



APPLICATION ACCEPTED: March 12, 2009
BOARD OF ZONING APPEALS: July 14, 2009
MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 7, 2009

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 87-S-012-03

SULLY DISTRICT

APPLICANT/OWNER: Board of Trustees of Rajdhani Mandir

STREET ADDRESS: 4525 Pleasant Valley Road

TAX MAP REFERENCE: 33-3 ((1)) 5 and 6

LOT SIZE: 7.41 acres

F.A.R.: 0.02

ZONING DISTRICT: R-C and WS

ZONING ORDINANCE PROVISIONS: 3-C03

PLAN MAP: Residential, .1 - .2 du/ac

SPECIAL PERMIT PROPOSAL: Amend previously approved Special Permit for church to permit an increase in land area, amend development conditions and site modifications.

STAFF RECOMMENDATION: Staff recommends approval of SPA 87-S-012-03, 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.



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**



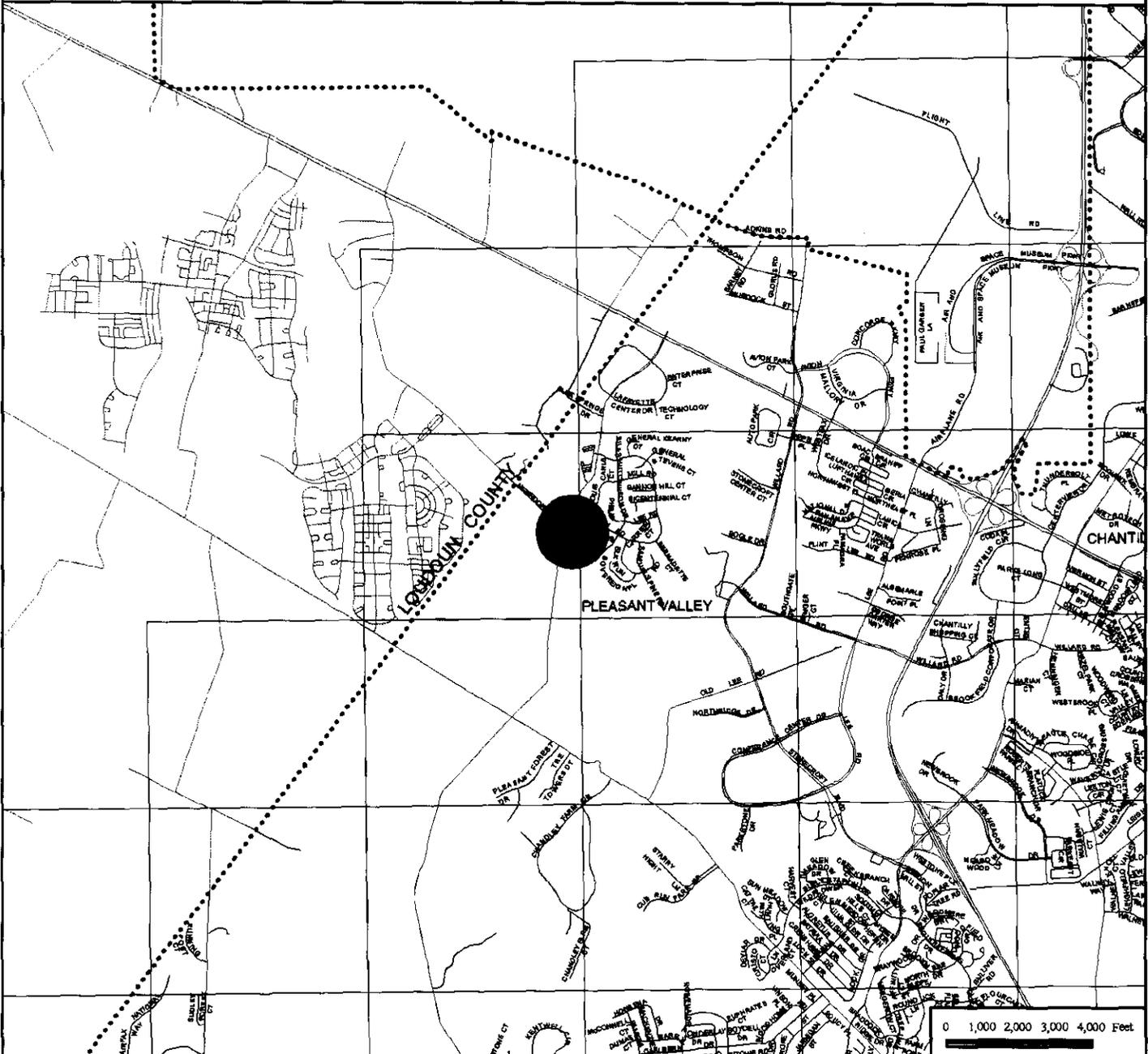
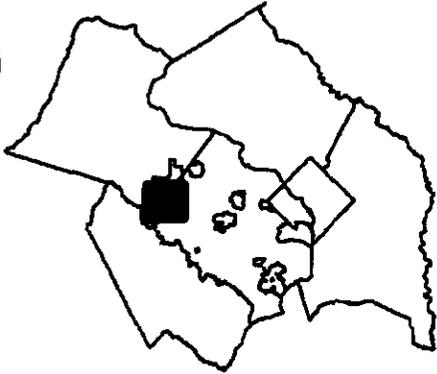
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 87-S-012-03

Applicant: BOARD OF TRUSTEES OF RAJDHANI MANDIR
Accepted: 03/12/2009
Proposed: AMEND SP 87-S-012 PREVIOUSLY APPROVED FOR CHURCH TO PERMIT INCREASE IN LAND AREA, CHANGE IN DEVELOPMENT CONDITIONS AND SITE MODIFICATIONS

Area: 7.41 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 03-0C03
Art 8 Group and Use: 3-02
Located: 4525 PLEASANT VALLEY ROAD
Zoning: R- C
Overlay Dist: WS
Map Ref Num: 033-3- /01/ /0005 /01/ /0006

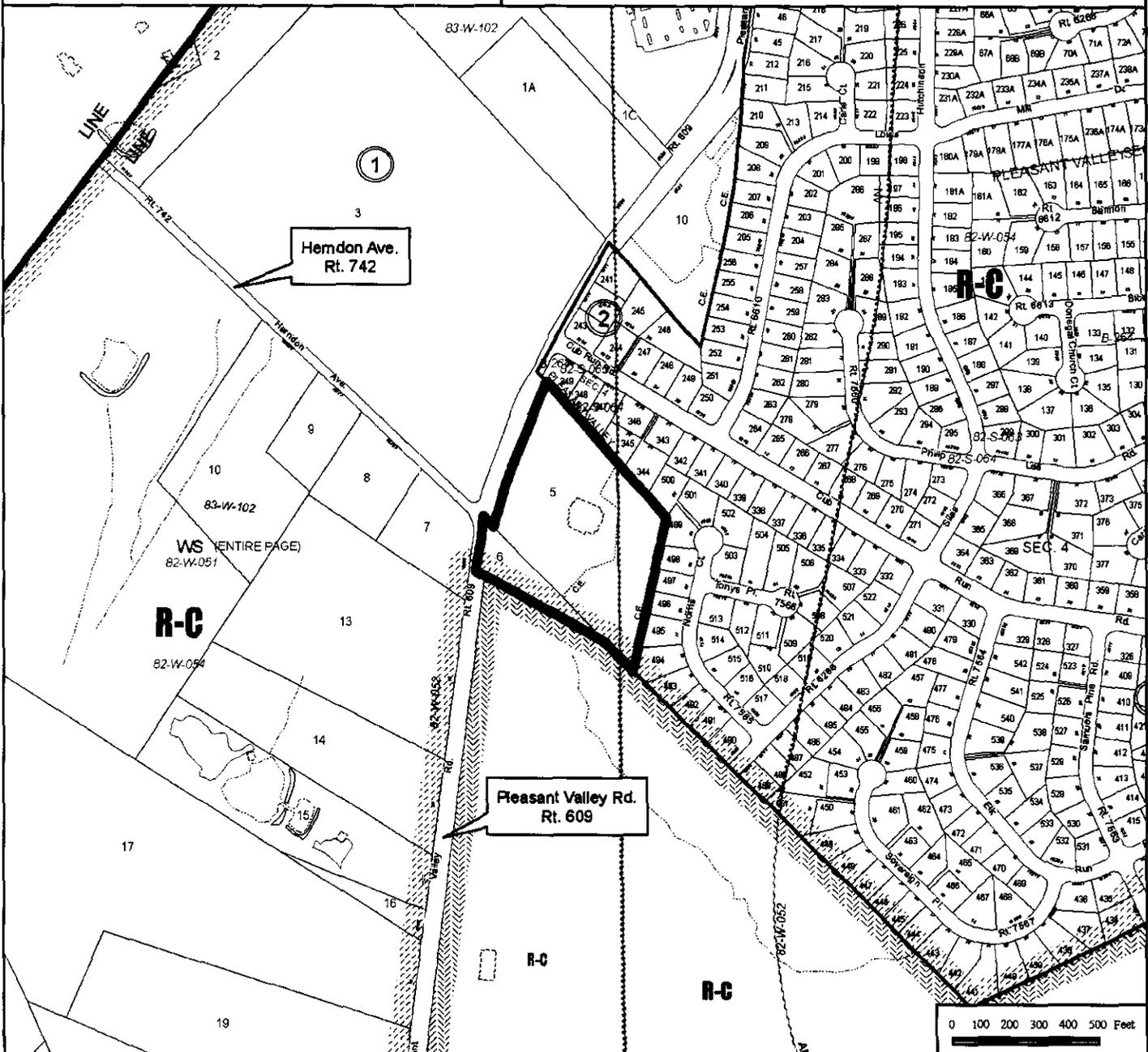
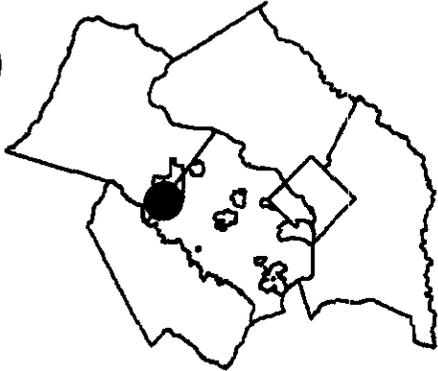


Special Permit Amendment

SPA 87-S-012-03

Applicant: BOARD OF TRUSTEES OF RAJDHANI MANDIR
Accepted: 03/12/2009
Proposed: AMEND SP 87-S-012 PREVIOUSLY APPROVED FOR CHURCH TO PERMIT INCREASE IN LAND AREA, CHANGE IN DEVELOPMENT CONDITIONS AND SITE MODIFICATIONS

Area: 7.41 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect: 03-0C03
Art 8 Group and Use: 3-02
Located: 4525 PLEASANT VALLEY ROAD
Zoning: R- C
Overlay Dist: WS
Map Ref Num: 033-3- /01/ /0005 /01/ /0006



GENERALIZE DEVELOPMENT PLAN

RAJDHANI MANDIR RELIGIOUS CENTER

SITE INFORMATION WITH UNIMPROVED AREA:

EX. PARCEL 1 AREA = 879,828 S.F. OR 20.1100 AC
 EX. PARCEL 2 AREA = 42,540 S.F. OR 0.9680 AC
 EX. PARCEL 3 AREA = 42,540 S.F. OR 0.9680 AC
 EX. PARCEL 4 AREA = 42,540 S.F. OR 0.9680 AC
 EX. PARCEL 5 AREA = 42,540 S.F. OR 0.9680 AC
TOTAL UNIMPROVED AREA = 1,049,988 S.F. OR 23.9820 AC

LESS AREA TO BE DEDICATED TO OPEN SPACE: 4,800 S.F. OR 0.1100 AC
NET AREA = 1,045,188 S.F. OR 23.8720 AC

EXISTING BUILDING GROSS FLOOR AREA = 8,000 S.F.
 USE: EX. RELIGIOUS ASSEMBLY (2ND SEATED)
 MAX. FAN ALLOWED: 0.10
 FAN PROVIDED: 0.0000

OPEN SPACE TABULATION:

UNIMPROVED OPEN SPACE REQUIRED: 202 TOTAL SITE AREA = 204 (7,689 AC.) - 43.84 AC.
 UNIMPROVED OPEN SPACE PROVIDED = 164,400 SF OR 3.75 AC. (MINIMUM 3.84 AC.
 TO REMAIN UNIMPROVED)

