APPLICATION ACCEPTED: May 20, 2009
BOARD OF ZONING APPEALS: August 11, 2009
TIME: 9:00 a.m.

County of Fairfax, Virginia

August 4, 2009

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 79-S-351-06

SULLY DISTRICT

APPLICANT/OWNER:	Saint Andrew Lutheran Church
STREET ADDRESS:	14640 Soucy Place
TAX MAP REFERENCE:	54-1 ((6)) 1A
LOT SIZE:	2.56 acres
F.A.R.:	0.23
ZONING DISTRICT:	R-3 (Cluster) WS
ZONING ORDINANCE PROVISIONS:	3-303
PLAN MAP:	Residential, 2-3 du/ac
SPECIAL PERMIT PROPOSAL:	To amend SP 79-S-351 previously approved for a church with nursery school and private school of general education to permit the addition of a child care center.

STAFF RECOMMENDATION: Staff recommends approval of SPA 79-S-351-06, subject to approval of the development conditions contained in Appendix 1.

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

O:\dhedri\Special Permit Amendments\(8-11) SPA 79-S-351-06 Saint Andrew Lutheran Church\SPA 79-S-351-06 staff report.doc
Deborah Hedrick

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals (BZA). A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

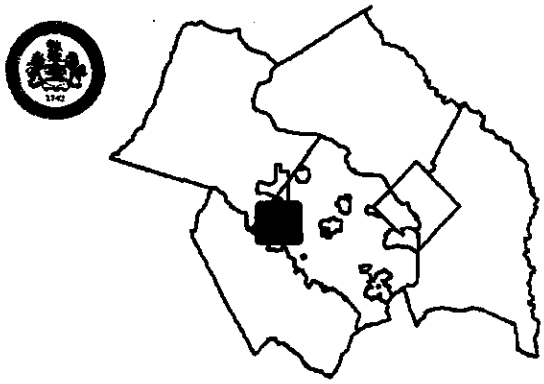
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**

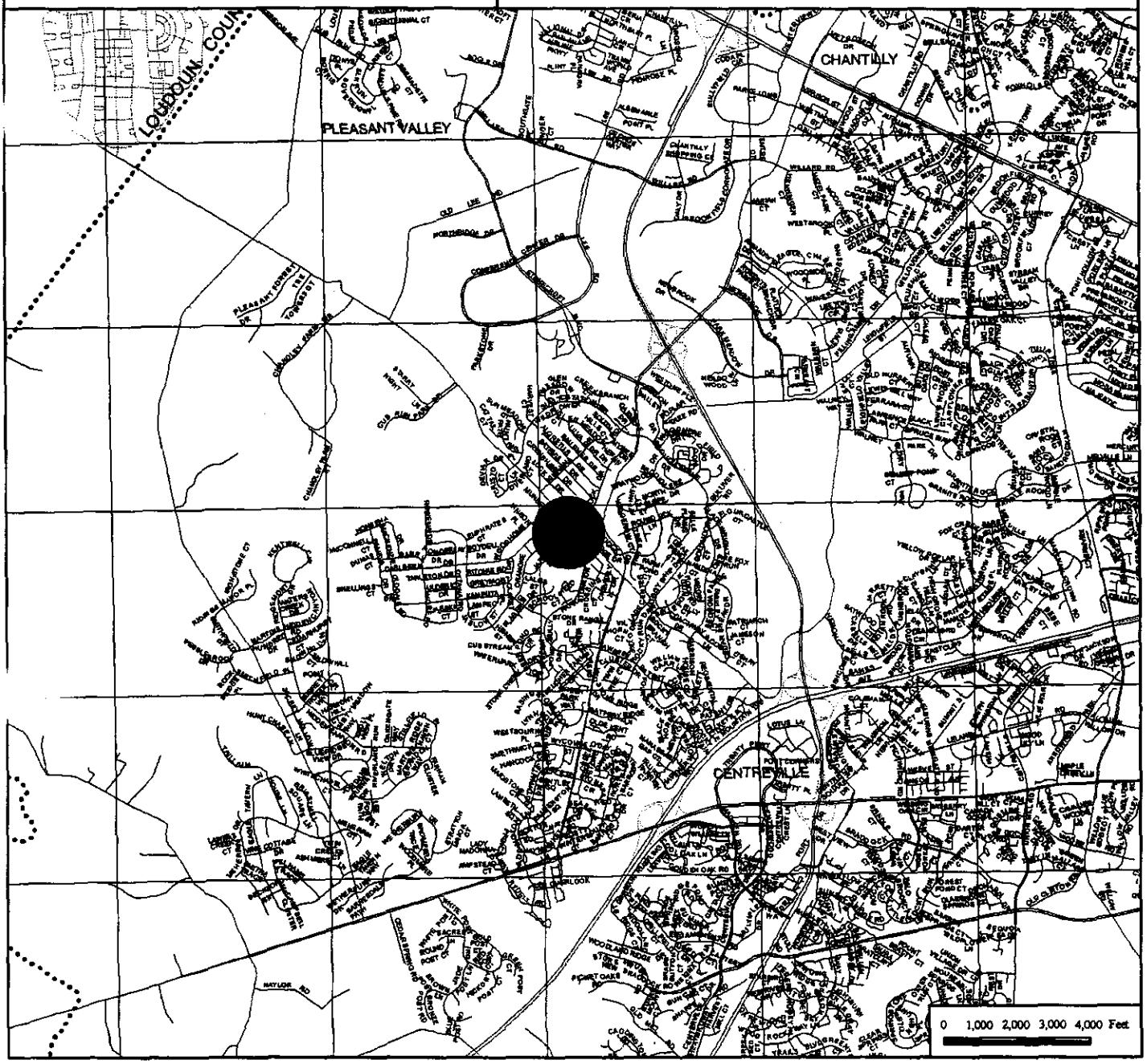
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 79-S -351-06

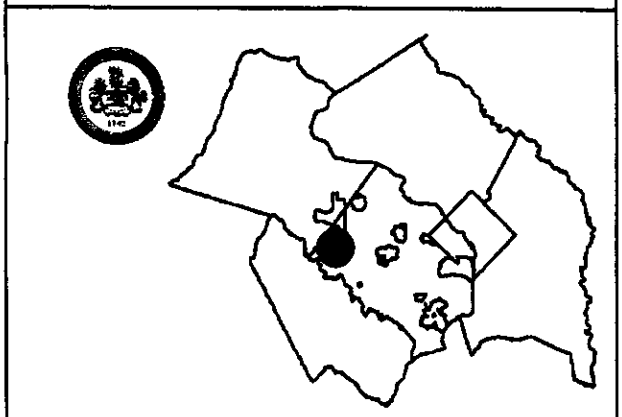


Applicant:	SAINT ANDREW LUTHERAN CHURCH
Accepted:	05/20/2009
Proposed:	AMEND SP 79-S-351 PREVIOUSLY APPROVED FOR CHURCH WITH NURSERY SCHOOL AND PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT ADDITION OF A CHILD CARE CENTER
Area:	2.56 AC OF LAND; DISTRICT - SULLY
Zoning Dist Sect:	03-0303
Art 8 Group and Use:	3-10
Located:	14640 SOUCY PLACE
Zoning:	R- 3
Overlay Dist:	WS
Map Ref Num:	054-1- /06/ /0001A



Special Permit Amendment

SPA 79-S -351-06



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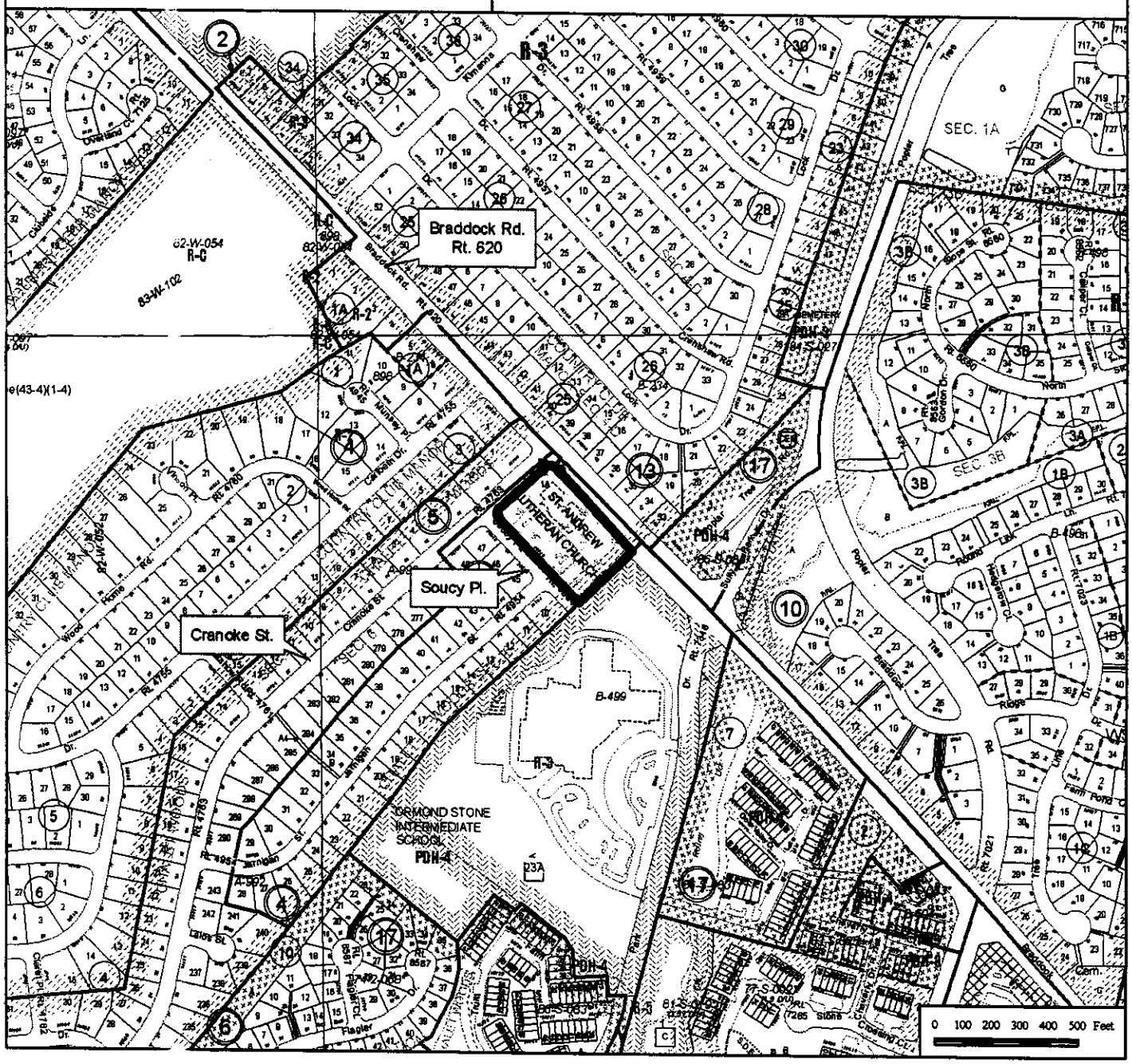


