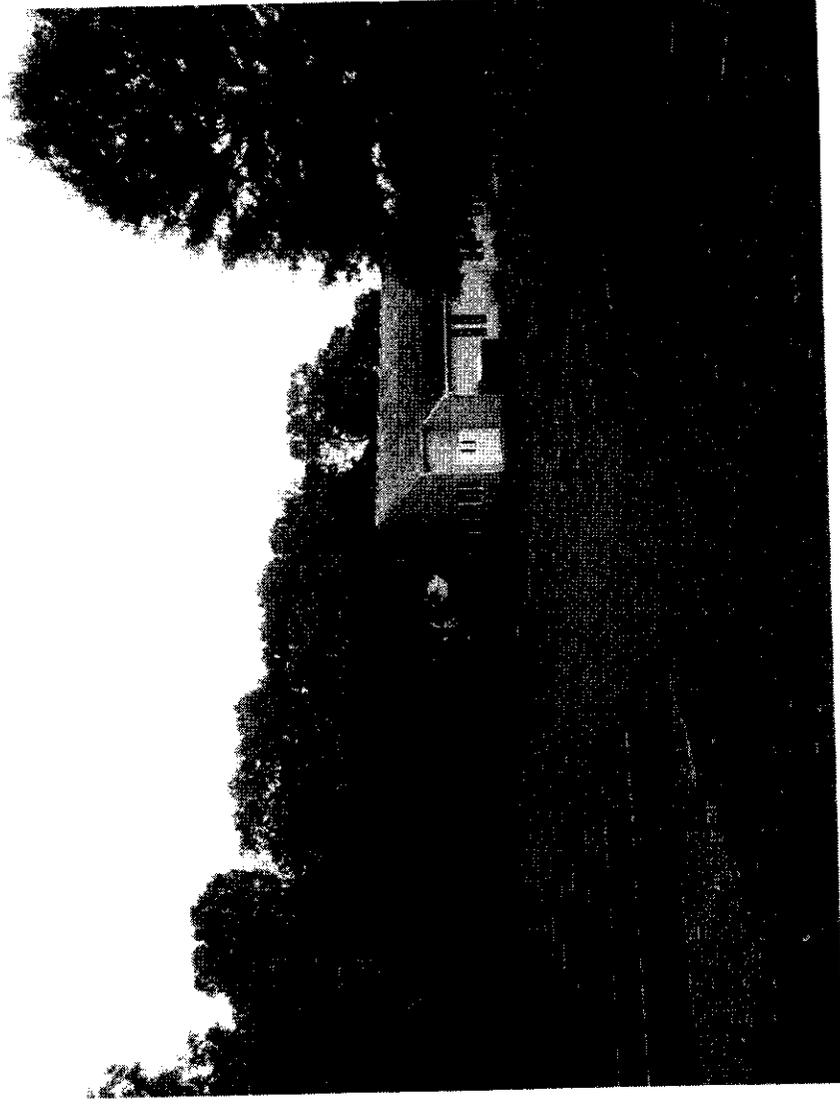


Photo #5 – From Parking Lot, Southeast Facing Northwest



Photo #6 – Across Rear of Parking Lot, East Facing West

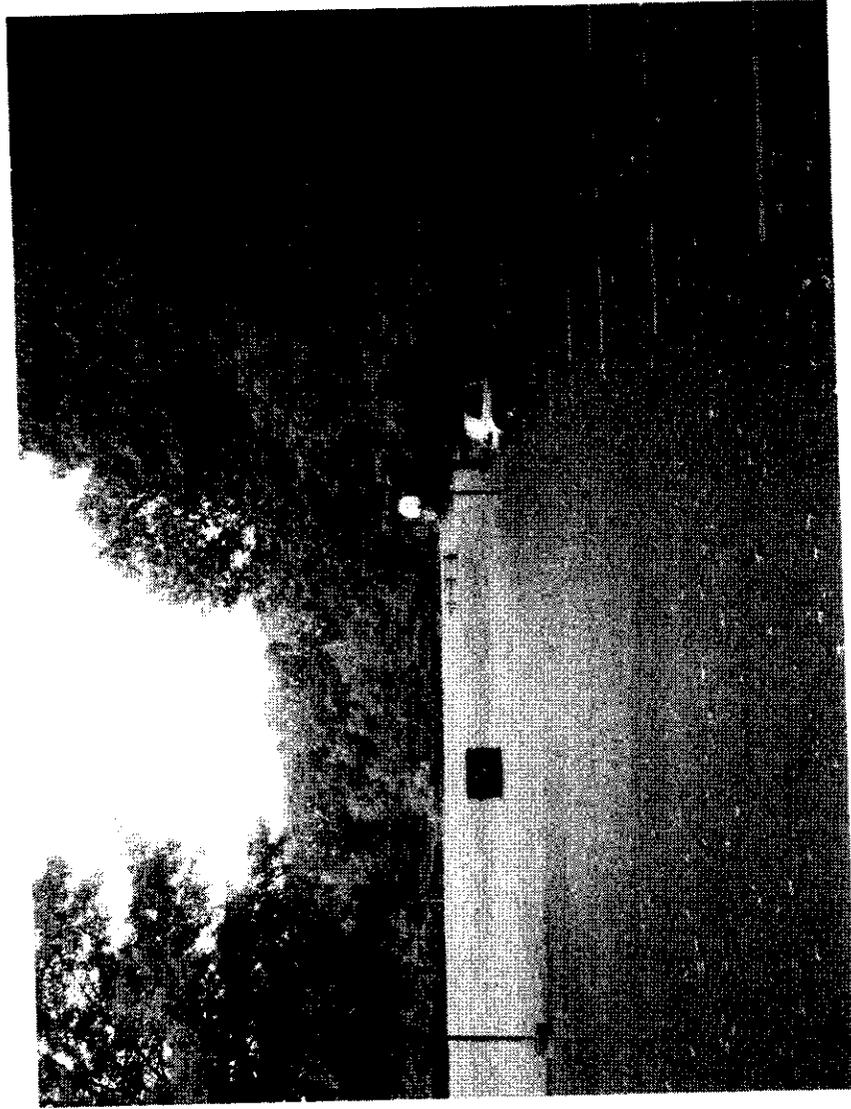


Photo #7 – From Northern Property Line – North Facing South



Photo #8 – From Rear Property Line, West Facing East



Photo #9 – From Rear of Property – West Facing East



Photo #10 – From Rear of Property, North Facing South

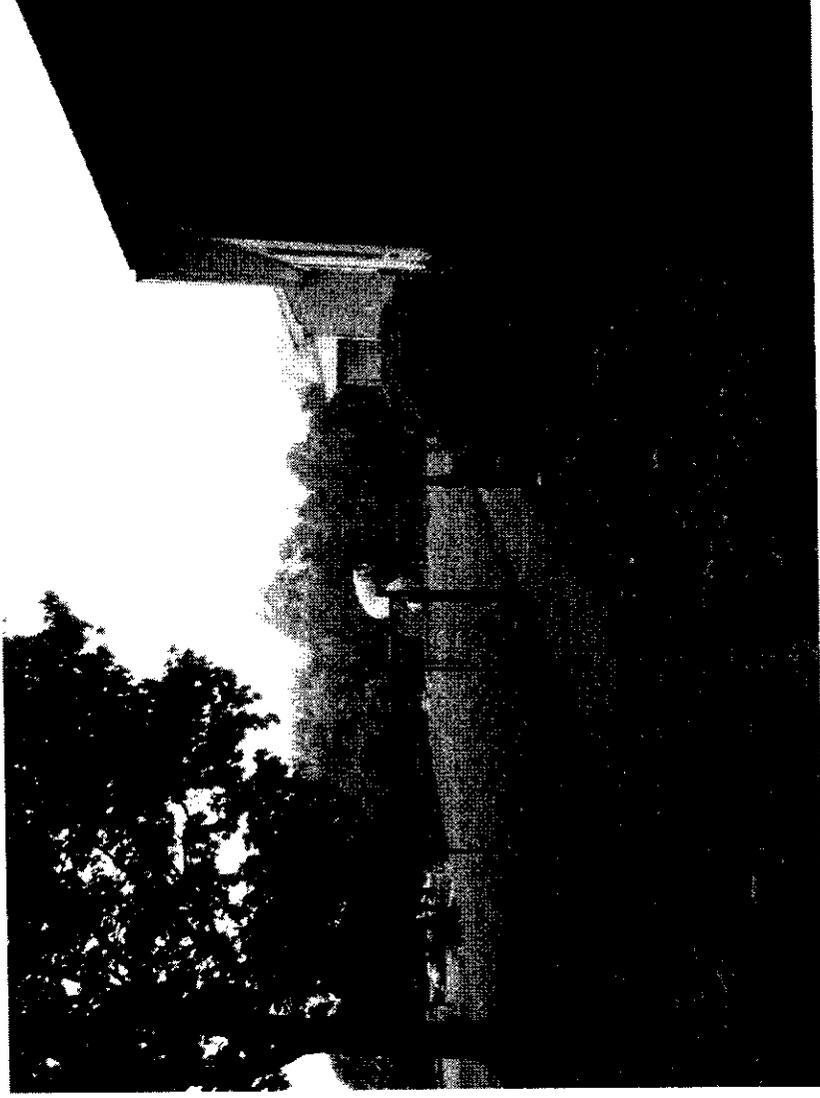


Photo #11 – From Eastern Side of Property, East Facing West

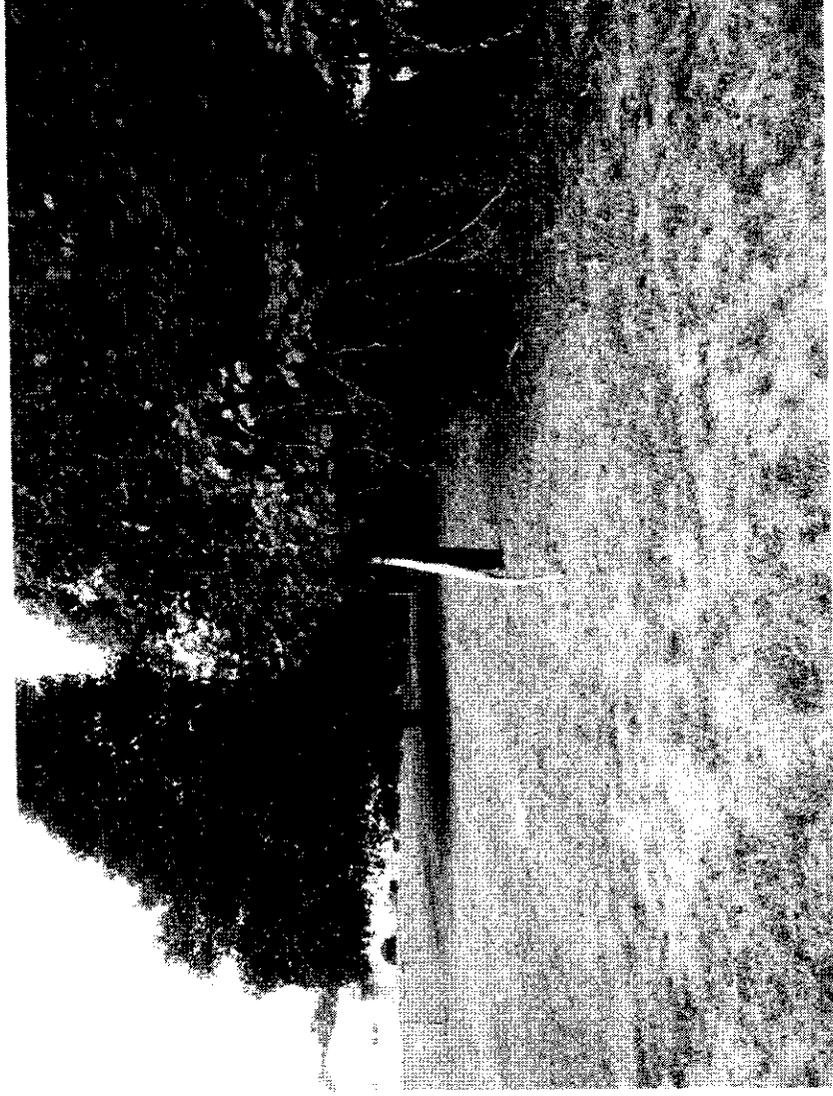