INTERIOR PARKING LOT LANDSCAPING REQUIRED: 1
 INTERIOR PARKING LOT LANDSCAPING PROVIDED: 1
 INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED: 0

BY THE PARCELATION, UNIMPROVED UNIMPROVED AREA:

EX. PARCEL 1 AREA = 879,828 S.F. OR 20.1100 AC
 EX. PARCEL 2 AREA = 42,540 S.F. OR 0.9680 AC
 EX. PARCEL 3 AREA = 42,540 S.F. OR 0.9680 AC
 EX. PARCEL 4 AREA = 42,540 S.F. OR 0.9680 AC
 EX. PARCEL 5 AREA = 42,540 S.F. OR 0.9680 AC
TOTAL UNIMPROVED AREA = 1,049,988 S.F. OR 23.9820 AC

LESS AREA TO BE DEDICATED TO OPEN SPACE: 4,800 S.F. OR 0.1100 AC
NET AREA = 1,045,188 S.F. OR 23.8720 AC

EXISTING BUILDING GROSS FLOOR AREA = 8,000 S.F.
 USE: EX. RELIGIOUS ASSEMBLY (2ND SEATED)
 MAX. FAN ALLOWED: 0.10
 FAN PROVIDED: 0.0000

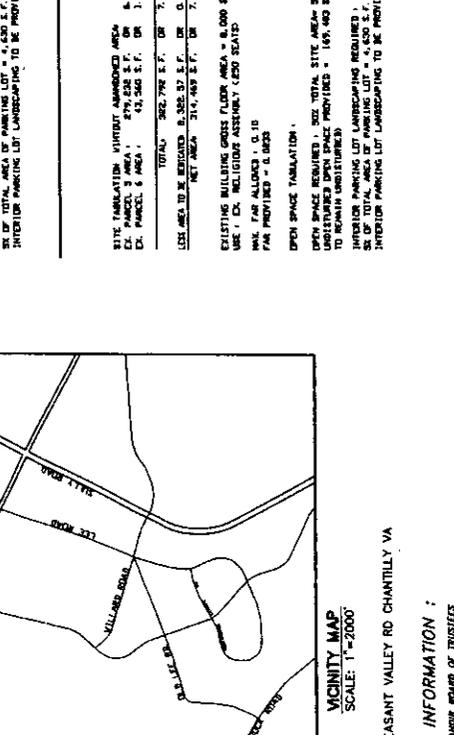
OPEN SPACE TABULATION:

OPEN SPACE REQUIRED: 202 TOTAL SITE AREA = 204 (7,689 AC.) - 43.84 AC.
 UNIMPROVED OPEN SPACE PROVIDED = 164,400 SF OR 3.75 AC. (MINIMUM 3.84 AC.
 TO REMAIN UNIMPROVED)

INTERIOR PARKING LOT LANDSCAPING REQUIRED: 1
 INTERIOR PARKING LOT LANDSCAPING PROVIDED: 1
 INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED: 0

INDEX

1. COVER SHEET
2. GENERAL DEVELOPMENT PLAN
3. LANDSCAPE PLAN
4. MULTIMETER SWR AND SWP PLAN
5. EIR



VICINITY MAP
 SCALE: 1" = 2000'

4025 PLEASANT VALLEY RD CHANTILLY VA

OWNERS INFORMATION:

RAJDHANI MANDIR SOCIETY OF TRUSTEES
 12713 KENNESAW RD FALLS CHURCH VA 22030
 DR 07284 RD 0428
 ZONE: AC
 USE: CHURCHES, SYNAGOGUES

TRIP GENERATION RATES:

TOTAL G.P.A. TRIP RATE: 1.000 S.F. = 254 VPD
 AVERAGE SUMMER VEHICLE TRIP PER 1000 S.F. = 61 VPD
 (7,689 AVE. TRIP RATE)(8,000 S.F.) = 61 VPD

- NOTES**
1. THE PROPERTY SHOWN ON THIS PLAN IS REFERRED TO AS "RAJDHANI MANDIR RELIGIOUS CENTER" AS SHOWN ON THE RECORD MAP OF THE DISTRICT OF COLUMBIA, D.C. AND IS OWNED BY RAJDHANI MANDIR SOCIETY OF TRUSTEES.
 2. CURRENT OWNERS: (SEE THIS SHEET)
 3. SUBJECT TO THE ZONING INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
 4. BOUNDARIES SHOWN ON THIS PLAN AND 1827 NORTH.
 5. THE ADDRESS OF THIS PROPERTY IS 4025 PLEASANT VALLEY ROAD.
 6. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
 7. NO TRAIL REPORT FURNISHED.
 8. CONTOUR INTERVAL: 1.2 FEET
 9. THIS SITE TO BE SERVED BY PUBLIC WATER & PRIVATE SEWER.
 10. EXISTING UTILITY LOCATIONS SHALL BE MAINTAINED AS FAR AS POSSIBLE FROM THE PROPOSED DEVELOPMENT. ALL EXISTING UTILITIES SHALL BE MAINTAINED TO THE PROPERTY LINE UNLESS OTHERWISE INDICATED.
 11. AT THE TIME OF FINAL SITE PLAN APPROVAL, LAYOUT AND THE LOCATION OF LIMITS OF CLEARING AND GRADING SHALL BE DETERMINED. (SEE TO FINAL ENGINEERING).
 12. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ADOPTED ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA, D.C.
 13. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ADOPTED APPLICABLE ORDINANCES, REGULATIONS & ADAPTED STANDARDS.
 14. PROVISION & SEWERAGE CONTROL SHALL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
 15. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
 16. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR HAZARDOUS WASTE MATERIALS ON THIS SITE.
 17. OVERLAY DISTRICT: WATER SUPPLY PROTECTION
 18. THERE IS NO FLOOD PLAIN, PMA & EOC LOCATED ON THIS SITE.
 19. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY ASSESSMENT OF 20 FT. OR MORE, AND ANY MAJOR UNDERGROUND UTILITY ASSESSMENT MEASUREMENTS OF 20 FT. OR MORE SHALL BE INDICATED ON THIS PLAN.
 20. THE PROPOSED LOCATION OF SWR, SWP AND THE RELATED DESIGN CALCULATIONS ARE PROVIDED AND SUBJECT TO CHANGE. (SEE TO FINAL ENGINEERING).
 21. APPROVED UTILITY LOCATIONS SHALL BE MAINTAINED TO THE PROPERTY LINE UNLESS OTHERWISE INDICATED.
 22. ALL EXISTING SHOWS AND ALL ADDITIONAL SHOWS SHALL CONFORM WITH ZONING ORDINANCE.

- LANDSCAPE NOTES**
1. THE TYPE OF FINAL SITE PLAN, PLANT LOCATIONS MAY BE MODIFIED IF NECESSARY AND TO CHANGES IN FINAL ENGINEERING OR LOCATION OF UTILITY EXISTENCE.
2. PLANT MATERIAL SHOWN ON THIS PLAN IS REPRESENTATIVE BUT NOT NECESSARILY LIMITED TO THE VARIETIES LISTED IN THE PLANT SCHEDULE.
3. LOCATION AND SPECIES OF THE PLANT MATERIALS SHALL BE DETERMINED TO THAT REPRESENTED ON THIS PLAN.
4. PLANT MATERIALS SHALL BE MAINTAINED TO THE PROPERTY LINE UNLESS OTHERWISE INDICATED.
5. MAX. BUILDING HEIGHT PROVIDED: 36 FT
- SETBACK REQUIREMENTS:**
- FRONT: 5 FT.
 SIDE: 5 FT.
 REAR: 5 FT.
 MAX. BUILDING HEIGHT PROVIDED: 36 FT
- PARKING SPACE REQUIREMENTS:**
- EXISTING RELIGIOUS ASSEMBLY (2ND SEATED) IN PRIMARY PLACE OF WORSHIP
 PARKING SPACES PROVIDED: 1 (1 SP./A SEATED) = 48 SPACES
 H.C. SPACES REQUIRED: 8
 H.C. SPACES PROVIDED: 8
 ADDITIONAL SPACES PROVIDED: 0
 ADDITIONAL SPACES PROVIDED: 0



NO.	DATE	REVISION
1	1/12/08	REV. EXHIBIT AND ADD. PARKING
2	2/12/08	REV. EXHIBIT AND ADD. PARKING
3	6/12/08	REV. PER COUNTY COMMENTS

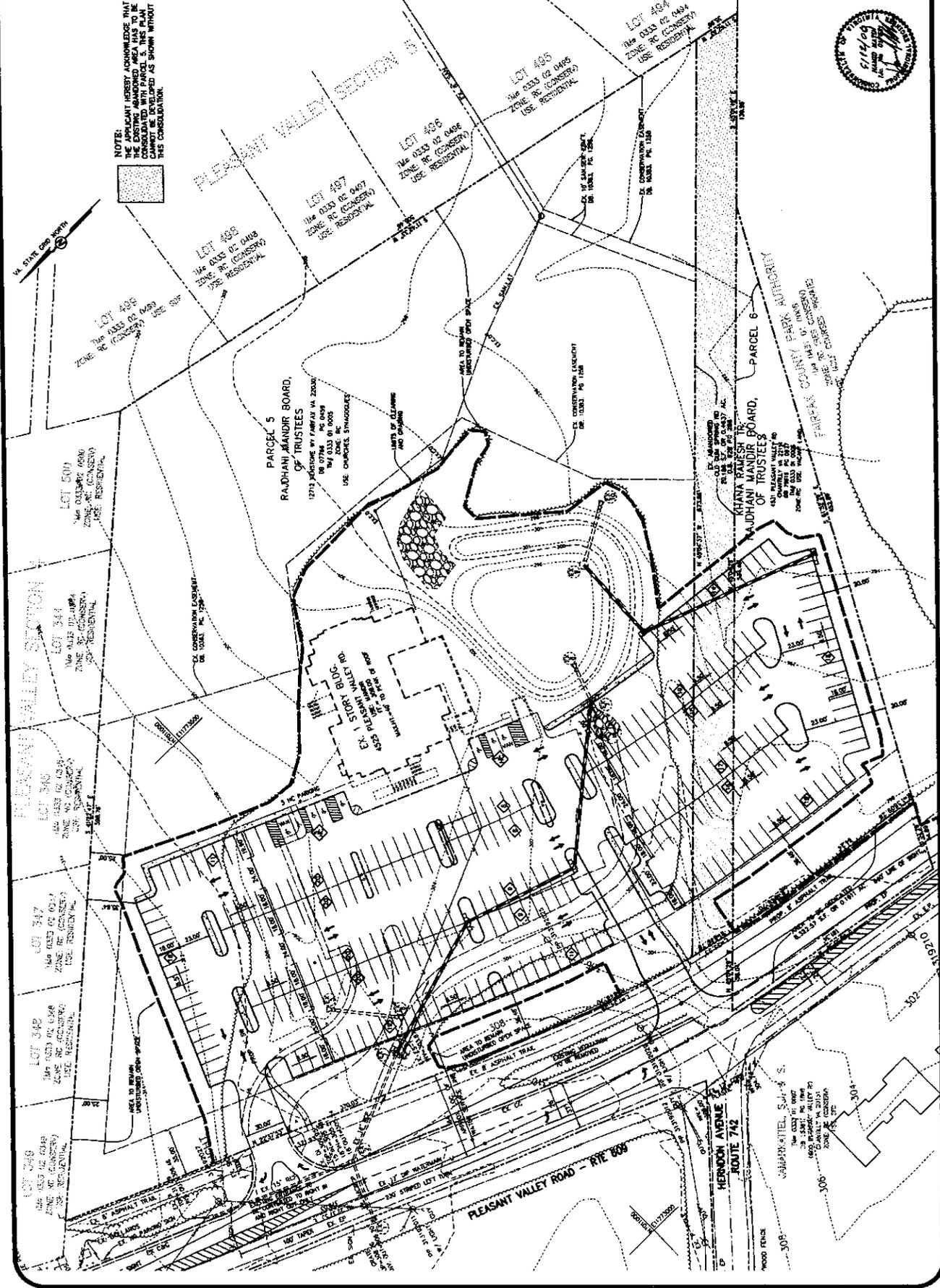
PROFESSIONAL DESIGN GROUP, INC.
 14201-B WALKERDA CIRCLE, SUITE 203
 CHARLOTTE, VIRGINIA 20115
 ENGINEERS, SURVEYORS, CONSULTANTS
 PHONE: (703) 651-2444
 FAX: (703) 718-2102

GENERALIZE DEVELOPMENT PLAN
RAJDAHNI MANDIR
ADDITIONAL PARKING
 SALLY DISTRICT
 FAYETTE COUNTY, VIRGINIA

DESIGN BY	JD
DRAWN BY	JD
DATE	JUNE 2008
SHEET	2 OF 5
PROJECT NO.	020201



NOTE: THE APPLICANT HEREBY ACKNOWLEDGES THAT THE APPLICANT MANDIR AREA HAS TO BE CONSOLIDATED WITH PARCEL 5. THIS PLAN CANNOT BE DEVELOPED AS SHOWN WITHOUT THIS CONSOLIDATION.