73	[illegible]	GOOD	MARGINAL	POOR	SEVERE	C
78	[illegible]	POOR	MARGINAL	POOR	MODERATE	A
613	[illegible]	GOOD	MARGINAL	POOR	MODERATE	B

FAIRFAX COUNTY

Department of Public Works and Environmental Services
Office of Site Development Services
12000 Government Center Parkway
Fairfax, Virginia 22035-5503

Telephone (703) 324-1780

APR 13 1999

W. McCauley Arnold
McCandlish and Lillard, P.C.
Attorneys and Counselors at Law
11350 Random Hills Road
Suite 800
Fairfax, Virginia 22030-7470

Subject: Parking Code Reduction for the St. Andrew's Lutheran Church, President and Ad Fontes Academy

Reference: Your Request of February 4, 1999 to Ron Carl, Chief, Special Projects Branch, Department of Public Works and Environmental Services, File 0020-SP-001-1

Dear Mr. Arnold:

In response to your request of February 4, 1999 to include the Ad Fontes Academy as a part of the parking reduction that was approved on January 19, 1999, pursuant to Article 11, Section 104, Paragraph 4 of the Fairfax County Zoning Ordinance, your request is hereby granted. This approval is based on the study of anticipated parking accumulation characteristics which indicates that due to different hours of operation for the church and the child care center and the school, the actual parking demand will not exceed the available parking supply. The following conditions of approval shall apply:

- A total of 98 parking spaces must be provided on-site after the completion of the expansion and these spaces must be in accordance with the geometric standards of the Fairfax County Public Facilities Manual.
- The street entrance shall not conflict with the prescribed and as-built plans.
- The following parking calculations must be adhered to:

Church Maximum 770 seats @ 1 spaces/seats	= 77 spaces
Preschool Maximum 94 children @ 0.15 spaces/child	= 15 spaces
Ad Fontes Academy Maximum 90 students @ 0.1 spaces/student	= 09 spaces
Total Code Requirement	= 101 spaces
Parking Reduction	= 03 spaces
Total Number of Parking Spaces Required	= 98 spaces
Total Number of Parking Spaces Provided	= 98 spaces

- The Zoning Administrator may require a reduction in the intensity of the social if the future parking demand exceeds the supply.
- The parking reduction approval listed above may be suspended late at future plans submitted to Fairfax County to keep in the reduction remains valid.

If you have any questions regarding this letter, please call Richard B. Hawes, Engineer II, Special Projects Branch at (703) 324-1780.

Sincerely,

Michelle A. Brickner, Acting Director

MB/rbh
Cc:

cc: Jane W. Gwinn, Zoning Administrator, ZAD
Richard B. Hawes, Engineer II, Special Projects Branch, DPWES
General File

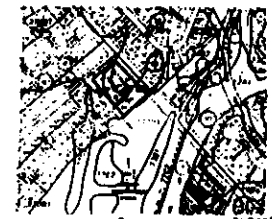
ZONING EVALUATION DIVISION

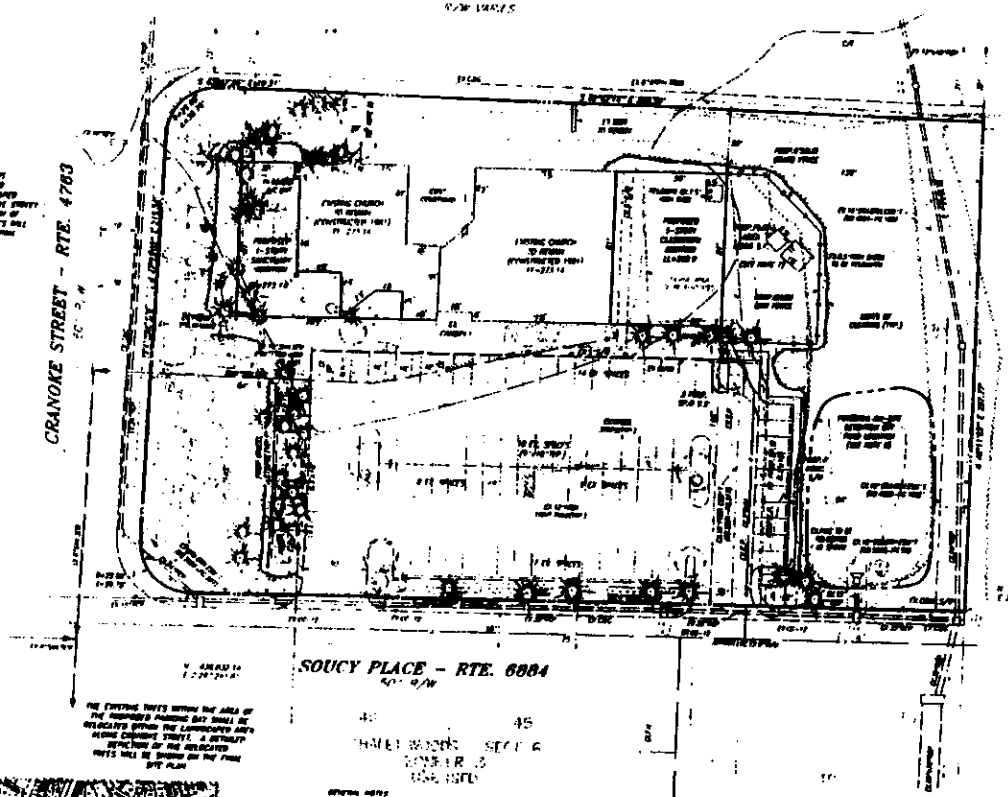
MAY 20 1999

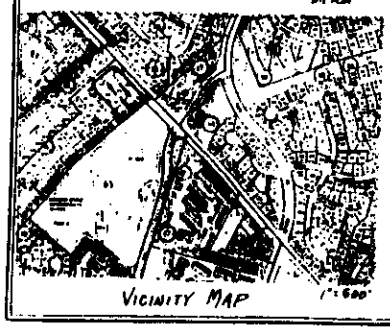
DEPARTMENT OF PLANNING AND ZONING

RECEIVED

5-13-99







GENERAL NOTES

1. THE PROPERTY DEPICTED ON THIS PLAN IS SHOWN ON FAIRFAX COUNTY TAX MAP 0020-01-1 AND IS CURRENTLY ZONED R-3.
2. CURRENT USES: ST. ANDREW LUTHERAN CHURCH
   FAIRFAX SOUCY PLACE
   CONTINUING CARE FACILITY
   DETENTION BASIN, PARK AND
3. NO ROLL REPORT HAS BEEN PREPARED.
4. BOUNDARY AND TOPOGRAPHICAL INFORMATION IS FROM FIELD RUN SURVEYS BY CHARLES F. JOHNSON & ASSOCIATES, P.C. 1996.
5. THE SITE IS SERVED BY EXISTING PUBLIC WATER AND SEWER. THE PROPOSED DEVELOPMENT SHALL BE SERVED UNDERGROUND FROM THE EXISTING BUILDING.
6. A PLANNED OF THE DEVELOPMENT AND SITE DEVELOPMENT DEVELOPMENT SHALL BE REVIEWED DURING PERMANENT SITE PLAN APPLICATION. PARKING DEVELOPMENT FULL COMPLIANCE WITH THE ZONING ORDINANCE. PARKING DEVELOPMENT CONSIDERED PRIMARY IS NOT PRIMARY. IN THE EVENT A VARIANCE IS REQUIRED, A SEPARATE SHALL BE PROVIDED IN THE SITE PLAN SHALL BE PROVIDED IN THE SITE PLAN SHALL BE SHOWN ON THE PLAN.
7. THE PROPOSED SITE DEVELOPMENT IS THE PROPOSED PARKING SHALL BE LOCATED TO THE SOUTH EAST OF THE EXISTING CHURCH. THE PROPOSED PARKING IS CONSIDERED PRIMARY. THE PARKING SHALL BE PROVIDED IN THE SITE PLAN AND THE SITE IS SHOWN ON THE PLAN.
8. IN ACCORDANCE WITH R-3 ZONE, A TRIPLE CARE FACILITY PROVISION OF THE ZONING ORDINANCE PERMIT USES OF 20 FT. IN 2 FT IN ADDITION, THERE IS PROVISION OF THE DIRECTOR THAT THE ACCESSORY USE OF THE PROPERTY, THERE ORDINANCE, THERE ARE 20 FT. STANDS IN THE ZONING ORDINANCE IN THE PROPERTY BASED ON SHOP-OF-THE-SHOP ZONING PROVISION IN ORDINANCE THAT THE TYPE OF THE FAIRFAX COUNTY LAND ORDINANCE.

* A VARIANCE REDUCTION HAS BEEN APPROVED IN ACCORDANCE WITH ARTICLE 9 OF THE ZONING ORDINANCE. SEE SHEETS 2 AND 3 FOR DETAILS OF VARIANCE OF "REDUCTION" OF SIGNS & PARKING SPACES.

10. THE APPLICANT SHALL PROVIDE TRANSITIONAL SCREENING AS REQUIRED AND APPROVED WITH THE PROPOSED SPECIAL PERMIT APPLICATION FOR THE PROPERTY CONTINUE.

11. NOTES ON THE PLAN: THE EXISTING TREES CURRENTLY LOCATED IN THE AREA OF THE PROPOSED PLANS ARE AND WERE PLANTED BY THE CHURCH ALONG CRANOKE STREET, ONLY IN ORDINANCE CONTINUE WITH THE ZONE ALONG CRANOKE STREET.