Photo #13 – From Eastern Side of Property, North Facing South

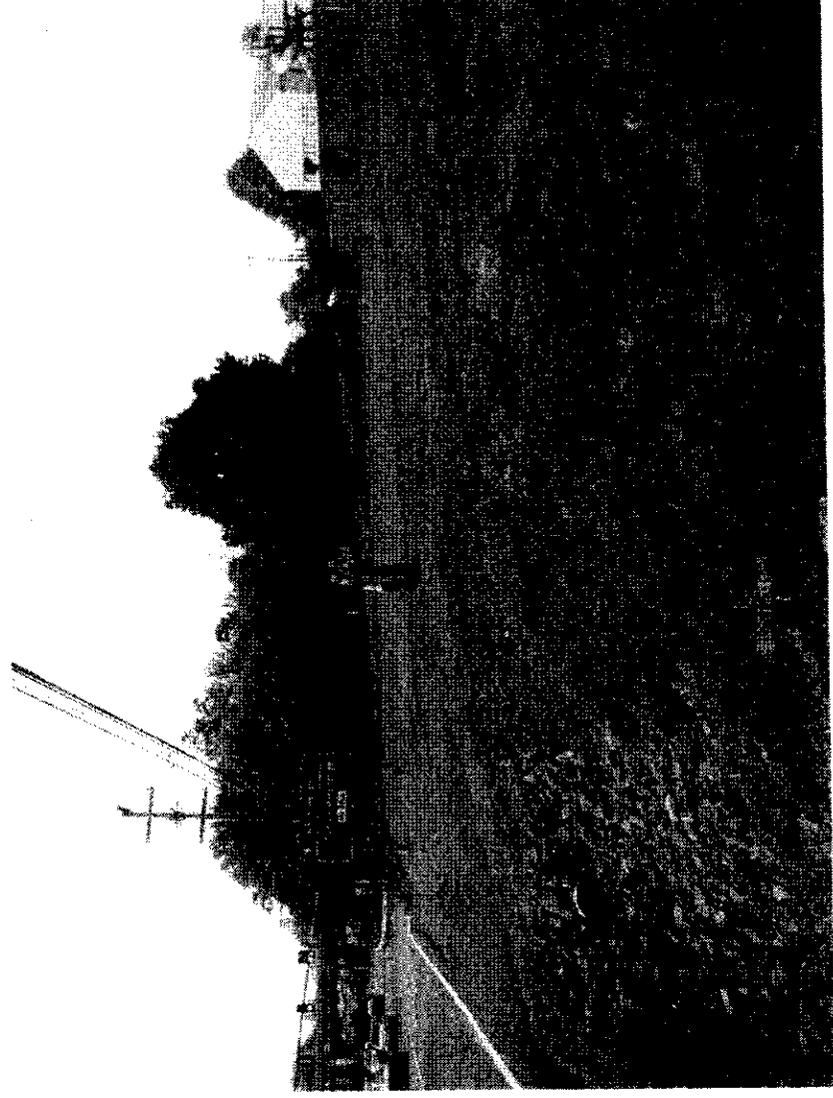


Photo #14 – From Eastern Side of Property, Southeast Facing
Northwest



Photo #15 – From Southern Side of Property, East Facing West



Photo #17 – From Northwestern Corner of Property, North Facing
South



Photo #18 – From Northwestern Corner of Property, Northwest Facing
Southeast

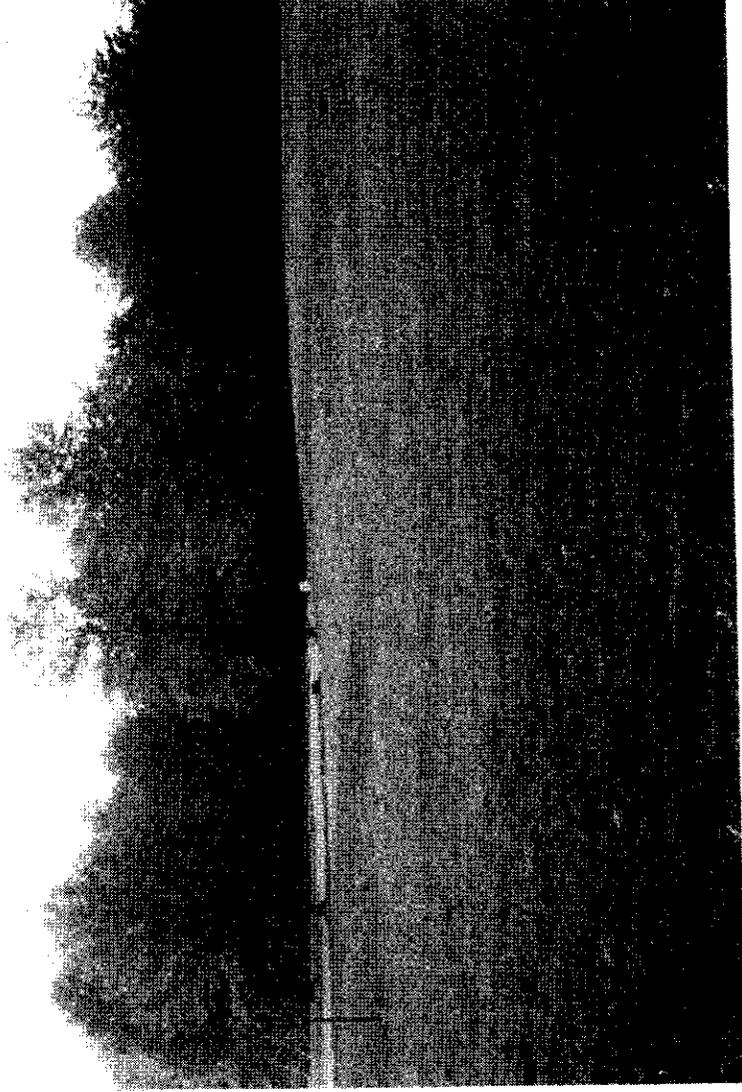


Photo #19 – From Western Side of Property, West facing Northeast

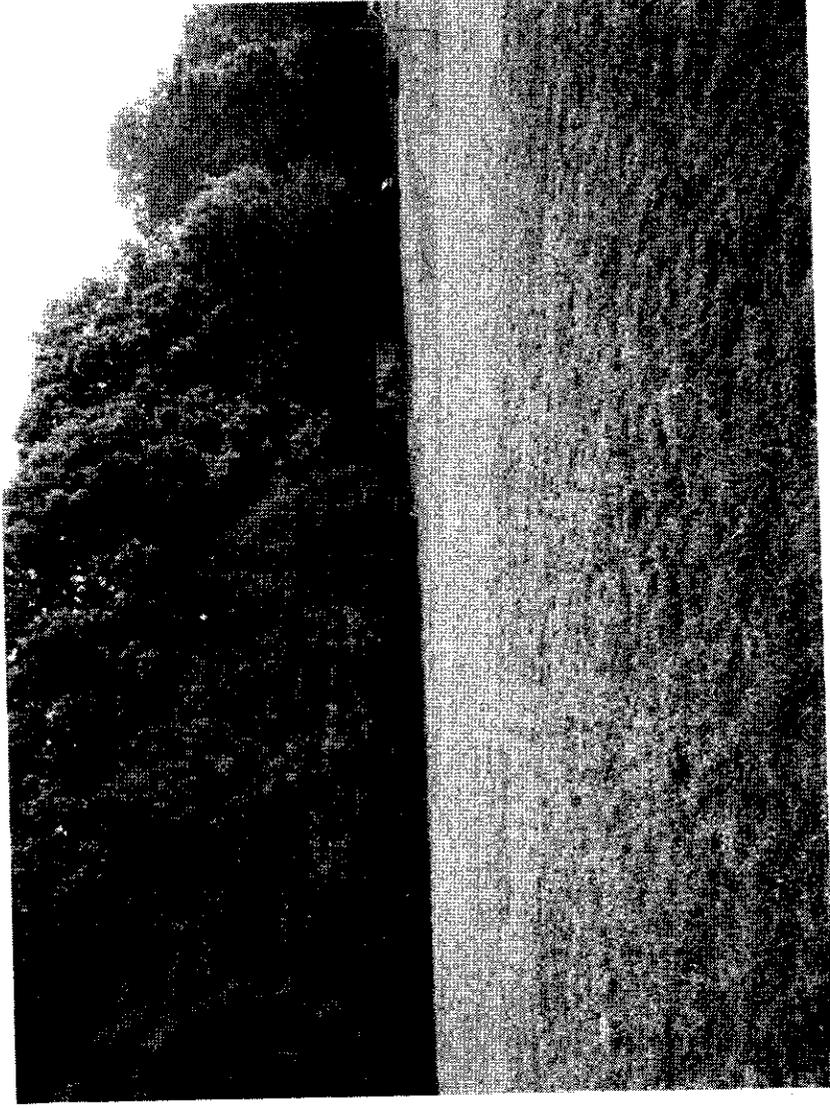
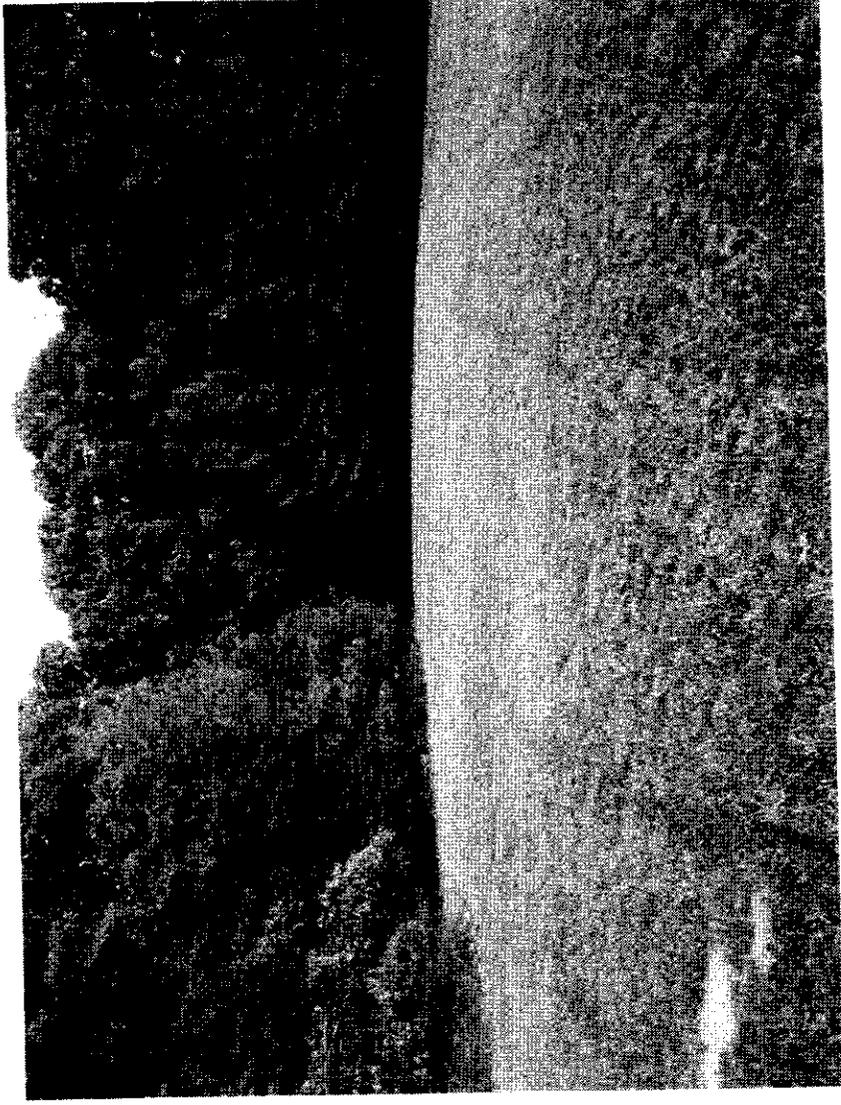