PLEASANT VALLEY SECTION 5

PLEASANT VALLEY SECTION 6

PARCEL 5
 RAJDAHNI MANDIR BOARD,
 OF TRUSTEES
 12712 PARSONS BY PARKWAY VA 22003
 100 AC. 0333 AC. 0000
 ZONE: R-1
 USE: CHURCH, SYNAGOGUES

PARCEL 6
 RAJDAHNI MANDIR BOARD,
 OF TRUSTEES
 60 WALKERDA CIRCLE, SUITE 203
 CHARLOTTE, VIRGINIA 20115
 100 AC. 0333 AC. 0000
 ZONE: R-1
 USE: CHURCH, SYNAGOGUES

PLEASANT VALLEY ROAD - RTE 808

HERNDON AVENUE
 ROUTE 742

GALAPAGOSVILLE, SURVEY S.

CRICK CREEK PROPERTY
 FAYETTE COUNTY, VIRGINIA
 100 AC. 0333 AC. 0000
 ZONE: R-1
 USE: CHURCH, SYNAGOGUES

NO.	DATE	DESCRIPTION
1	6/12/08	REV. PER COUNTY COMMENTS
2	6/22/08	REV. PER COUNTY COMMENTS
3	6/22/08	REV. PER COUNTY COMMENTS

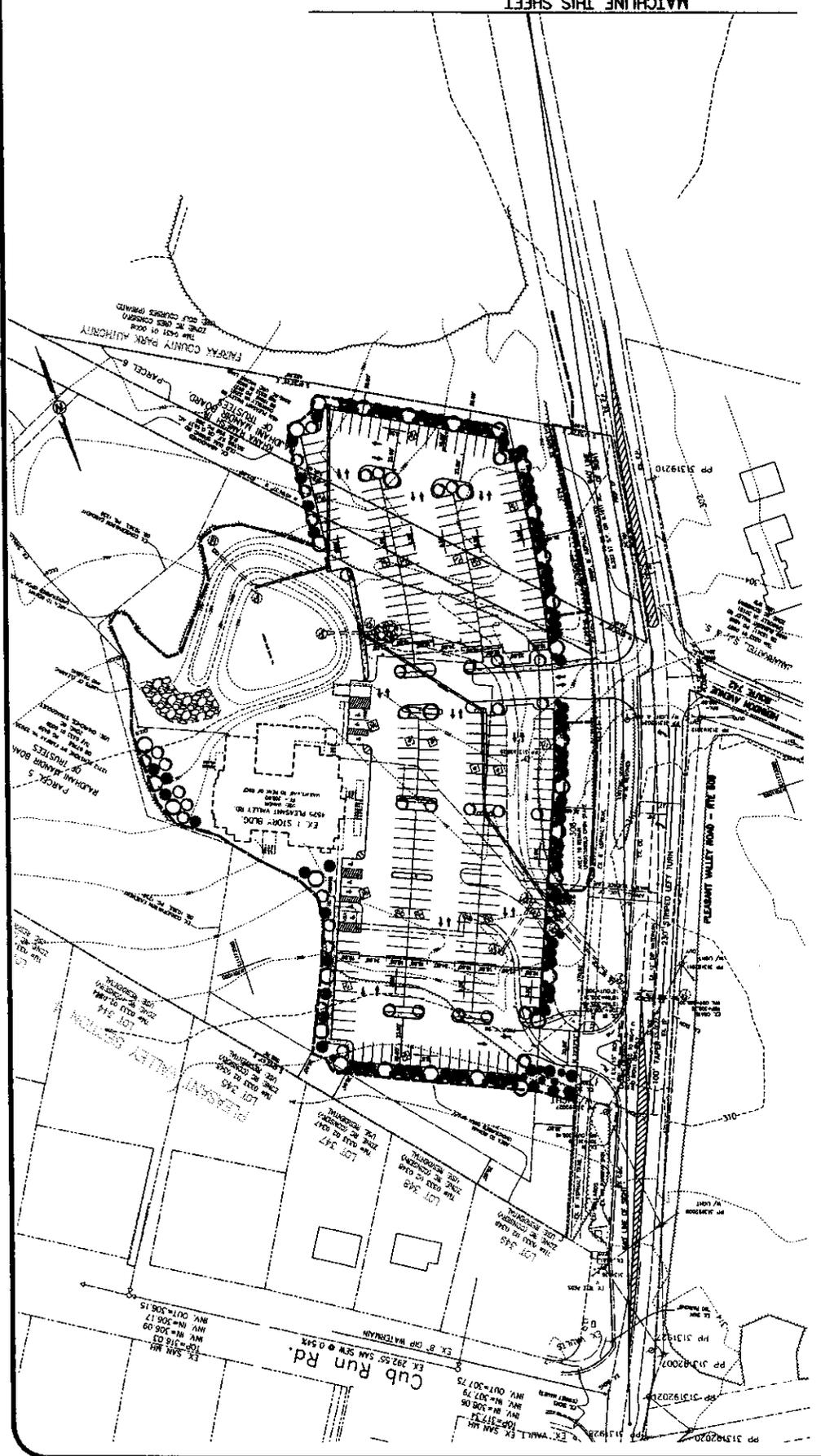
PROFESSIONAL DESIGN GROUP, INC.
 14201-B SALTATED OAKS, SUITE 203
 CHANDLER, WINDING 48015
 ENGINEERS, SURVEYORS, CONSULTANTS
 PHONE (703) 378-1244
 FAX (703) 378-1242

LANDSCAPE PLAN / RIGHT DISTANCE
RAJDHANI MANDIR
 ADDITIONAL PARKING
 FAIRFAX COUNTY, VIRGINIA
 SALLY DISTRICT

DESIGN BY: JD	SCALE: 1" = 40'
DRAWN BY: JD	
CHECKED BY: JMM	
PROJECT NO.: 00201	
SHEET 3 OF 5	



- LEGEND**
- LARGE EVERGREEN TREES
 - SMALL EVERGREEN TREES
 - LARGE DECIDUOUS TREES
 - MEDIUM DECIDUOUS TREES
 - SHRUBS (VARIETY)



MATCHLINE THIS SHEET

MATCHLINE THIS SHEET

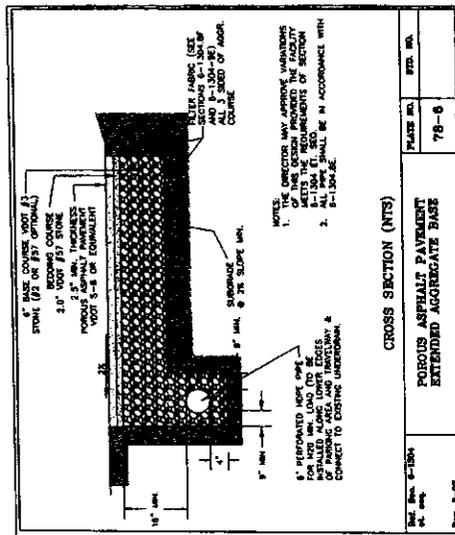
TOPOGRAPHICAL SURVEY SHOWN ON THIS PLAN IS TAKEN FROM COUNTY RECORDS AND IS FOR PURPOSES OF BRANNAGE DIVIDE ONLY.
 CENTER INTERVAL = 5'

PERVIOUS AREA:
 PRE-DEVELOPED = 2.50 AC.
 C PRE-DEV. = (0.25)(6.89)(0.50)(.52) / (.68)(.34)
 C POST-DEV. = (0.25)(3.18)(0.50)(.42) / (.68)(.48) / (.68)(.45)
 PRELIMINARY SWM AND BMP NARRATIVE:
 TOTAL SITE AREA : 7.85 AC.
 O2YR. PRE-DEV. = 18.58 CFS
 O2YR. POST-DEV. = 18.83 CFS
 O10YR. PRE-DEV. = 25.12 CFS
 O10YR. POST-DEV. = 25.12 CFS
 INCREASE IN RUN-OFF: (AMOUNT TO DETAIN)
 O2YR. = 4.8 CFS
 O10YR. = 6.14 CFS
 TOTAL INFLOW TO THE EXISTING POND
 (TAUGH POND) AT # 7271-SP-01)
 O2YR. = 18.83 CFS
 O10YR. = 24.82 CFS
 OUT FLOW FROM DETENTION:
 O2YR. = 13.03 CFS # 7271-SP-01)
 O10YR. = 4.54 CFS
 O10YR. = 4.54 CFS
 THE EXISTING POND IS DETAINING 12.4 CFS
 DURING THE 2YR STORM EVENT AND 16.88 CFS
 DURING THE 10 YEAR STORM EVENT. THEREFORE,
 THE EXISTING POND HAS CAPACITY TO PROVIDE
 1.45 CFS OF ADDITIONAL STORAGE.
 EXISTING STORAGE FOR SWM, 2YR. & 10YR.
 STORM DETENTION: 7,000 C.F.
 EXISTING STORAGE PROVIDED BY ADDITIONAL LAND
 OF STORAGE PROVIDED UNDER THE POROUS
 PAVEMENT GRAVEL AREA.

NO.	DESCRIPTION	AMOUNT	UNIT
1	GRAVEL	100	CU YD
2	3" ASPHALT	100	CU YD
3	2" ASPHALT	100	CU YD
4	1.5" ASPHALT	100	CU YD
5	1" ASPHALT	100	CU YD
6	0.75" ASPHALT	100	CU YD
7	0.5" ASPHALT	100	CU YD
8	0.25" ASPHALT	100	CU YD
9	GRAVEL	100	CU YD
10	3" ASPHALT	100	CU YD
11	2" ASPHALT	100	CU YD
12	1.5" ASPHALT	100	CU YD
13	1" ASPHALT	100	CU YD
14	0.75" ASPHALT	100	CU YD
15	0.5" ASPHALT	100	CU YD
16	0.25" ASPHALT	100	CU YD
17	GRAVEL	100	CU YD
18	3" ASPHALT	100	CU YD
19	2" ASPHALT	100	CU YD
20	1.5" ASPHALT	100	CU YD
21	1" ASPHALT	100	CU YD
22	0.75" ASPHALT	100	CU YD
23	0.5" ASPHALT	100	CU YD
24	0.25" ASPHALT	100	CU YD
25	GRAVEL	100	CU YD

NO.	DATE	DESCRIPTION
1	4/22/08	SITE LAYOUT & COMPUTATIONS
2	5/28/08	REV. ENRICH AND REA. PAVING
3	6/10/08	REV. ENRICH AND REA. PAVING

