



APPLICATION ACCEPTED: May 20, 2009  
PLANNING COMMISSION: July 30, 2009  
BOARD OF SUPERVISORS: August 3, 2009 at 3:30 PM

# County of Fairfax, Virginia

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July 15, 2009

## STAFF REPORT

APPLICATION SEA 2005-SU-020

### SULLY DISTRICT

**APPLICANT:** Dominion Christian School and Whole World Fellowship and Church at Northern Virginia

**ZONING:** R-E

**PARCEL(S):** 37-1 ((1)) 17 and 17A

**ACREAGE:** 17.95 acres

**FAR** 0.04

**PLAN MAP:** Residential use at 0.2 – 0.5 du/ac

**SE CATEGORY** Category 3, Use 10: Church with private school of general education

Category 1, Use 8: Mobile and land based telecommunication facilities

**PROPOSAL:** The applicant seeks to amend SE 2005-SU-020 previously approved for a church with 430 seats, a private school of general education with a maximum daily enrollment of 135 students in grades K through 8 and a telecommunications facility (148-foot tall tree pole). The applicant requests to modify the previously approved development conditions to allow student enrollment from grades K through 10 instead of grades K through 8. In addition, the applicant proposes to modify the existing parking lot layout to relocate an existing service shed and to restripe existing surface parking spaces. No changes to the previously approved maximum daily enrollment for the school, the existing number seats for the church, number of employees for the school, the building

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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  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

footprints, or the telecommunication facility are proposed.  
The FAR will remain at 0.04.

## **STAFF RECOMMENDATIONS:**

Staff recommends approval of SE 2005-SU-020, subject to the proposed development conditions contained in Appendix 1.

Staff recommends reaffirmation of the modification of the transitional screening and barrier requirements along all property lines in favor of the existing vegetation and existing fences as depicted on the SEA Plat.

It should be noted that it is not the intent of the 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.

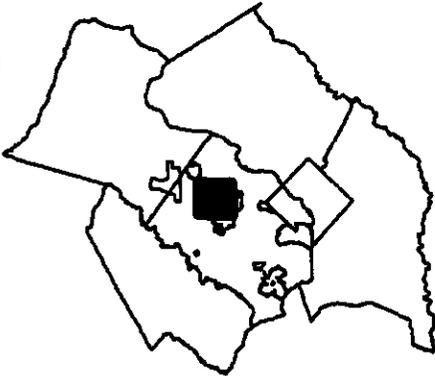
It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



# Special Exception Amendment

SEA 2005-SU-020



**Applicant:** DOMINION CHRISTIAN SCHOOL AND WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA

**Accepted:** 05/20/2009

**Proposed:** AMEND SE 2005-SU-020 PREVIOUSLY APPROVED FOR CHURCH WITH A PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT MODIFICATION OF DEVELOPMENT CONDITIONS