   PROPOSED DEVELOPMENT UNDER THE APPLICANT REQUIRED TO BE RE-APPROVED AND SERVE AS REQUIRED.

   A PLANNED OF THE DEVELOPMENT AND SITE DEVELOPMENT DEVELOPMENT SHALL BE REVIEWED DURING PERMANENT SITE PLAN. ALONG SOUCY PLACE AND ALONG CRANOKE STREET, ONLY IN ORDINANCE CONTINUE WITH THE ZONE ALONG CRANOKE STREET.

   A VARIANCE OF THE PARKING REQUIREMENT ALONG THE NORTHERN, SOUTHERN, AND WESTERN LOT LINES IS REQUIRED.

   PROPOSED DEVELOPMENT PLANNED THE EXISTING PROPERTY AND SHALL BE PROVIDED IN THE SITE PLAN IN ACCORDANCE WITH THE ZONE IN THE LOCATION.

12. THERE ARE NO POND LOCATED LOCATED ON THE PROPERTY.
13. ALL PROPOSED SIGNS ARE APPROVED AND SHALL BE PROVIDED ON THE PROPOSED PLANS AND SITE PLANS.

SITE TABULATIONS

SITE AREA: 11 270 SF +/- 2.5870 AC
EXISTING ZONE: R-3

USE	ZONING REQUIREMENTS	EXISTING BUILDING	PROPOSED SANCTUARY	PROPOSED CLASSROOM / PRESCHOOL ADDITION / ADMIN / EXISTING CLASSROOM	TOTAL
		CHURCH TEMPORARY	SANCTUARY		
GROSS FLOOR AREA (GFA)		10 700 SF	3 400 SF	11 070 SF	25 000 SF
NUMBER OF FLOORS		1	2	1	
CONSTRUCTION TYPE		5B	5B	5B	
USE GROUP	-	A-4	A-4	A-4	-
SPRINKLERED	-	NO	NO	NO	-
FLOOR AREA RATIO (FAR)	0.35 (MAX)	0.100	0.031	0.101	0.231
FRONT SETBACK	30 FT MIN* A.B.P	30 FT	10 FT	30 FT	
SIDE SETBACK	15 FT MIN* A.B.P	100 FT	100	100 FT	
REAR SETBACK	30 FT MIN* A.B.P	100	100	100	
MAX BUILDING HEIGHT	45 FT	31 6 FT	35 FT	19 FT	
NUMBER OF STORIES	-	2 FL	1FL		3 FL
PARKING SPACES	1 PER 4 SEATS 5 PER CHILD	70 REQ 1 HC (2 REQUIRED)	22 REQ 1 HC (2 REQ)	4 REQ - REQ 4 HC (1 REQ)	98 REQ 4 HC (4 REQ)