Photo #20 – Western Side of Property, South Facing North



DESCRIPTION OF THE APPLICATION**Special Permit Request:**

The applicant seeks to amend SP 82-D-047 previously approved for a church with 300 seats and a private school of general education with a maximum daily enrollment of 50 students from kindergarten through third grade. The applicant requests special permit approval to increase the capacity of the church to 450 seats; increase the maximum daily enrollment of the private school of general education up to 175 students, ranging in age from kindergarten through twelfth (12th) grade; add a child care center providing before- and after-school care for the children attending the school with a maximum daily enrollment up to 175 children; increase the maximum allowable employees on site to 20 employees; construct building additions to accommodate a new sanctuary; construct a gymnasium/multi-purpose room with ministerial and educational facilities; and other site modifications such as stormwater management, tree save and parking. These changes are proposed in two phases.

Size: 4.99 acres

Existing Building - 3,500 sq. ft.
 Phase I Addition - 13,350 sq. ft.
 Phase II Addition - 13,150 sq. ft.
 Total building area - 26,500 sq. ft.

Parking: Existing: 87 spaces
 Phase I: 139 spaces*
 Phase II: 142 spaces*

*The Zoning Ordinance requires 145 parking spaces and 182 parking spaces respectively. The applicant requests approval of a shared parking agreement for the proposed uses.

FAR: Existing: 0.02
 Phase I: 0.08
 Phase II: 0.12

Number of Seats: Existing: 300 seats
 Proposed: 450 seats

Hours of Operation: Worship Services, Religious Education Class, and Other Church/Religious Activities:
 8:00 a.m. – 10:00 p.m., Sunday

Church Administrative Office:
 9:00 a.m. – 5:00 p.m., Monday through Friday

Church Activities:

10:00 am – 3:00 pm, Monday through Friday
 7:00 pm – 10:00 pm, Monday through Friday
 8:00 am – 7:00 pm, Saturday

Private School of General Education:

8:30 am – 3:30 pm, Monday through Friday

Child Care Center:

7:00 am – 8:30 am; 3:30 pm – 6:00 pm, Monday through Friday

**Number of Children
in Private School:**

Existing: 50 children
 Phase I: 100 children
 Phase II: 175 children

**Number of Children
in Child Care Center:**

Existing: None
 Phase I: 100 children
 Phase II: 175 children

Number of Employees/Staff:

Existing: Maximum of 5 at any one time	
Phase I:	Phase II:
3 Pastors	5 Pastors
3 Full-time Staff	5 Full-time Staff
5 Part-time Staff	5 Part-time Staff
12 Teachers/ Administrative Staff	20 Teachers/ Administrative Staff

Waivers and Modifications:

- Modification of transitional screening requirement and waiver of the barrier requirement along the western property line in favor of the proposed tree save area.

LOCATION AND CHARACTER**Existing Site Description:**

The application property is located at the northwest corner of Sunset Hills Road and Hunter Mill Road. The 4.99-acre parcel is currently developed as a one-story place of worship with a private school of general education. The eastern portion of the site contains the church building and a fenced playground. The front lawn area, east of the

church building, contains a variety of landscape trees and a septic field that is adjacent to Hunter Mill Road. The asphalt surface parking lot, which is accessed from a driveway extending from Sunset Hills Road up a steep incline into the parking lot, is located west of the church building and contains 87 parking spaces and a strip of interior parking lot landscaping that is contained within a planted landscape island. A second access driveway is located off of Hunter Mill Road, but is closed off by traffic cones and a chain-linked gate. This access is reserved for emergency vehicle use. The western half of the site contains an athletic field and forested areas containing wet-site species to the southwest with an area of pines directly adjacent to the driveway entrance along Sunset Hills Rd; oak trees are located to the northwest. A mixture of oaks, maples and yellow poplars align the northern property boundary between the application property and the property to the north. A small portion of the southwest corner of the property is located within a 100 year floodplain and storm drainage easement.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Private School	R-E	Residential; .2-.5 du/ac
South	Dulles Access/Toll Road	NA	NA
East	Golf Driving Range	R-E	Residential; .2-.5 du/ac
West	Single Family Dwelling	R-E	Residential; .2-.5 du/ac

BACKGROUND

Site History:

On July 15, 1981, the Board of Zoning Appeals (BZA) approved V-82-D-084 to allow for the enlargement of the church building to locate 30.96 feet from a front lot line, and to allow gravel surface church parking.

On July 30, 1981, the Board approved S-81-D-045 to convert an existing residential dwelling to a church and related facilities with seating capacity for 300 persons.

On July 15, 1982, the BZA approved S-82-D-047 to amend S-81-D-045 for the construction and operation of a church and related facilities to permit the enlargement of the existing house for use as a church in Phase I, and designate the previously approved church building and part of the parking lot as Phase II. Parking was to

include 75 parking spaces; a maximum of 5 employees; and the congregation limited to 300 members.

On March 14, 2000, the BZA approved SPA 82-D-047 to permit a building addition to a 300-seat church and private school of general education with a maximum enrollment of 50 students; hours of operation from 8:45 am – 3:30 pm, Monday through Friday; and staff restricted to a maximum of (4) school staff members. Not more than 25 students could occupy the playground at any one time. The barrier requirement along the western property boundary was waived and 87 parking spaces were required. A copy of the Resolution and approved plat in conjunction with SPA 82-D-047 is included as Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning Sector: Upper Potomac Planning District
Reston Community Planning Sector (UP5)

Plan Map: Residential, .2-.5 du/ac

ANALYSIS

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

Title of SPA Plat: Reston Presbyterian Church
Special Permit Amendment Plat

Prepared By: Charles F. Dunlap, Walter L. Phillips, Inc.

Dated: November 15, 2007, as revised through March 30, 2009

Proposed Use:

The applicant proposes development to occur on this site over two phases. In the first phase of development (Phase I), the applicant proposes to construct a 13,350 square-foot sanctuary addition, measuring 45 feet in height, at an intensity of 0.08 floor area ratio (FAR). The existing church is approved for 300 seats. The applicant is seeking to increase seating capacity to 450 and to increase its staff to 3 pastors and 3 full-time employees. The building will contain a mezzanine area for sound and lighting equipment, and a cellar for classroom and administrative offices. The new construction will be attached to the northern portion of the existing 3,500 square-foot building and extend eastward towards Hunter Mill Road, resulting in a total of 16,850 square feet of gross floor area on the site. Elevation drawings are attached to the proposed development conditions (Appendix 1, Attachment 1) in this report. The SPA

Plat and architectural renderings depict an attached patio area surrounded by retaining walls to be located east of the sanctuary building. Four temporary trailers are proposed to be located in the southeastern portion of the parking lot during the construction of Phase I to accommodate temporary classrooms, and are to be removed upon the issuance of the Non-RUP for Phase I. The applicant seeks to increase the maximum daily enrollment for the private school of special education from 50 students to 100 students, and to expand grade levels to include students from kindergarten to twelfth grade; currently the school is limited to students from kindergarten to third grade. In addition, the applicant seeks approval to establish a child care center, with a maximum daily enrollment of 100 students, in order to provide before- and after-school care to those students associated with the private school of general education. An increase in employees/administrative staff from a maximum of five (5) employees to a maximum of 12 employees is also requested. The applicant proposes to expand the existing asphalt surface parking lot from 87 parking spaces to 139 parking spaces in Phase I; 145 parking spaces are required to meet the Zoning Ordinance requirements for all three uses proposed during this phase. Additional site modifications include the relocation of the existing outdoor play area from the front yard to encompass a 10,500 square-foot area, northwest of the church in Phase I. A new 1,100 square-foot playground is proposed along the northern edge of the expanded parking lot. Several infiltration trenches are proposed on site to address stormwater management and water quality requirements.

In the second phase of development (Phase II), the applicant proposes to construct a second building designed for use as a gymnasium/multi-purpose space with educational and administrative facilities. The building measures 35 feet in height and contains 13,150 square feet of floor area. Upon completion of Phase II, the southern portion of the existing one-story, frame building will be demolished. In Phase II, the outdoor play area is proposed to be relocated again to extend along the northern property line, west of the new gymnasium facility. The proposed playground will also be relocated to the south of the sanctuary and reduced in size to approximately 1,070 square feet. Parking in Phase II will increase to a total of 142 parking spaces. The Zoning Ordinance requires 182 parking spaces for the combined uses; therefore, the applicant requests approval of a shared parking agreement for the church, private school of general education and child care uses during both phases of construction. Additional interior parking lot landscaping is proposed as well as deciduous and evergreen trees, understory trees and shrubs along the periphery of the parking lot, the northern property line and surrounding the proposed patio area.

The applicant is seeking modification of the transitional screening requirements along the western property line to permit the existing vegetation with supplemental plantings to satisfy the requirement as shown on the SPA Plat. Currently, the site is screened by mature vegetation of varying widths to the north and west. The most densely vegetated area of the site is along the western boundary. Conservation easements are proposed along the western and northwestern property lines to assist in meeting Best Management Practices (BMP) requirements. The applicant also requests a waiver of the barrier requirements along the western property line. The Ordinance does not require transitional screening or barriers to the north, east, facing Hunter Mill Road, or south, facing Sunset Hills Road.

Land Use Analysis (Appendix 5)

The Comprehensive Plan recommends residential development at .2-.5 dwelling units per acre. As an option, the southeastern portion of the area may also be appropriate for institutional or public uses if all adverse impacts are satisfactorily mitigated.