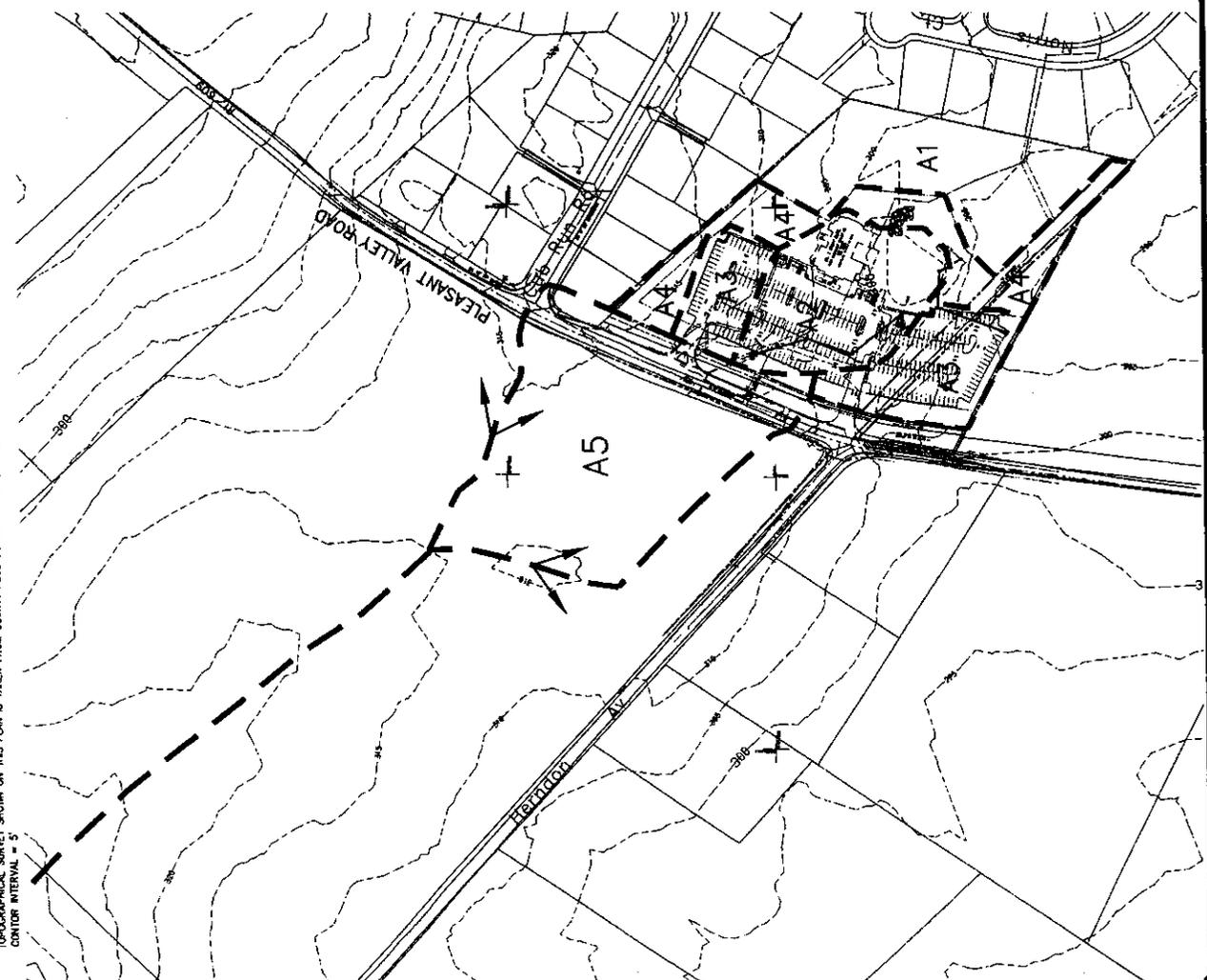
PROFESSIONAL DESIGN GROUP, INC.
 14301-B SALLYWORLD DRIVE, SUITE 203
 CHICAGO, ILLINOIS 60641
 PHONE (703) 631-2344
 FAX (703) 578-2102



CROSS SECTION (NTS)
 POROUS ASPHALT PAVEMENT
 EXTENDED AGGREGATE BASE
 78-6
 DATE: 4-22-08
 BY: J. B. BISHOP
 SHEET: 3-27

OUT FALL NARRATIVE: EXISTING STORM WATER
 THE COMBINATION OF EXISTING STORM WATER
 WILL DETAIN THE STORM RUNOFF TO
 PREDEVELOPMENT CONDITIONS. THE OUT FALL
 SECTION HAS BEEN CALCULATED AND APPROVED.
 THE ATTACHED PLAN, THE RUNOFF FROM THIS
 SITE FLOWS THROUGH PARK AUTHORITY
 PROPERTY. ADDITIONAL SECTIONS AND ANALYSIS
 PROPERTY IS PROVIDED WITH FINAL SITE PLAN
 SUBMISSION.

LEGEND: DRAINAGE DIVIDE





NO.	DATE	DESCRIPTION	REVISION BLOCK

PROFESSIONAL DESIGN GROUP, INC.
 14201-B SHELBY CIRCLE, SUITE 203
 DHAULTRY, MISSISSIPPI 39151
 PHONE (703) 631-2144
 FAX (703) 278-2102
 ENGINEERS, SURVEYORS, CONSULTANTS

ERM
RAJDHANI MANDIR
ADDITIONAL PARKING
 PARKWAY COUNTY, MISSISSIPPI
 SALLY DISTRICT

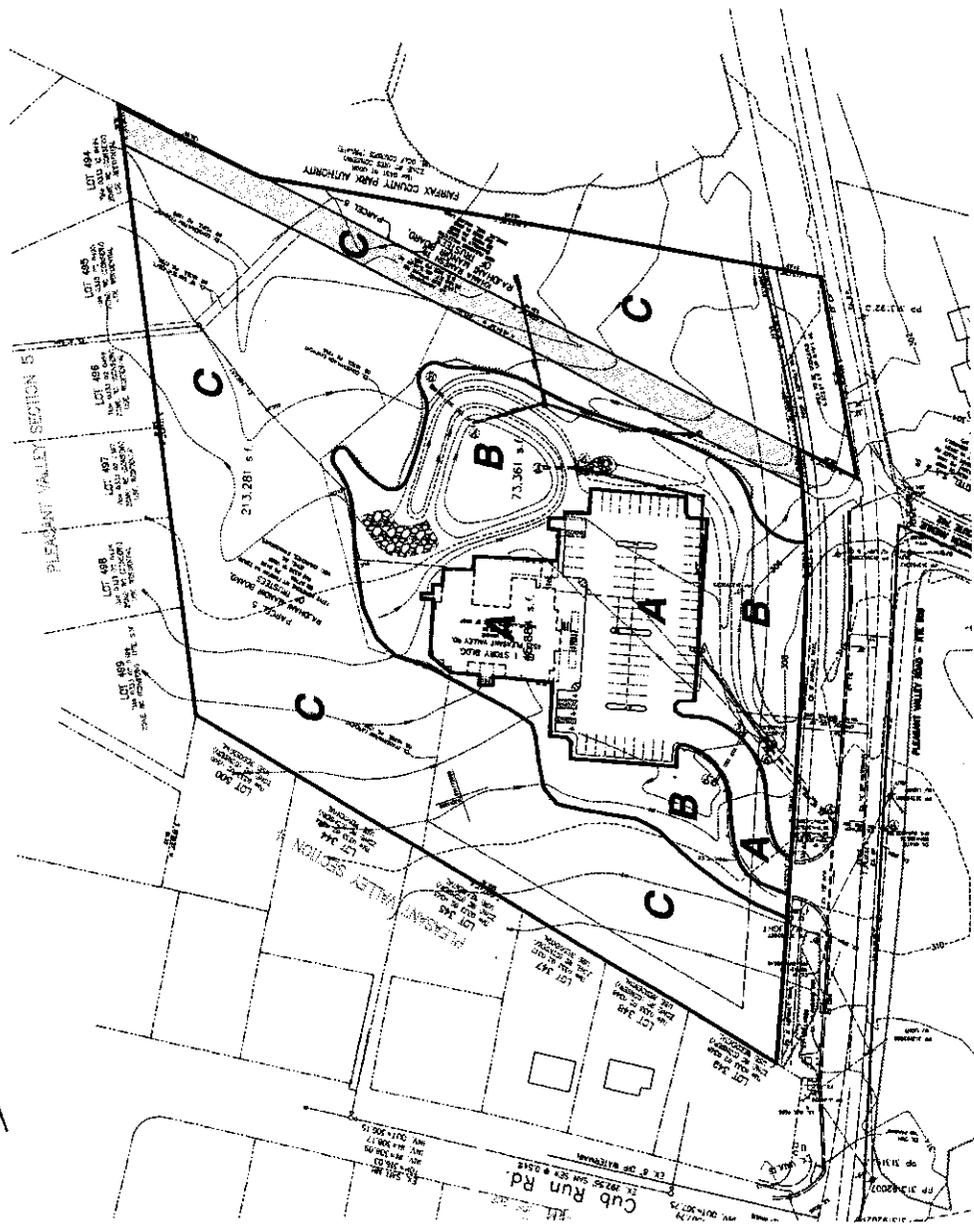
JOB NO.: 00201
 SHEET 5 OF 5
 DESIGN BY: J.D.
 SCALE: 1" = 50'
 DRAWN BY: J.D.
 DATE: JAN 2008
 CHECKED BY: J.M.
 SHEET NO.: 724

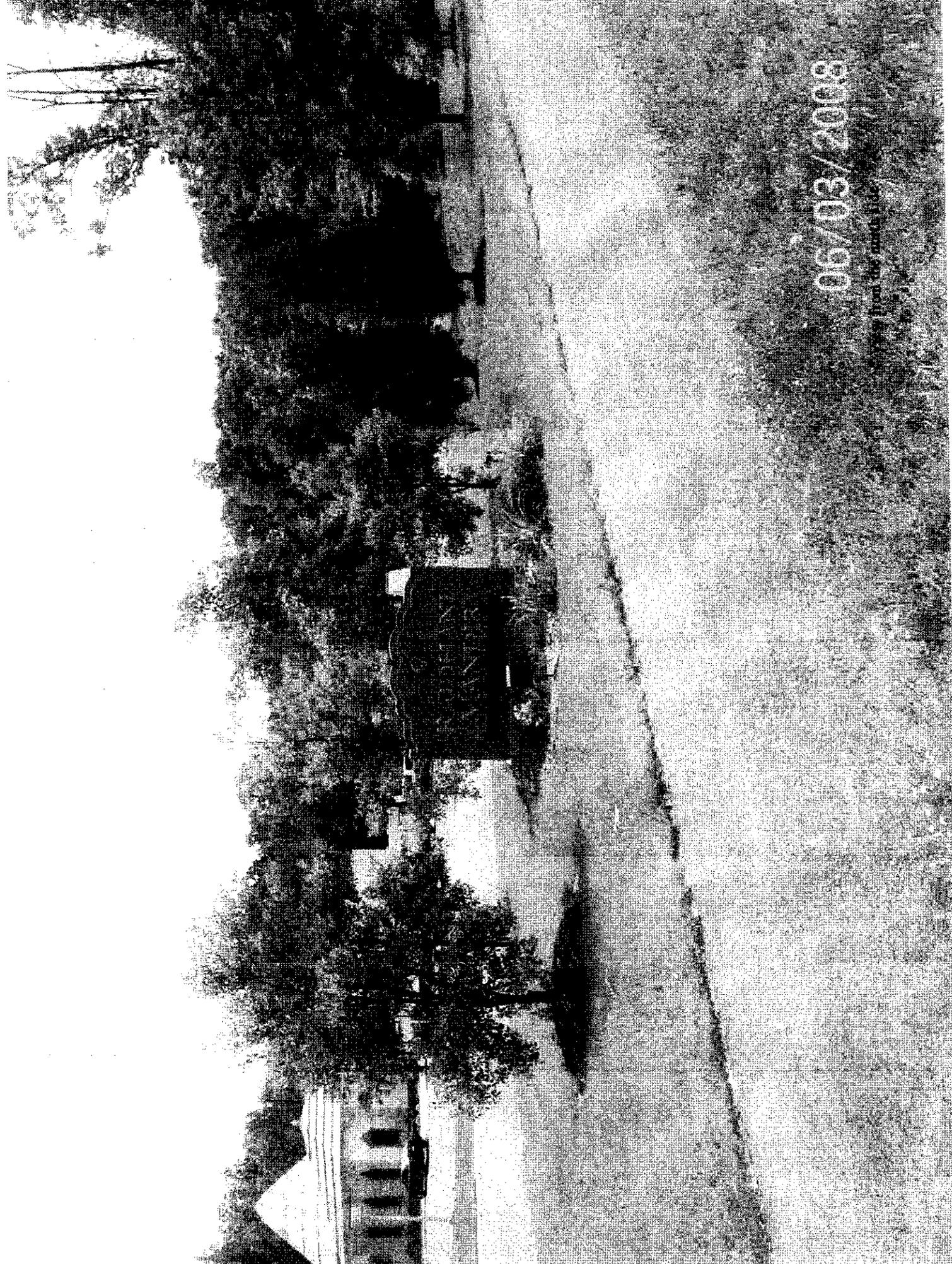
EXISTING VEGETATION MAP SUMMARY TABLE

OWB SYMBOL	COVER TYPE	GENERAL CONDITION	ACRES
A	DEVELOPED LAND	POA	1.88 AC.
B	WOODLAND	POA	1.88 AC.
C	OPEN PASTURE (PASTURE)	FAIR	8.09 AC.