REV. NO.	DATE	DESCRIPTION	DRAWN	APPROVED	DATE

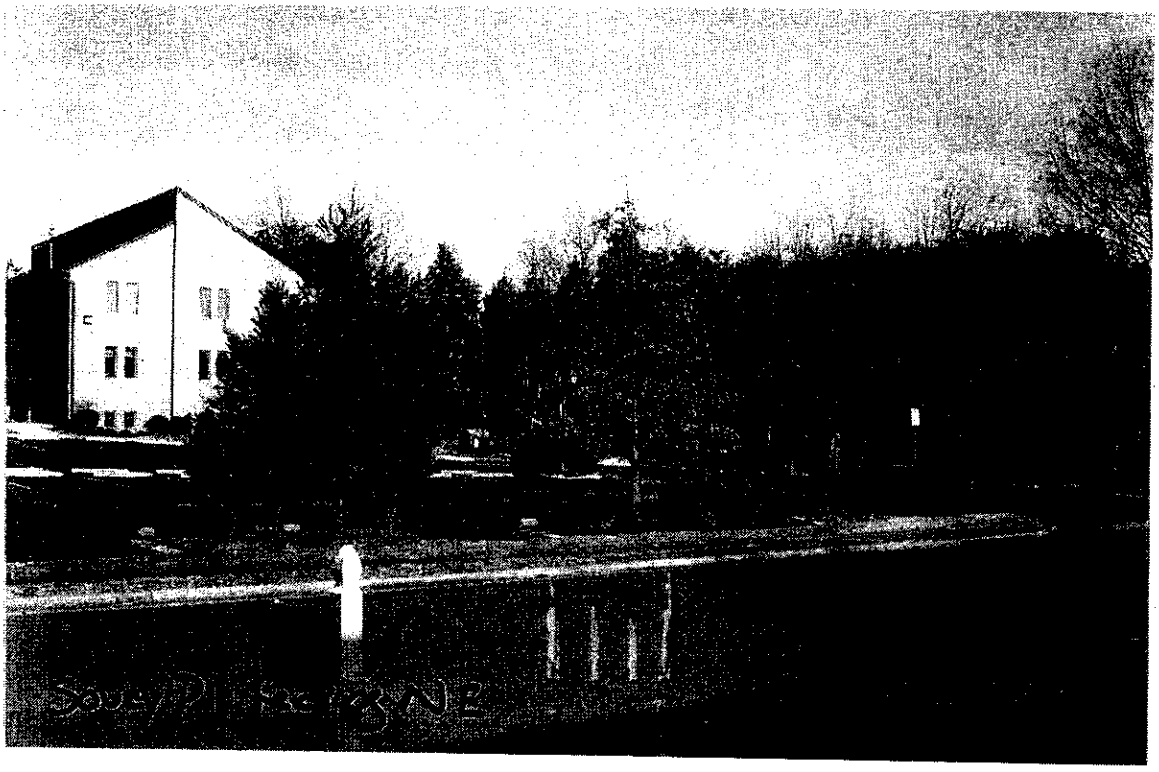
ENGINEER

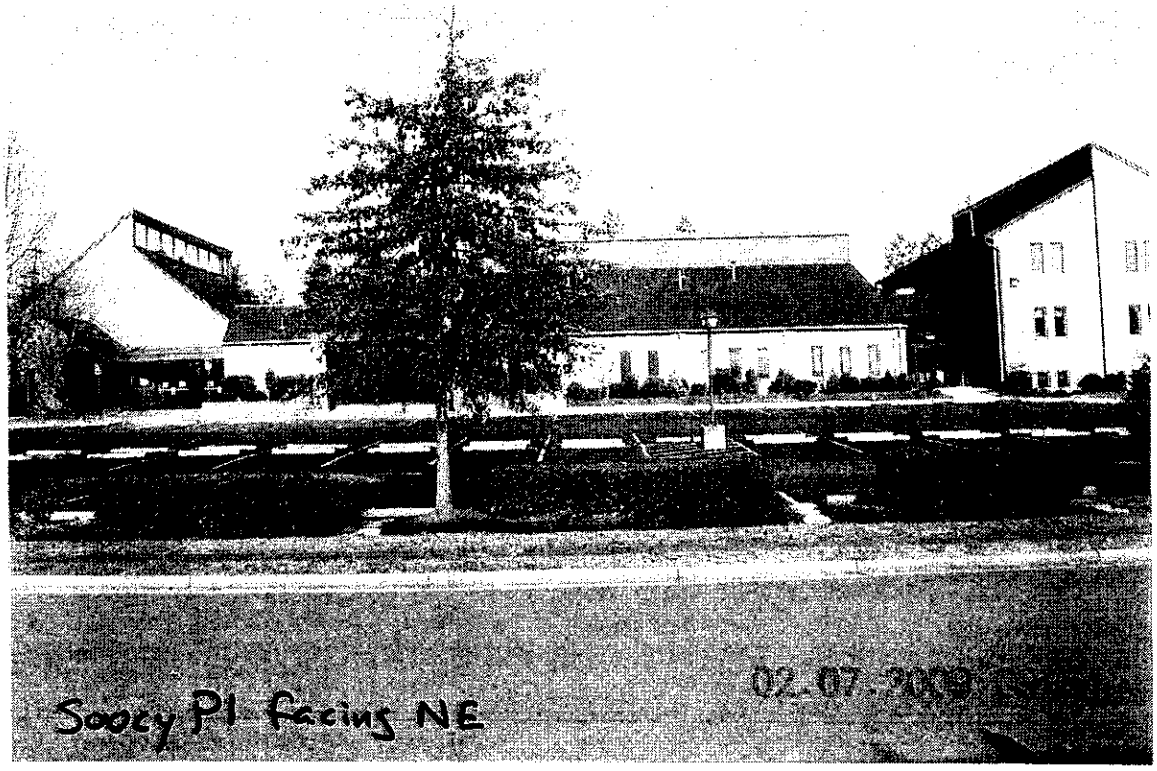
DEPARTMENT OF PUBLIC WORKS
DIVISION OF SITE DEVELOPMENT

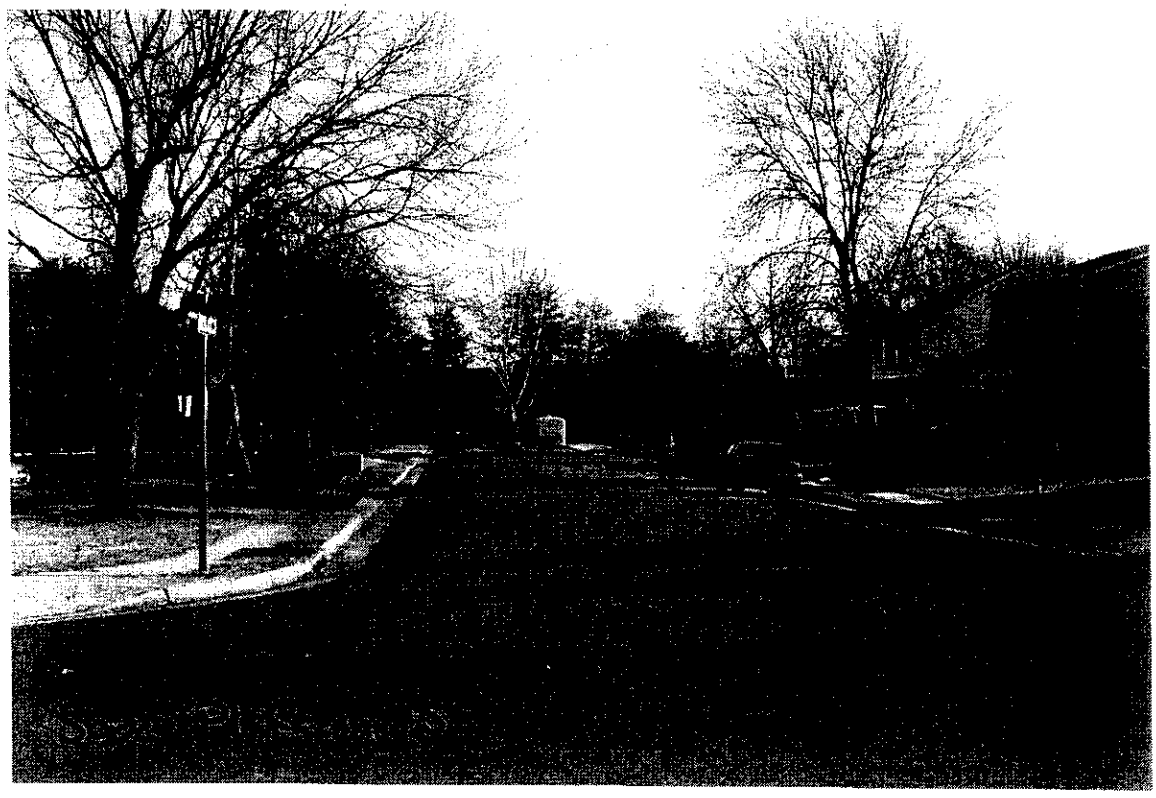
LAN
Desig
CONSULTAN
PLANNING
SURVEYING

SPECIAL PERMIT PLAT
ST. ANDREW LUTHERAN CHURCH
SULLY DISTRICT – FAIRFAX COUNTY, VIRGINIA

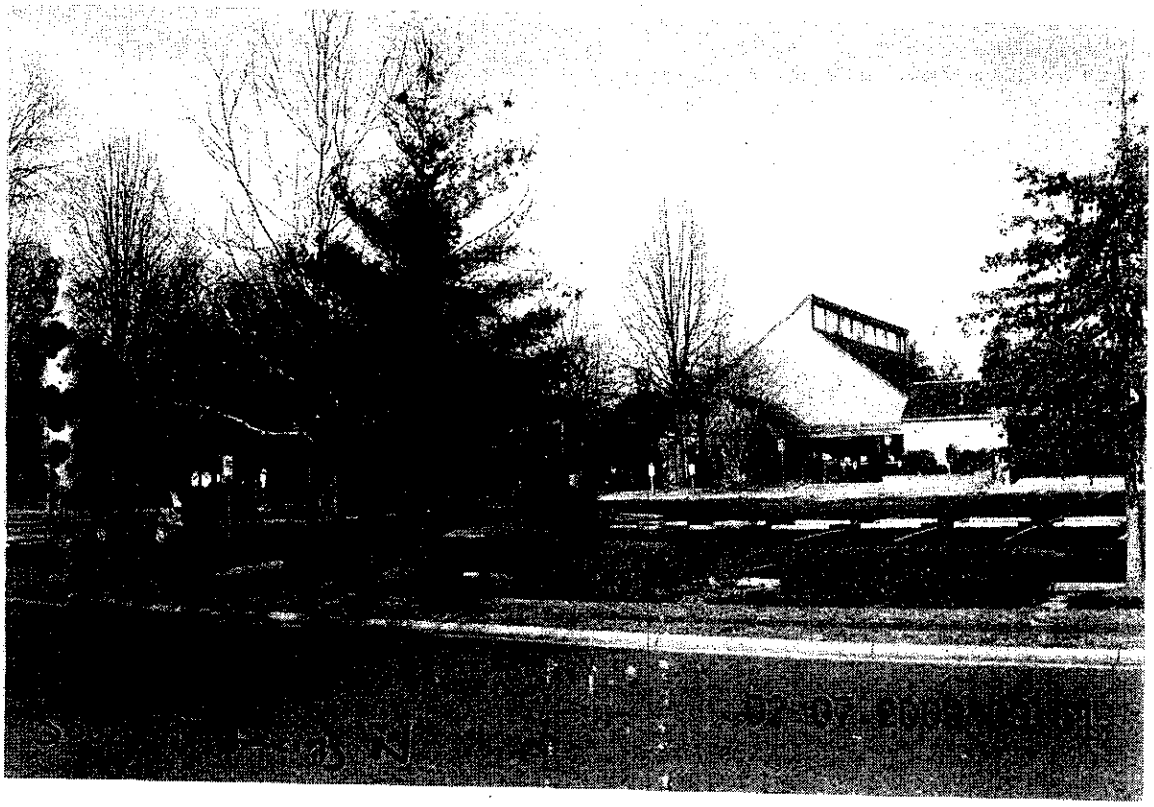
SHEET 1 OF 1
DATE APRIL 1997
FILE NUMBER 0020-SP-001-2