Uses requiring special permit or special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. The cumulative effect of special permit and special exception uses should be considered prior to allowing additional uses of this type. The expansion of existing special permit and special exception uses should be considered on a case-by-case basis to determine if expanding the existing use will be in keeping with the low density residential character of the area.

Issue: Character

Initially, the applicant did not provide sufficient information to properly assess the impact of the proposed development on adjacent land uses or whether the proposed development maintains the overall low density residential character of the area. Some architectural and design details were previously provided regarding Phase I, but the details were not provided for Phase II. Staff requested these details to be submitted as part of the SPA Plat to ensure that the proposed development will be in keeping with the surrounding residential character. The applicant provided renderings on Sheet 7 of the SPA Plat for "conceptual purposes only", but remains uncommitted to building design, materials or color.

Resolution:

Staff has proposed a development condition requiring the development to be constructed in accordance with the Plat, irrespective of the phrase "conceptual purposes only". The applicant will be required to utilize building materials that are consistent with those listed in the applicant's statement of justification to include a pitched roof; split face and ground face concrete masonry; horizontal siding; synthetic stucco; clad and aluminum window systems; and asphalt shingles. With the adoption of this development condition, this issue is resolved.

Issue: Density

The applicant initially proposed a development to be constructed at the maximum density allowed by the Zoning Ordinance for this zoning district, 0.15 FAR, with building heights at the maximum allowed height of 60 feet. The site is currently developed with a single-story frame structure at an intensity of 0.02 FAR. While the proposed intensity of Phase I may be found in harmony with the Comprehensive Plan, the proposed intensity of Phase II, which increased intensity by an additional 50 percent over Phase I, was not in harmony with the low density residential character of the area.

Resolution:

With subsequent submissions, a modest reduction in the project's mass and intensity is now being proposed. Development in Phase I is proposed at a density of 0.08 FAR, with a maximum building height of 45 feet, and is generally in harmony with the recommendations of the Comprehensive Plan. Upon completion of Phase II, density increases to 0.12 FAR. Staff continues to believe that subsequent submissions which decrease intensity from 0.15 to 0.12 FAR, marginally addresses the density issue on this site and the applicant should consider more efficient design alternatives for Phase II. The cumulative effect of the density of Phase II remains a concern for staff. However, staff could support the proposed density, but only with the adoption of all the proposed development conditions found in Appendix I.

Environmental and Urban Forestry Management Analysis (Appendices 5 and 6)**Issue: Tree Save**

In Phase I, the clearing and grading line immediately abuts the tree save area along the majority of the northern boundary, which will most likely severely impact the health and survivability of many of the trees in the designated tree save area. The building is set back 35 feet from the northern property line where approximately 20 feet of supplemental planting is provided. As shown on Sheet 2 of the SPA Plat, approximately 10 feet of existing vegetation will remain upon completion of this building. Staff has consistently suggested that the applicant tighten the limits of clearing and grading in this area to ensure the survivability of both on-site and off-site vegetation and continues to strongly encourage a reduction in the limits of clearing and grading. The applicant has elected not to alter the limits as suggested.

Resolution:

Staff has proposed detailed development conditions pertaining to tree protection and tree preservation on the site which is intended to help ensure the survivability of on-site and off-site vegetation. Only with the adoption of this condition does staff believe that this issue will be resolved.

Issue: Stormwater Management (SWM)/ Best Management Practices (BMP)

The ultimate outfall for the site has not been shown or described and should be provided during the development review process. In addition, the applicant should consider reducing the number of drainage areas by incorporating low impact development techniques such as rain gardens which would minimize the land area disturbed by providing less intrusive SWM/BMP measures than the four potential infiltration areas and detention area proposed, and increase vegetated areas on the site.

Resolution:

The application site is divided into five drainage areas. Adequate outfall requirements are proposed to be met through an extended detention facility (Drainage Area 1) and infiltration trenches (Drainage Areas 2, 3 and 4). The remaining drainage area (Drainage Area 5) does not include any impervious surface and runoff is proposed to sheet flow from this area. As stated on Sheet 5 of the SPA Plat, a minimum 40% phosphorous removal rate is proposed in order to meet BMP requirements. The applicant has determined that the installation of bioretention facilities or rain gardens would be cost prohibitive to the development and is unlikely to provide adequate infiltration due to poor soil conditions on site. Staff has proposed a development condition requiring the applicant to provide SWM/BMP facilities that are in substantial conformance with that shown on the SPA Plat. In addition, the applicant must demonstrate adequate outfall in accordance with the PUBLIC FACILITIES MANUAL (PFM) at the time of site plan review.

Transportation Analysis (Appendix 8)**Issue: Left turn lane**

A left turn bay along Sunset Hills Road into the application site is warranted with Phase I of the proposed development for a sanctuary addition and an increase in student enrollment and staff on site.

Resolution:

The applicant proposes to construct a left turn bay along Sunset Hills Road with Phase I development. Staff has proposed a development condition to ensure that the left turn bay is installed with Phase I development as requested by Fairfax County Department of Transportation (FCDOT) and in accordance with the Virginia Department of Transportation (VDOT) standards. With adoption of this condition, this issue will be resolved.

Issue: Road Improvements

Proposed road improvements should include constructing an east bound shoulder and through lane transitions along Sunset Hills Road in accordance with VDOT standards.

Resolution:

Staff has proposed a development condition that requires the applicant to construct the above-mentioned road improvements in accordance with VDOT standards. With adoption of this condition, this issue will be resolved.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-E: Residential Estate District)			
Standard	Required	Proposed Phase I	Proposed Phase II
Lot Size	75,000 sq ft (minimum)	217,473 sq ft (4.99 acres)	217,473 sq ft (4.99 acres)
Lot Width	225 feet (minimum—corner lot)	± 194 feet *	± 194 feet *
Building Height	60 feet (maximum)	45 feet	35 feet
Front Yard	55° ABP but not less than 50 ft.	30.5 feet ** (Sunset Hills Rd.) ± 62 feet (Hunter Mill Rd.)	74 feet (Sunset Hills Rd.) ± 62 feet (Hunter Mill Rd.)
Side Yard	45° ABP but not less than 20 ft.	35 feet	35 feet
Rear Yard	45° ABP but not less than 25 ft.	± 378 feet	± 231 feet
FAR	0.15 (maximum)	0.08	0.12
Tree Cover	30% Ph I = 34,340 sq ft Ph II = 35,875 sq ft	37% (69,325 sq ft)	35% (63,300 sq ft)
Parking Spaces	Phase I = 145 spaces Phase II = 182 spaces Church: 113 Child Care ≥ 100: Ph I = 16 Ph II = 28 Elementary School: Ph I = 16 Ph II = 24 High School: Ph I = 0 Ph II = 17	139 spaces***	142 spaces***

Bulk Standards (R-E: Residential Estate District)			
Standard	Required	Proposed Phase I	Proposed Phase II
Interior Parking Lot Landscaping	5% (5,950 sq ft) (Ph I = 3,050 sq ft) (Ph II = 2,900 sq ft)	6.6 % (4,000 sq ft)	7.9% (4,600 sq ft)
Transitional Screening Requirements			
North and West	TS 1, minimum width of 25 feet	Existing vegetation, with supplemental plantings	Existing vegetation, with supplemental plantings
Barrier Requirements			
North and West	Barrier D, E or F,	Waiver Requested	Waiver Requested

***Lot Width**

The minimum lot width for lots in the R-E District is 225 feet for corner lots; the subject property is approximately 194 feet along Hunter Mill Road, the narrowest lot line. The lot was created by deed in excess of five (5) acres, and a house was constructed in 1956. Right-of-way along Hunter Mill Road was dedicated in 1991, resulting in a lot area of 4.99 acres and minimum lot width of 195 feet. In accordance with Sect. 2-405 of the Zoning Ordinance, if a lot was legally created and met the requirements of the Zoning Ordinance in effect at the time of recordation, the lot may be used for any use permitted in the Zoning Ordinance even if the lot does not meet the minimum lot width requirements.

****Front Yard**

Variance V-82D-084 was approved by the BZA on July 15, 1982 to allow the building to be enlarged, 30.96 feet from the front lot line.

*****Parking**

The applicant will be required to obtain a parking reduction for the church, child care center and private school of general education uses from the Department of Public Works and Environmental Services (DPWES). The required parking for a place of worship with 450 seats is at one space per four seats (or 113 spaces); a child care center is at 0.16 spaces per child (or Phase I at 16 spaces, Phase II at 28 spaces); an elementary or intermediate school of general education is at one space per faculty/staff/full-time employee, plus (4) spaces for visitors (or Phase I at 16 spaces, Phase II at 24 spaces); and a high school of general education is at 0.3 spaces per student (or zero spaces for Phase I and 17 spaces for Phase II).

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 is seeking modification of the transitional screening requirements to the north and west, and a waiver of the respective barrier requirements to permit the existing vegetation to satisfy the requirements, with supplemental plantings as shown on the SPA Plat.

The church is bordered by residentially zoned properties to the north and west. However, the adjacent property to the north was approved in 1989 for use as a private school of general education under SE 88-D-098. Therefore, transitional screening is not required, but is strongly encouraged along the northern boundary to soften the visibility scale and massing of the new building, which is located 35 feet from the northern lot line. Currently, the church provides approximately 25 feet of transitional screening to the north. Staff requested that the applicant provides supplemental vegetation along this lot line. A development condition requiring the applicant to provide additional vegetation has been proposed that would ensure adequate screening is provided along this lot line. Additionally, staff has proposed extensive development conditions to ensure the viability of the proposed tree save areas and adjacent off-site trees. The existing vegetation along the western property line has a minimum width of 25 feet, and screens the view of the existing church parking lot that is separated by a large expanse of lawn. Although a significant amount of this lawn area will be reduced with the construction of Phase II, staff believes that the remaining existing vegetation, with supplemental plantings as proposed, will satisfy the intent and purpose of the transitional requirements to the west.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 9)

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sects. 8-303, 8-305)
- Additional Standards for Private Schools of General Education (Sects. 8-308; 9-309)
- Additional Standards for Child Care Centers (Sects. 8-308; 9-310)

Summary of Zoning Ordinance Provisions

Subject to the proposed development conditions, all applicable standards have been satisfied.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions, but only with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATIONS

Staff recommends approval subject to the Proposed Development Conditions in Appendix 1.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved Development Conditions and Plat, SPA 82-D-047
5. Land Use and Environmental Analysis
6. Urban Forest Management Analysis
7. Stormwater Management/ BMP Analysis
8. Transportation Analyses
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**April 14, 2009**

If it is the intent of the Board of Zoning Appeals to approve SPA 87-D-047-02 located on property described as Tax Map 18-3 ((1)) 6 to amend SP 87-D-047 previously approved for a church and private school of general education to permit, the addition of a child care center, building additions and site modifications 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.