**Area:** 17.95 AC OF LAND; DISTRICT - SULLY

**Zoning Dist Sect:** 03-0E04

**Art 9 Group and Use:** 3-15

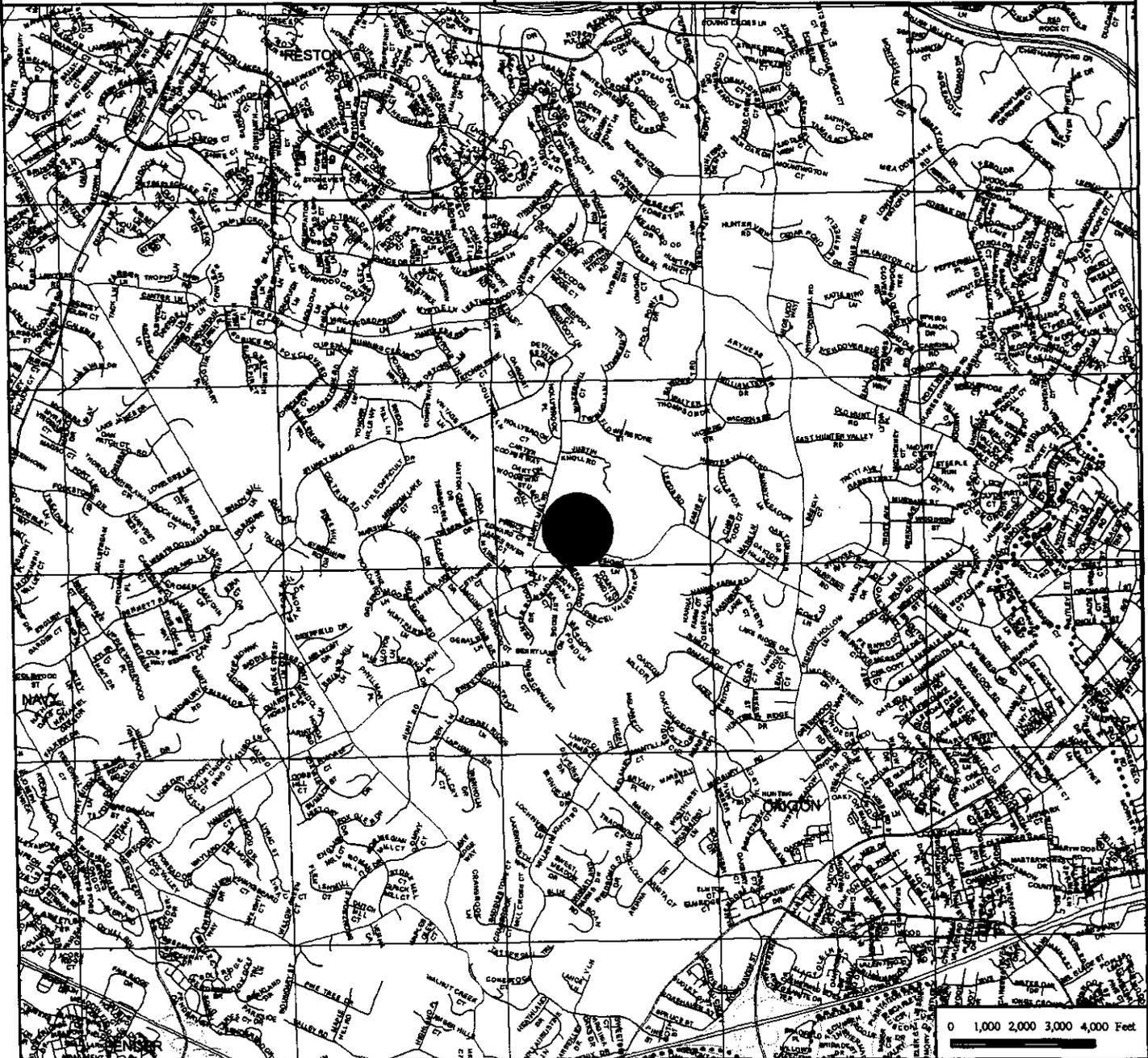
**Located:** 10922 VALE ROAD

**Zoning:** R- E

**Plan Area:** 2,

**Overlay Dist:**

**Map Ref Num:** 037-1- /01/ /0017 /01/ /0017A



# Special Exception Amendment

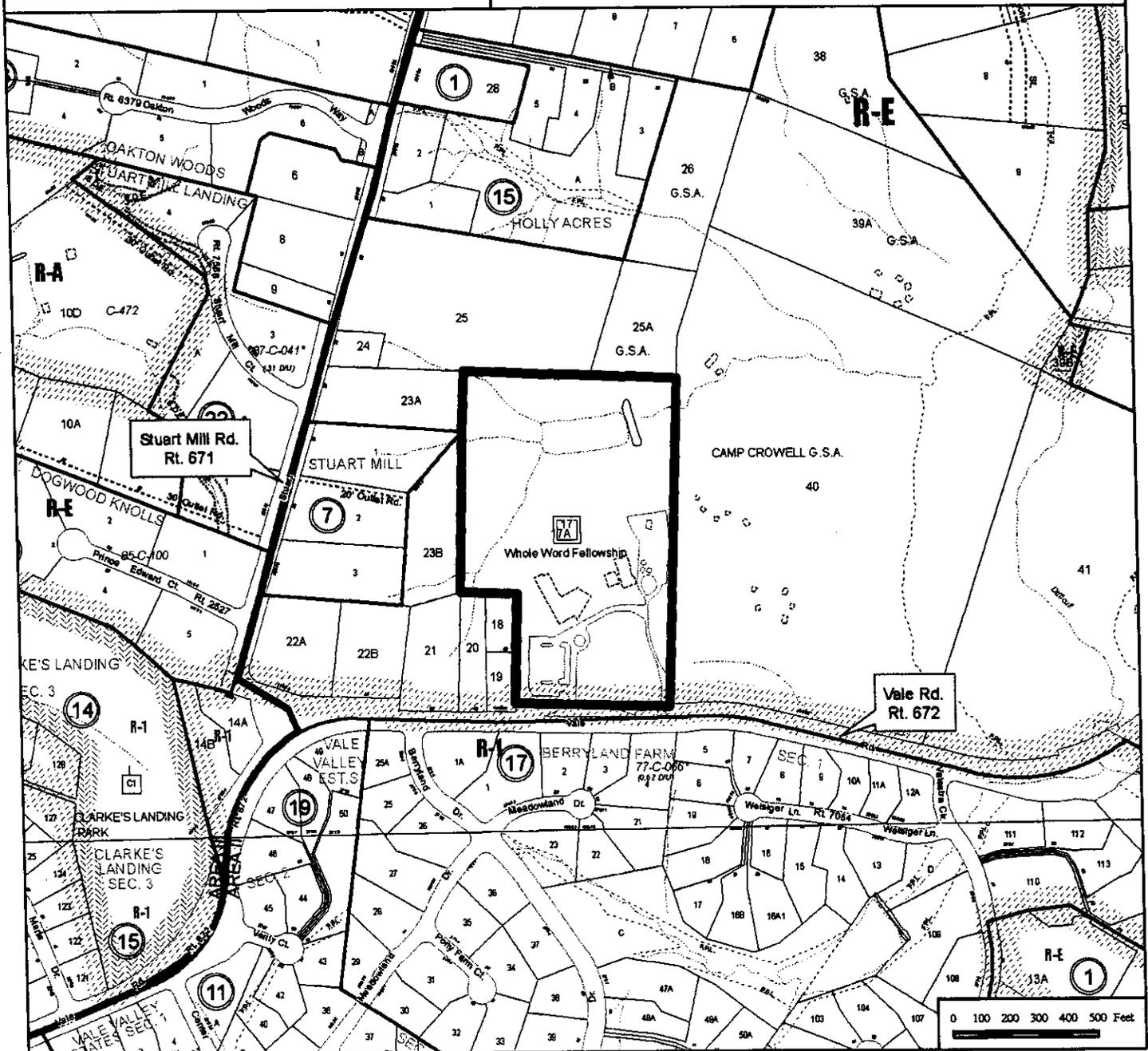
SEA 2005-SU-020

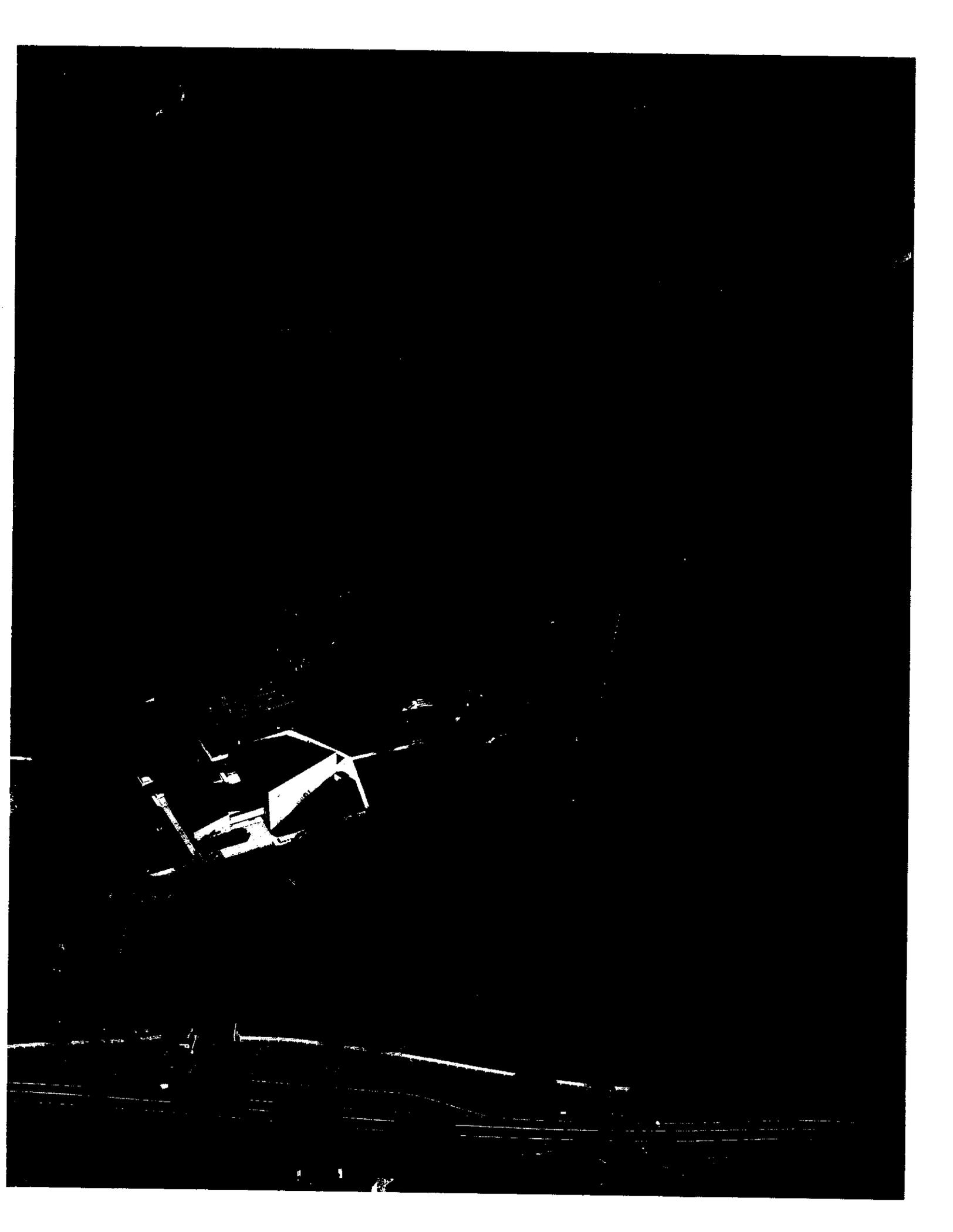


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SE 2005-SU-020 WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA, NV DOMINION CHRISTIAN SCHOOL AND INVISIBLE TOWERS, L.L.C. CONCURRENT WITH 2232-Y05-10 INVISIBLE TOWERS, L.L.C. AT VALE ROAD.

# INVISIBLE TOWERS, LLC

## DIFFICULT RUN

TOTAL DISTURBED AREA PHASE 1 = 2,495 SF

### GENERAL NOTES

1. FOR THE PURPOSE OF THE CONSTRUCTION DRAWINGS, THE FOLLOWING CONDITIONS SHALL APPLY:  
OWNER: INVISIBLE TOWERS, LLC  
SUBCONTRACTOR: I.S.G. (CONSTRUCTION)
2. THE SUBCONTRACTOR WHEN VISITING THE CONSTRUCTION SITE SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE SUBCONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY WORK ON THE SITE PRIOR TO COMMENCING ANY WORK. ALL DRAWINGS SHALL BE THE PROPERTY OF INVISIBLE TOWERS, LLC. ANY DISCREPANCIES MUST BE POINTED OUT TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. ANY DISCREPANCIES NOT POINTED OUT IMMEDIATELY SHALL BE CONSIDERED AS APPROVED TO BE WORKED AS SHOWN. ALL SAFETY PRECAUTIONS MUST BE OBSERVED AT ALL TIMES. HIGH VOLTAGE ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NFPA-70E THE NATIONAL ELECTRICAL CODE.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE SUBCONTRACTOR SHALL ISSUE ALL NECESSARY PERMITS AND OBTAIN ALL NECESSARY APPROVALS. ALL NECESSARY PERMITS AND OBTAIN ALL NECESSARY APPROVALS. ALL NECESSARY PERMITS AND OBTAIN ALL NECESSARY APPROVALS.
4. ALL WORK CARRIED OUT SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2006, LATEST EDITION AND ALL APPLICABLE ELECTRICAL REGULATIONS AND ORDINANCES. ALL WORK SHALL BE IN ACCORDANCE WITH NFPA-70E THE NATIONAL ELECTRICAL CODE.
5. DRAWINGS PROVIDED FOR CONSTRUCTION ARE NOT TO BE SCALED.
6. UNLESS OTHERWISE NOTED, THE WORK SHALL INCLUDE FURNISHING MATERIAL COMPONENT, THE APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE PLANS.
7. THE SUBCONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. THE SUBCONTRACTOR SHALL CONFIRM ACTUAL UTILITY ROUTING WITH THE CONTRACTOR AND REFLECT THE APPROVED ROUTE ON THE RELATED DRAWINGS.
9. THE SUBCONTRACTOR SHALL PROTECT THE EXISTING UTILITIES, PAVEMENTS, CURBS, LANDSCAPING, AND STRUCTURES. ANY DAMAGE SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
10. THE SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF SCRAP MATERIALS OR ANY OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
11. THE SUBCONTRACTOR SHALL LEAVE PREMISES CLEAN AND IN ITS ORIGINAL CONDITION.
12. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE.
13. ANY NEW CONCRETE REQUIRED FOR CONSTRUCTION SHALL HAVE 3000-PSI STRENGTH AT 28 DAYS OR UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS.
14. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC (LATEST EDITION).
15. THERE WILL BE NO WORK PERFORMED ON SUNDAYS.

### SPECIAL CONDITIONS

1. A STRUCTURAL ANALYSIS SHALL BE SUBMITTED FROM LICENSED STRUCTURAL ENGINEER CONFIRMING THE STRUCTURAL ADEQUACY OF THE WREDFIELD AND FOUNDATION.
2. THE TOTAL DISTURBED AREA FOR CONSTRUCTION IS 2,495 SF.



**DIFFICULT RUN**  
10022 VALE ROAD  
DANFORTH, VA 22124

### PROJECT INFORMATION

**SCOPE OF WORK:** INSTALLATION OF A WREDFIELD FOUNDATION STEEL IN TREETOP WITH ANTI-VIBRATION ISOLATORS, FENCE, SITE IMPROVEMENTS, LANDSCAPING, ELECTRICAL AND TELEPHONE APPURTENANCES.

**SITE ADDRESS:** 10022 VALE ROAD  
DANFORTH, VA 22124

**ZONING:** RC (RES ESTATE 10U/24C)

**PARCEL ID:** 0371 01 0017

**TAX DISTRICT:** 90000

**LOT:** N 56' 54" 31.64'

**LOT:** W 77' 16" 38.03'

**DISTRICT NAME:** SULLY

**CURRENT USE:** CHURCH/SCHOOL

**PROPOSED USE:** CHURCH/SCHOOL/TELECOMMUNICATION FACILITY

**ELEVATION:** 347.5 FEET AT BASE

**LAND AREA:** 17.29 ACRES

### PROJECT DIRECTORY

**PROPERTY OWNER:** WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA  
7708 HARWOOD PL  
SPRINGFIELD, VA 22152  
PHONE: (540) 548-3300  
FAX: (540) 548-3381

**ARCHITECT/ENGINEER:** ENTREX COMMUNICATION SERVICES, INC.  
1975 EYE ST. #2 2000  
WATERFORD, VA 20187  
CONTACT: BLAKE MARTELLO  
PHONE: (202) 498-0860  
FAX: (102) 498-0861

### APPLICABLE CODES AND STANDARDS

ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE 2006 INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE STATE CODES, ORDINANCES AND REGULATIONS. IN CASE OF CONFLICT BETWEEN THE CODES, STANDARDS, REGULATIONS, ORDINANCES, GENERAL NOTES AND/OR MANUFACTURER'S REQUIREMENTS, USE THE MOST STRINGENT PROVISION.

IN ANY SPECIFIC CASE OR CONTACT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

VA/03-223-7  
REC 2002  
2000 WC

### REV.

### DRAWING INDEX

- | NO. | DESCRIPTION                              |
|-----|--|
| 1   | TITLE SHEET AND GENERAL NOTES            |
| 2   | SITE PLAN (SHEET 1 OF 3)                 |
| 3   | WPI PLAN (SHEET 2 OF 2)                  |
| 4   | WREDFIELD LIST, PAVING AND DRAINAGE PLAN |
| 5   | WREDFIELD NORTH SOUTH CROSS SECTION      |
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### VICINITY MAP

DRAWING DIRECTION: FROM WREDFIELD, GO TAKE I-495 SOUTH TO I-48 WEST MERGE ONTO I-48 WEST. PROCEED TO CHAN BRIDGE ROAD, VA-2127. TURN RIGHT ONTO VA-2127. TURN LEFT ONTO VALE ROAD AND PROCEED 1 MILE. SITE IS ON YOUR RIGHT.