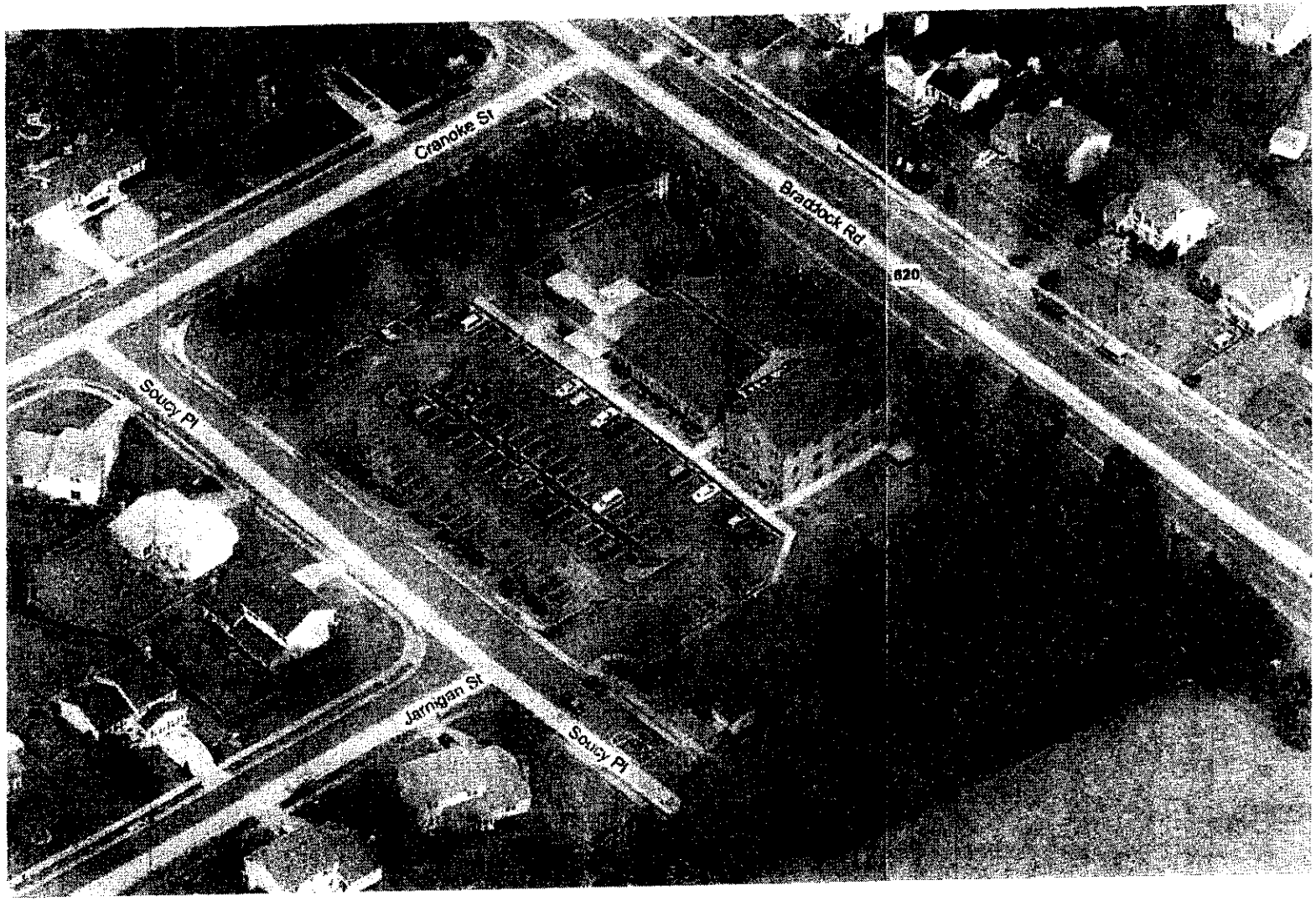


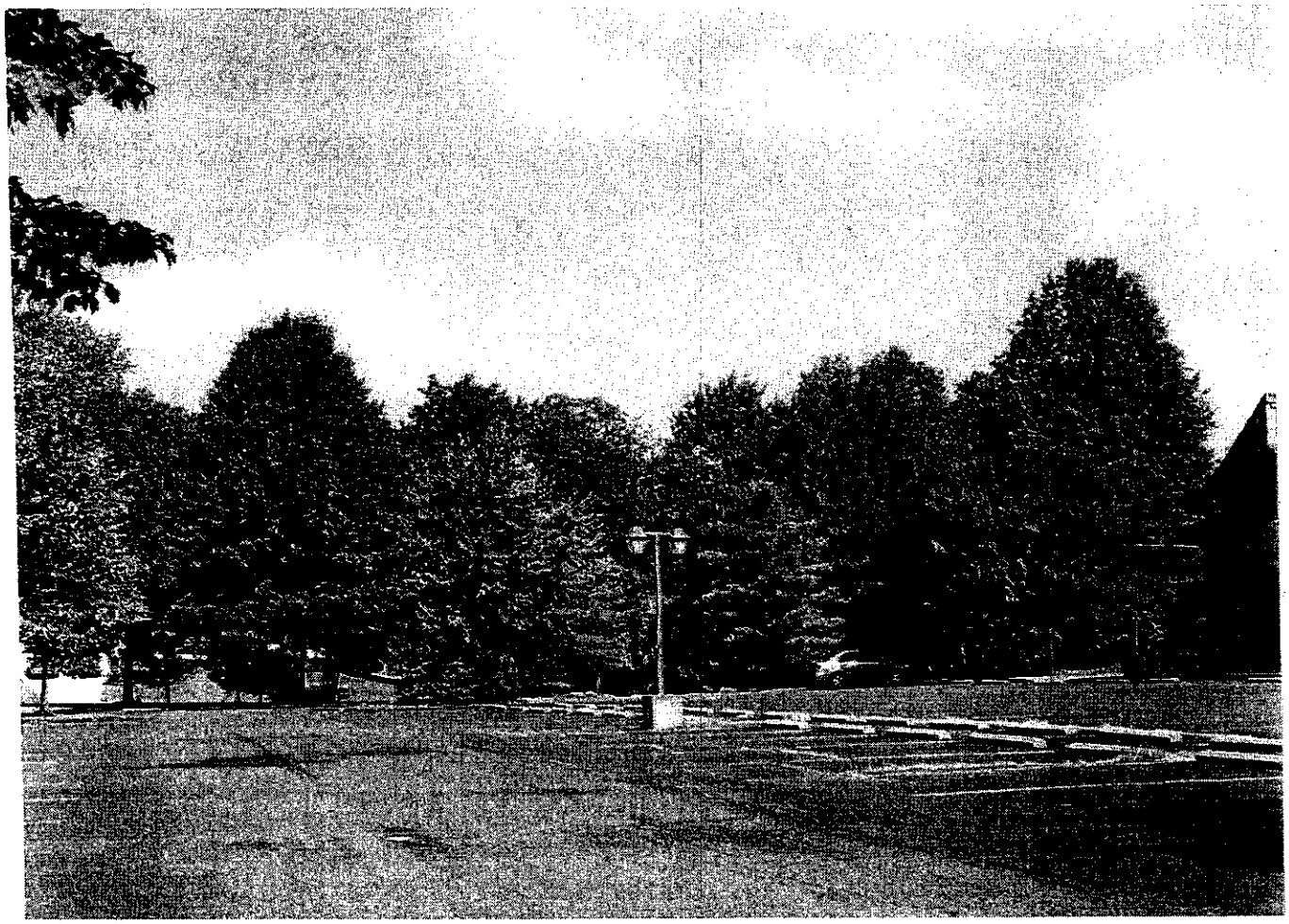

Sooey Pl facing NE
02.07.2009

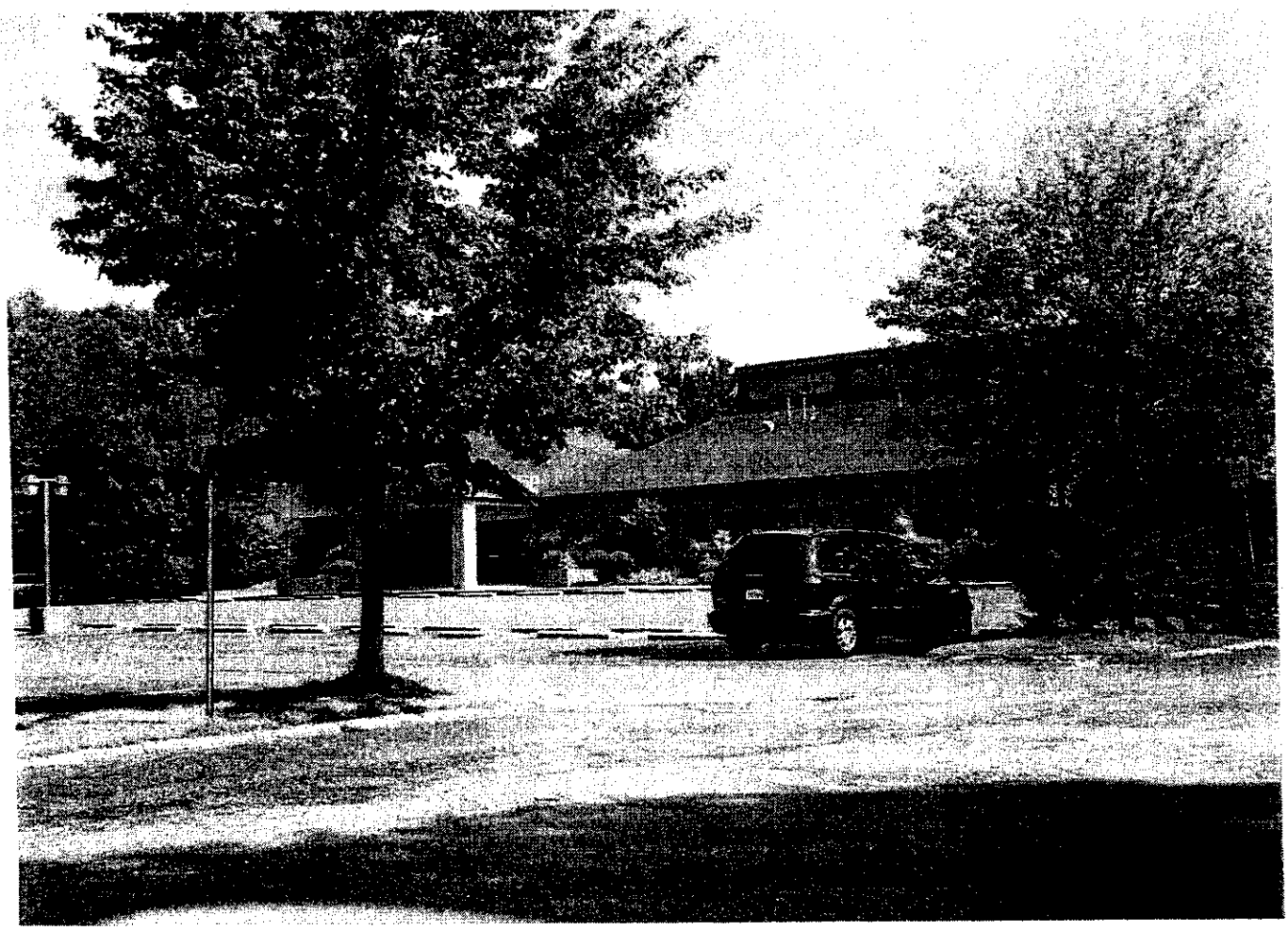


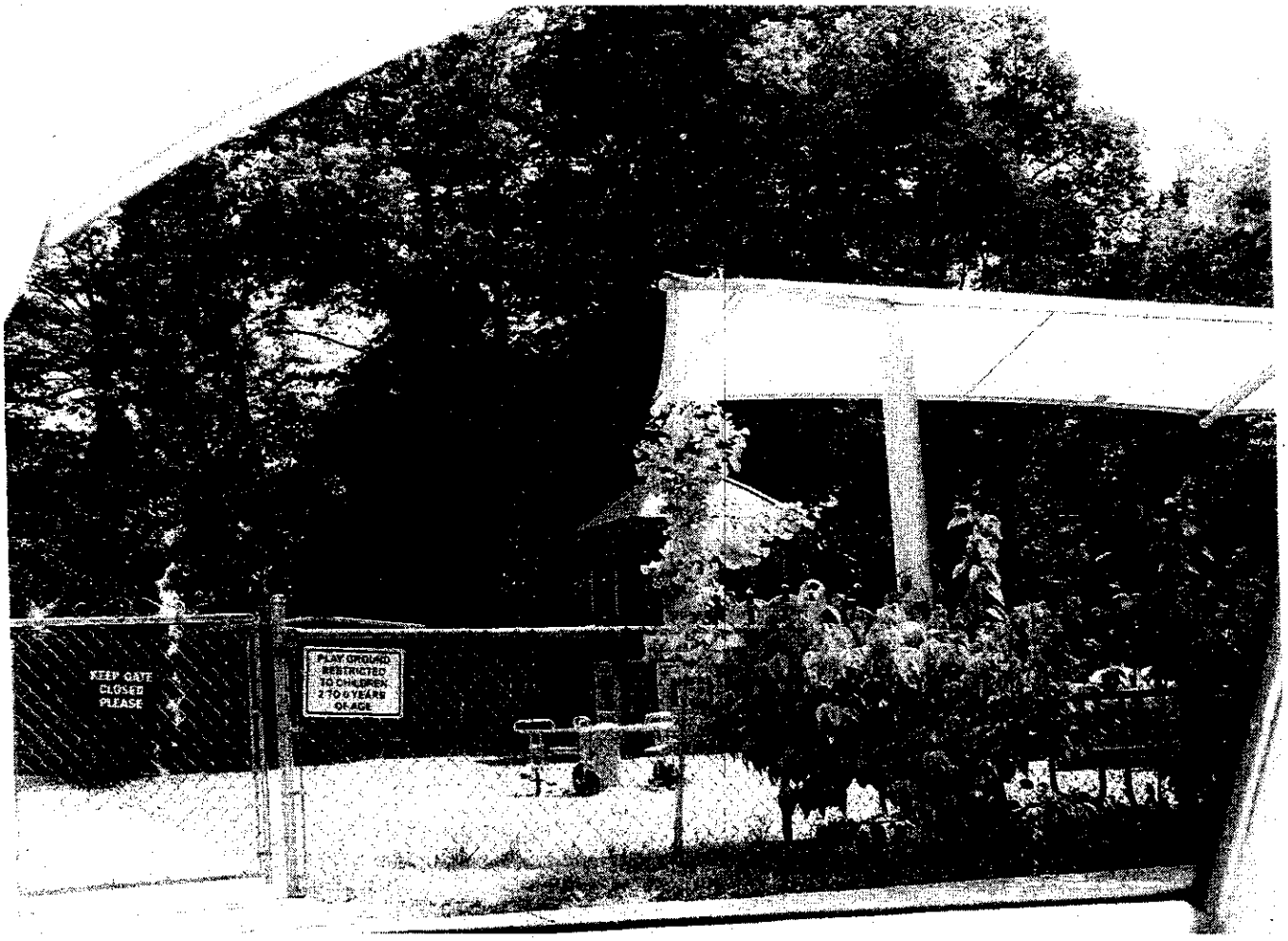
SOUCY PL facing NE
02.07.2009 09:50




Cranoke St
Bradbock Rd
620
Souey Pl
Jarngan St
Souey Pl






KEEP GATE
CLOSED
PLEASE
PLAY GROUND
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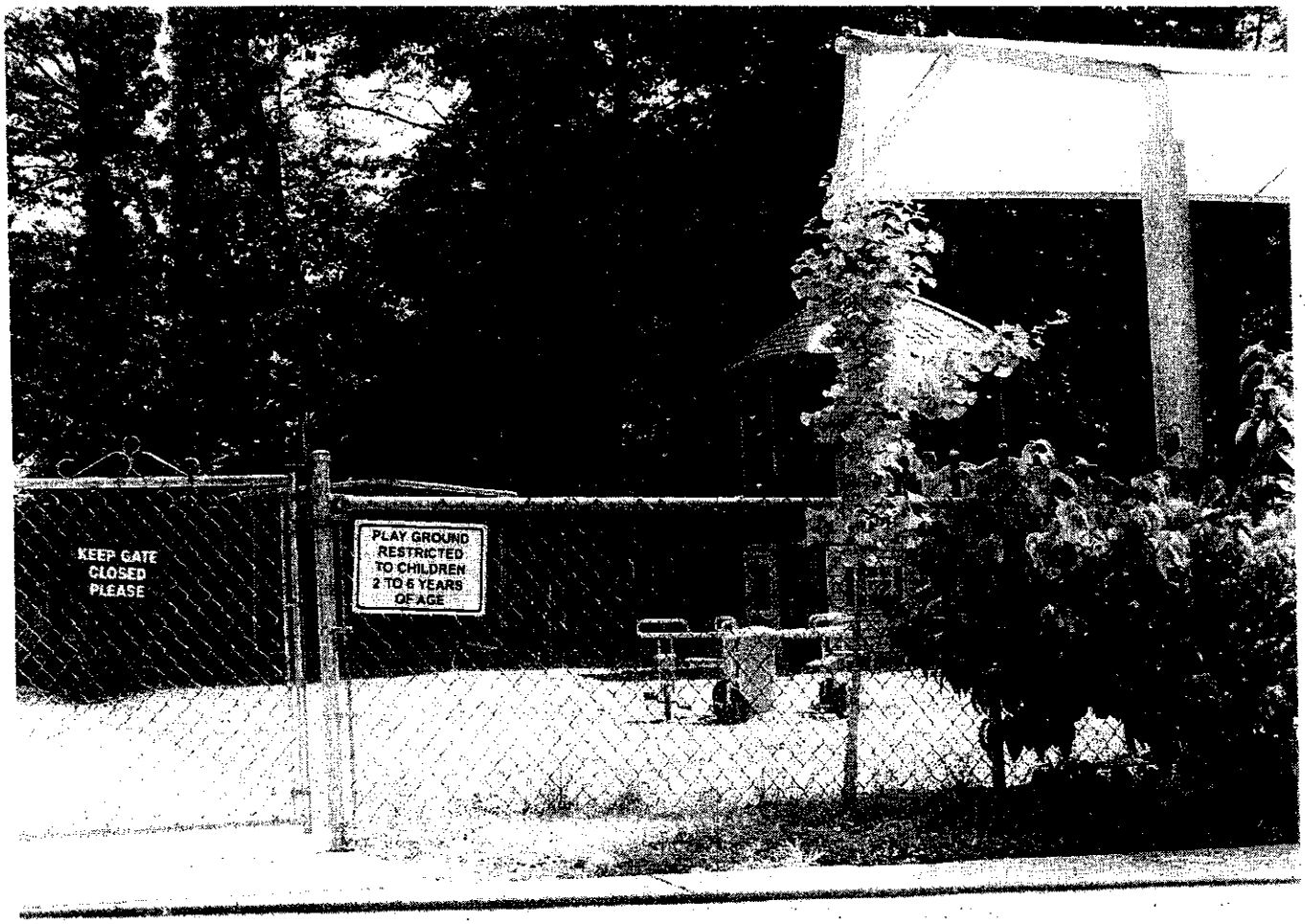
TO CHILDREN
2 TO 6 YEARS
OF AGE


KEEP GATE
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DESCRIPTION OF THE APPLICATION

Special Permit Request:

The applicant seeks to amend SP 79-S-351 previously approved for a church with nursery school and a private school of general education to add a child care center with a combined maximum daily enrollment of 160 students; 95 for the nursery school use and 65 for the child care center use. The applicant wishes to retain the private school of general education use with a maximum daily enrollment of 99 students, as per the previously approved special permit amendment; however, at no time shall the private school of general education and the child care center uses operate on-site simultaneously. No new construction is proposed with the addition of the child care center use.

Existing and/or Approved Under SPA 79-S-351-05

Size:	2.56 acres
FAR:	Existing: 0.23
Number of Children:	Nursery School – total maximum daily enrollment of 95 children Private School of General Education – total maximum daily enrollment of 99 students, Grades 7 through 12
Number of Seats:	370 seats
Parking:	Church = 93 spaces Nursery School = 18 spaces Private School of General Education = 30 spaces Total Number of Spaces Required = 141 Total Number of Spaces Provided = 96 spaces – parking reduction approved April 13, 1999 for all uses on site
Hours of Operation:	Nursery School – 9:00 a.m. – 3:30 p.m., Monday through Friday Private School of General Education, Grades 7 through 12 – 8:00 a.m. – 2:45 p.m., Monday through Friday

Number of Employees/Staff:

Church – 6 staff members
Nursery School and Private School of General Education –
- 7 full-time teachers
- 5 part-time teachers
- 2 administrative staff
- 14 Total Employees

Proposed Under SPA 79-S-351-06

Child Care Center:

Hours of Operation:	Child Care Center (before and after school care and summer camp) 6:30 a.m. – 6:30 p.m., Monday through Friday
Number of Children:	65 – total maximum daily enrollment
Parking:	12 spaces required
Number of Employees/Staff:	4 full-time teachers 2 part-time teachers 6 Total Employees

Waivers and Modifications Requested:

The applicant continues to request the previously approved modification of transitional screening and waiver of barrier requirements along the northeastern, southwestern and northwestern lot lines.

LOCATION AND CHARACTER

Existing Site Description:

The application property is located on the southeast side of Braddock Road at its intersection with Cranoke Street. The property has frontage on Braddock Road, Cranoke Street and Soucy Place. The site is developed with a sanctuary and a three (3)-story classroom building which measures approximately 25,820 square feet in size. Access to the site is provided via two commercial entrances along Soucy Place. The existing church and three (3)-story building are located parallel to Braddock Road. The parking lot is located at the front of the church along Soucy Place and contains a total of 96 parking spaces; of which four (4) are handicap accessible parking spaces. A 4,000 square-foot play area is located immediately adjacent to the classroom building at the northeastern portion of the site and is surrounded by a 6-foot high board-on-board wood fence along the northern portion of the play area and a 4-foot high chain link fence along the eastern and southern portion of the play area. The property is landscaped with mature trees and shrubs along all lot lines.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Single Family Dwellings	R-3	Residential 2-3 du/ac
South	Ormond Stone School	R-3 and PDH-4	Public Facilities