FOREST STAND SUMMARY TABLE

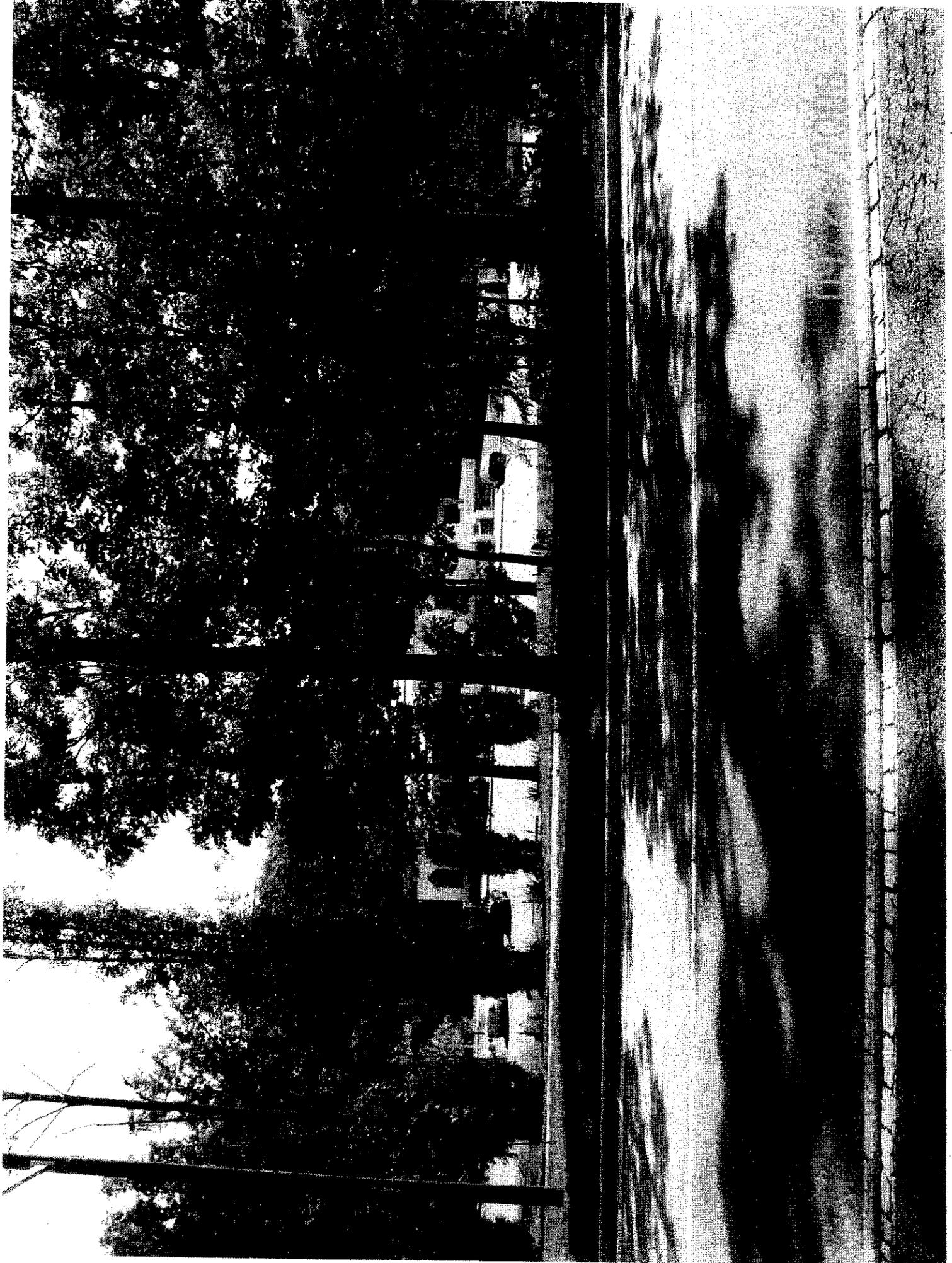
STAND	ACRES	CLASSIFICATION	ESTIMATED AGE	DOMINANT TREE SPECIES	OTHER DOMINANT VEGETATION	RYNUSIVE ECOTIC COMPONENT	GENERAL ECOLOGICAL CONDITION	COMMENTS
1	4.00	EARLY CLIMAX	10-15' DBH					