### TITLE SHEET AND GENERAL NOTES

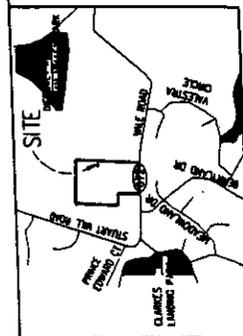
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**WREPPLE TO BUILDING SETBACK TABLE**

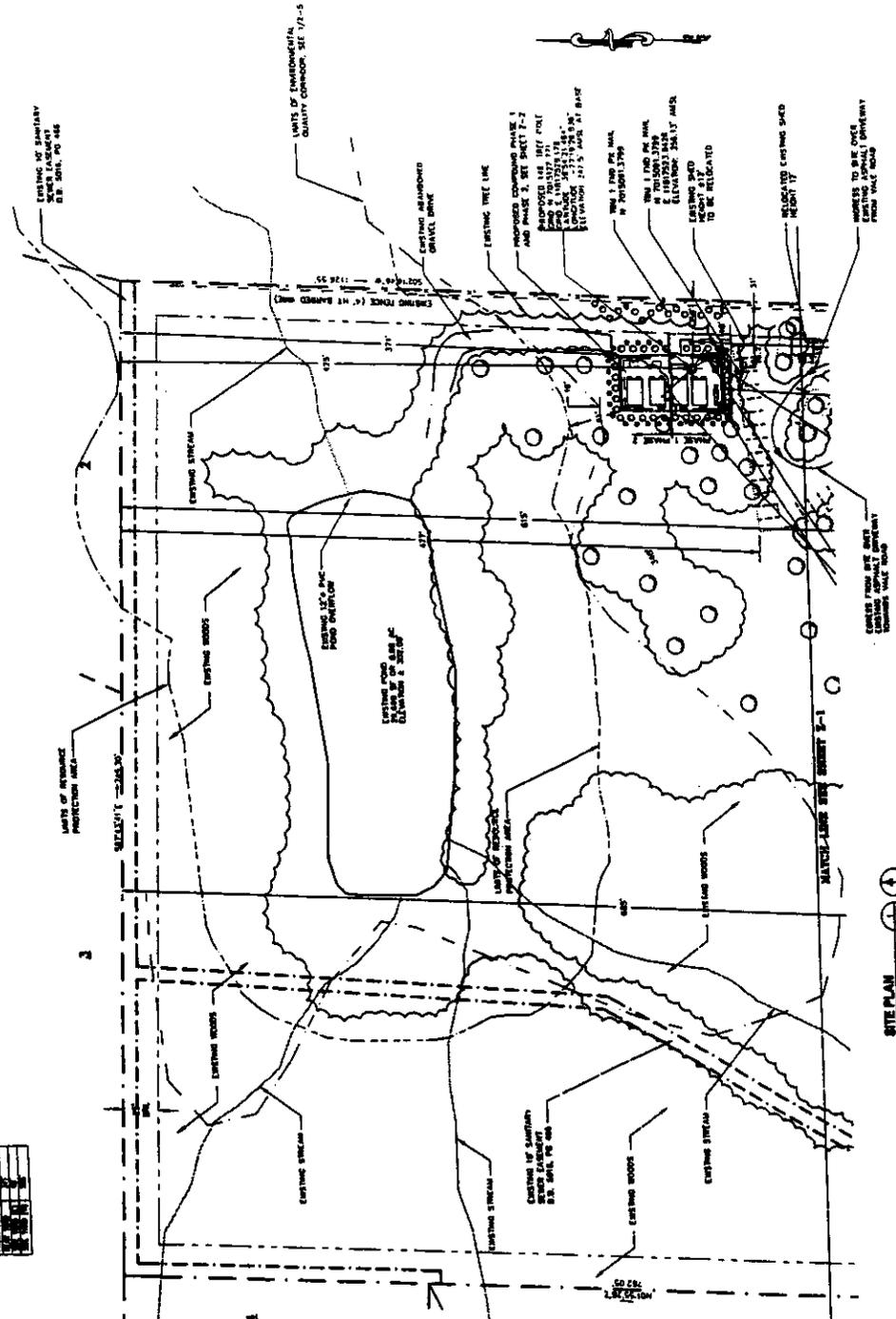
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- FOUND PROPERTY CORNER
- △ BENCH MARK
- ⊕ UTILITY POLE
- ⊙ SIGN
- ⊕ FLOOD LIGHT
- ⊕ LIGHT POLE
- ⊕ TELEPHONE PEDIESTAL
- ⊕ GALLERY
- INTERNAL WALK - SECONDARY
- INTERNAL WALK - COURSE
- WALK
- TRANSFORMER
- ELECTRICAL MANHOLE
- WATER SHUT OFF
- FIVE HYDRANT
- SEWER WELL
- WELL
- CENTER OF PROPOSED TOWER



- BOUNDARY LINE - PARENT PARCEL
- UNSETTLED LINE - BOUNDARY OF ADJACENT
- TIE LINE FOR ENCLOSURES
- EASEMENT BOUNDARY
- RIGHT OF WAY BOUNDARY
- BUILDING SETBACK
- WITHIN LOT LINES
- EDGE OF ASPHALT
- EDGE OF DRIVEWAY
- EDGE OF GRAVEL
- FENCE LINE - CHAIN
- 5' CONTOUR LINE
- OVERHEAD UTILITY LINE
- SHIELD OF S

NOTES:  
 REFER TO SHEET 2-1 FOR PRELIM. CLEARING AND GRADING PLAN  
 REFER TO SHEET 2-2 FOR TREE REMOVAL PLAN  
 REFER TO SHEET 2-3 FOR LANDSCAPING PLAN  
 AND TRANSITIONAL SCREENING PLAN  
 THE EXISTING VEGETATION ALONG THE EAST PROPERTY LINE SHALL  
 BE MAINTAINED AS FAR AS POSSIBLE. THE SITE FROM WALK ROAD OVER THE  
 COUNTY BOUNDARY TO THE WEST SHALL BE MAINTAINED AS FAR AS POSSIBLE.



SHEET 2 OF 2	
DATE	10/25/04
BY	J. M. BAKER
CHECKED BY	J. M. BAKER
SCALE	AS SHOWN
DESIGNER	ENTREX, INC.
PROJECT	10222 WALK ROAD
LOCATION	DARTON, VA 22124

NO.	DATE	REVISIONS	BY	CHK.
1	08/17/05	COUNTY COMMENTS	J.S.	J.M.B.
2	08/22/05	COUNTY COMMENTS	J.S.	J.M.B.
3	09/07/05	COUNTY COMMENTS	J.S.	J.M.B.
4	09/14/05	COUNTY COMMENTS	J.S.	J.M.B.
5	09/21/05	COUNTY COMMENTS	J.S.	J.M.B.
6	09/28/05	COUNTY COMMENTS	J.S.	J.M.B.
7	10/05/05	COUNTY COMMENTS	J.S.	J.M.B.
8	10/12/05	COUNTY COMMENTS	J.S.	J.M.B.
9	10/19/05	COUNTY COMMENTS	J.S.	J.M.B.
10	10/26/05	COUNTY COMMENTS	J.S.	J.M.B.

NO.	DATE	REVISIONS	BY	CHK.
1	08/17/05	COUNTY COMMENTS	J.S.	J.M.B.
2	08/22/05	COUNTY COMMENTS	J.S.	J.M.B.
3	09/07/05	COUNTY COMMENTS	J.S.	J.M.B.
4	09/14/05	COUNTY COMMENTS	J.S.	J.M.B.
5	09/21/05	COUNTY COMMENTS	J.S.	J.M.B.
6	09/28/05	COUNTY COMMENTS	J.S.	J.M.B.
7	10/05/05	COUNTY COMMENTS	J.S.	J.M.B.
8	10/12/05	COUNTY COMMENTS	J.S.	J.M.B.
9	10/19/05	COUNTY COMMENTS	J.S.	J.M.B.
10	10/26/05	COUNTY COMMENTS	J.S.	J.M.B.

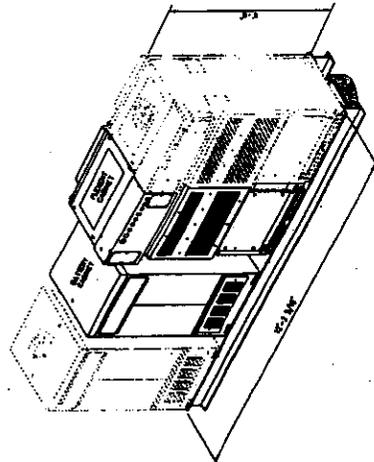
**entrex**  
 1578 Hwy. 280, Suite 200  
 Martinsburg, WV 26158  
 PHONE: 304-261-0000  
 FAX: 304-261-0001



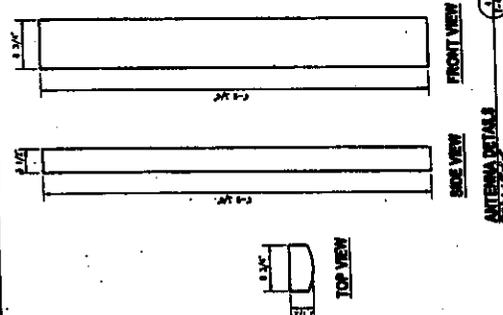




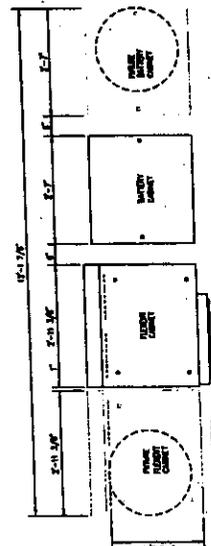




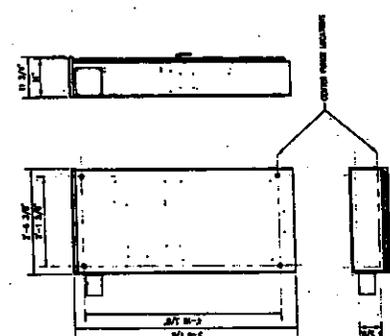
**3D RADIO CABINET EQUIPMENT LAYOUT**



**ANTENNA DETAILS**



**RADIO CABINET EQUIPMENT LAYOUT**



**EQUIPMENT DETAILS**

4/25/75	COUNTY COMMENTS	1.5' x 1.5' x 1.5'
1/27/75	COUNTY COMMENTS	1.5' x 1.5' x 1.5'
2/25/75	REVISION COMMENTS	1.5' x 1.5' x 1.5'
1/24/75	COUNTY COMMENTS	1.5' x 1.5' x 1.5'
1/24/75	REVISION COMMENTS	1.5' x 1.5' x 1.5'
1/23/75	REVISION COMMENTS	1.5' x 1.5' x 1.5'
NO DATE	SCALE: AS SHOWN	DATE: 10/25/04
	DESIGNED: U.S.	DRAWN: U.S.

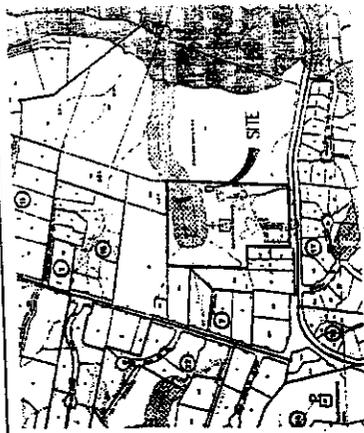


**DIFFICULTY PLAN**  
10221 WILE ROAD  
DUNFORD, VA 22024



SPRINT CABINETS AND EQUIPMENT DETAILS	
SPECIAL EXCEPTION PLAT	10/25/04
DATE	10/25/04
SCALE	1-4
NO.	0





**RESOURCE MANAGEMENT MAP**  
SHEET 1 OF 10

DATE: 08/20/04

NOTES: THE PROJECT SITE IS LOCATED APPROXIMATELY 75 FT FROM THE PROPERTY BOUNDARY.

THE PROJECT SITE IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE 1985 FLOOD ZONE MAP.



**SOILS MAP**  
SHEET 1 OF 10

DATE: 08/20/04

THE SOILS MAP SHOWS THE SOIL TYPES AND CLASSES WITHIN THE PROJECT SITE AND SURROUNDING AREAS. THE SOILS MAP IS BASED ON THE 1985 SOILS MAP OF THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA.