1. This approval is granted to the applicant only, Trustees of Reston Presbyterian Church and is not transferable without further action of this Board, and is for the location indicated on the application, 10610 Sunset Hills Road, and is not transferable to other land.
2. This special permit amendment is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Charles F. Dunlap, Walter L. Phillips, Inc., dated November 15, 2007, as revised through March 30, 2009.
3. A copy of this special permit amendment 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 uses.
4. This special permit amendment 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 amendment, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. Upon issuance of a Non-RUP for Phase I construction, the seating capacity in the main area of worship may increase from 300 to a maximum of 450.
6. Upon issuance of new Non-RUPs, the maximum total daily enrollment for the private school of general education may increase from 50 children to 100 children ranging from kindergarten to eighth grade in Phase I, and 175 children in Phase II ranging from kindergarten to twelfth grade.
7. The maximum hours of operation for the private school of general education shall be 8:30 am to 3:30 pm, Monday through Friday.
8. The maximum total daily enrollment for the child care center shall be 100 children in Phase I, and 175 children in Phase II.
9. The maximum hours of operation for the child care center shall be 7:00 am to 8:30 am, and 3:30 pm to 6:00 pm, Monday through Friday.

10. Staff/teachers for the private school of general education and child care center combined, shall not exceed (12) school employees in Phase I; and 20 employees in Phase II.
11. No more than 25 students shall occupy the outdoor recreation area at any one time.
12. The operator of the private school of general education shall designate a carpool coordinator to administer and encourage participation in a carpool program designed to reduce the number of vehicle trips to and from the school during rush hour periods.
13. The design of the buildings shall be in substantial conformance with the architectural renderings included as Attachment 1 of these conditions irrespective of the notation "conceptual purposes only". The architectural treatment of the buildings shall consist of a pitched roof; split face and ground face concrete masonry; horizontal siding; synthetic stucco; clad and aluminum window systems; and asphalt shingles.
14. The building height shall not exceed forty-five feet (45') for the structure shown in Phase I, and shall not exceed thirty-five (35') for the structure shown in Phase II, per the definition in the Zoning Ordinance.
15. All parking shall be on-site, as depicted on the special permit amendment plat. The applicant shall obtain approval of a parking reduction through DPWES as required by Sect. 11-106.3 of the Zoning Ordinance, prior to issuance of a new Non-RUP for the church, school of general education and child care center to permit the shared use of the church parking lot for the church, school and child care center uses. If approval of a parking reduction is not obtained, the number of seats in the worship area and/or the number of children in the school of general education and child care center shall be reduced to meet the parking requirements as determined by DPWES.
16. The four temporary trailers depicted on the plat shall be approved for a time period not to exceed three (3) years from the date of the approval of this special permit or within 30 days of the issuance of a Non-RUP for Phase I, whichever occurs first. The temporary trailers shall be placed on site in the least disruptive manner so as not to damage the trees that are shown to be preserved on the SPA Plat.
17. 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.
18. The applicant shall conform strictly to the limits of clearing and grading as shown on the SPA Plat, subject to allowances for the installation of utilities

and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SPA Plat, they shall be located in the least disruptive manner necessary as determined by the Urban Forest Management Division (UFMD), DPWES. A replanting plan shall be developed and implemented, subject to approval by UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

19. The applicant shall install construction mats as approved by UFMD, DPWES along the limits of clearing and grading that is adjacent to the proposed tree save area to the north to minimize the impact of traffic by construction equipment and personnel within these areas.
20. The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the UFMD, DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 8 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading as shown on the special permit amendment plat for the entire site. Irrespective of that shown on the SPA Plat, the tree preservation plan shall provide for the preservation of those areas shown for tree preservation (tree save), those areas outside of the limits of clearing and grading shown on the special permit amendment plat and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan. The applicant shall also submit concurrently a monetary value for each tree surveyed that is to be preserved. The monetary values shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject to review and approval by UFMD. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%. The combined total of monetary values identified in the approved Tree Preservation Plan for trees designated to be preserved shall serve as a baseline sum in determining the amount of the Tree Bond.
21. A letter of credit, or a cash contribution equal to one half (50%) of the total monetary value of trees to be designated to be preserved as identified above shall be placed with the County. The Tree Bond letter of credit shall be prepared in a manner acceptable to the County Attorney naming the County as beneficiary to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan, and to

ensure the undisturbed areas identified on the approved SPA Plat. The cash or Tree Bond shall be held by the County as a cash reserve that can be used by the County to ensure the preservation, conservation, replacement, removal and/or treatment of the trees identified in the Tree Preservation Plan and as approved on the subdivision plan, and for work relating to the protection and management of undisturbed areas identified on the approved SPA Plat. If the applicant fails to complete any work identified in the approved site plan, then the County may use cash or money from the Tree Bond to accomplish the required work. If the County must use all or part of the cash or Tree Bond to accomplish the outstanding work, then the applicant will replenish the cash or Tree Bond to its full amount. If the applicant fails to replenish the cash or Tree Bond to its full amount, then the cash or Tree Bond may be used by the County to replenish the Tree Preservation Deposit to its full amount. The cash/Tree Bond may be used by the County as described in the Tree Preservation condition, above. Any cash or funds remaining in the Tree Bond shall be released along with the project's final bond-release, or sooner, if approved in writing by UFMD, DPWES.

22. The applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chainsaw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
23. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading

or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

24. The applicant shall root prune and mulch, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment.
 - Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
25. The applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. The applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris and traffic by construction equipment and personnel do not occur within the designated tree save areas. During any clearing of tree/vegetation/structure removal on the applicant property, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted in conformance with these conditions and as approved by UFMD. The applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFMD if these are found to be damaged, removed or altered in any manner not allowed in writing by UFMD. The monitoring schedule shall include once weekly inspections during Phase I activities and once monthly inspections during Phase II activities. This schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD, DPWES.
26. A Landscape Plan, in substantial conformance with that shown on the SPA Plat shall be filed with the site plan for review and approval by UFMD. The applicant shall add a note to the first and all subsequent site plans stating, "Final locations of all trees to be planted inside the tree save areas shall be

determined in the field at the time of landscaping operations and coordinated with UFMD, the project arborist and the landscape contractor”.

27. Notwithstanding that which is shown on the SPA Plat, that applicant shall meet the requirements of the Tree Conservation Ordinance pursuant to County Code, Chapter 122.
28. Transitional screening shall be modified along the western lot line to permit existing vegetation on site, but shall be supplemented as shown on the plat, with the following modifications:
 - Additional plantings shall be provided along the northern lot line adjacent to the proposed sanctuary in Phase I to meet the intent of Transitional Screening 1;
 - Additional plantings shall be provided along the western lot line adjacent to the expanded parking lot in Phase II to meet the intent of Transitional Screening 1;
 - Landscaping shall include substantial ornamental and shade trees, shrubs, foundation and understory plantings to soften the appearance of the graded areas including the building and patio areas.

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

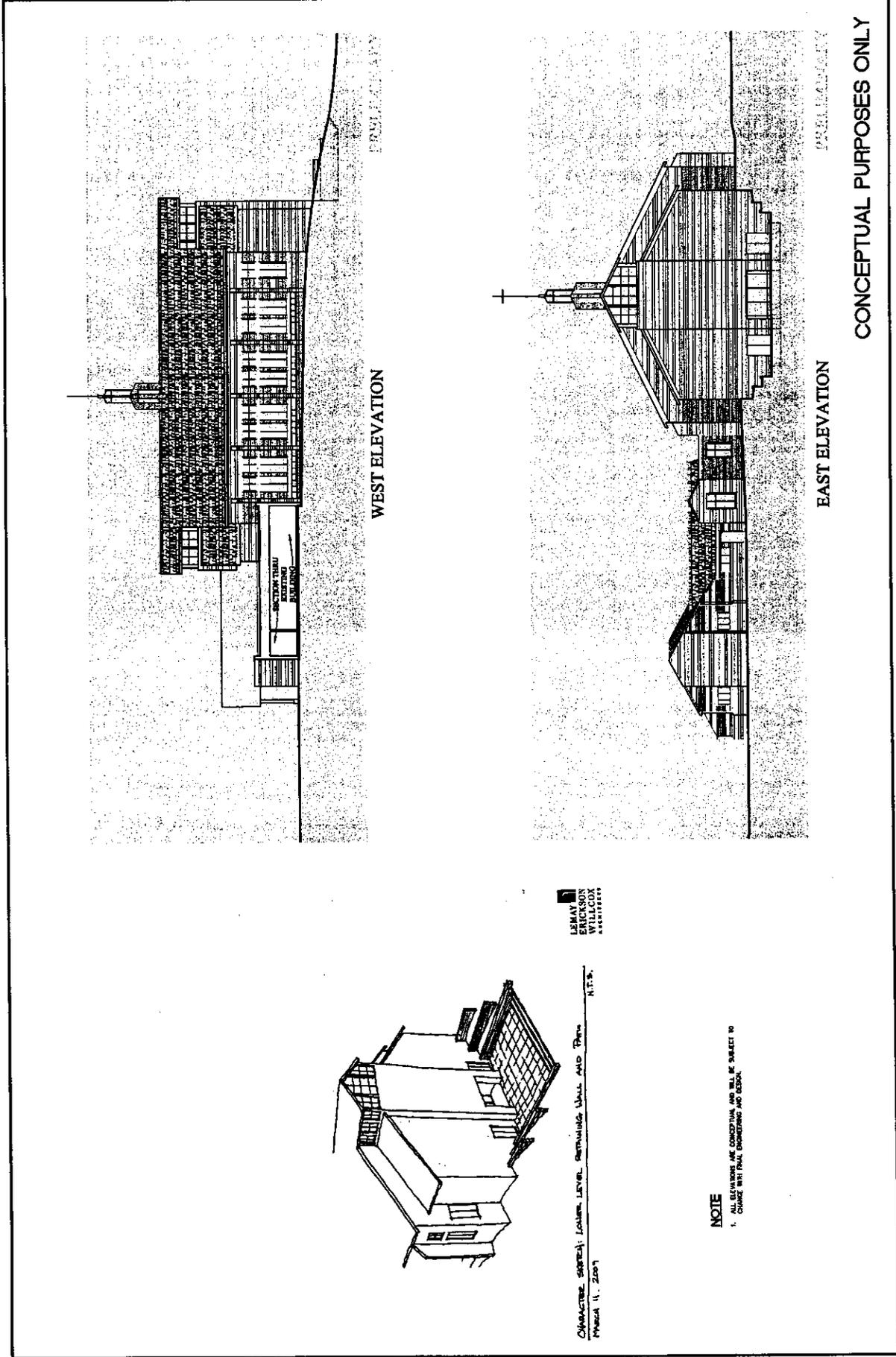
29. The barrier requirement shall be waived along the western lot line.
30. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.
31. Any proposed new lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting 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). Any new outdoor lighting fixtures shall not exceed 12 feet in height, measured from the ground to the highest point of the fixture. No new uplighting of landscaping, signage or architecture shall be provided.
32. The treatment of the abandoned septic field shall comply with requirements of the Fairfax County Health Department.
33. Adequate outfall shall be demonstrated in accordance with the Public Facilities Manual (PFM), as determined by DPWES, at the time of site plan review.
34. Stormwater Management (SWM) and Best Management Practices (BMP) measures may be provided via an extended detention facility and infiltration trenches as shown on the SPA Plat as determined by DPWES, which shall be privately maintained. If a modification of the PFM to permit the proposed stormwater management/best management practices as shown on the SPA

Plat is not granted by DPWES and SWM/BMP facilities in substantial conformance with the SPA Plat cannot be provided, then a special permit amendment (SPA) shall be filed to provide water quantity and quality control measures in accordance with the PFM as determined by DPWES.