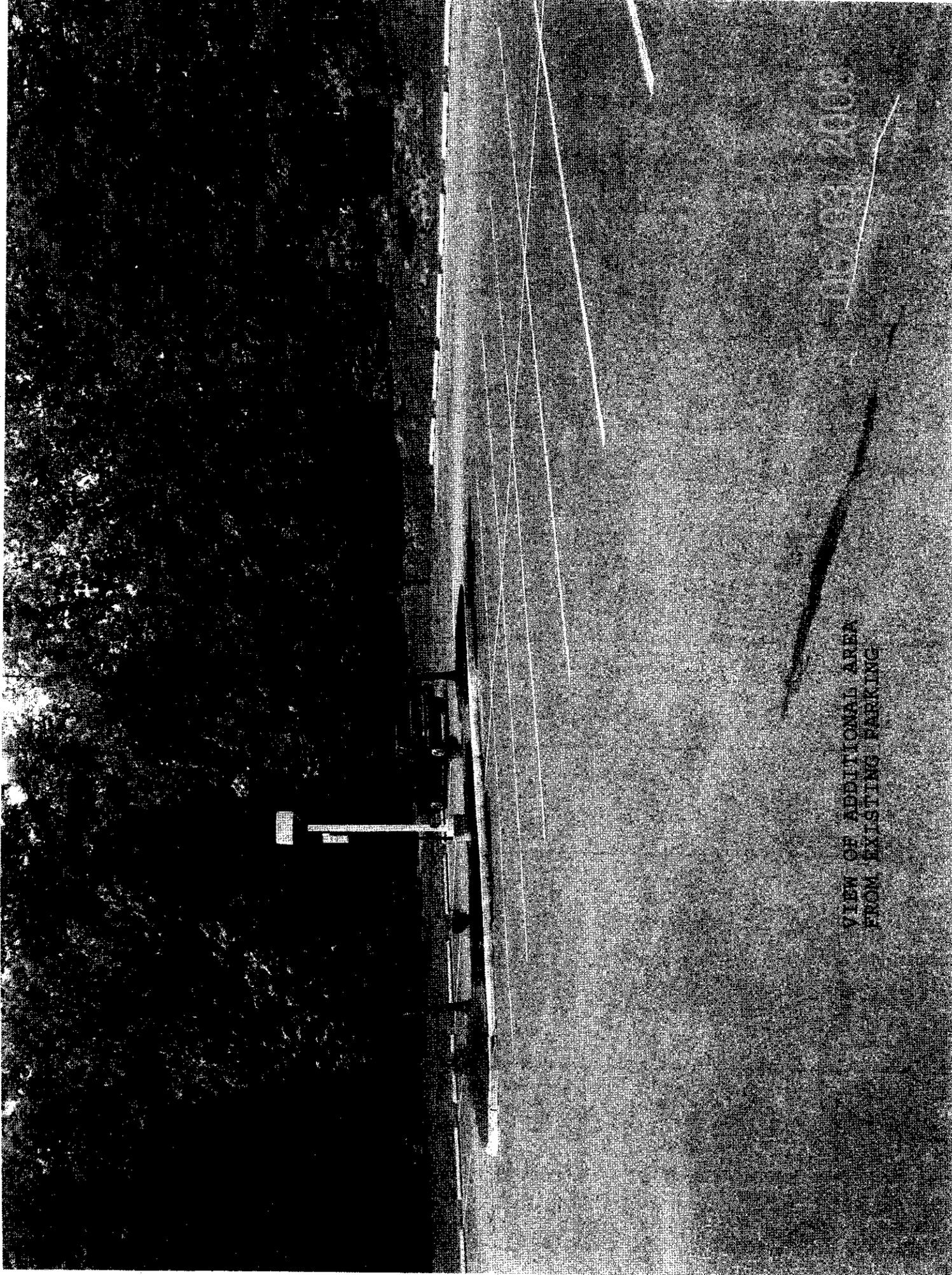




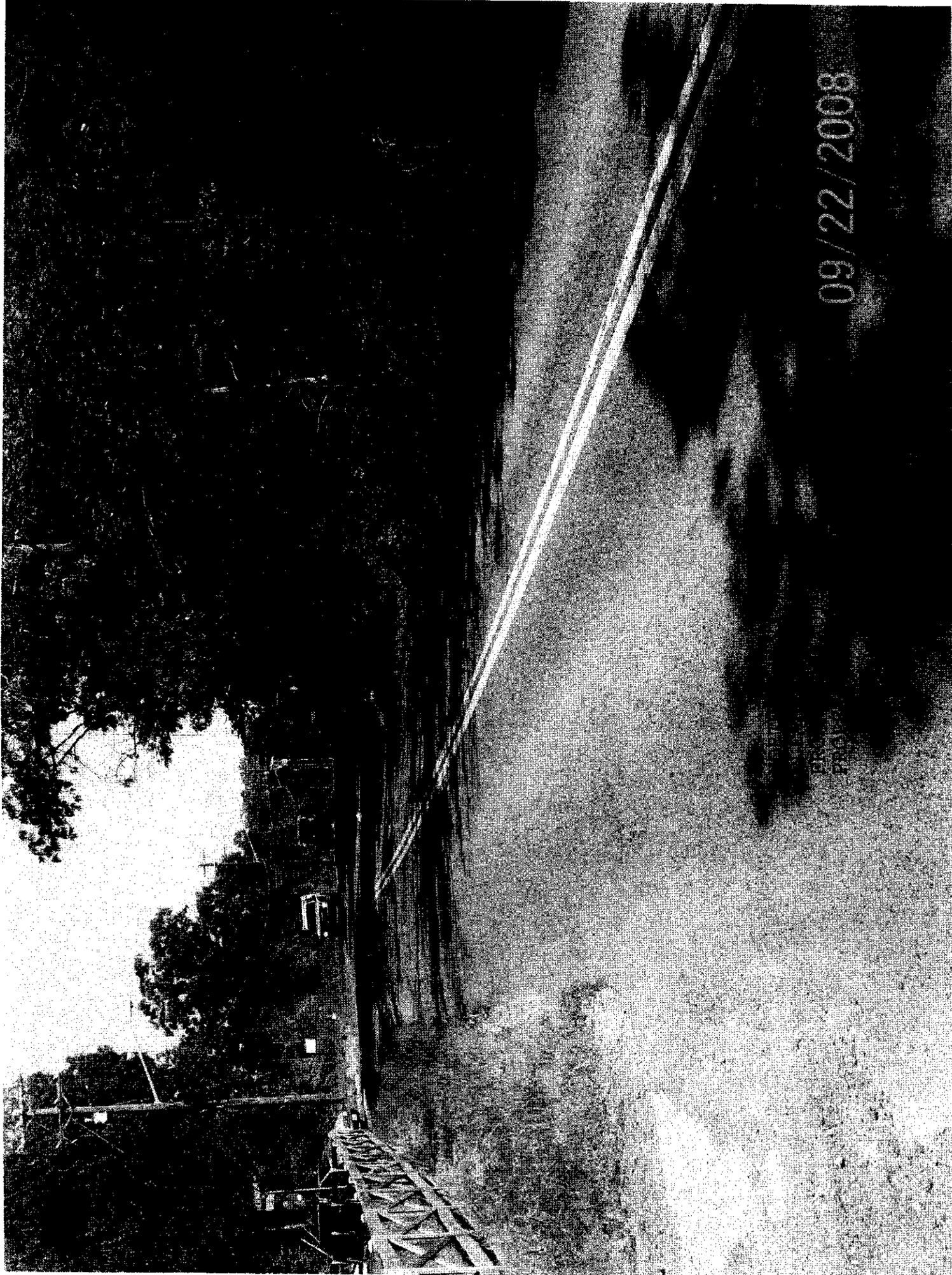
06/03/2008

from the main file





VIEW OF ADDITIONAL AREA
FROM EXISTING PARKING



09/22/2008



09/22/2008

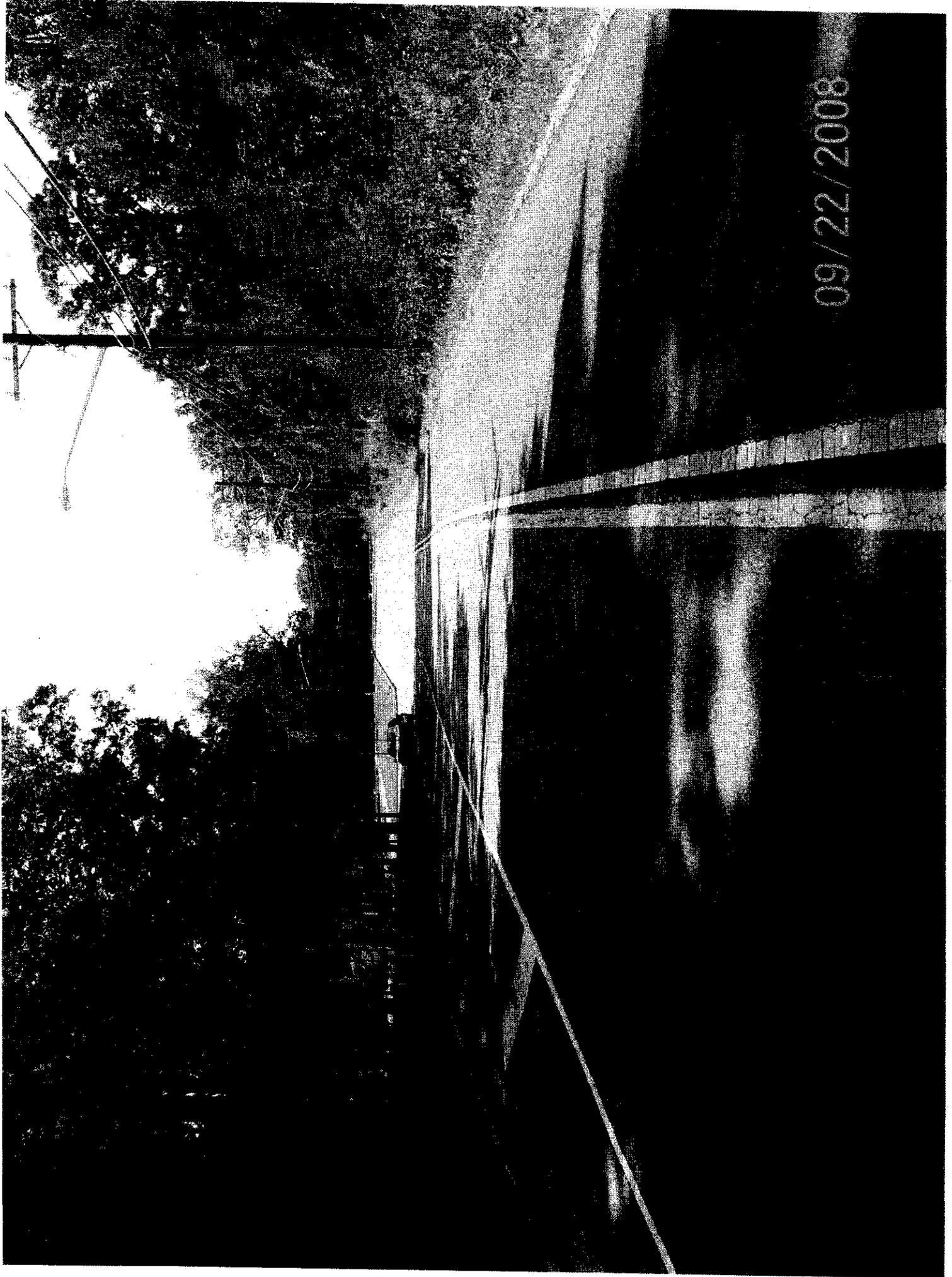


19/20/2008

EAST VIEW OF COMMON LINE
BETWEEN PLEASANT VALLEY
SUBDIVISION AND SITE

EAST VIEW OF SOUTHERLY
PROPERTY LINE

09/22/2008



09/22/2008

DESCRIPTION OF THE APPLICATION

Special Permit Request:

The applicant seeks to amend SP 87-S-012 previously approved for a church with 250 seats. The applicant requests special permit approval to increase land area from 6.41 acres to 7.41 acres, amend development conditions and site modifications in order to construct additional on-site parking. The number of parking spaces is proposed to increase from 87 spaces to 302 spaces.

Size: Existing: 6.81 acres (site)
Proposed: 7.41 acres (site)

8,000 sq. ft. (building)

Parking: Existing: 87 spaces
Proposed: 302 spaces*

*The Zoning Ordinance requires 63 parking spaces for the approved use.

FAR: 0.02

Number of Seats: 250 seats

Hours of Operation: Weekdays: 8:00 a.m. – 12:30 p.m., 5:00 p.m. – 9:30 p.m.
Weekends: 8:00 a.m. – 9:30 p.m.

Number of Employees/Staff:
Five (5): Four (4) priests, one (1) office manager

Waivers and Modifications:

- Modification of transitional screening requirements to the north and the east to permit existing vegetation with supplemental plantings to satisfy the requirement.

- Waiver of barrier requirements in favor of existing vegetation with supplemental plantings.

LOCATION AND CHARACTER

Existing Site Description:

The application property is located at the east side of Pleasant Valley Road, at its intersection with Herndon Avenue (Rt. 742) to the west. The site is bounded by vacant land and single family detached dwellings to the north; Pleasant Valley Subdivision with single family detached dwellings to the east; public park land to the south; vacant land and the Loudon County line to the west. The 7.41-acre property is currently developed with an 8,000 square foot worship center measuring 36 feet in height with the dome at 40 feet in height. The place of worship is conditioned to a maximum capacity of 250 seats and 87 on-site parking spaces. An 8 foot-wide asphalt trail is located adjacent to the site along Pleasant Valley Road. On-site detention is provided via a stormwater management pond and BMP requirements are met via a conservation easement containing mostly deciduous trees. A 35 foot-wide transitional screening area containing deciduous trees is located along the property's frontage, the southwest property line. There is a 10 foot-wide sanitary sewer easement along the southeast corner of the site.

BACKGROUND

Site History:

The subject property was originally developed as the Five Fold Fellowship Church in 1987 under SP 87-S-012.

On January 29, 1991, the Board of Zoning Appeals (BZA) approved SPA 87-S-012-1, which permitted a change in permittee and a change in building design to allow the use of the site as the Rajdhani Mandir Temple for a maximum of 250 seats and 87 parking spaces.

On November 29, 2005, the applicant was issued a Notice of Violation (NOV) for failing to fulfill development condition number 5 under SPA 87-S-012-1 which requires that all parking for the use be on site. An investigation of the property revealed that site attendees were parking on the roads abutting the Pleasant Valley subdivision and on nearby Lafayette Center Drive for large events.

On March 4, 2008, the BZA approved SPA 87-S-012-02 to amend the previously approved special permit to permit a change in development conditions to allow off-site parking of weekend days, and weekdays after 7:00 pm on special event days, limited to 12 special events per year. The applicant was permitted to provide a private shuttle to run to and from designated pick-up and drop-off locations along Lafayette Center Drive to and from the temple to accommodate worshippers. The special permit expired one (1) year from the date of approval, March 4, 2009.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Residential – Single Family Detached Dwellings	R-C, WS	Residential; .1 - .2 du/ac
South	Public Park	R-C, WS	Public Park
East	Pleasant Valley Subdivision - Single Family Detached Dwellings	R-C, WS	Residential; .1 - .2 du/ac
West	Vacant; Loudon County Line	R-C, WS	Residential; .1 - .2 du/ac

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning Sector: Bull Run Planning District
BR2 – Upper Cub Run Community Planning Sector

Plan Map: Residential, .1 - .2 du/ac

ANALYSIS

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

Title of SPA Plat: Generalized Development Plan
Rajdhani Mandir Religious Center

Prepared By: Hamid Matin, Professional Design Group, Inc.

Dated: June 2008, as revised through June 12, 2009

Proposed Use:

The applicant proposes to add a 1.00-acre parcel adjacent to the currently developed lot to construct a total of 302 surface parking spaces in a redesigned parking area that spans across the front of the existing lot and incorporates the newly acquired parcel. The additional 215 parking spaces is to provide on-site parking to accommodate the

overflow parking that was previously approved to be shuttled to and from an off-site location along Lafayette Center Drive to the site. At the request of the Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT), the applicant also proposes to construct a full-access entrance at the southern end of the property to align with Herndon Avenue. Additional interior parking lot landscaping, internal sidewalks and an 8-foot wide asphalt trail to be located along the newly acquired parcel are also proposed. The existing entrance is proposed to remain, limited to right-in/right-out traffic circulation movements. There are no proposed changes to the existing building, number of seats, hours of operation or number of employees on the site at any one time.

The applicant is seeking approval for a modification of the transitional screening requirements along the northern, eastern and western property lines to permit 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 east. The most densely vegetated area of the site is east of the proposed parking lot and church building. Conservation easements are proposed along the northeastern and southeastern property lines to assist in meeting Best Management Practices (BMP) requirements. The applicant also requests a waiver of the barrier requirements along the northern, eastern and western property lines in favor of existing vegetation and supplemental plantings to satisfy the requirements. The Ordinance does not require transitional screening or barriers to the south, adjacent to park land.

Land Use

There is no parcel specific text recommended in the Comprehensive Plan for this site. However, the Comprehensive Plan, as amended through 1-26-2009, Page 48 states...

“Occoquan Reservoir Watershed - The entire BR2 Sector is located within the watershed of the Occoquan Reservoir (See Figure 3 in the Area III Overview). Figure 17 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

- 1. Land in the westernmost portion of the sector is planned for residential use at .1-.2 dwelling unit per acre to conform with the findings of the Occoquan Basin Study.***
- 2. Non-residential uses requiring special exception or special permit approval within the Low Density Residential Areas should be rigorously reviewed. These uses, if permitted at all, should only be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods or where their impact on existing residences is minimal and should be granted only if the following conditions are met:***

- *Access for the use is oriented to an arterial roadway;*
- *The use is of a size and scale that will not adversely impact the character of the area in which it is located; and*
- *The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.”*

The applicant requests to amend SP 87-S-012 previously approved for a place of worship to increase land area from 6.41 acres to 7.41 acres in order to construct additional on-site parking. The maximum number of parking spaces is proposed to increase from 87 spaces to 302 spaces.

Transportation Analysis (Appendix 5)

Issue: Right-in/Right-out Entrance

The applicant proposes to relocate its full-access site entrance to align with Herndon Avenue in accordance with previously approved development conditions and at the request of the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT). However, the applicant also proposes to re-design its existing entrance to incorporate a channelized island as a method of deterring vehicles from making left turn movements into and out of the site. FCDOT has requested that the applicant eliminate the right-in/right-out only entrance altogether. The previously approved development conditions consistently stated that the entrance was to be relocated, not redesigned. Staff believes that the second entrance has the potential to introduce unnecessary conflicts along Pleasant Valley Road where vehicles waiting to turn left into the site may attempt to enter through the right-in/right-out entrance despite the proposed channelized island. The island is not capable of completely prohibiting these left turn movements.

Resolution:

The applicant should close this entrance to avoid potential conflicts and safety concerns. Staff has proposed a development condition that requires the applicant to close this entrance, irrespective of that indicated on the SPA Plat. Staff believes that this issue can be resolved, but only with the adoption of this development condition.

Issue: Frontage Improvements

The applicant proposes to construct a left turn lane from Pleasant Valley Road into the site at the full-access entrance on the southern end of the property. More information is needed to fully evaluate the design of the proposed left turn lane. In addition, a right turn taper at the applicant's full-access entrance would be beneficial for directing traffic into the site and separating right turn movements from thru traffic.

Resolution:

The applicant has provided additional details that depict a 230-foot long, striped left turn lane with a 100-foot long taper. A right turn taper is also depicted on the revised SPA Plat. Staff has proposed a development condition to ensure that the left turn bay and right turn taper are installed in accordance with VDOT standards. With adoption of this condition, this issue will be resolved.

Issue: Future Signalization Contribution

Fairfax County Department of Transportation (FCDOT) recommends that the applicant contribute one fourth of the cost towards the future installment of a traffic signal at the intersection of Herndon Avenue and Pleasant Valley Road; the contribution amount equates to \$62,500.

Resolution:

Recognizing the high cost of installing traffic signalization, hence the requested contribution amount, FCDOT staff is willing to consider a proposal from the applicant for an alternative contribution amount. Staff has proposed a development condition to allow for an amendment to the requested contribution amount which is not exceed to \$62,500.

Issue: 8-foot Wide Trail

The applicant proposes to construct an 8-foot wide paved trail along the frontage of the newly acquired lot to connect with the existing 8-foot wide trail to the north of the newly proposed entrance. The trail is proposed to be located within VDOT right-of-way. Current VDOT standards require a 10-foot wide trail to be located within the right-of-way to accommodate maintenance equipment. The applicant should increase the width of the trail to 10 feet or VDOT will not maintain the trail.

Resolution:

The applicant did not increase the width of the trail, so a development condition is included to require the applicant to maintain the proposed paved trail. With the adoption of this condition, this issue is resolved.