**TITLE MAP**  
SHEET 1 OF 10

DATE: 08/20/04

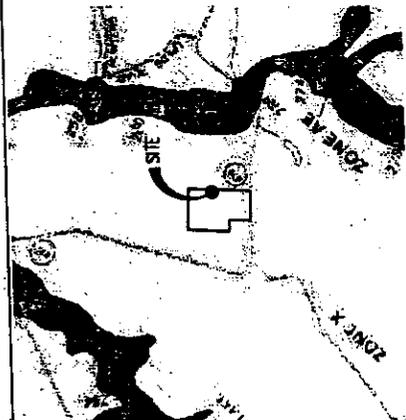
NOTES: THE PROJECT SITE IS LOCATED APPROXIMATELY 75 FT FROM THE PROPERTY BOUNDARY.



**ENVIRONMENTAL QUALITY MAP**  
SHEET 1 OF 10

DATE: 08/20/04

NOTES: THE PROJECT SITE IS LOCATED APPROXIMATELY 75 FT FROM THE PROPERTY BOUNDARY.



**FLOOD ZONE MAP**  
SHEET 1 OF 10

DATE: 08/20/04

NOTES: THE PROJECT SITE IS LOCATED APPROXIMATELY 75 FT FROM THE PROPERTY BOUNDARY.

**GENERAL NOTES:**

- 1) THE PROJECT SITE IS LOCATED APPROXIMATELY 75 FT FROM THE PROPERTY BOUNDARY.
- 2) THE PROJECT SITE IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE 1985 FLOOD ZONE MAP.
- 3) THE PROJECT SITE IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE 1985 FLOOD ZONE MAP.
- 4) THE PROJECT SITE IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS SHOWN ON THE 1985 FLOOD ZONE MAP.



**DIFFICULT RUN**  
10022 WILE ROAD  
CANTON, WA 98224



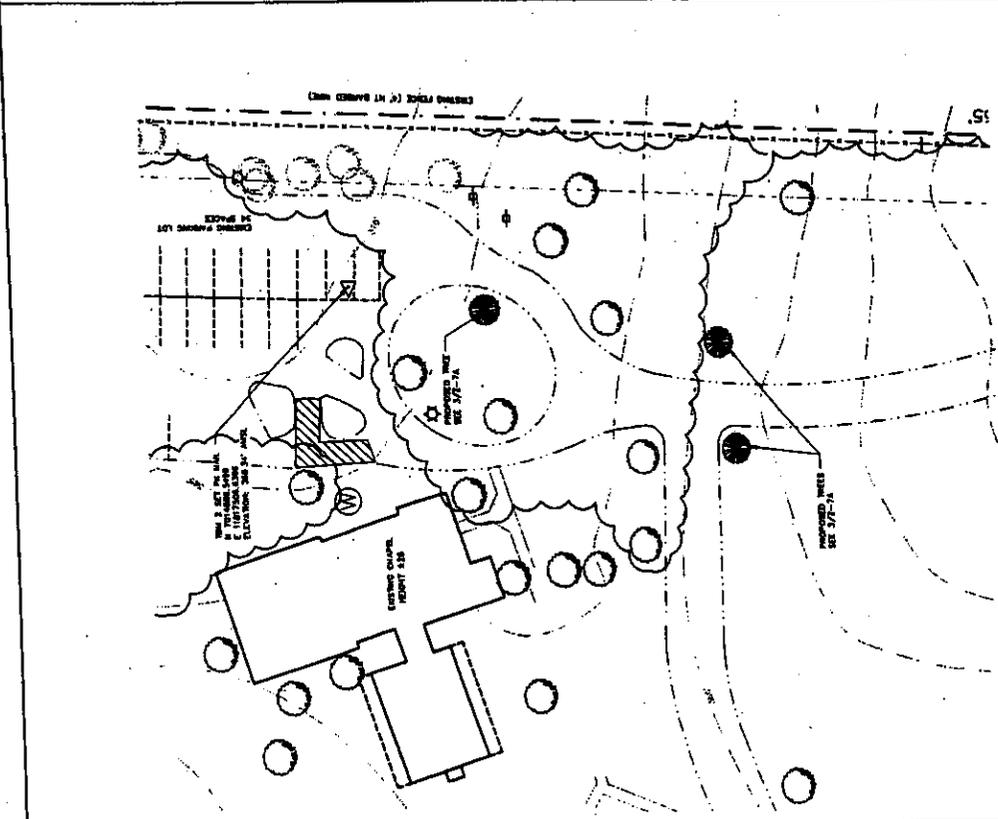
**entrex**  
10000 10th Avenue, NE  
Seattle, WA 98120  
PHONE: (206) 444-4444  
FAX: (206) 444-4444

NO.	DATE	REVISIONS	BY	CHK'D BY
1	08/20/04	DESIGNED: C.I.		
2	08/20/04			
3	08/20/04			
4	08/20/04			
5	08/20/04			
6	08/20/04			
7	08/20/04			
8	08/20/04			
9	08/20/04			
10	08/20/04			

**CIVIL MAINS AND UTILITY**  
**SPECIAL EXCEPTION PLAN**  
DATE: 08/20/04  
DRAWN: J. JONES  
7-5

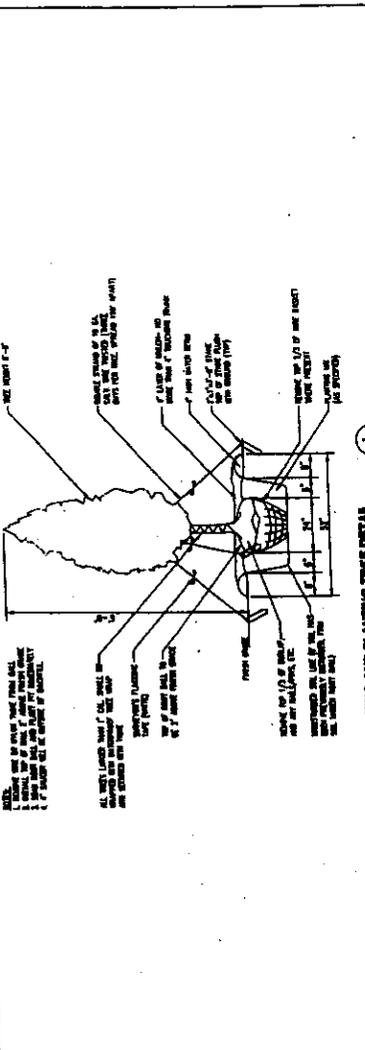




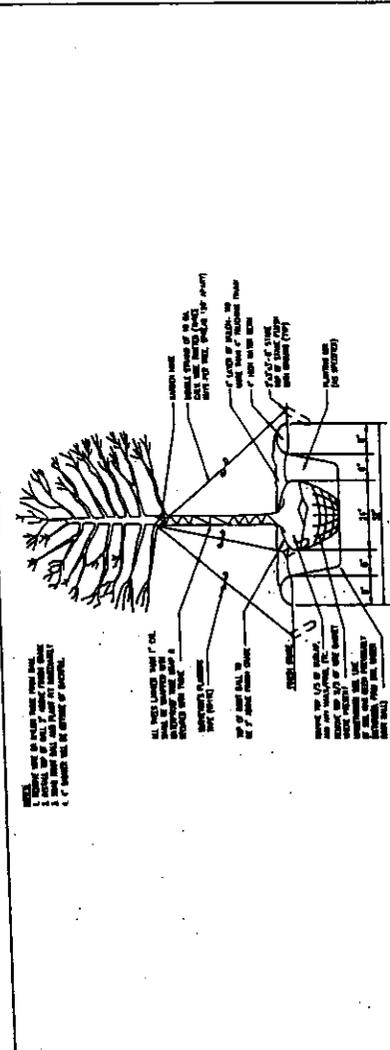


LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

DIFFICULT VIEW  
10022 WILE ROAD  
CANTON, WY 21014



STANDING AND PLANTING TREE DETAIL  
SCALE: 1/8" = 1'-0"



STANDING AND PLANTING TREE DETAIL  
SCALE: 1/8" = 1'-0"

TREE PLANTING NOTES:

1. ALL TREES ARE TO BE PLANTED AS SHOWN IN THIS PLAN.
2. ALL TREES ARE TO BE PLANTED IN THE SPECIFIED SOIL TYPE AND TO BE MAINTAINED AS SHOWN IN THIS PLAN.
3. ALL TREES ARE TO BE PLANTED IN THE SPECIFIED SOIL TYPE AND TO BE MAINTAINED AS SHOWN IN THIS PLAN.

DATE	10/15/14
BY	J. J. JONES
FOR	10022 WILE ROAD, CANTON, WY 21014
PROJECT	LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN  
DETAILS AND NOTES

DATE	10/15/14
BY	J. J. JONES
FOR	10022 WILE ROAD, CANTON, WY 21014
PROJECT	LANDSCAPE ARCHITECTURE

SPECIAL EXCEPTION PLAN  
10022 WILE ROAD  
CANTON, WY 21014

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

**GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS MAY BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

The applicants, Dominion Christian School and Whole World Fellowship and Church at Northern Virginia, seek to amend the previously approved Category 3 (Quasi-Public Use for a church with private school of general education) and Category 1 (Mobile and land based telecommunication facilities) special exception uses on the site governed by SE 2005-SU-020, which include a church with 430 seats, a private school of general education with a maximum daily enrollment of 135 students in grades K through 8 and a telecommunications facility with a 148-foot tall tree pole. The applicant requests to modify the previously approved development conditions associated with the special exception to allow student enrollment from grades K through 10 instead of grades K through 8. In addition, the applicant proposes to modify the existing parking lot layout to relocate an existing service shed and to restripe existing surface parking spaces. No changes to the previously approved maximum daily enrollment (135 students) for the school, the existing number seats for the church (430 seats), the number of employees for the church and school (which are 7 and 17 respectively), the building footprints, or the telecommunication facility are proposed. The FAR will remain at 0.04. The hours of operation for the school would remain 8:30 am to 4:00 pm Monday through Friday. Worship services for the church would continue to be held on Sunday mornings and the hours of operation for the church office would continue to be 9:00 am to 5:00 pm. The following chart highlights the differences between the previously approved application and the current proposal in ***bold italics***.

	<b>SE 2005-SU-020 PREVIOUS APPLICATION</b>	<b>SEA 2005-SU-020 CURRENT APPLICATION</b>
Uses	1) Church with 430 seats and 7 employees 2) Private school of general education with 135 students in grades K through 8 and 17 employees 3) Telecommunications facility with a 148-foot tall tree pole and a 3,116 square foot equipment compound area	1) Church with 430 seats and 7 employees 2) Private school of general education with 135 students in grades <b><i>K through 10</i></b> and 17 employees 3) Telecommunications facility with a 148-foot tall tree pole and a 3,116 square foot equipment compound area
Land Area	17.95 acres	17.95 acres
Open Space	86%	86%
FAR	0.04	0.04
Parking	127 spaces	<b><i>134 spaces (7 spaces are added on site from restriping with no additional pavement)</i></b>

**Waivers and Modifications:**

The applicants seek a reaffirmation of a modification of the transitional screening and barrier requirements along all property lines to the existing vegetation as shown on the SE Plat.

