



County of Fairfax, Virginia

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

July 30, 2009

Danny Ro, Senior Pastor
Korean Central Presbyterian Church
Korean Senior Center
8526 Amanda Place
Vienna, VA 22180

Re: Interpretation for SEA 2005-SU-007; Tax Map 64-1 ((1)) 8, 9, 25, 26, 27; 64-1 ((3)) 16; 64-2 ((3)) 18, 64-2 ((5)) 1, 2, and 3: Korean Central Presbyterian Church, Korean Senior Center Permitted Uses

Dear Mr. Ro:

This is in response to your letter of April 26, 2008, and email dated May 20, 2009, requesting an interpretation of the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors in conjunction with the approval of SEA 2005-SU-007. As I understand it, there are two questions relating to permitted uses associated with the church's ministry programs, which are addressed separately as follows. Copies of your letter and email are attached.

On January 2, 1996, the Board of Zoning Appeals approved SPA 83-P-057-3 for a church (Korean Central Presbyterian) and related activities at the church's previous location in Vienna. The church site included an education center and associated church ministry programs. On April 3, 2006, the Board of Supervisors approved SE 2005-SU-007, subject to development conditions, for the new location of the church in Centreville to allow a place of worship with a nursery school and private school of general education. A subsequent amendment, SEA 2005-SU-007 to permit a child care center in place of the nursery school, carried forward the previous SE conditions with amendments to the conditions related to the maximum number of children and students, students' ages and hours of operation; and added an unrelated condition to address adjacent parcel access.

The first question is whether the services and programs provided at the church's previous location in Vienna approved with SPA 83-P-057-3 would be allowed to continue at its new location in Centreville under SEA 2005-SU-007. According to your letter, these services included educational programs for senior citizens and staff, training and certification programs for personal care aids, Meals on Wheels programs and associated administrative services. It is

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Danny Ro
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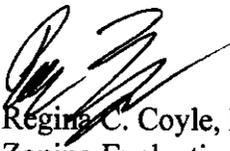
my determination that the programs and services listed above are associated with the church ministries and as part of regular church activities are in substantial conformance with SEA 2005-SU-007.

The second question is whether the establishment of an adult day care center would be in substantial conformance with the SEA Plat and development conditions. According to your email and additional information provided by Ms. Hsieng Lee, the church is considering the operation of an adult day care center. As I understand it, the ministry service would be sponsored by the church and would start as a pilot program to provide adult day care for the elderly parents of adult children. The program would begin with less than 20 seniors attending three days per week, and it is anticipated by church staff that the program would grow to accommodate 50 seniors attending five days per week. SEA Development Condition 15 states: *"The child care center shall be limited to a maximum daily enrollment of 100 children."* You have stated the combined number of children and adults would not exceed the maximum number of 100 allowed for the child care center. According to Zoning Administration, the proposed adult day care, which is not specifically defined in the Zoning Ordinance, would be most similar to a child care center use.

It is my determination that the establishment of an adult day care center is in substantial conformance with SEA 2005-SU-007, provided that the combined maximum daily enrollment of children in the child care center and persons in the adult day care center is limited to a maximum of 100, per the development condition.

These determinations have been coordinated with the Zoning Administration Division and have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding these interpretations, please contact Carrie Lee at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division

RCC/CDL/O:\clee01\ActionAssignments\Interpretations\SEI\Korean Central Presbyterian_permitted uses.doc

Attachments: A/S

cc: Michael R. Frey, Supervisor, Sully District
John L. Litzenberger, Planning Commissioner, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SEA 2005-SU-007, SEI 0805 024, **Imaging**, Reading File

April 26, 2008

Zoning Evaluation Division
Department of Planning and Zoning
Herrity Building, Suite 801
12055 Government Center Parkway
Fairfax, Virginia 22035

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Department of Planning & Zoning

MAY 07 2008

Zoning Evaluation Division

To Division Director,

I am writing as the Chairman of the Board of Korean Central Presbyterian Church to request a determination that our plans to operate a Korean Senior Center at our new Centreville church site with the same scope of services and programs as offered at Amanda Place in Vienna would be in substantial conformance with the approved Special Exception for the Centreville site or whether an amendment would be needed.

The scope of services and programs currently offered by the Korean Senior Center at Amanda Place includes on-going educational programs for seniors and staff, training and certification programs for personal care aids, meals on wheels programs and other administrative services.

I realize that the scope of services currently offered at the Amanda Place location may not be fully described in the original Statement of Justification submitted with the application.

Please advise me if our Church needs to do anything else to ensure that we will be able to continue our popular programming for our older members of our community at our new Centreville Church.

Thank you for your cooperation with the matter.

Sincerely,



Danny Ro, Senior Pastor

Korean Central Presbyterian Church

Lee, Carrie D.

From: Heisung Lee [kdhljl@gmail.com]
Sent: Wednesday, May 20, 2009 3:45 PM
To: Lee, Carrie D.
Subject: The Letter from KCPC

Hello Ms. Lee,

The mail sent to Mr. Kim, KCPC from you was forwarded to me due to the fact I am Director and vice president of the board of Korean Senior Center and Rev. Danny Ro is Chairman of the board.

With regards to the letter, in your mail to Mr. Kim, you are asking if this request still needs an answer at this time. Yes, I want to have an answer to the request.

The request letter written on April 26, 2008 has not mentioned about adult day care services but it will be likely to expand its services to cover frail elderly such as day care services in a near future due to increasing elderly population this church serves. Since the church requested child care, the senior center can offer adult day care in parallel with child care as long as either or both together do not surpass the exemption approved capacity of 100 person receiving care. Please advise me on this.

I am very much looking forward to hearing from you.

Sincerely,

Heisung Lee, Director
Central Senior Center
703-517-0283

5/21/2009