Stormwater Management (SWM) and Best Management Practices (BMP) Analysis (Appendix 6)**Issue: Stormwater Detention and Adequate Outfall Calculations**

The applicant has not used the correct calculations to meet stormwater detention and adequate outfall requirements. The adequate outfall requirements were updated in the 2006 Public Facilities Manual (PFM). Staff asked the applicant to update these

calculations to demonstrate that the site will remain in substantial conformance with the SPA plat once the requirements are addressed. The applicant elected to defer the matter until the time of site plan review.

Resolution:

Staff has proposed development conditions that require the applicant to meet stormwater detention and adequate outfall requirements at the time of site plan review. If the stormwater management pond has to be enlarged or adequate outfall measures extend into the undisturbed open space or tree save areas, or require modifications to the application site that are not in substantial conformance with the approved SPA Plat, the applicant will be required to obtain a Special Permit Amendment (SPA). Staff believes that this issue can be resolved, but only with the adoption of this development condition.

Issue: Water Quality

The use of porous pavement at the site's new entrance and in parking areas is one measure shown on the SPA Plat to provide water quality control. Porous pavement is not allowed in travelways; it will only be accepted in the parking spaces themselves (PFM 6-1304.2J). In addition, mapped soils in the vicinity of the porous pavement are poor for infiltration and infiltration test results have not been provided by the applicant. The calculations provided to meet water quality that include the use of porous pavement may not be correct.

Resolution:

The applicant did not revise these calculations as requested by staff. Therefore, staff has proposed a development condition requiring the applicant to demonstrate that the site can meet water quality requirements at the time of site plan review. Staff believes that this issue can be resolved, but only with the adoption of this development condition.

Urban Forestry Management Analysis (Appendix 7)

Discussion: Tree/Forest Preservation

The applicant's proposed revisions appear to be sensitive to the existing forest to the extent possible for the proposed parking lot expansion. Staff has proposed development conditions that require a pre-construction inspection and approval of the limits of clearing and grading by Urban Forest Management Division (UFMD), DPWES in order to ensure the full intent of the proposed tree/forest preservation and to ensure that adequate vegetative screening is provided. Supplemental plantings will be required to support the approval of a modification of the transitional screening requirements. Staff supports the applicant's request for a modification of the transitional screening with the adoption of these development conditions.

ZONING ORDINANCE PROVISIONS

Residential (R-C)		
Standard	Required	Proposed
Lot Size	5.0 acres (minimum)	7.41 acres (7.22 acres after dedication)
Lot Width	200 feet (minimum)	± 500 feet
Building Height	60 feet (maximum)	36 feet (40 feet to peak of dome)
Front Yard	50° ABP but not less than 40 feet	± 216 feet
Side Yard	45° ABP but not less than 20 feet	± 157 feet (north); ± 300 feet (south)
Rear Yard	45° ABP but not less than 25 feet	215 feet
Open Space	No requirement	52% (3.89 acres) (min. 50% undisturbed per the Policy Plan)
FAR	0.10	0.02
Parking Spaces	63 spaces	302 spaces
Interior Parking Lot Landscaping	5% (4,630 sq ft)	5.2% (4,800 sq ft)
Transitional Screening (North, East and West)	TS 1*: Min. 25 feet wide	Modification in favor of existing vegetation and supplemental planting
Barrier (North, East and West)	D, E or F*	Waiver requested

*** Transitional Screening and Barriers**

These transitional screening and barrier requirements were previously modified and waived in conjunction with SP 87-S-012.

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, east 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 site is bordered by residentially zoned properties to the north, east and west. Currently, the site provides approximately 35 feet of transitional screening to the north which includes a portion of the site designated as undisturbed open space. The eastern portion of the site is forested with over 150 feet of vegetation between the limits of clearing and grading and the rear property line where nearly all of the vegetation has been placed in a conservation easement. The western boundary contains approximately 30 feet of vegetation to remain as undisturbed open space. In addition, the applicant is proposing supplemental planting along the perimeter of the parking lot areas adjacent to this existing vegetation on all sides. For these reasons, staff supports modifications and waivers of the transitional screening and barrier requirements.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 8)

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

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, but only with the adoption of the Proposed Development Conditions contained 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 87-S-012-02
5. Transportation Analysis
6. Stormwater Management/ BMP Analysis
7. Urban Forest Management Analysis
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**July 7, 2009**

If it is the intent of the Board of Zoning Appeals to approve SPA 87-S-012-03 located on property described as Tax Map 33-3 ((1)) 5 and 6 to amend SP 87-S-012 previously approved for a church to permit an increase in land area, amend development conditions and site modifications pursuant to Section 3-C03 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions have been carried forward and marked with an asterisk (*). Minor changes in wording have been underlined.

1. This approval is granted to the applicant only, Board of Trustees of Raidhani Mandir and is not transferable without further action of this Board, and is for the location indicated on the application, 4525 Pleasant Valley Road, and is not transferable to other land.*
2. This special permit amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit amendment (SPA) plat prepared by Hamid Matin, Professional Design Group, Inc., June 2008, as revised through June 12, 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 use.*
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. The maximum number of seats in the main area of worship shall be 250.
6. Parking shall be provided as depicted on the SPA Plat. All parking for this use shall be on site.*
7. The floor area ratio (FAR) shall be limited to 0.02.*
8. The maximum building height shall be 40 feet to the top of the domes.*
9. Interior parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.

10. Transitional Screening 1 (TS 1) shall be provided along the northern, eastern and western lot lines. Existing vegetation may be used to partially satisfy this requirement, but supplementation shall be provided to the satisfaction of Urban Forest Management Division (UFMD), Department of Public Works and Environmental Services (DPWES).*
11. The barrier requirements shall be waived.*
12. 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 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.
13. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including the Urban Forester, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.
14. All trees shown to be preserved adjacent to proposed on-site construction areas 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 SPA Plat. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. 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.

15. A minimum of 50% of the site shall be preserved as undisturbed open space as depicted on the SPA Plat.
16. There shall be no organized outdoor activity associated with this special permit use.*
17. Adequate outfall shall be demonstrated in accordance with the Public Facilities Manual (PFM), as determined by DPWES, at the time of site plan review.
18. Stormwater Management (SWM) and Best Management Practices (BMP) measures shall be provided at site plan review as shown on the SPA Plat and as approved by DPWES. SWM/BMP facilities shall be provided in substantial conformance with the SPA Plat. Any modifications to the facilities shall not impact undisturbed open space or tree save areas.*
19. The applicant shall construct an entrance to align with Herndon Avenue as depicted on the SPA Plat.
20. Prior to the issuance of an entrance permit by the Virginia Department of Transportation (VDOT), the applicant shall construct all road improvements to include a northbound right turn taper and a southbound left turn lane with taper along Pleasant Valley Road, in consultation with the Fairfax County Department of Transportation (FCDOT), and as approved by VDOT.
21. Notwithstanding what is depicted on the SPA Plat, the existing entrance located at the northern end of the property shall be closed upon issuance of an entrance permit for new southern entrance.
22. Prior to site plan approval, adequate sight distance shall be provided from any entrance(s) along Pleasant Valley Road onto the application property as determined by VDOT.
23. The applicant shall construct an 8-foot wide paved trail along the site's Pleasant Valley Road frontage. All trails not accepted by VDOT shall be maintained by the applicant. At the time of site plan approval, public access easements and maintenance agreements shall be provided in a form approved by the County Attorney, for the purpose of providing access to and maintenance of the trails along Pleasant Valley Road frontage, in the approximate location shown on the SPA plat. The public access easements shall extend to the property line, and shall allow for construction easements and other public purposes necessary to the functioning of the roads, such as signage.

24. At the time of site plan approval, the applicant shall escrow funds with FCDOT to be used for a future traffic signal at the intersection of Herndon Avenue and Pleasant Valley Road in an amount determined by FCDOT, but not to exceed \$62,500.00.
25. Any proposed lighting of the parking areas shall be in accordance with the following:
 - a. The combined height of the light standards and fixtures shall not exceed twelve (12) feet.*
 - b. The lights shall focus directly onto the subject property.*
 - c. Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.*
 - d. There shall be no uplighting of the landscaping, signage or building.
26. If signs are provided, they shall not be lit. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.*
27. There shall be no noise generated off-site by the temple, in accordance with County Noise Ordinances.*
28. There shall be no more than two (2) priests, or one (1) priest with his family, residing on the site.*

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. 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.

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 23, 2008
 (enter date affidavit is notarized)

I, HAMID MATIN, P.E., 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 101642a

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)
Board of Trustees of Rajdhani Mandir, also known of record as Ramesh Khanna and Ashish Khosla, Trustees of Rajdhani Mandir	4525 Pleasant Valley Rd Chantilly, VA 20151	Applicant/Title Owner of TM 033-3((1)) parcels 5 & 6, respectively.
Professional Design Group, Inc. Hamid Matin	14301-B Sullyfield Circle, Suite 203 Chantilly, VA 20151	Agent/Engineer Agent/Engineer
MCV Associates, Inc. Joe Mehra	4605 Pinecrest Office Park Dr. Suite C Alexandria, VA 22312	Agent/Engineer Agent/Engineer

(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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 23, 2008
(enter date affidavit is notarized)

101642a

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)

Professional Design Group, Inc.
14301-B Sullyfield Circle, Suite 203
Chantilly, VA 20151

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)

Fariba Sadeghpour

(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): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: September 23, 2008
(enter date affidavit is notarized)

101642a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
RAJDHANI MANDIR
A Tax-Exempt Religious Organization
4525 Pleasant Valley Road, Chantilly, VA 20151-1432

- 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)

Dr Rajeev Khanna	Ashish Khosla	Amit Shah
Rajesh Kumar	Dr. Ravi Iyer	Jai Gopal
Raju Gupta	Vandana Jain	Arun Thapar
Kirit Udeshi		

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
MCV Associates, Inc.
4605 Pinecrest Office Park Dr. Suite C
Alexandria, VA 22312

- 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)

Joe Mehra, President

(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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 23, 2008
(enter date affidavit is notarized)

101642a

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)

(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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 23, 2008
(enter date affidavit is notarized)

101442a

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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 23, 2008
(enter date affidavit is notarized)

101642a

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

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

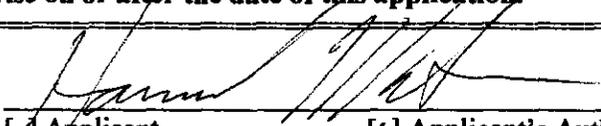
(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

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

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

WITNESS the following signature:

(check one)

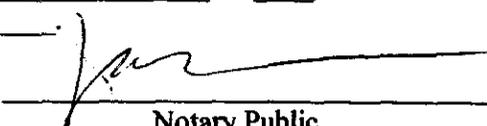

[] Applicant [x] Applicant's Authorized Agent

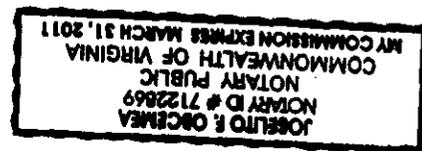
HAMID MATIN, P.E.

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 23rd day of September 2008, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: March 31, 2011


Notary Public
JOSE LITO F. OBCEMERA



RECEIVED
 Department of Planning & Zoning
 OCT 29 2008
 Zoning Evaluation Division

**Written Statement
 to Accompany Application for Special
 Permit Amendment
 Fairfax County**

**Rajdhani Mandir
 SPA 87-S012-2**

A. Type of Operation \ Description of Proposed Use

The Rajdhani Mandir is an existing and established religious center (Temple), related indoor gathering hall on 6.9 acres of R-C zoned property, located on 4525 Pleasant Valley Road. The property is more particularly shown on Tax Map No. 33-3-01 Parcels 5. Section 3-C03 of the Fairfax County Zoning Ordinance allows for places of worship and related uses by Special Permit in the R-C zoning district.

The approved plans and the proffers appended thereto, mandate that all parking during the services and religious functions be ON SITE. Overflow parking from the temple congregants, along Pleasant Valley Road and Cub Run Drive, is strictly prohibited by the plan requirements.

Due to an unanticipated increase in the congregation, because of the rapid development in the adjoining counties, the vehicular traffic; especially during the major religious holidays, exceeds the existing parking lot. Despite assigning an off duty police officer on these special occasions and other traffic control efforts, the temple management has not been successful in completely eliminating off site parking.

In March 2008 the BZA approved the use of a shuttle service to facilitate off-site parking in the Laffiate Industrial Park off Pleasant Valley road. This approval is, however, only for one year and thus does not provide a long term solution to the problem.