35. Prior to issuance of the first Non-RUP, the applicant shall construct all road improvements to include an eastbound left turn lane, through lane transition and roadway shoulder along Sunset Hills Road, in consultation with the Fairfax County Department of Transportation (FCDOT), and as approved by the Virginia Department of Transportation (VDOT). The conditioned improvements to Sunset Hills Road shall be open and operating, but not necessarily accepted into the VDOT system. However, upon demonstration by the applicant that, despite diligent efforts, the road improvements have been delayed due to the time necessary for VDOT engineering/construction related issues, the Zoning Administrator may agree to a later date for the completion of said improvements.
36. Prior to site plan approval, adequate sight distance shall be provided from the entrance along Sunset Hills Road onto the application property as determined by VDOT.
37. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.

These conditions incorporate and supersede all previous conditions. 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.

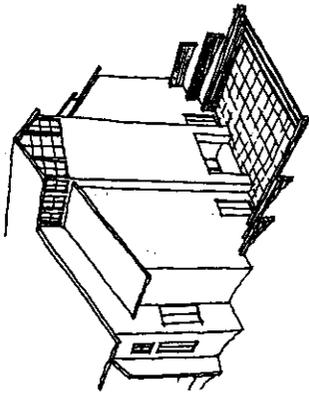
Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. Establishment of Phase I shall establish the use as approved pursuant to this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



WEST ELEVATION

EAST ELEVATION

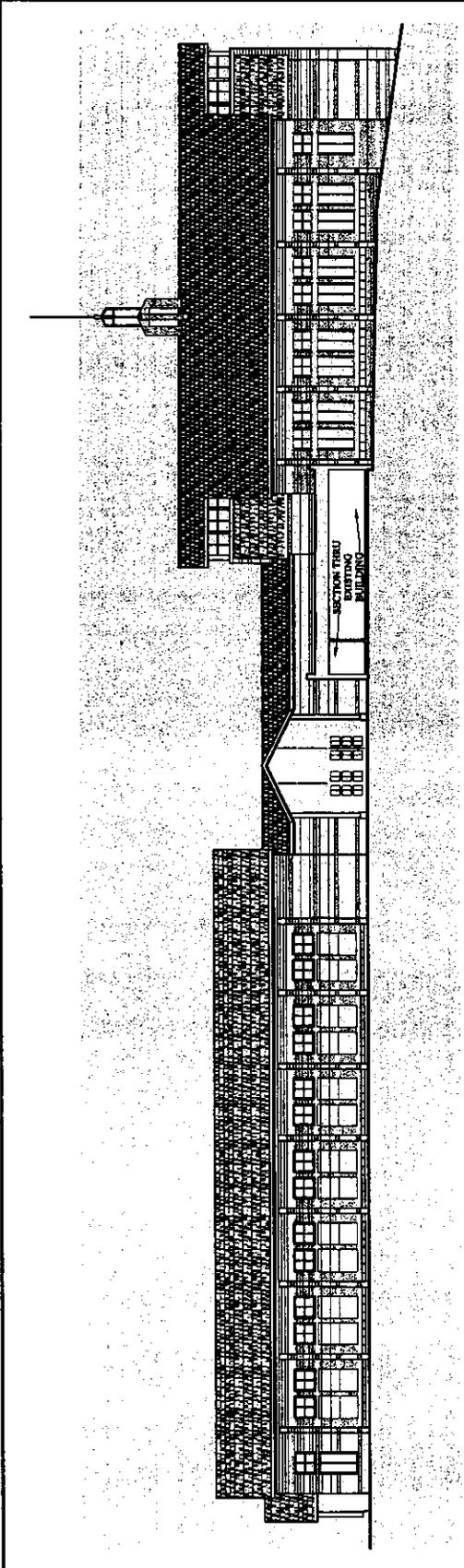
CONCEPTUAL PURPOSES ONLY



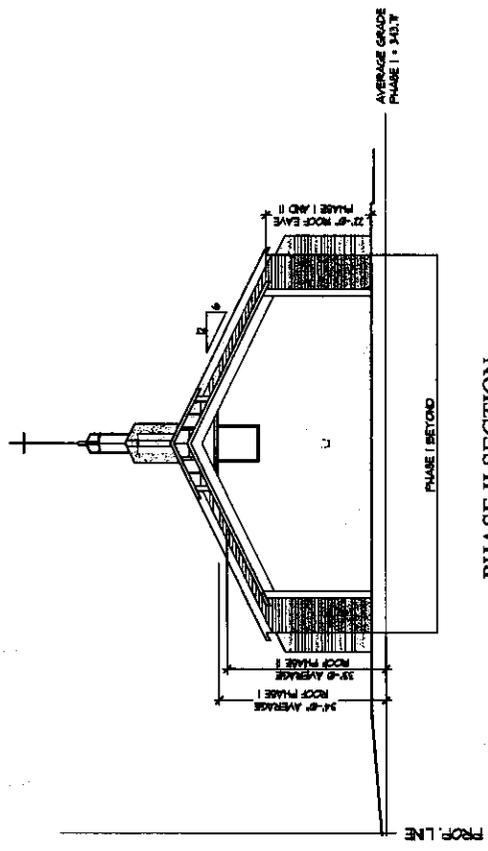
CHARACTER SKETCH: LOWER LEVEL REMAINS WALL AND TRUSS
 March 11, 2007

LEHAY
 ARCHITECTS
 1000 W. 10TH ST.
 ANCHORAGE, AK 99501

NOTE
 1. ALL ELEVATIONS ARE CONCEPTUAL AND WILL BE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND DESIGN.



SOUTH ELEVATION
 For Illustrative Purposes Only.
 Subject to Final Engineering and Design.



PHASE II SECTION
 For Illustrative Purposes Only.
 Subject to Final Engineering and Design.

PRELIMINARY



RESTON PRESBYTERIAN CHURCH

16 MARCH 2008

Application No.(s): SPA 82-D-047-02
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 7, 2008
 (enter date affidavit is notarized)

I, Sara V. Mariska, attorney/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 979026

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 Reston Presbyterian Church Trustees: James Urlind Ferguson Giselle A. Jenkins-Picard David Victor Canody Agents: Thomas Andrew Dages James Urlind Ferguson Giselle A. Jenkins-Picard David Victor Canody Michael Earl Borton Andrew Elmer Caldwell Barbara Dreon Canody Karen Lynn Cole Suna T. Lee Joseph Drew Navarrete Elizabeth Ambler Rockwell	10610 Sunset Hills Road Reston, VA 20190	Applicant/Title Owner of Tax Map 18-3 ((1)) 6

(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-D-047-02
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: November 7, 2008
(enter date affidavit is notarized)

979026

(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)
Walter L. Phillips, Incorporated Agents: Charles F. Dunlap Jenifer L.T. Hornback Jane S. Kim	207 Park Avenue Falls Church, Virginia 22046	Engineer/Agent
LeMay Associates P. C. t/a LeMay Erickson Architects Agents: Paul R. Erickson Adela M. Firoozfar	11250 Roger Bacon Drive, #16 Reston, Virginia 20190	Architect/Agent
Waste Water Management, Inc. Agent: Michael Rossi (nmi)	3016 Williams Drive, Suite 11 Fairfax, Virginia 22031	Consultant/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Abby C. Denham (former) Tara E. Wiedeman (former) Sara V. Mariska Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby G. Evan Pritchard	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/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-D-047-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 7, 2008
(enter date affidavit is notarized)

979026

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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

David J. Bomgardner, E. Andrew Burcher,	Garth M. Wainman, Nan E. Walsh,
Thomas J. Colucci, Peter M. Dolan, Jr.,	Martin D. Walsh
Jay du Von, Jerry K. Emrich, William A.	
Fogarty, John H. Foote, H. Mark Goetzman,	
Bryan H. Guidash, Michael D. Lubeley,	
J. Randall Minchew, M. Catharine Puskar,	
John E. Rinaldi, Lynne J. Strobel,	

(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-D-047-02
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 2

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

DATE: November 7, 2008
(enter date affidavit is notarized)

979026

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walter L. Phillips, Incorporated
207 Park Avenue
Falls Church, VA 22046

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)
Brian G. Baillargeon
Jeffrey J. Stuchel

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LeMay Associates P. C. t/a LeMay Erickson Architects
11250 Roger Bacon Drive, #16
Reston, Virginia 20190

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)
Paul R. Erickson
Jared D. Willcox
W. Neal Roseberry

(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-D-047-02
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 2

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

DATE: November 7, 2008
(enter date affidavit is notarized)

979026

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Waste Water Management, Inc.
3016 Williams Drive, Suite 11
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)
David J. Rigby, Sole Shareholder

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

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)

(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): SAA P2-2-047-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 7, 2008
(enter date affidavit is notarized)

979026

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)
None

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

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

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

Application No.(s): SPA 82-2-047-62
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 7, 2008
(enter date affidavit is notarized)

979026

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-D-047-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 7, 2008
(enter date affidavit is notarized)

979026

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

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

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

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

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

WITNESS the following signature:

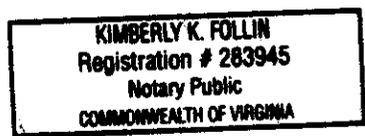
(check one) Applicant Applicant's Authorized Agent

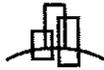
Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 7 day of November 2008, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

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

AMENDED
March 20, 2009

Via Hand Delivery

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

Re: Special Permit Amendment (SPA 82-D-047-2)
Applicant: Trustees of Reston Presbyterian Church

Dear Ms. Coyle:

Please accept the following as an amended statement of justification for a special permit amendment on property identified among the Fairfax County tax map records as 18-3 ((1)) 6 (the "Subject Property").

The Subject Property contains approximately 4.99 acres and is located in the northwest quadrant of Hunter Mill Road and Sunset Hills Road. The Subject Property is developed as a place of worship with a private school of general education and an eighty-seven (87) space parking lot. Several land use applications have been approved by the Fairfax County Board of Zoning Appeals (the "Board") on the Subject Property. Most recently, on March 14, 2000, the Board approved special permit amendment SPA 82-D-047 to permit a building addition and a private school of general education. The current approval permits a sanctuary with 300 seats and private school of general education with a maximum daily enrollment not to exceed fifty (50) children in Kindergarten through 3rd grade.

The revised special permit plat illustrates development in two phases. The Applicant proposes a new sanctuary, a gym/multi-purpose room, and ministerial and educational facilities. Additional uses include a child care center and a private school of general education for up to 175 children. The first phase of development ("Phase I") consists of a 450-seat sanctuary that will connect to a portion of the existing building. Four temporary trailers will be added to the site. These trailers will be used for temporary classrooms and office space only during the construction of Phase I. The existing playground to the east of the existing improvements will be removed and relocated northwest of the church building during Phase I. Parking will also be added on the western portion of the Subject Property resulting in a total of 139 spaces.

The second phase of development ("Phase II") consists of a single building that will contain a gym/multi-purpose facility and educational facilities. In this phase, the outdoor play area will be relocated to extend along the northern property line and adjacent to the Phase II facility. Parking will be increased to a total of 142 spaces on the Subject Property. Conceptual building plans have been designed and the proposed improvements will be architecturally compatible with the surrounding area. The main building "steps down" with the topography to minimize land disturbance and create an attractive appearance from Hunter Mill Road. The Applicant is proposing a patio on the eastern side of the main building. The proposed patio will be depressed into the grade and surrounded on three sides by small planter walls that will have a terraced effect. Because the patio will be depressed into the grade, it will not be visible from Hunter Mill Road.