East	Single Family Dwellings	R-3	Residential 2-3 du/ac
West	Single Family Dwellings	R-3	Residential 2-3 du/ac

BACKGROUND

Site History:

Previous Application	***Hearing Date***	***Uses Proposed***	***BZA Action***
SP 79-S-351	2/12/80	Church and related facilities	Approved
SPA 79-S-351-1	3/26/85	Addition of nursery school for 40 children	Approved
SPA 79-S-351-2	8/7/87	Expand hours of operation for nursery school	Approved
SPA 79-S-351-3	10/18/88	Addition to church and increase in enrollment of nursery school to 95 children	Approved
SPA 79-S-351-4	9/23/97	Addition to church and increase in seating capacity to 370 seats	Approved
SPA 79-S-351-5	8/10/99	Addition of private school of general education for up to 99 children	Approved*

*A copy of the Resolution and approved plat in conjunction with SPA 79-S-351-5 is contained in Appendix 4.

The applicant received approval to modify the submission requirement to permit the previously approved SPA plat dated May 13, 1999.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III

Planning Sector: Bull Run Planning District,
Flatlick Community Planning Sector (B5)

Plan Map: Residential; 2-3 du/ac

ANALYSIS

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

Title of SPA Plat: Special Permit Plat, St. Andrew Lutheran Church

Prepared By: Land Design Consultants, as certified by Paul R. Jeannin, Jr.

Dated: April 1997, as signed on May 13, 1999

Proposed Use:

The applicant proposes to add a child care center to provide before and after school care for children ages 5 to 12 years old during the school year as well as a summer camp for children ages 5 to 14 years old, with a maximum daily enrollment of 65 children. The child care center use is proposed to operate in the existing three (3) story classroom building and will occupy the third floor of the building. The first and second floors of the existing classroom building are currently being utilized by the nursery school use, which has a maximum daily enrollment of 95 children. The applicant proposes a maximum of six (6) employees for the child care center use.

The previous lessee of the private school of general education, Ad Fontes Academy, is no longer utilizing the use on the subject property. Originally, the applicant had requested the child care center use in lieu of the private school of general education use. However, upon further discussion with the applicant, it was determined that the applicant wishes to retain the ability to have either the private school of general education or the child care center use on site. The applicant has agreed that at no time will the private school of general education operate concurrently with the child care center use. If one of these uses is operational, the other use shall cease on-site operations. Currently, neither the private school of general education nor the child care center uses are operational. The approved church will continue to operate under the previously approved conditions for a maximum 370 seats.

Land Use Analysis

The Comprehensive Plan Map shows that the application property is planned for residential uses at a density of 2-3 dwelling units per acre (du/ac). In staff's evaluation, the proposed uses and intensity are in harmony with the Comprehensive Plan recommendations for the area and there are no design or compatibility issues posed by the proposed use, as the applicant does not propose any modifications to the existing site.

Transportation Analysis (Appendix 5)

Issue: Stripe left turn lane on Braddock Road

The Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) have determined that the expanded hours of operation, which include peak hour traffic periods for the child care center, warrant a left-turn deceleration lane at Cranoke Street. The applicant should stripe a left-turn deceleration lane onto Braddock Road and modify the existing pavement markings to include a through transition lane between Sully Park Drive and Cranoke Street. It would be desirable for the turn lane markings to be continued to Calbern Drive.