## LOCATION AND CHARACTER

### Site Description:

The subject 17.95-acre site is located at 10922 Vale Road, on the north side of Vale Road between Berryland Drive and Valestra Court. The southern half of the subject property includes the church, the school, a small house (library), two paved parking areas, the 148 foot tall tree monopole, landscaping (grass lawn, shrubs, deciduous and evergreen trees) and two entrances from Vale Road. The eastern entrance from Vale Road (which abuts the eastern property line) has been closed off with a fence. The northern half of the subject property is primarily open space and contains a substantial stand of trees in the western portion of this area, deciduous trees along the eastern property line and a pond.

### Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single-Family Detached Dwellings; Girl Scout Camp (Camp Crowell)	R-E	Residential, 0.2-0.5 du/ac
South	Single-Family Detached Dwellings (Berryland Farm)	R-E	Residential, 0.2-0.5 du/ac
East	Girl Scout Camp (Camp Crowell)	R-E	Residential, 0.2-0.5 du/ac
West	Single-family Detached Dwellings	R-E	Residential, 0.2-0.5 du/ac

## BACKGROUND

The Church at Northern Virginia was established on the subject property in 1972, prior to the adoption of the amendment to the Zoning Ordinance which required special permit approval. A list of the zoning applications filed on the site since the establishment of the church are listed below:

Application	Date	Use and Description
S-202-75	11/6/75*	Addition of classroom/assembly hall
S-166-77	7/28/77*	Addition of sanctuary/classrooms
S-55-78	4/12/78*	Modify configuration of building and parking lot
SPA 78-C-055	1/29/92*	Allow addition of private school of general education with 5 year term
SPA 78-C-055	6/3/97*	To permit changes in development conditions (delete term limit)
SPA 78-C-055-3	8/16/00*	Increase students from 75 to 99 and delete requirement that children arrive by bus

Application	Date	Use and Description
SE 2005-SU-020	12/5/05**	To permit a telecommunications facility (148-foot tall tree pole and related equipment shelters), to amend the development conditions for the church and private school of general education to permit an increase in students (from 99 to 135), an increase in school hours (from 9:00 AM to 3:15 PM to 8:30 AM to 4:00 PM) and an increase in the number of school and church employees (from 12 to 17 and 3 to 7 respectively).

\* Board of Zoning Appeals decision

\*\* Board of Supervisors decision

A copy of the development conditions and the SE Plat approved in conjunction with SE 2005-SU-020 is contained in Appendix 3.

### COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

**Plan Area:** Fairfax Planning District, Area II

**Planning Sector:** Fox Lake Community Planning Sector

**Plan Map:** Residential, 0.2 - 0.5 du/ac

Relevant Plan text can be found in Appendix 4; there is no site specific text for the subject property.

### ANALYSIS

No new building construction is proposed. The applicant merely proposes to modify the previously approved development conditions to allow student enrollment from grades K through 10 instead of grades K through 8 with no increase in the maximum daily enrollment. In addition, the applicant proposes to modify the existing parking lot layout to relocate an existing service shed and to restripe existing surface parking spaces. Staff determined that the proposed changes do not require a new SEA Plat and carried forward the previously approved SE Plat. The applicant submitted two SEA Exhibits prepared by Walter Philips Inc., to show the proposed parking lot modifications. These exhibits are contained in the proposed development conditions contained in Appendix 1.

#### Special Exception (SE) Plat (copy at front of staff report)

**Title of SE Plat:** Invisible Towers, LLC: Difficult Run

**Prepared By:** Entrex Communication Services, Inc.

**Date:** March 23, 2005, as revised through August 19, 2005

### Description of the SE Plat

The previously approved SE Plat depicts two (2) existing structures totaling approximately 32,768 square feet located in the center of the site and a telecommunications facility with a 148-foot tall tree pole and a 3,116 square foot equipment compound area (approximately 76 feet by 42 feet) located on the northeast portion of the site. The site contains a church with 430 seats and a school for up to 135 students. The largest structure houses the church and school and is located approximately 300 feet from the southern property line (Vale Road) and approximately 80 feet from the western property line. The second structure (identified as the chapel) houses the original church building and is used as a sanctuary for the church. The chapel is located approximately 410 feet from the southern property line and 138 feet from the eastern lot line. There is also an approximately 736 SF one-story garage structure used for storage, located approximately 300 feet from the southern property line and 21 feet from the western property line. ***In the current SEA application, the applicant proposes to relocate the existing service shed located to the north of the existing sanctuary to the northwest corner of the northern parking lot.***

Access and parking: A thirty (30) foot wide asphalt drive is the sole entrance to the site from Vale Road. This drive leads to a circular drop-off at the entrance to the church/school structure, as well as to the sanctuary to the east. Another asphalt driveway also connects to Vale Road from the eastern side of the subject site, but it has been fenced off and is not used. There are two parking lots in the site. The first parking lot is located in the southwestern corner of the site. The second parking lot is located along the eastern property line of the site, across from the chapel structure. The two parking lots currently contain a total of 127 parking spaces. ***In the current SEA application, the applicant proposes to modify the existing parking lot layout and restripe existing surface parking spaces, which results in an increase in the number of parking spaces from 127 to 134 spaces; no additional pavement is required.***

Landscaping and open space: Landscaping consisting of grass lawn, shrubs and deciduous and evergreen trees is located along the front of the property, between the church/school and sanctuary structure and Vale Road. A partially fenced play area of approximately 8,400 SF is located between the church/school structure and the sanctuary. The northern half of the subject property is open space with a substantial stand of trees along the western portion, a pond and trees in the northern portion, an area of grass and trees in the center and predominately deciduous trees along the eastern boundary. The pond and area around it are designated resource protection area (RPA). ***No changes are proposed.***

**Land Use/Environmental Analysis** (Department of Planning and Zoning)  
**Transportation Analysis** (Fairfax County Department of Transportation)  
**Urban Forestry and Stormwater Analyses** (Department of Public Works and Environmental Services)

Due to the nature of this application, a review of this application by the agencies

listed above raised no issues.

## ZONING ORDINANCE PROVISIONS

<b>Bulk Standards (R-E)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	75,000 square feet (SF)	17.95 acres
Lot Width	200 feet	538.49 feet
Building Height	60 feet*	42 feet (structures) 148 feet (tree pole)
Front Yard	55 degree angle of bulk plane but not less than 50 feet*	300 feet (structures)
Side Yard	45 degree angle of bulk plane but not less than 20 feet*	74.6 and 138 feet
Rear Yard	45 degree angle of bulk plane but not less than 25 feet*	615 feet
FAR	0.35 maximum	0.04
Open Space	Not Applicable	86%
Parking	Church – 108 School – 26	134 parking spaces*
<b><i>See the Modification/Waivers section below for a discussion of the transitional screening and barrier requirements.</i></b>		

\*The Zoning Ordinance requires 134 parking spaces based on the following uses:

- one (1) space per four (4) seats for the church,
- one (1) space per employee plus spaces for visitors for a private school with grades K through 8, and
- 0.3 spaces for each high school student in a private school with grades 9 and 10.

As shown in Exhibit 1 and 2 of Development Condition 9, the applicant proposes to meet these requirements by providing 108 spaces for the 430 seat church and 26 spaces for the school, which would include 30 high school students in ninth and tenth grade and 17 employees. Staff has carried forward the previously approved development conditions to ensure that the proposed uses continue to meet the requirement. These conditions would continue to limit the number of seats for the church to 430, the maximum daily enrollment for the private school of education to 135 students, the number of employees for the church and school to 7 and 17 employees respectively, and the hours of operation for the church and school. In addition, staff modified the previously approved Development Condition 6 to limit the number of students enrolled in nine and tenth grades to 30 students to prevent

the need for additional parking on the site. Staff also removed the requirement for a shared parking agreement in Development Condition 9 since the applicant proposes to meet the parking requirements for the church and school.

### **Waivers/Modifications**

In conjunction with the approval of the original special exception, (SE 2005-SU-020), the Board of Supervisors approved a modification of the transitional screening and barrier requirements. The applicant has requested reaffirmation of the same modifications for their current proposal. Due to the proposed minor changes in the current application, the previous analysis of the modifications for the uses on the site remains valid, and staff supports the requested reaffirmation of the modification of the transitional screening and barrier requirements along all property lines to allow the existing and proposed vegetation as depicted on the SE Plat.

### **Special Exception Requirements (Appendix 10)**

The special exception amendment application does not change the previous analysis for the existing Category 3 (Quasi-Public Use for a church with private school of general education) and Category 1 (Mobile and land based telecommunication facilities) special exception uses, the previously approved waivers and modifications, or the other applicable Zoning Ordinance provisions as established with the current conditioned SE Plat (SE 2005-SU-020) for the property. The previously approved site layout and development conditions for the 430 seat church, the private school of general education with a maximum daily enrollment of 135 students in grades K through 8 and the telecommunications facility are carried forward with this application with minor modifications to update development conditions to reflect the current application request. Staff believes that the SEA application does not adversely impact the previously approved SE Plat and continues to meet the general standards for special exceptions (Sect 9-006), the standards for all Category 1 and 3 uses (Sect. 9-104 and Sect. 9-304), the Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105), the Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310), the Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School (Sect. 9-314), and therefore has no issues with the current request.

## **CONCLUSION AND RECOMMENDATIONS**

### **Staff Conclusions**

In staff's opinion, with the adoption of the proposed development conditions, the Special Exception Amendment is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance provisions.

## **Recommendations**

Staff recommends approval of SEA 2005-SU-020, subject to the proposed development conditions contained in Appendix 1.

Staff recommends reaffirmation of the modification of the transitional screening and barrier requirements along all property lines in favor of the existing vegetation and existing fences as depicted on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Approved Development Conditions for SE 2005-SU-020
4. Applicable Zoning Ordinance Provisions
5. Glossary of Terms

## PROPOSED DEVELOPMENT CONDITIONS

SEA 2005-SU-020

July 15, 2009

If it is the intent of the Board of Supervisors to approve SEA 2005-SU-020 located at 10922 Vale Road [Tax Map 37-1 ((1)) 17 and 17A] for an existing place of worship, a private school of general education and a telecommunication facility previously approved pursuant to SE 2005-SU-020, to permit a modification of the previously approved development conditions to allow student enrollment from grades K through 10; to relocate an existing service shed; and to restripe existing surface parking spaces pursuant to Section 3-E04 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved conditions from SE 2005-SU-020 are marked with an asterisk (\*). New conditions and changes to previous conditions are underlined.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.\*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Amendment Plat (SEA Plat) and the attached exhibits approved with this application, as qualified by these development conditions.\*
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit (Non-RUP) 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 Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved SEA Plat entitled "Invisible Towers, LLC: Difficult Run," prepared by Entrex Communication Services, Inc., consisting of 13 sheets, dated March 23, 2005, as revised through August 19, 2005 and Exhibits 1 and 2 of these conditions (titled SEA Plat Dominion Christian School Whole World Fellowship and Church, dated May 19, 2009 as revised through June 29, 2009 and prepared by Walter L. Phillips Inc). Minor modifications to the approved Special Exception Amendment Plat and Exhibits may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The maximum number of church seats in the main area of worship shall be limited to 430.\*
6. Upon issuance of a Non-Residential Use Permit (Non-RUP) for any use approved with this special exception amendment, the maximum daily enrollment

of the private school of general education shall not exceed 135 students, ages ~~five (5) to fourteen (14) years~~, enrolled in grades kindergarten through ~~eighth~~tenth. No more than 30 students enrolled in grades nine and ten may be permitted to drive to school. Should there be more than 30 students driving to school, a shared parking agreement shall be submitted for the review and approval of DPWES based on non competing hours of operation for the church and school.