The proposal does not modify the location of the existing site access. Site access will continue to be from Sunset Hills Road. A previously utilized access to Hunter Mill Road has been closed and will remain closed except for use by emergency and maintenance vehicles. The parking lot has been designed to accommodate stacking and prevent vehicles from overflowing onto Sunset Hills Road. The Applicant will realign the entrance from Sunset Hills Road to improve access to the Subject Property. A left turn lane will be added from eastbound Sunset Hills Road into the Subject Property to allow for safe and convenient site access.

The Subject Property is zoned to the Residential-Estate (R-E) District and is located in the Reston Community Planning Sector (UP5) of the Upper Potomac Planning District (Area III) of the Fairfax County Comprehensive Plan (the "Plan"). The Plan recommends low density residential uses with a density range of .2-.5 dwelling unit/acre. The relevant Plan text for this area states that "uses requiring special permit or special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area." The Plan further states that, "the expansion of existing special permit and special exception uses should be considered on a case-by-case basis to determine if expanding the existing use will be in keeping with the low density residential character of the area." The improvements have been carefully designed to take advantage of the Subject Property's topography and preserve the low density residential character of the surrounding community. The Applicant's proposal includes retaining existing vegetation and providing additional plantings to buffer the appearance of the proposed expansion. Based on the Subject Property's location, the proposed expansion will not visually impact residential uses as the site is bounded on the west by an older residential structure that is located on the western edge of the adjacent property, away from the church building, to the north by a school of private education, and to the east and south by Hunter Mill Road and Sunset Hills Road respectively.

In accordance with the requirements of Section 8-011 of the Fairfax County Zoning Ordinance (the "Ordinance"), please consider the following information regarding the Applicant's proposed use of the Subject Property:

A. Type of Operation

The primary use of the Subject Property will include the following:

- A place of worship, including a sanctuary with 450 seats, with services typical of religious facilities. The place of worship will continue to offer accessory uses typically found in association with this use, such as religious education, youth ministry, and adult education.
- A private school of general education for children from Kindergarten to the twelfth (12th) grade, Monday through Friday.
- Child care will be offered before and after school for the children attending the school.
- The facilities shall be made available, at the sole discretion of Reston Presbyterian Church, for uses such as meetings and services that benefit the surrounding community.

B. Hours of Operations

- The place of worship will hold worship services and religious education classes, between the hours of 8:00 a.m. and 1:00 p.m. on Sundays. Religious and other church activities will be held between the hours of 1:00 p.m. and 5:00 p.m. on Sundays.
- Sunday evening activities, including youth and study groups, will take place between the hours of 5:00 p.m. and 10:00 p.m.
- The church administrative office will be open from 9:00 a.m. to 5:00 p.m., Monday through Friday.
- Church activities, such as music rehearsals, religious education activities, and community meetings will vary by time of day and day of the week. Activities may be held 10:00 a.m. to 3:00 p.m. Monday through Friday, 7:00 p.m. to 10:00 p.m. Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturdays.
- The private school of general education will operate from 8:30 a.m. to 3:30 p.m., Monday through Friday. Child care for students attending the school will be offered from 7:00 a.m. to 8:30 a.m., and from 3:30 p.m. to 6:00 p.m., Monday through Friday.

C. Occupants

- The current attendance for worship services is approximately 300 people at a single service. The estimated number of parishioners for both Phase I and Phase II will be approximately 450 people.

- The church's religious education classes currently accommodate approximately 150 students and are planned to accommodate up to 250 students in Phases I and II.
- The number of attendees for accessory church activities varies by day and activity. For example, music rehearsals will likely be attended by approximately thirty (30) people for both Phase I and Phase II. Community groups meet periodically throughout each month and attendance varies.
- The private school of general education is currently approved for fifty (50) students. The Applicant proposes to increase the approved number of students to 100 students in Phase I and 175 students in Phase II. In Phase I, the school would likely offer classes for students in Kindergarten through eighth (8th) grade. In Phase II, the school will likely add grades nine (9) through twelve (12).

D. Proposed Number of Employees/Teachers

- For Phase I, the place of worship will have approximately three (3) pastors, three (3) full time staff members, and five (5) part time staff members. The private school will be staffed by approximately twelve (12) teachers and administrative staff.
- For Phase II, the place of worship will have approximately five (5) pastors, five (5) full time staff members, and five (5) part time staff members. The private school will be staffed by approximately twenty (20) teachers and administrative staff.

E. Estimate of Traffic Impact of the Proposed Use

- For Phase I, the estimated traffic impact associated with the private school, which provides before and after school care, is approximately 500 vehicle trips per weekday. This number will increase to approximately 900 vehicle trips per weekday with Phase II. In both Phase I and Phase II, the number of trips may be reduced with the use of carpools.
- Because Phase I will include the sanctuary expansion, the estimated traffic impact of the place of worship for both Phase I and Phase II is approximately 1,000 vehicle trips each Sunday.

F. Vicinity or General Area to be Served by the Use. The place of worship currently serves the Reston, Vienna, and Great Falls area and this will not change. The private school will serve the same area.

- G. Description of Proposed Building.** The proposed building location and architectural treatment are intended to be in harmony with surrounding development and the R-E District. The new sanctuary is intended to utilize the existing grades and topography to minimize impacts on the surrounding area. The existing structure is comprised of brick and siding. The proposed building materials may include split face and ground face concrete masonry unity, horizontal siding, synthetic stucco, clad and aluminum window systems, and asphalt shingles. Building colors will be similar to those shown on the enclosed elevation drawings and will compliment the colors of the existing structure. The roof will be pitched and constructed with shingles to maintain a residential character.
- H. Listing of Hazardous Substances.** To the best of the Applicant's knowledge, there are no hazardous or toxic substances to be generated, utilized, stored, treated or disposed of on-site. There is an existing propane tank that will be removed in accordance with all regulations.
- I. Conformity to Regulations.** The proposed development conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, with the following exceptions and/or clarifications:

The Applicant requests a modification of the barrier and screening requirements along the western property line. Much of the Subject Property is currently wooded. The Applicant proposes to retain existing mature trees to the maximum extent feasible in order to provide a natural buffer to the adjacent properties. Existing vegetation will be supplemented with landscaping as appropriate to meet the intent of transitional screening. Installation of the standard transitional screening, as required by the Ordinance, will result in existing mature trees being removed, so new trees can be planted. Similarly, the installation of a barrier is contrary to the preservation of individual trees, some of which would have to be removed in order to install a fence. The barrier requirement was waived as part of the special permit approval in 2000.

In summary, the Reston Presbyterian Church proposes a project that preserves the character of the surrounding development, while enhancing and meeting the needs of an active community within Fairfax County. A number of services, such as the private school and associated child care, will also benefit Fairfax County residents. As Fairfax County grows and the County's budget is reduced, places of worship must often provide much needed social and community services. Reston Presbyterian looks forward to continuing to serve the community in this capacity.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. I would appreciate your review and acceptance of this

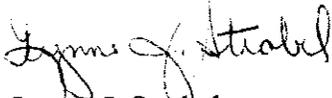
March 20, 2009

Page 6

amended statement of justification as soon as possible as we are scheduled for a public hearing before the Board of Zoning Appeals on April 21, 2009. As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Lynne J. Strobel

Enclosures

cc: Susan Langdon
Shelby Johnson
Jim Ferguson
Chuck Dunlap
Paul Erickson
Sara V. Mariska
Martin D. Walsh

{A0163375.DOC / 1 Amended SPA Statement of Justification 3-20-09 006201 000002}

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF RESTON PRESBYTERIAN CHURCH, SPA 82-D-047 Appl. under Sect(s). 3-E03 of the Zoning Ordinance to amend SP 82-D-047 for church and related facilities to permit building addition and private school of general education. Located at 10610 Sunset Hills Rd. on approx. 4.99 ac. of land zoned R-E. Hunter Mill District. Tax Map 18-3 ((1)) 6. Mr. Pammel 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 March 14, 2000; and

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

1. The applicant is the owner of the land.
2. The applicant has presented testimony indicating compliance with the general standards for the granting of a special permit application.

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-E03 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 and is not transferable without further action of this Board, and is for the location indicated on the application, 10610 Sunset Hills Road (4.99 acres), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Reid M. Dudley, P.E. dated July 16, 1999, as revised through December 10, 1999, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted 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. Transitional Screening shall be maintained as shown on the approved special permit plat. The barrier requirement along the western property boundary shall be waived.
6. There shall be a maximum of 87 parking spaces, and parking shall be provided in accordance with Article 11 of the Zoning Ordinance, in the areas shown on the special permit plat. All parking shall be on-site.
7. The maximum daily enrollment for the private school of general education shall not exceed 50 children, from grades kindergarten through third grade. The school shall obtain a new Non-Residential Use Permit within 45 days of the final date of approval of the special permit. The private school of general education shall terminate no later than July 1, 2000.
8. The maximum hours of operation for the private school of general education shall be between 8:45 a.m. and 3:30 p.m., Monday through Friday.
9. Staff for the private school of general education shall not exceed 4 at any one time.
10. The seating capacity of the church shall not exceed 300.
11. Four parking spaces located directly adjacent to the church building shall be designated for the pick-up and drop-off of children only.
12. Not more than 25 students shall occupy the playground at any one time.

These development conditions incorporate and supersede all previous development conditions. 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 the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special 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. Hart and Mr. Ribble seconded the motion which carried by a vote of 6-0. Mr. Pammel made a motion to waive the eight (8) day waiting period. Mr. Ribble seconded the motion which carried by a vote of 6-0. Mr. Hammack was absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on March 14, 2000. This date shall be deemed to be the final approval date of this special permit.



County of Fairfax, Virginia

MEMORANDUM

DATE: January 15, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment Addendum:
SPA 82-D-047-02 Reston Presbyterian Church

This addendum, prepared by Jennifer Bonnette, is based on staff's review of the revised Special Permit Amendment (SPA) dated November 15, 2007, as revised through December 23, 2008.

BACKGROUND

The Comprehensive Plan Land Use Analysis and Environmental Assessment dated March 21, 2008 found that the proposed partial replacement and expansion of an existing 300 seat church and school facilities was not in harmony with the Comprehensive Plan. The proposal for redevelopment consisted of two phases, the first phase increased the floor area ratio (FAR) from .02 to .08, and the second phase increased the FAR to .15 (the maximum intensity permitted in the R-E zoning district) with construction of two maximum 60 foot tall structures. The church would expand from 300 to 500 seats and the school would serve up to 250 students, and increase from the 50 students permitted currently. The Comprehensive Plan recommends that the expansion of existing special permit uses located in the area of this application be closely examined to ensure that proposals are "of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area." It was recommended that an expansion at .08 FAR proposed in Phase I was more appropriate and in keeping with the Plan guidance. The applicant was asked to provide details demonstrating the buildings' design and relationship to the surrounding area. It was recommended to the applicant to increase the vegetated buffers along the northern and western boundaries from 20 and 25 feet to 35 to 50 feet respectively so that tree save areas along both boundaries could be established. Additionally, it was recommended to the applicant to increase the number of parking spaces to serve the facilities.