Resolution:

Staff has proposed a development condition that requires the applicant to stripe the left turn lane prior to the issuance of a Non-Residential Use Permit (Non-RUP) for the child care center use as determined by VDOT. However, if it is determined by FCDOT and VDOT that Braddock Road needs to be resurfaced in order to accommodate the restriping, the applicant will not be required to provide the striping. The striping would then be done by VDOT in conjunction with their resurfacing of the roadway. With adoption of this condition, this issue will be resolved.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-3 Zoning)		
Standard	**Required**	**Provided**
Lot Size	10,500 square feet	2.56 acres
Building Height	60 feet maximum	38.0 feet (3 story classroom building)
Front Yard	40 degree ABP, 40 feet	28.0 feet*
Side Yard	35 degree ABP, 20 feet	132.0 feet
Rear Yard	35 degree ABP, 25 feet	Not applicable
FAR	0.25 maximum	0.231
Parking Spaces	Church = 93 spaces Nursery School = 19 spaces School of General Education = 30 spaces or Child Care Center = 13 spaces Total Spaces = 142 max.	96 spaces** (parking reduction approved 4/13/99 for all uses on site)
Transitional Screening		
North	TS 1 – 25 feet	Modification requested in favor of 35.9 foot wide area of existing vegetation
South	Not applicable	94 feet – 132 foot wide area of existing vegetation with trees and landscaping
East	TS 1 – 25 feet	Modification requested in favor of 10 foot wide area of existing vegetation
West	TS 1 – 25 feet	Modification requested in favor of existing 39 feet – 64 foot wide area of trees and landscaping
Barrier		
North	D, E or F	None
South	None	None
East	D, E or F	None
West	D, E or F	None

* This reduction was created as a result of acquisition of a portion of the subject property for the improvement of Braddock Road. Sect. 2-417 of the Zoning Ordinance states, "A twenty (20) percent reduction of a minimum yard requirement shall be permitted by the Director on any yard reduced in dimension below minimum requirements at any time by condemnation or be acquisition of a portion thereof for public purposes by any governmental agency".

** The Zoning Ordinance requires nursery schools to provide 0.19 of a parking space per child (19 spaces for the proposed nursery school).
The Zoning Ordinance requires private schools of general education to 0.3 of a parking space per student (30 spaces for the private school).
The Zoning Ordinance requires churches to provide one (1) parking space for every four (4) seats in the principal place of worship (93 parking spaces for a church with 370 seats).
The Zoning Ordinance requires child care centers to provide 0.19 of a parking space per child (13 spaces for the proposed child care center).
The existing parking lot provides 96 spaces. A Parking Reduction which permitted 96 parking spaces to satisfy the parking requirement was previously approved by the Office of Site Development Services from the Department of Public Works and Environment Services (DPWES) on April 13, 1999, for all uses on the site.

As indicated by DPWES, the applicant will be required to submit an amended parking code reduction, which should include revised calculations for the new use. The previous parking code reduction history is attached as Appendix 6. A development condition has been included to address this issue.

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification:

Basis: Par. 3 of Sect. 13-304 states that transitional screening and barrier requirements may be waived or modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through the combination of architectural and landscaping techniques. A 25 foot wide transitional screening yard has been provided along the site's frontages on Braddock Road and Cranoke Street. Previous modifications have permitted the transitional screening area to be reduced to 10 feet in width along Soucy Place. The planting material along Soucy Place has matured significantly since the last amendment application and provides adequate screening; therefore, staff continues to support the proposed modifications and waivers.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 7)

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

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS

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

RECOMMENDATIONS

Staff recommends approval of SPA 79-S-351-06, subject to the Proposed Development Conditions contained in Appendix 1.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Approved Resolution and plat for SPA 79-S-351-05
5. Transportation Analyses
6. Previous Parking Code Reduction Requests
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SPA 79-S-351-06

August 4, 2009

If it is the intent of the Board of Zoning Appeals to approve SPA 79-S-351-06 located on property described as Tax Map 54-1 ((6)) 1A to amend SP 79-S-351 previously approved for a church with nursery school and private school of general education pursuant to Section 3-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Conditions carried forward from the previous special permit have been marked with an asterisk (*); minor changes have been underlined.

1. This approval is granted to the applicant only, Saint Andrew Lutheran Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 14640 Soucy Place (2.56 acres), and is not transferable to other land.*

2. This special permit amendment is granted only for the church, nursery school, private school of general education or child care center indicated on the special permit plat prepared by Land Design Consultants, dated April 1997, as signed by Paul R. Jeannin, Landscape Architect, dated May 13, 1999, and approved with this application, as qualified by these development conditions.*

3. A copy of this special permit 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 uses.*

4. This special permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit amendment, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*

5. The maximum number of seats in the church shall be 370.*

6. The maximum total daily enrollment for the nursery school shall be 95 children.*

7. The maximum hours of operation for the nursery school shall be limited to 9:00 a.m. to 3:30 p.m., Monday through Friday.*

8. Upon issuance of the Non-RUP for the private school of general education, the maximum total daily enrollment shall be 99 children.*

9. The maximum hours of operation for the private school of general education shall be limited to 8:00 a.m. to 2:45 p.m., Monday through Friday. The private school of general education shall not operate on-site simultaneously with the child care center.*

10. Upon issuance of a Non-RUP for the child care center use, the maximum daily enrollment shall not exceed 65 children.

11. The maximum hours of operation for the child care center shall be limited to 6:30 a.m. to 6:30 p.m., Monday through Friday. The child care center shall not operate on-site simultaneously with the private school of general education.

12. Prior to the issuance of a Non-RUP for the child care center use, the applicant shall restripe westbound Braddock Road to establish a separate left turn lane into Cranoke Street and provide a through transition lane west of Sully Park Drive, subject to VDOT approval. However, if VDOT determines that Braddock Road needs to be resurfaced in order to accommodate the restriping, this condition shall be null and void.

13. The outdoor recreational area of 4,000 square feet shall be provided as shown on the special permit plat. This area shall be enclosed with a six (6)-foot high solid board-on-board fence on the side of the playground facing Braddock Road. This fence shall meet current noise mitigation standards as determined by DPWES. The other sides of the playground shall be enclosed with either a board-on-board or a chain-link fence. The maximum number of children permitted in the outdoor recreational area at any one time shall be forty (40).*

14. Transitional Screening 1 shall be provided along the Braddock Road lot line.

    Transitional Screening 1 shall be provided along Cranoke Street lot line.

    The existing vegetation shall be maintained and shall be deemed to satisfy the transitional screening requirements along the property lines. Dead or dying plant material shall be replaced to maintain the Transitional Screening as outlined.

The Transitional Screening requirement shall be modified along the Soucy ~~Street~~ Place lot line to allow a 10 foot wide yard; the one (1) row of evergreen trees shall be maintained and supplemented as determined by Urban Forest Management Division (UFMD), DPWES, ~~needed~~ to provide a solid row of trees to screen the parking lot from residential uses. Dead or dying plant material shall be replaced as needed.*

15. Barrier H shall be provided along the eastern lot line. Existing vegetation may be used to satisfy this requirement, provided it is supplemented where necessary to meet the barrier requirements as determined by the ~~Urban Forestry Branch~~ UFMD.

    The barrier requirement shall be waived along the northern, southern and western lot lines.*

16. ~~As approved in the parking reduction by the Department of Public Works and Environmental Services (DPWES), 96 parking spaces shall be provided~~. All parking for the uses shall be on-site as shown on the special permit plat. The applicant shall obtain approval of an amended parking reduction through DPWES as required by Sect. 11-106.3 of the Zoning Ordinance prior to the issuance of a Non-RUP for the child care center use to permit the shared uses of the church parking lot for the church, nursery school, private school of general education or child care center uses. If approval of an amended parking reduction is not obtained, the number of seats in the worship area and/or the number of children in the nursery school, private school of general education, or child care center shall be reduced to meet the parking requirements as determined by DPWES.

17. The applicant shall appoint a parking coordinator to ensure that the parking lot adequately provides for necessary parking and that the church parking does not take place into the surrounding neighborhood streets. If a problem is detected, then the church shall implement one or a combination of the following steps:

    a) Car pooling;
    b) Announcements by the church pastor requesting car pooling after a problem is detected or for special events or services for which a large turnout is expected;
    c) Staggering of church services, or holding more than one Easter and Christmas service;
    d) Arranging for parking at an appropriate alternate facility and providing transportation from such facility to the church;
    e) Any other measure necessary to prevent parking from spilling into the residential neighborhood;
    f) The applicant shall post the parking restrictions in their church bulletin each week to inform the congregation of these requirements.

18. All signs on the property shall be provided in accordance with the requirements of Article 12, Signs, of the Zoning Ordinance.*

19. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as required by the Chesapeake Bay Preservation Ordinance, unless waived by DPWES. If the SWM/BMP structure is waived, all vegetation along the southwestern lot line depicted on the special permit plat to be removed for installation of the pond shall be preserved.

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 17, 2009
(enter date affidavit is notarized)

I, ROGER B. GLAES, 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

103790a

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in **BOLD** above)
SAINT ANDREW	LUTHERAN CHURCH 14640 SOUCY PLACE CENTREVILLE VA 20120	APPLICANT/TITLE OWNER
ROGER B. GLAES	9443 ONION PARK DR. BURKE, VA 22015	AGENT

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 17, 2009 103790a
(enter date affidavit is notarized)

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

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

ST. ANDREW LUTHERAN CHURCH, 14640 SOUCY PL
CENTREVILLE VA 20120

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)

THIS IS A NON-STOCK CORPORATION WITH NO SHAREHOLDERS

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 17, 2005 103790a
(enter date affidavit is notarized)

1(c). The following constitutes a listing*** of all of the **PARTNERS,** both **GENERAL** and **LIMITED,** in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

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

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

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

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

Application No.(s): _____

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 17, 2009 (enter date affidavit is notarized)

103790a

1(d). One of the following boxes **must** be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER,** or **LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: MARCH 17, 2009 103790a
(enter date affidavit is notarized)

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

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

NONE

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

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

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

WITNESS the following signature:

(check one) [✓] Applicant [ ] Applicant's Authorized Agent

ROGER B. GLASS, PRESIDENT
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 17 day of March 2009, in the State/Comm. of Virginia, County/City of Fairfax

Kachia Wright
Notary Public

My commission expires: Dec. 31, 2012

KACHIA WRIGHT
Notary Public
Commonwealth of Virginia
332431
My Commission Expires Dec 31, 2012

APPENDIX 3

Special Permit Application

Saint Andrew Lutheran Church, which has been serving the Northern Virginia Community for thirty years, is respectfully requesting a modification to the Conditions of an approved Special Permit to allow the use of its existing buildings for a non-profit Child Development Center. The existing uses are set forth in the Existing Special Permit SPA 79-S-351-5 approved on August 10, 1999 and are noted below. Note that the Ad Fontes Academy, the reason for the submission of the currently approved Special Permit, is no longer utilizing the church buildings for any purpose. This application only proposes to change the hours of operation of the approved general education function for a new purpose. No changes to other previously approved uses and no new construction are proposed.