The Rajdhani Mandir has, since, acquired the adjoining 1.0 acre parcel (Tax Map 33-3-01 Parcel 6) to construct additional parking to eliminate the need for offsite parking.

The purpose of this amendment request is to add additional land and expand the parking area to eliminate the need for off site parking.

B. Hours of Operation

There is no change in hours of operation:

Weekdays :	8:00 a.m. to 12:30 p.m.
	5:00 p.m. to 9:30 p.m.
Weekends:	8:00 a.m. to 9:30 p.m.

**Written Statement
to Accompany Application for Special Permit Amendment
Fairfax County
Rajdhani Mandir
SPA 87-S012-2**

There are 12 Religious Holidays in a year when the temple will operate from 8:00 Am to 11:00 PM

C. Estimated Number of Patrons/Clients/Patients/Pupils/etc.

250 Patrons

D. Proposed Number of Employees/Attendants/Teachers/etc.

The temple currently employs four priests and an office manager. Two priests and the office manager are generally present in the temple during the hours of operation.

E. Estimate of Traffic Impact of the Proposed Use. Including the Maximum Expected Trip generation and the Distribution of Such Trips by Mode and Time of Day

The traffic generated by this use will be during off pick hours and the since the estimated number of patrons and the size of building will not change the traffic generated will be the same as before. Weekdays: 73 ADT, Weekends and Religious Holidays: 294 ADT

F. Vicinity or General Area to be Served by the Use

Rajdhani Mandir is one of several Hindu temples in northern Virginia. The temple primarily serves the spiritual and cultural needs of the Hindu population of Fairfax County, Western Loudon County and Prince William County

G. Description of Building Facade and Architecture of Proposed New Building or Additions

There is no addition/ renovation being proposed with this amendment. The building remains as is and the façade conform to approved conditions. Please see attached picktures.

H. A Listing, if Known, of All Hazardous or Toxic Substances as Set Forth in Title 40. Code of Federal Regulations Parts 116.4, 302.4 and 355; All Hazardous Waste as Set Forth in Commonwealth of Virginia/Department of Waste Management VR 672-10-1-Virginia Hazardous Waste Management Regulations: and/or Petroleum Products as defined in Title 40. Code of Federal Regulations Part 280: to be Generated, Utilized, Stored, Treated, and/or Disposed of On Site and the

**Written Statement
to Accompany Application for Special Permit Amendment
Fairfax County
Rajdhani Mandir
SPA 87-S012-2**

Size and Contents of Any Existing or Proposed Storage Tanks or Containers

None

I. A Statement that the Proposed Use Conforms to the Provisions of All Applicable Ordinances, Regulations, Adopted Standards and any Applicable Conditions, or if any Waiver, Exception or Variance is Sought by the Applicant from Such Ordinances, Regulations, Standards and Conditions. Such Shall be Specifically Noted with the Justification for Any such Modification

The proposed Rajdhani Mandir Temple conforms to the provisions of all applicable ordinances, regulations and adopted standards. The applicant hereby requests a waiver of barrier requirement under section of 13-304 of the Fairfax County Zoning Ordinance as listed below:

1. A waiver of barrier requirement along the western lot line.

Basis: The western portion of Parcel 5 is adjacent to Pleasant Valley Road. Cross the street from the Pleasant Valley Road there is a 30 ac undeveloped parcel of land which is setting on higher grand than the proposed parking area.

SPECIAL PERMIT AMENDMENT RESOLUTION OF THE BOARD OF ZONING APPEALS

BOARD OF TRUSTEES OF RAJDHANI MANDIR, SPA 87-S-012-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance for a place of worship to permit change in development conditions. Located at 4525 Pleasant Valley Rd. on approx. 6.81 ac. of land zoned R-C, AN, and WS. Sully District. Tax Map 33-3 ((1)) 5. (Decision deferred from 2/12/08) Mr. Hart 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 4, 2008; and

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

1. The applicant is the owner of the land.
2. The Board has a staff report recommending approval, although not all its determinations are agreed with.
3. The applicant has presented testimony showing compliance with the required standards.
4. This is a difficult situation, but under case law, the Board can impose development conditions to mitigate impacts in the area of transportation; however, in the area of transportation improvements, the Board's power is somewhat limited.
5. The Board may require road improvements that are directly addressing impacts attributable to the use itself, but not to deal with external problems or problems caused by other factors.
6. There are a lot of problems in the area, but a lot of it is attributed to Loudoun County commuter traffic, which has changed a lot in the years since the application was approved.
7. The traffic situation does not really have anything to do with the temple, although the temple itself has experienced some growth as well.
8. The temple's growth has affected its ability to have events that more than fill up the parking lot.
9. While it may not be perfect, the solution staff identified to allow parking in off hours on Lafayette Center Drive and the shuttle to bring people to the temple is the appropriate thing to do at this time.
10. This is not an ideal or permanent solution; the temple will have to determine whether long term the site works for that sort of activity.
11. The temple will have to determine whether there is some way to stagger the events during the day, as other facilities have done, or make some arrangement with the churches across the street or the golf course parking lot nearby, or some other arrangement.
12. For the purposes of the special permit amendment, the standards for this use have been satisfied with some modifications to the conditions.
13. Concerning the 33 acres across the street, the Board's action today does not in any way touch the 33 acres. The Board is not making any recommendation of whether or not the property may be a good or bad idea or as a parking solution or anything else. If an application comes in some day on that, the Board will review it on its own merits.
14. In the R-C District, it would be better to have a shuttle occasionally than to increase the percentage of disturbed open space or increase the amount of impervious surface, such as a bigger parking lot.

15. This solution is a more environmentally friendly approach to the continued problem with parking capacity for special events, whether Christmas or Easter, at other churches or the special events at the temple.

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 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 and is not transferable to other land.
2. This special permit is granted only for the purpose, structure and/or use indicated on the special permit plat 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. Any plan submitted pursuant to this special permit shall be in conformance with the approved special permit plat by Pritam L. Asora dated October 31, 1995 as revised through October, 1996, and these development conditions.
5. The maximum number of seats in the main area of worship shall be 250 with a corresponding minimum of 63 parking spaces. The maximum number of parking spaces on site shall be 87. All parking for this use shall be on site, except on weekend days or weekday nights after 7:00 P.M. numbering no more than 12 per year, upon which the Mandir temple hosts a special event. Special event attendees shall park along Lafayette Center Drive only. On special event days, a private shuttle shall be hired and run directly from designated pick up locations along Lafayette Center Drive to the Mandir temple prior to the event, and run directly from the Mandir temple to designated drop off locations along Lafayette Center Drive. The shuttle shall not pick up or drop off special event attendees along Pleasant Valley Road. The applicant shall provide shuttle operation dates, times, routes, and ridership counts to County staff upon request. This special permit approval shall automatically expire one (1) year after the Board of Zoning Appeals' approval date.
6. Transitional Screening 2 shall be provided along all lot lines. Existing vegetation may be used to partially satisfy this requirement but supplementation with evergreen trees and shrubs to the satisfaction of the County Arborist shall be provided.
7. The limits of clearing and grading shall be as shown on the special permit plat.
8. The barrier requirement shall be waived.

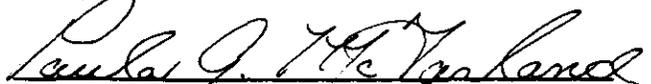
9. The floor area ratio (FAR) shall be limited to 0.03.
10. There shall be no organized outdoor activity associated with this special permit use.
11. The maximum building height shall be 40 feet to the top of the domes.
12. Best Management Practices shall be provided to the satisfaction of the Director, Department of Public Works and Environmental Services.
13. The entrance to the site shall be relocated to align with Herndon Avenue at such time as Pleasant Valley Road is improved to a divided facility. If agreement from the adjacent land owner on Lot 6 for the property necessary to locate the church driveway on Lot 6 is not obtained, interparcel access shall be provided to Lot 6 to facilitate future realignment of the church driveway.
14. Any proposed lighting of the parking areas shall be in accordance with the following:
 - a. The combined height of the light standards and fixtures shall not exceed twelve (12) feet.
 - b. The lights shall focus directly onto the subject property.
 - c. Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
15. If signs are provided, they shall not be lit.
16. There shall be no noise generated off-site by the temple, in accordance with County noise ordinances, except as related to off-site parking, as permitted in development condition 5.
17. There shall be no more than two (2) priests, or one (1) priest with his family, residing on site.

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.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, three (3) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to commence the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Ms. Gibb seconded the motion, which carried by a vote of 4-1-1. Mr. Byers voted against the motion. Mr. Hammack abstained from the vote. Mr. Beard was absent from the meeting.

A Copy Taste:


Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDUM

DATE: June 15, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-6(SP 87-S-012)

SUBJECT: SPA 87-S-012-03; Board of Trustees of Rajdhani Mandir
Land Identification Map: 33-3-((1))-05 and 06

This department has reviewed the special permit plat revised through May 28, 2009. We offer the following comments:

- The applicant has relocated their full access entrance to align with Herndon Avenue per FCDOT and VDOT's recommendation and as outlined in previous development conditions for this property.
- The existing entrance has been converted to a right-in/right-out only entrance. FCDOT does not support this right-in/right-out entrance as it has the potential to introduce unnecessary conflicts along Pleasant Valley Road where vehicles waiting to turn left from Pleasant Valley may attempt to enter through the right-in/right-out entrance despite the channelized island. The applicant should close this entrance to avoid such potential conflicts.
- The left turn lane on Pleasant Valley should be constructed to VDOT standards. More information on the left turn lane design should be provided.
- A right turn taper at the applicant's full entrance would be beneficial in easing entrance onto the site and separating right turn movements from thru traffic.
- We have indicated to the applicant that one fourth of the signal cost for the intersection of Herndon Avenue and Pleasant Valley Road is \$62,500. It is recommended that the applicant provide funds for the future signal. We are willing to evaluate a proposal by the applicant.
- The sidewalk south of the relocated entrance should be connected to the existing trail to increase pedestrian connectivity.
- Sight distance should be verified at the site entrances.

AKR/MEC



County of Fairfax, Virginia

MEMORANDUM

DATE: June 9, 2009

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

FROM: Beth Forbes, Stormwater Engineer
Environmental and Site Review Division *BF*
Department of Public Works and Environmental Services

SUBJECT: Special Permit Application #SPA 87-S-012-03, Rajdhani Mandir,
Generalized Development Plan dated May 28, 2009, LDS Project #7271-
ZONAV-001-A-1, Tax Map #33-3-01-0005 & -0006, Sully District

We have reviewed the subject application and offer the following comments:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site.

The water quality control plan for this development uses porous pavement on the new entrance and parking areas. Porous pavement is not allowed in travelways; it will only be accepted in the parking spaces themselves (PFM 6-1304.2J). The mapped soils in the vicinity of the porous pavement are poor for infiltration; no infiltration test results have been provided (LTI 07-04).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Both the pond and the porous pavement may have to be employed to provide adequate detention. The predevelopment flow calculations on the Generalized Development Plan use the current imperviousness and not the imperviousness which existed before the pond was constructed. Site plan submissions must use the predevelopment conditions shown on the original site plan when calculating detention requirements.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



SJ

Site Outfall

Some information on the site's outfall has been provided. The methodology for demonstrating adequate outfall was updated in the PFM in 2006 (PFM 6-0203). The outfall analysis shown on Site Plan #7271-SP-006-1 does not meet the current methodology. An analysis using the new methodology will be required on future site plans.

Please contact me at 703-324-1720 if you have any questions or require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

June 24, 2009

TO: Shelby Johnson, Staff Coordinator

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

SUBJECT: Rajdhani Mandir Temple, SPA 87-S-012-02, SPA 87-S-012-03

The currently proposed revisions appear to be sensitive to the existing forest to the extent possible. No revisions to the proposed plan are recommended, but the following items are requested to be considered for inclusion so that the full intent of the forest preservation and vegetative screening can be better achieved at time of site plan review and actual construction.

- Include a condition that requires that the Urban Forester field walk the final limits of clearing with the developer or developer's certified arborist prior to commencement of clearing for construction. The purpose of this pre-construction inspection of the limits of clearing is to permit minor field adjustments where necessary or appropriate to preserve major trees or groups of trees, or to better protect the root zones of trees proposed to be preserved.
- Include a condition that permits the Urban Forester to require supplemental plantings to the transitional screening areas as necessary to achieve a viable vegetative screen for adjoining or adjacent homeowners, prior to bond release. The need for supplemental plantings may be especially required where existing vegetation is permitted to serve as transitional screening.

Please contact me if you have questions or require further information.

PAW/
UFMID #: 132481

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



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.