7. Upon issuance of a Non-Residential Use Permit (Non-RUP) for any use approved with this special exception amendment, the maximum number of employees of the private school of general education shall be limited to 17 on-site at any one time and the maximum number of employees of the place of worship shall be limited to 7 on-site at any one time.\*
8. Upon issuance of a Non-Residential Use Permit (Non-RUP) for any use approved with this special exception amendment, normal hours of operation of the private school of general education shall be limited to 8:30 AM to 4:00 PM, Monday through Friday, during the months of September through June. No students shall arrive prior to 8:15 AM.\*
9. Parking shall be provided as shown ~~on the SE Plat in Exhibits 1 and 2 (titled SEA Plat Dominion Christian School Whole World Fellowship and Church, dated May 19, 2009 as revised through June 29, 2009 and prepared by Walter L. Phillips Inc).~~ Prior to the issuance of the Non-RUP for this special exception, a shared parking agreement shall be submitted for the review and approval of DPWES based on the non-competing hours of operation for the church and school. If said parking agreement is not approved by DPWES, the applicant shall reduce the number of seats within the church and/or the number of students in the school as determined by DPWES so that the required parking can be accommodated on-site. All parking shall be on-site and shall be designed according to the Public Facilities Manual (PFM) requirements.\*
10. If not already provided, the existing and supplemental trees and landscaping shall be provided and maintained along all lot lines as shown on the SEA Plat, subject to the review and approval of Urban Forest Management, DPWES. Any dead or dying plantings shall be replaced as approved by Urban Forest Management, DPWES.\*
11. Interior parking lot landscaping shall be maintained in accordance with Article 13.\*
12. Barrier requirements shall be modified along all lot lines in favor of the natural existing vegetation and supplemental plantings and existing fences as shown on the SEA Plat. ~~Any barbed wire fences on site shall be removed prior to the issuance of the Non-RUP for this special exception.\*~~
13. The limits of clearing and grading shall be as shown on the SEA Plat.\*
14. The private school applicant shall encourage carpooling, busing or vanpooling for the school use. Information detailing the arrival/dismissal procedures for the school, similar to the ~~attached~~ Exhibit 3, shall be distributed to the

parents/guardians of students each year to ensure that there is no back-up of traffic onto Vale Road. In addition, during drop-off and pick-up hours each school day, a member of the school shall be present to ensure that the procedures are followed.\*

15. The existing facility shall remain connected to public water and the previously approved on-site sewage disposal system.\*
16. The telecommunications tower shall be designed as a tree pole in substantial conformance with the elevation depicted on the SEA Plat. The maximum height of the telecommunications tower (tree pole) shall not exceed 148 feet.\*
17. A steady red marker light shall be installed on the monopole and operated at all times unless otherwise determined by the Police Department that such a marker light is not necessary for flight safety requirements for police and emergency helicopter operations. Said light shall be shielded to prevent the downward transmission of light.\*
18. An eight (8) foot tall fence shall be installed around the perimeter of the telecommunications compound as shown on the SEA Plat.\*
19. Except during periods of construction and installation of equipment, there shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility. Upon completion of any construction work all materials and equipment shall be promptly removed.\*
20. A landscape plan shall be submitted concurrent with any required site plan review and shall be subject to the review and approval of the Urban Forest Management, DPWES. Landscaping shall be provided as shown on the SEA Plat. Additional plantings shall also be provided along the eastern portion of the telecommunications compound to provide further screening of the compound. Trees used to screen the telecommunication compound shall be shade-tolerant tree species. In addition, the landscape plan shall utilize a diverse selection of tree species so that no one tree species makes up more than 35% of the total trees proposed. Trees proposed for the eastern boundary shall be relocated out of the root zones of the mature existing trees as much as possible, and placed as close to the proposed facility as practicable, as determined by Urban Forest Management. All planted trees shall be located a minimum of four feet from the retaining wall or other root barrier.\* Minor site plans/site revisions which do not impact the existing open space and landscaping shall not require a new landscape plan.
21. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions with the intent to preserve as many trees as possible on the site; a preservation plan shall not be required if no trees are proposed to be removed and UFM determines that no trees will be impacted by the proposed development. 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 reviewed and approved by the Urban Forest Management, DPWES. Such plan shall be implemented as approved by Fairfax County. All trees shown to be preserved shall be protected by a tree protection

fence. Tree protection fencing to consist of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the SEA Plat. All tree protection fencing shall be installed, as approved by the Urban Forester, prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forest Management, DPWES shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.\*

22. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by DPWES.\*
23. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.\*
24. Should the need arise to alter the telecommunications monopole from that shown on the SEA Plat, ~~the applicant shall submit~~ engineering and structural data shall be submitted to DPWES prior to alteration affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code. \*
25. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.\*
26. The maximum number of antennas shall be 12 per carrier and a total maximum of 72.\*
27. The area within the Resource Protection Area (RPA) shall continue to remain undisturbed; however, restoration/replanting of this area if not previously provided, shall be provided as determined by Urban Forest Management, DPWES.\*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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

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

| special exception amendment. 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.

**ZONING TABULATION**

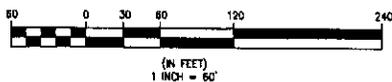
	REQUIRED	PROVIDED
EXISTING ZONE: R-E, RESIDENTIAL ESTATE		
SITE AREA: ±17.59 ACRES		
MIN. LOT AREA:	N/A	±17.59 AC
MIN. LOT WIDTH:	N/A	±538 FT
MAX. BLD. HT:	60 FT	±42' FT (EXISTING CHURCH)
<b>MIN. YARD REQUIREMENTS:</b>		
FRONT	55' ABP; 50'	±277 FT
SIDE	45' ABP; 20'	±40 FT
REAR	45' ABP; 25'	±408 FT
MAX. FAR:	0.15	±0.044
OPEN SPACE	20%	±86%

**PARKING TABULATION**

REQUIRED	PROVIDED
USE: CHURCH	
RATE: 1 SPACE/4 SEATS (430 SEATS) = 108 SPACES	
USE: PRIVATE SCHOOL OF GENERAL EDUCATION	
GRADES K-8	
RATE: 1 SPACE/FULL TIME EMPLOYEE (13) + SPACES FOR VISITORS (4) = 17 SPACES	
GRADES 9-12	
RATE: 0.3 SPACES PER STUDENT (30) = 9 SPACES	
USE: TELECOMMUNICATIONS FACILITY (PER APPROVED SE) THIS FACILITY GENERATES APPROXIMATELY 1 TRIP PER MONTH PER CARRIER, THEREFORE, NO PARKING IS REQUIRED.	
RATE: NONE REQUIRED	
TOTAL PARKING REQUIRED = 134 SPACES	
TOTAL PARKING PROVIDED = 134 SPACES	

**BUILDING AREA TABULATION**

EXISTING CHURCH BUILDINGS:	±32,789 SF
EXISTING TELECOM STRUCTURES:	±1,200 SF
TOTAL BUILDING AREA:	±33,989 SF OF GFA
SITE AREA:	±782,238 SF
TOTAL FAR:	±0.044



**SPECIAL EXCEPTION AMENDMENT PLAT**

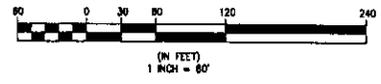
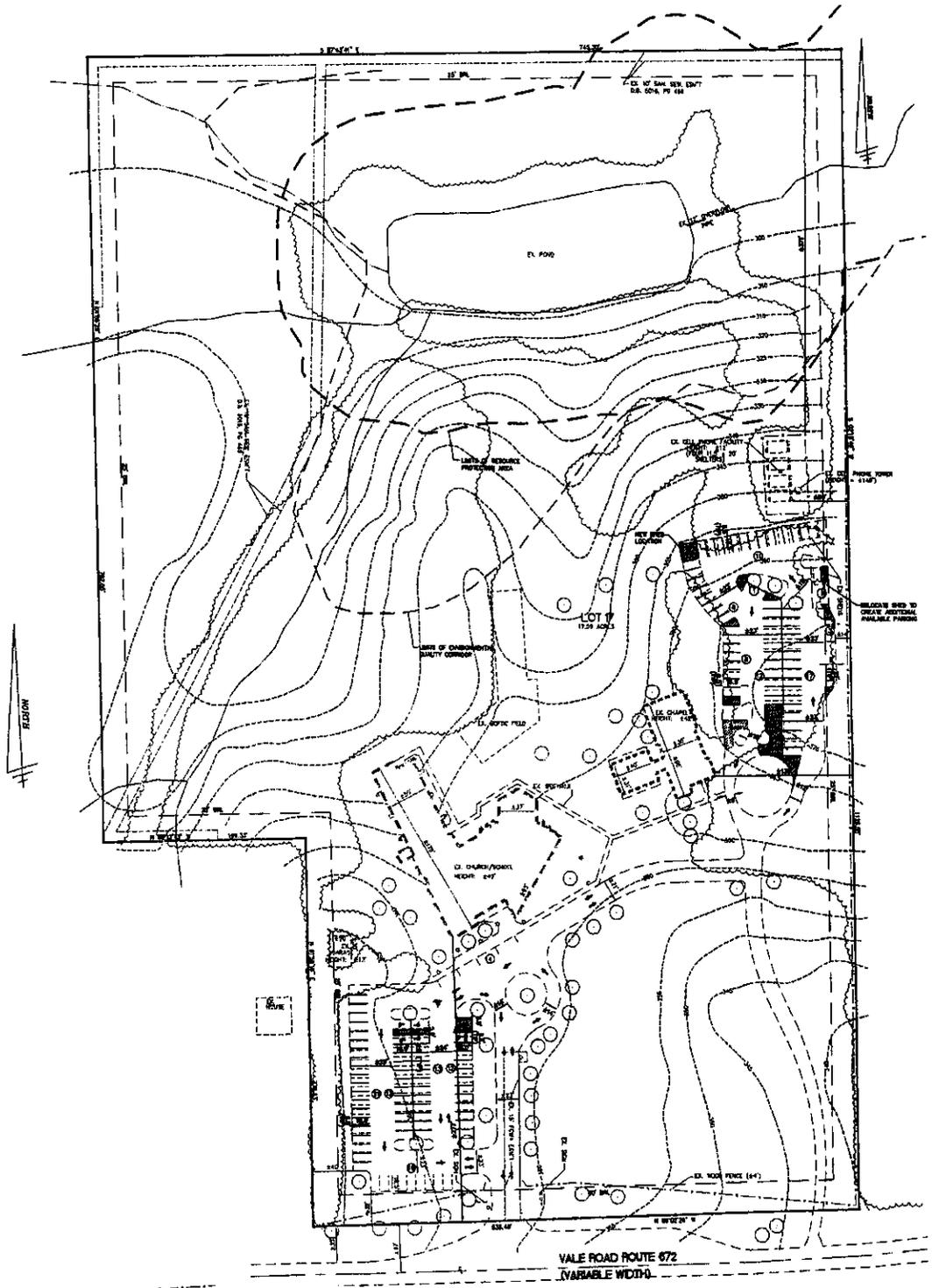
**DOMINION CHRISTIAN SCHOOL  
WHOLE WORLD FELLOWSHIP AND CHURCH  
AT NORTHERN VIRGINIA  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

**WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22048 WWW.WLPINC.COM  
(703) 632-0863 FAX (703) 632-5501



DATE: 3/19/09  
REV: 5/17/09  
SCALE: 1"=60'

REVISION APPROVED BY		REV BY	DATE	APPROVED	DATE
NO.	DESCRIPTION				



**SPECIAL EXCEPTION AMENDMENT PLAT**

**DOMINION CHRISTIAN SCHOOL  
WHOLE WORLD FELLOWSHIP AND CHURCH  
AT NORTHERN VIRGINIA  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

**WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH VIRGINIA 22046  
(703) 532-6963 FAX (703) 552-1001 WWW.WLPHINC.COM

DATE: 5/13/09 REV: 0/1/09  
SCALE: 1"=60'

## ARRIVAL AND DISMISSAL PROCEDURES

### DROP OFF

- From the driveway, enter the circle on the right side and proceed counterclockwise.
- Pull up to the orange cone at the curb. There are four unloading spaces.
- Do not go around any cars in the unloading zone.
- Do not unload students outside of the unloading zone.
- Do not park in the unloading zone.
- Do not exit students from the driver's side.