The environmental analysis indicated that additional details were needed to determine if the proposed stormwater management/best management practices (SWM/BMP) would have a

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sufficient infiltration rate. The applicant was asked to consider reducing the number of drainage areas by incorporating low impact development techniques such as rain gardens which could minimize the land area disturbed and increase vegetated areas on the site. Additionally, the applicant had not provided adequate outfall information.

DISCUSSION

The revised submission includes changes to the development plan that was reviewed in the March 21, 2008 memorandum.

Land Use

The applicant has proposed to reduce the intensity of Phase II of the development which will result in a total .12 FAR on the site, a reduction from the previously proposed .15 FAR, and reduce the maximum building heights from 60 to 45 feet. The number of church seats has reduced from 500 to 450 and the maximum number of children attending the school has reduced from 250 to 175.

In Phase I, the applicant has proposed a tree save area along the western property boundary to include most of the existing mature tree coverage, with the exception of the southwestern corner which is a proposed water quality management area. A 12 to 20 foot tree save area is shown along the northern boundary. A total 20 foot wide vegetated buffer along the northern boundary is shown, including existing and proposed vegetation, and the building setback has increased from 20 to 35 feet. The clearing and grading line immediately abuts the tree save area along the majority of the northern boundary, which will most likely severely impact the health and survivability of many trees in the designated tree save area. It is recommended that the existing mature tree growth along the entire northern boundary be preserved. It is unclear from the SPA Plat if any of the existing mature trees located in the parking lot median would be preserved, as had been recommended to the applicant. In addition, the applicant has shown a proposed conservation easement along the western boundary, but it is unclear from the plat what area is included within the proposed easement. It is also unclear why a conservation easement is proposed.

In Phase II, the applicant proposes to significantly reduce the tree save area along the western boundary to accommodate additional parking and the Phase II building on the site. A minimum 35 foot wide vegetated buffer, including new and existing trees, and a three foot high wall along the majority of the parking area is proposed. The applicant proposes a 12 to 40 foot wide vegetated buffer along the northern boundary, a significant portion of which is designated as tree save area and has increased the setback of the Phase II building from 20 to 45 feet. Staff is concerned about the viability of many of the trees in the tree save area along the western and northern boundaries because the clearing and grading line is too close. Additionally, a portion of the area proposed for a playground in Phase I is shown as a tree save area in Phase II. This mislabeling should be corrected. The plat shows the westernmost north-south parking lot median with a number of tree plantings. However, it is unclear how the trees would be planted given the significant grade change in this area.

Some architectural and design details have been provided (not as part of the SPA Plat) and development conditions should be established to ensure that the development will be in keeping with the surrounding residential area. The applicant has also submitted a cross section showing the relationship between Phase I and the adjacent private school, but none depicting Phase II.

The applicant has made several changes to the application that have resulted in a modest reduction in the project's mass and intensity and increased the buffering to adjacent uses. If the applicant addresses staff concerns about Phase I, including protecting and expanding the designated tree save area, Phase I may be found in harmony with the Comprehensive Plan. The proposed Phase II intensity, which is an increase in intensity from Phase I by an additional 50 percent, is not in harmony with the low density residential character of the area.

Environment

The applicant has conducted a geotechnical analysis, but it is not clear from the infiltration note whether underdrains will be required to drain the proposed facilities. The ultimate outfall for the site has not been shown or described and should be provided during this development review process. The applicant should consider installing bioretention facilities in parking lot medians and along periphery of the parking lot, which may result in less intrusive SWM/BMP measures than the three potential infiltration areas and detention area proposed.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

December 30, 2008

TO: Shelby Johnson, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: 10610 Sunset Hills Road (Reston Presbyterian Church), SPA 82-D-047-02

This review is based upon the Application for a Special Permit Amendment for the Reston Presbyterian Church stamped as "Received, Department of Planning and Zoning, December 23, 2008".

It appears that some of the Urban Forest Management Comments provided in the previous memo dated October 23, 2008 have not been addressed.

Site Description:

The eastern portion of the site contains the church building, playground and the associated asphalt parking lot. East of the church and playground, adjacent to Hunter Mill Road, is primarily a grassy lawn area containing the septic field. There are a variety of landscape trees within the grassy area, parking lot islands and around the church building itself.

An approximately 25 foot area adjacent to the northern property boundary is forested for the length of the property, containing an upland hardwood mixture of oaks, maples and yellow poplars. In addition, a row of eastern white pine exists along the border of this forested area and the developed areas of the site. The private school property north of the property boundary is forested with an upland hardwood mix as well.

The western half of the site contains an athletic field and forested areas. The forested area in the southwest portion of the site in the area of the stream is proposed for preservation. This is a bottomland forest area consisting of wet-site species such as green ash, red maple and boxelder. North of this area, the forest community changes to primarily oak. There is an area of pines directly adjacent to the entrance driveway along Sunset Hills Road. In addition, the edge of the forested area contains Eastern white pine and Virginia pine that extends along the entire athletic field.

The landscape trees on this site are in fair to good condition. Some landscape trees along the perimeter of the site are located under utility lines, and as a result are in poor condition due to excessive pruning/topping. The forested areas on the site are generally in good condition.

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1. **Comment:** The existing vegetation map shown on sheet 2 is unclear and inaccurate. Areas "A" and "B" are not identified on the existing vegetation map. In addition, the description of the forested areas provided is incorrect. It is difficult for UFMD to provide tree preservation recommendations without a clear and accurate description of the existing vegetation on the site.

Recommendation: The Applicant should provide a clear and accurate existing vegetation map. All areas of existing vegetation should be correctly identified and labeled.

2. **Comment:** There are landscape trees on the site that are within the limits of clearing and grading that may be candidates for preservation. For example, there is a row of five mature pin oaks located in the parking lot island. It appears that two of them could possibly be preserved given the proposed changes to the parking lot island.

Recommendation: The Applicant should accurately identify and label individual and groups of trees within and adjacent to the limits of clearing and grading as "to be preserved" or "to be removed." In addition, every effort should be made to preserve the mature landscape trees within the limits of clearing and grading that are in areas that will not be heavily impacted by construction activities. (PFM 12-0603.1A(5))

3. **Comment:** There are landscape trees proposed to be planted under the canopies of existing mature trees along the northern property boundary. Planting additional trees within the critical root zones of existing mature trees may damage the existing trees.

Recommendation: The Applicant should add a note to the SPA plat and to all subsequent site plans stating, "Final locations of all trees to be planted inside the tree save areas shall be determined in the field at the time of landscaping operations and coordinated with the Urban Forest Management Division, the project arborist and the landscape contractor. (PFM 12-0702.1B(2))

4. **Comment:** Given the Applicant's proposal to preserve existing vegetation and depending upon the ultimate development configuration provided, several conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: Tree Preservation: "The applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forest Management Division (UFMD), DPWES. The tree preservation plan shall consist of tree survey that includes the location, species, size, crown



spread and condition rating percentage of all trees 10 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading as shown on the approved Special Permit Amendment Plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Special Permit Amendment Plat and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the approved Special Permit Amendment Plat, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Special Permit Amendment Plat, they shall be located in the least disruptive manner necessary as determined by UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.”



Root Pruning and Mulching: "The Applicant shall root prune and mulch, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

Site Monitoring. "During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in conformance with these conditions and as approved by UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall include once weekly inspections during phase I activities and once monthly inspections during phase II activities. This schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD, DPWES."

Please contact me at 703-324-1770 if you have any questions or concerns.

HAF/
UFMID #: 133121

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

JAN 27 2009

DATE:

TO: Shelby Johnson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum M. Khan, Senior Stormwater Engineer 
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Amendment Application, SPA 82-D-047-02, Trustees of Reston Presbyterian Church, Plat Dated January 13, 2009, LDS Project #4772-ZONAV-001-B-3, Tax Map #018-3-01-0006, Hunter Mill District, Difficult Run Watershed

We have reviewed the subject plan and offer the following comments related to stormwater management (SWM):

Chesapeake Bay Preservation Ordinance

There is no Resource Protection Area on the site.

Floodplain

There is no floodplain on the site.

Downstream Drainage Complaints

There are no drainage complaints on file.

SWM

The applicant proposes to meet the SWM (quality and quantity) mostly by using infiltration facilities. A note on Plan Sheet 5 states that the soil testing for infiltration facilities has been performed in accordance with the Fairfax County guidelines and final designs will be submitted with the site plan to comply with all the County regulations.

Site Outfall

The applicant has provided a preliminary outfall narrative and states that the requirements will be met through a combination of extended detention and filtration facilities.

If further assistance is desired, please contact me at 703-324-1720.

QK/tg

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application File

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County of Fairfax, Virginia

MEMORANDUM

DATE: January 15, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

FILE: 3-6 (SP 82-D-047)

SUBJECT: SPA 82-D-047-2; Trustees of Reston Presbyterian Church
Land Identification Map: 18-3-((1))-06

This department has reviewed the special permit amendment plat revised through December 23, 2008 and offers the following comments.

The applicant provided evidence that a left turn bay on Sunset Hills Road was warranted with Phase I of the development. The applicant's most recent correspondence proposes splitting Phase I into two separate phases, Phase IA and IB. As explained by the applicant, Phase IA proposes the sanctuary addition while Phase IB proposes an increase in school enrollment. However, only Phase IB includes the construction of the left turn bay. These two new phases are not shown on the special permit plat and it remains unclear how the construction of the left turn bay will be enforced at the time the appropriate trigger is met. For this reason, the left turn bay should be installed at the beginning of Phase I, regardless of whether the sanctuary addition or the enrollment increase is started first.

Revisions are also needed to the left turn bay design. More specifically, the left turn bay design should be revised to include a striped bubble after the left turn break to provide a clear delineation between the end of the left turn bay and the beginning of the thru lane. Additionally, the transition leading to the turn bay is too short and should be lengthened.

A shoulder was shown along the redesigned roadway section for Sunset Hills Road. The 13 foot paved shoulder may lead drivers along this road to believe that it is a second thru lane. This shoulder should be narrowed and composed of gravel rather than pavement to avoid any such confusion.

FCDOT would prefer that Infiltration Area #4 be relocated to prevent any right-of-way conflicts with the Comprehensive Plan's proposed roundabout for the Hunter Mill Road/Sunset Hills Road intersection.

There is vegetation conflicting with sight distance lines at the applicant's site entrance on Sunset Hills Road. The applicant should clear this vegetation to improve sight distance for vehicles exiting their site.

AKR/MEC



COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

DEPARTMENT OF TRANSPORTATION

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

March 4, 2009

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

Re: Trustees of Reston Presbyterian Church
SPA 82-D-047-02, Tax Map No.: 18-3((1)) 6

Dear Ms. Coyle:

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

1. The proposed shoulder should be designed (width, gravel vs. pavement, etc.) according to the Road Design Manual (see Appendix A for details). In addition, it should have proper transitions to the existing edge of pavement.
2. The applicant should provide a through lane transition according to the following formula:
 $L = W \times S^2 / 60$ (where: W-width of offset, S-posted speed limit)

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

Sincerely,

A handwritten signature in black ink, appearing to read "Peter K. Gerner".

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

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.

9-309 Additional Standards for Child Care Centers and Nursery Schools

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 which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
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	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

- 3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
- 4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special 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.

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.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
 3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.