### PICK UP

- Enter in the same manner as drop off.
- Four cars will be loaded at the same time. Please have your carpool sign visible in the right passenger window. Do not enter the loading zone until directed to do so by the teacher on duty.
- Cars are not to pull away until all are loaded, secured and given the signal to proceed.
- If a student is not present for loading, the driver will be asked to park in the parking area. A teacher or student patrol will walk the student to the car.
- Do not block the entryway to the church office which is located up the hill. Be mindful of cars circumventing the line to drive up the hill.
- Note: Cars are not to line up on Vale Road in either direction. Drivers will be directed to overflow parking by a teacher. Once the line is moving, drivers will be directed to enter the line.

Parents wishing to walk students to the front door are asked to park in the area closest to the trees. Please walk in the lane to the far left toward the dumpster and then to the sidewalk. Do not walk in the exit lane.

In the afternoon parents are to walk to the outside cafeteria door to escort their child to the parking area. When leaving the parking area, please be mindful of cars exiting.

For optimal safety, parents are strongly encouraged to use the car line.

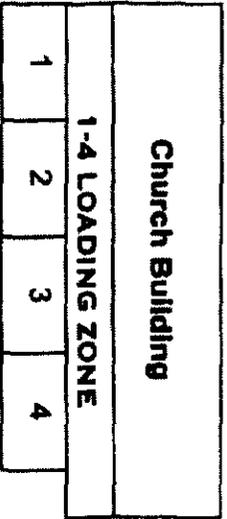
**STUDENTS ARE NOT TO PLAY IN THE PARKING AREA!!**

### IMPORTANT !!!

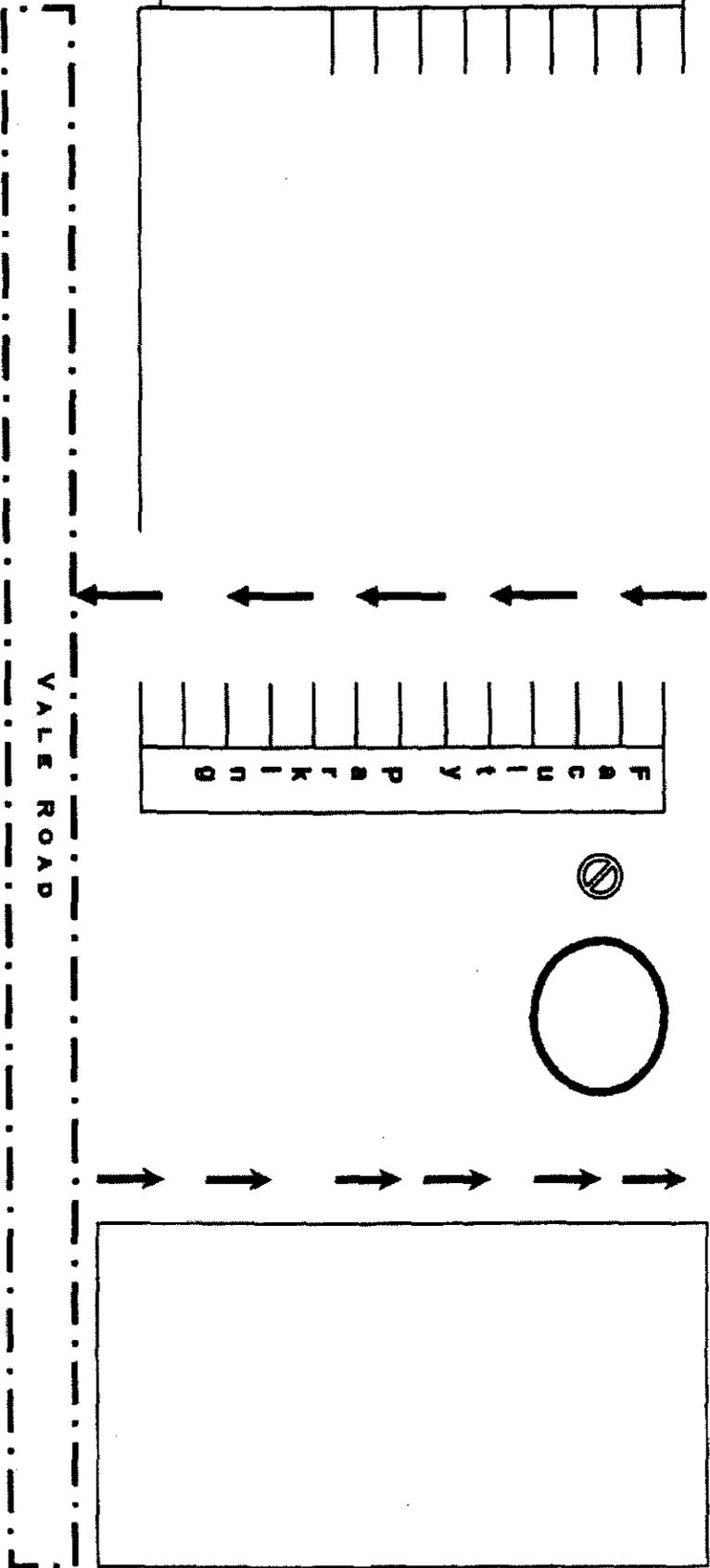
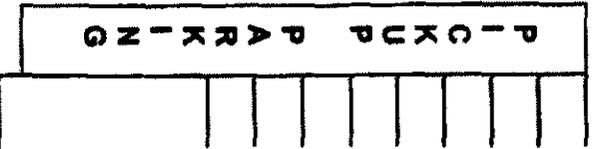
Any changes in your child's pick up must be given to the school office no later than 2:00 p.m. of the given day. This includes a different DCS parent or someone outside of DCS. If a non-DCS person is picking up a DCS student, that person's name and physical description along with the model of the car are to be provided to the school secretary. If such information is not provided, the student will not be released until the parent is contacted.

**Turn over for diagram!**

Grass



EXIT



**SPECIAL EXCEPTION AFFIDAVIT**

DATE: June 19, 2009  
 (enter date affidavit is notarized)

I, Sarah E. Hall, 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            104751a

in Application No.(s): SEA 2005-SU-020  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information 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 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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Dominion Christian School	10922 Vale Road Oakton, Virginia 22124	Applicant/Lessee
Whole World Fellowship and Church at Northern Virginia	10922 Vale Raod Oakton, Virginia 22124	Co-Applicant/Title Owner/Lessor
Blankingship & Keith, P.C.	4020 University Drive Suite 300 Fairfax, Virginia 22030	Attorney/Agent
Sarah E. Hall	" "	Attorney/Agent
Jeremy B. Root	" "	Attorney/Agent

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 19, 2009
(enter date affidavit is notarized)

104751a

for Application No. (s): SEA 2005-SU-020
(enter County-assigned application number(s))

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 and number, street, city, state, and zip code) Dominion Christian School
10922 Vale Road
Oakton, Virginia 22124

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)

Dominion Christian School is a not-for-profit corporation having no shareholders

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: June 19, 2009  
(enter date affidavit is notarized)

10475/a

for Application No. (s): SEA 2005-SU-020  
(enter County-assigned application number (s))

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

Whole World Fellowship and Church at Northern Virginia  
10922 Vale Raod  
Oakton, Virginia 22124

**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)

Whole World Fellowship and Church at  
Northern Virginia is an unincorporated  
religious association

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

Blankingship & Keith, P.C.  
4020 University Drive  
Suite 300  
Fairfax, Virginia 22030

All Shareholders are listed.

**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)

A. Hugo Blankingship, Jr.	Peter S. Everett	Wm. Quinton Robinson	Mary McGowan
John A. C. Keith	David Rust Clarke	John F. Cafferky	
William H. Casterline, Jr.	David J. Gogal	William B. Porter	
Sarah E. Hall	Elizabeth C. Morrogh	Gifford R. Hampshire	
Paul B. Terpak	Robert J. Stoney	William L. Carey;	

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 19, 2009  
(enter date affidavit is notarized)

104751a

for Application No. (s): SEA 2005-SU-020  
(enter County-assigned application number(s))

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, and 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 Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 19, 2009  
(enter date affidavit is notarized)

104751a

for Application No. (s): SEA 2005-SU-020  
(enter County-assigned application number(s))

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 Supervisors, 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 Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: June 19, 2009  
(enter date affidavit is notarized)

10475/a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 Exception 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) Sarah E Hall  
[ ] Applicant [x] Applicant's Authorized Agent

Sarah E. Hall, Attorney/Agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 19<sup>th</sup> day of June 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Susanna Price  
Notary Public

My commission expires: 4-30-2010





# FAIRFAX COUNTY

APPENDIX 3

OFFICE  
BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

[www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm](http://www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm)  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)

December 14, 2005

James R. Michal, Esquire  
Jackson & Campbell, P.C.  
1120 20<sup>th</sup> Street, N.W. South Tower, Suite 300  
Washington, D.C. 20036

Re: Special Exception Application Number SE 2005-SU-020

Dear Mr. Michal:

At a regular meeting of the Board of Supervisors held on December 5, 2005, the Board approved Special Exception Application Number SE 2005-SU-020 in the name of Whole World Fellowship and Church at Northern Virginia, Dominion Christian School and Invisible Tower, LLC located at 10922 Vale Road (Tax Map 37-1 ((1)) 17 and 17A) for an existing place of worship and private school of general education previously approved pursuant to SPA 87-C-055-3 to permit a telecommunications facility (tree pole and related equipment shelters) and to amend the development conditions for the place of worship and private school of general education to permit an increase in students, an increase in school hours and an increase in the number of school and church employees pursuant to Section 3-E04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. Previously approved conditions (from SPA 78-C-055-3) are marked with an asterisk (\*). New conditions and changes to previous conditions are underlined.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat (SE Plat) approved with this application, as qualified by these development conditions.

3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) 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 Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception (SE) shall be in substantial conformance with the approved SE Plat entitled "Invisible Towers, LLC: Difficult Run," prepared by Entrex Communication Services, Inc., consisting of 13 sheets, dated March 23, 2005, as revised through August 19, 2005. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
5. The maximum number of church seats in the main area of worship shall be limited to 430.\*
6. Non-Residential Use Permit (Non-RUP) for any use approved with this Special Exception, the maximum daily enrollment of the private school of general education shall not exceed 135 students, ages five (5) to fourteen (14) years, enrolled in grades kindergarten through eighth.
7. Upon issuance of a Non-Residential Use Permit (Non-RUP) for any use approved with this special exception, the maximum number of employees of the private school of general education shall be limited to 17 on-site at any one time and the maximum number of employees of the place of worship shall be limited to 7 on-site at any one time.
8. Upon issuance of a Non-Residential Use Permit (Non-RUP) for any use approved with this special exception, normal hours of operation of the private school of general education shall be limited to 8:30 AM to 4:00 PM, Monday through Friday, during the months of September through June. No students shall arrive prior to 8:15 AM.
9. Parking shall be provided as shown on the SE Plat. Prior to the issuance of the Non-RUP for this special exception, a shared parking agreement shall be submitted for the review and approval of DPWES based on the non-competing hours of operation for the church and school. If said parking agreement is not approved by DPWES, the applicant shall reduce the number of seats within the church and/or the number of students in the school as determined by DPWES so that the required parking can be accommodated on-site. All parking shall be on-site and shall be designed according to the Public Facilities Manual (PFM) requirements.

10. The existing and supplemental trees and landscaping shall be provided and maintained along all lots lines as shown on the SE Plat, subject to the review and approval of Urban Forest Management, DPWES. Any dead or dying plantings shall be replaced as approved by Urban Forest Management, DPWES.
11. Interior parking lot landscaping shall be maintained in accordance with Article 13.\*
12. Barrier requirements shall be modified along all lot lines in favor of the natural existing vegetation and supplemental plantings and existing fences as shown on the SE Plat. Any barbed wire fences on site shall be removed prior to the issuance of the Non-RUP for this special exception.
13. The limits of clearing and grading shall be as shown on the SE Plat.
14. The applicant shall encourage carpooling, busing or vanpooling for the school use. Information detailing the arrival/dismissal procedures for the school, similar to the attached exhibit, shall be distributed to the parents/guardians of students each year to ensure that there is no back-up of traffic onto Vale Road. In addition, during drop-off and pick-up hours each school day, a member of the school shall be present to ensure that the procedures are followed.
15. The existing facility shall remain connected to public water and the previously approved on-site sewage disposal system.\*
16. The telecommunications tower shall be designed as a tree pole in substantial conformance with the elevation depicted on the SE Plat. The maximum height of the telecommunications tower (tree pole) shall not exceed 148 feet.
17. A steady red marker light shall be installed on the monopole and operated at all times unless otherwise determined by the Police Department that such a marker light is not necessary for flight safety requirements for police and emergency helicopter operations. Said light shall be shielded to prevent the downward transmission of light.
18. An eight (8) foot tall fence shall be installed around the perimeter of the telecommunications compound as shown on the SE Plat.
19. Except during periods of construction and installation of equipment, there shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility. Upon completion of any construction work all materials and equipment shall be promptly removed.

20. A landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management, DPWES. Landscaping shall be provided as shown on the SE Plat. Additional plantings shall also be provided along the eastern portion of the telecommunications compound to provide further screening of the compound. Trees used to screen the telecommunication compound shall be shade-tolerant tree species. In addition, the landscape plan shall utilize a diverse selection of tree species so that no one tree species makes up more than 35% of the total trees proposed. Trees proposed for the eastern boundary shall be relocated out of the root zones of the mature existing trees as much as possible, and placed as close to the proposed facility as practicable, as determined by Urban Forest Management. All planted trees shall be located a minimum of four feet from the retaining wall or other root barrier.
21. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions with the intent to preserve as many trees as possible on the site. 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 reviewed and approved by the Urban Forest Management, DPWES. Such plan shall be implemented as approved by Fairfax County. All trees shown to be preserved shall be protected by a tree protection fence. Tree protection fencing to consist of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading as shown on the SE Plat. All tree protection fencing shall be installed, as approved by the Urban Forester, prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree fences, except super silt fence, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forest Management, DPWES shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.
22. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by DPWES.
23. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
24. Should the need arise to alter the telecommunications monopole from that shown on the SE Plat, the applicant shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code to DPWES prior to alteration.

25. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.
26. The maximum number of antennas shall be 12 per carrier and a total maximum of 72.
27. The area within the Resource Protection Area (RPA) shall remain undisturbed; however, restoration/replanting of this area shall be provided as determined by Urban Forest Management, DPWES.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also modified the transitional screening and barrier requirements along the property lines in favor of the existing vegetation, as shown on the Special Exception Plat.**

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly  
Supervisor Michael R. Frey, Sully District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review  
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Audrey Clark, Director – Building Plan Review DPWES  
Michelle A. Brickner, Director, Deputy Director, DPWES  
Plans & Document Control, OSDS, DPWES  
Deloris Harris, DPWES  
Department of Highways - VDOT  
Kirk Holley, Park Planning Branch Mgr., FCPA  
Gordon Goodlett, Development Officer, DHCD/Design Development Div.  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools

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- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
  - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and
  - (b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved special exception uses, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

- (1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
- (2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

**9-005 Establishment of Categories**

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

**9-006 General Standards**

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

## SPECIAL EXCEPTIONS

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 category or use, the Board 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 Board may impose more strict requirements for a given use than those set forth in this Ordinance.

### 9-007

#### **Conditions and Restrictions**

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

### 9-008

#### **Time Limitations, Extensions, Renewals**

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period by the Zoning Administrator; or that it may be periodically renewed by the Board. The procedure of granting an extension or renewal shall be as presented in Sections 012 and 014 below.

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**PART 1 9-100 CATEGORY 1 LIGHT PUBLIC UTILITY USES**

**9-101 Category 1 Special Exception Uses**

1. Electric substations and distribution centers including transformer stations.
2. Natural gas, oil and other petroleum product metering, regulating, compressor, control and distribution stations, and local office space incidental thereto and necessary for the operation of such station, but not including any storage facilities.
3. Radio and television broadcasting tower facilities, microwave facilities and satellite earth stations.
4. Sewerage pumping facilities.
5. Telecommunication facilities, including central offices and repeat stations, but not including ordinary telephone or telegraph transmission poles and lines located in public rights-of-way or easements of not more than twenty-five (25) feet in width.
6. Utility transmission facilities, including but not limited to poles, structures, wires, conduits, cables, vaults, laterals, pipes, mains, valves or other similar equipment for the transmission of telephone or other communication, electricity, gas or water.  
For the purpose of this Part, utility transmission facilities shall not include:
  - A. Ordinary distribution facilities for delivery of such utilities to customers where such facilities are located in the public right-of-way or are located in easements, or strips of property owned in fee simple not more than twenty-five (25) feet in width; or
  - B. Transmission lines approved by the State Corporation Commission pursuant to Sect. 56-46.1 of the Code of Virginia, as amended.
7. Water storage, control, and pumping facilities.
8. Mobile and land based telecommunication facilities.

**9-102 Districts in Which Category 1 Uses May be Located**

1. Category 1 uses may be permitted by right in the following districts:

R-12, R-16, R-20, R-30 Districts: Limited to use 8

All P Districts: All uses when represented on an approved development plan or as permitted by Sect. 2-514

All C Districts: Limited to uses 5 and 8

I-1, I-2 Districts: Limited to uses 5 and 8

I-3, I-4, I-5, I-6 Districts: Limited to uses 1, 2, 4, 5, 6, 7 and 8

## SPECIAL EXCEPTIONS

2. Category 1 uses may be allowed by special exception in the following districts:

R-A District: Limited to uses 5, 6, 7 and 8  
All other R Districts: All uses

All C Districts: All uses

I-I District: Limited to use 4  
I-1, I-2 Districts: All uses  
I-3, I-4, I-5, I-6 Districts: Limited to uses 3 and 8

### **9-103 Additional Submission Requirements**

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 1 uses shall be accompanied by the following items:

1. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.
2. Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

### **9-104 Standards for all Category 1 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.
2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### **9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities**

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1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

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exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

### **9-304 Standards for all Category 3 Uses**

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

### **9-305 Additional Standards for Conference Centers and Retreat Houses**

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

### **9-306 Additional Standards for Independent Living Facilities**

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver, if any.
2. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.
3. The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

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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 63.1, Chapter 10 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

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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 63.1, Chapter 10 of the Code of Virginia.

### 9-311

#### **Additional Standards for Alternate Use of Public Facilities**

The Board may approve a special exception to allow alternate uses of County public facilities which have space temporarily in excess of current needs, but only in accordance with the following conditions:

1. Proposed uses shall be limited to those uses allowed by special permit or special exception in the zoning district in which the public facility is located except as may be precluded by the additional standards for a particular use.
2. Uses located within existing structures shall not have to comply with the minimum lot size requirements or bulk regulations set forth for the zoning district in which located.
3. All uses shall comply with the off-street parking requirements of Article 11.
4. Signs as may be permitted in accordance with the provisions of Par. 2M of Sect. 12-208 shall be limited to one building-mounted and one freestanding sign for all alternate uses in a given public facility.
5. The Board shall determine that the proposed uses, if located in a residential district, shall not adversely impact the adjoining residential community in terms of traffic, vehicular access, parking, lighting, signs, and outside storage, length and intensity of outside activity, or general visual or noise impact. To this end, the additional standards set forth for particular proposed uses shall be used as a guide in considering all proposed uses.

### 9-312

#### **Additional Standards for Dormitories, Fraternity/Sorority Houses, Rooming/Boarding Houses or Other Residence Halls**

1. In addition to the submission requirements set forth in Sect. 011 above, the applicant shall provide a written statement addressing the plans and policies regulating the following uses and activities on the site:
  - A. Parking and loading
  - B. Trash removal and clean-up
  - C. Exterior lighting and sound
  - D. Meetings and social functions
  - E. Number of occupants

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- F. Number of students and non-student employees to serve as counselors and/or advisors
  - G. Any other use or activity that may impact surrounding properties and the neighborhood
2. The Board shall determine that the proposed use together with all other similar uses within the area does not constitute sufficient change to modify or disrupt the predominant character of the neighborhood.
  3. When such use is located in an R-C through R-4 District, the external appearance of the structure shall be in the form and character of a single family detached dwelling.
  4. The Board may impose such conditions and restrictions as it may deem necessary to assure that the use will be compatible with and shall not adversely impact the adjacent area. Such conditions and restrictions may include time limitations as provided for in Sect. 008 above.
  5. Any such use shall meet all applicable regulations for buildings, safety, health and sanitation.

9-313

### **Additional Standards for Cultural Centers, Museums and Similar Facilities**

1. The Board shall determine that the proposed use, if located in or adjacent to a residential district, will not adversely impact the adjoining residential area, especially in terms of traffic, vehicular access, parking, lighting, signs or any proposed outside activity. The Board shall impose such conditions and restrictions as deemed necessary to assure that the use will be compatible with the adjacent residential area.
2. Any proposed use located in the Water Supply Protection Overlay District shall provide water quality control measures in accordance with the provisions of Part 8 of Article 7.

9-314

### **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 exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. 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 309 and 310 above.

**GLOSSARY**

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

**Abbreviations Commonly Used in Staff Reports**

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		