The approved uses of the property are the church, the nursery school and a private school of general education.

The church shall have a maximum of 370 seats. No change.

The nursery school shall have a maximum daily enrollment of 95 children and the hours of operation shall be limited to 9:00am to 3:30pm, Monday through Friday. No Change.

The private school for general education shall have a maximum of 99 children and the hours of operations shall be limited to 8:00am to 2:45 pm, Monday through Friday. Proposed time change.

The church proposes to use the same facilities as the existing approved private school for general education to instead provide a Child Development Center for the before and after school care of children aged 5-12 during the school year and a summer camp for children ages 5-14. Services would be available to the parents of children that attend the 13 schools in the Centreville VA area.

The proposed hours of operation are Monday through Friday from 6:30 am to 6:30pm. Students will arrive and depart Saint Andrew via their own transportation. The anticipated daily school year schedule would be as follows:

1. Staff (normally numbering 6) arrives about 6:15am and finally departs about 7:00pm during the school year. Departure time for the staff during the summer months and school holidays will be 8:30pm

2. Students begin arriving at Saint Andrew at 6:30 am.

3. Staff begins transporting students to area schools using 2 Child Development Center vans beginning at 7:15am, with all students having left the facility by about 8:30am.

4. Staff begins transporting students back from area schools to Saint Andrew beginning about 3:00pm (about 1:00 pm on Mondays for those schools having early Monday closings).

5. Students leave Saint Andrew for the day anywhere from 3:30pm to 6:30 pm.

The estimated number of students will be between 35 and 65. The maximum number of students will be under 99 students per the existing Special Permit.

RECEIVED
Department of Planning & Zoning
APR 23 2009
Zoning Evaluation Division

Special Permit Application

Saint Andrew Lutheran Church, which has been serving the Northern Virginia community for thirty years, is respectfully requesting a modification to the Conditions for the existing approved Special Permit to allow the use of its existing building for a non-profit Child Development Center. The existing uses are set forth in the existing Special Permit, SPA 79-S-351-5, approved on August 10, 1999. Note that the Ad Fontes Academy for which the existing Special Permit Application was submitted is no longer utilizing the church building for any purpose. THIS CHANGE ONLY PROPOSES A CHANGE TO HOURS OF OPERATION. NO CHANGES TO PREVIOUS APPROVED USES. NO NEW CONSTRUCTION.

In addition to the existing uses, as a church and nursery school, the church would like to utilize its existing building for a private school of general education (Growing Footsteps) which provides before and after school care for children ages 5 – 12 during the school year and a summer camp program for children ages 5 -14. Total daily enrollment for either program will be less than 99 students. The school provides services for 13 schools in the Centreville, VA area.

The proposed hours of operation for Growing Footsteps are Monday through Friday from 6:30 a.m. – 6:30 p.m. Students will arrive and depart Saint Andrew via their own transportation. Anticipated daily school year schedule is as follows:

1. Staff arrives approx. 6:15 a.m. and departs approx. 7:00 p.m. during the school year. Departure time of staff during the summer months and school holidays will be 8:30 pm.
2. Students begin arriving at Saint Andrew at 6:30 a.m.
3. Staff begins transporting students to area schools via school owned vans (2) beginning at 7:15 a.m. with all students having left the facility by approx. 8:30 a.m.
4. Staff begins transporting students back from area schools to Saint Andrew beginning approx. 3:00 p.m. (approx. 1:00 p.m. on Mondays for those schools which have early Monday closings)
5. Students leave Saint Andrew for the day anywhere from 3:30 p.m. – 6:30 p.m.

The estimated number of students will be between 35 – 65 students. The maximum number of students will be under the 99 children per the requested special permit.

The number of teachers is four (4) full time and one (1) part-time staff members. During the summer part-time staff members are increased to two (2). Administrative staff is included in the number of teachers. Currently there is one (1) director, one (1) assistant director and two (2) full-time teachers. Administrative responsibilities are shared between the director and the assistant.

The estimated traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day is minimal.

Attachment A is a copy of the parking approval letter stamped April 13, 1999 from the Department of Special Projects from Fairfax County. The study indicates there is more than enough parking to meet the combined needs of the Church and school.

Furthermore, traffic impact will be equal or less than what is authorized by the current permit. No students will be driving themselves to and from the Church and total Growing Footsteps staff is 6. Saint Andrew is off of a major road (Braddock Rd), which will not be impacted. The short distance of proposed trips on the local road (150 yards) are to occur approx. between 6:30 – 8:00 a.m. and 12:00 pm - 6:30 pm on Mondays and 6:30 am - 9 am and again between 2:00 pm - 6:30 pm on Tuesday – Friday. The maximum number of vehicles expected during the morning time slots is twenty-four (24), and occurs during a one and one half (1.5) hour time period. This equates to an average of 0.3 cars/minute. The maximum number of vehicles expected during the afternoon time slots is thirty-eight (38), and occurs during a one and one half (1.5) hour time period. This equates to an average of 0.4 cars/minute. During the summer months anticipated maximum number of vehicles during both time slots is forty-eight (48) and occurs during a one and one half (1.5) hour time period. This equates to an average of 0.5 cars/minute. Traffic patterns based on maximum enrollment of sixty-five (65) would equate to an average of 0.7 cars/minute.

No new construction to the existing facility is proposed as part of this application.

Growing Footsteps will not be using any toxic or hazardous substances.

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Department of Planning
APR 23 2009
Zoning Evaluation

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Department of Planning & Zoning
FEB 23 2009
Zoning Evaluation Division

Special Permit Application Justification

Saint Andrew Lutheran Church, which has been serving the Northern Virginia community for thirty years, is respectfully requesting a modification to the Conditions for the existing approved Special Permit to allow the use of its existing building for a non-profit Child Development Center. The existing uses are set forth in the existing Special Permit, SPA 79-S-351-5, approved on August 10, 1999. Note that the Ad Fontes Academy for which the existing Special Permit Application was submitted is no longer utilizing the church building for any purpose.

In addition to the existing uses, as a church and nursery school, the church would like to utilize its existing building for a private school of general education (Growing Footsteps) which provides before and after school care for children ages 5 – 12 during the school year and a summer camp program for children ages 5 -14. Total daily enrollment for either program will be less than 99 students. The school provides services for 13 schools in the Centreville, VA area.

The proposed hours of operation for Growing Footsteps are Monday through Friday from 6:30 a.m. – 6:30 p.m. Students will arrive and depart Saint Andrew via their own transportation. Anticipated daily school year schedule is as follows:

1. Staff arrives approx. 6:15 a.m. and departs approx. 7:00 p.m. during the school year. Departure time of staff during the summer months and school holidays will be 8:30 pm.
2. Students begin arriving at Saint Andrew at 6:30 a.m.
3. Staff begins transporting students to area schools via school owned vans (2) beginning at 7:15 a.m. with all students having left the facility by approx. 8:30 a.m.
4. Staff begins transporting students back from area schools to Saint Andrew beginning approx. 3:00 p.m. (approx. 1:00 p.m. on Mondays for those schools which have early Monday closings)
5. Students leave Saint Andrew for the day anywhere from 3:30 p.m. – 6:30 p.m.

The estimated number of students will be between 35 – 65 students. The maximum number of students will be under the 99 children per the requested special permit.

The number of teachers is four (4) full time and one (1) part-time staff members. During the summer part-time staff members are increased to two (2). Administrative staff is included in the number of teachers. Currently there is one (1) director, one (1) assistant director and two (2) full-time teachers. Administrative responsibilities are shared between the director and the assistant.

The estimated traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day is minimal.

Attachment A is a copy of the parking approval letter stamped April 13, 1999 from the Department of Special Projects from Fairfax County. The study indicates there is more than enough parking to meet the combined needs of the Church and school.

Furthermore, traffic impact will be equal or less than what is authorized by the current permit. No students will be driving themselves to and from the Church and total Growing Footsteps staff is 6. Saint Andrew is off of a major road (Braddock Rd), which will not be impacted. The short distance of proposed trips on the local road (150 yards) are to occur approx. between 6:30 – 8:00 a.m. and 12:00 pm - 6:30 pm on Mondays and 6:30 am - 9 am and again between 2:00 pm - 6:30 pm on Tuesday – Friday. The maximum number of vehicles expected during the morning time slots is twenty-four (24), and occurs during a one and one half (1.5) hour time period. This equates to an average of 0.3 cars/minute. The maximum number of vehicles expected during the afternoon time slots is thirty-eight (38), and occurs during a one and one half (1.5) hour time period. This equates to an average of 0.4 cars/minute. During the summer months anticipated maximum number of vehicles during both time slots is forty-eight (48) and occurs during a one and one half (1.5) hour time period. This equates to an average of 0.5 cars/minute. Traffic patterns based on maximum enrollment of sixty-five (65) would equate to an average of 0.7 cars/minute.

No new construction to the existing facility is proposed as part of this application.

Growing Footsteps will not be using any toxic or hazardous substances.

Special Permit Application Requirement 8 Non-applicability

Saint Andrew Lutheran Church maintains as there is no new construction or development proposed as part of this application Requirement number 8 of the Special Permit Application does not apply. Saint Andrew respectfully requests this requirement be waived.

RECEIVED
Department of Planning & Zoning
APR 23 2009
Zoning Evaluation Division

Request for Waiver – Special Permit Application Requirement 2

Saint Andrew Lutheran Church respectfully requests a waiver for Requirement number 2 of the Special Permit Application. The requirement states the applicant shall provide twenty-three (23) Special Permit Plats that are prepared and sealed by a professional land surveyor, engineer, architect or landscape architect licensed in the State of Virginia. As there is no new construction or development proposed as part of this application Saint Andrew (the applicant) is providing twenty-three copies of the Special Permit Plat that was submitted during the 1999 application process.

In addition the this requirement provides that a Transportation Impact Analysis (TIA) checklist be submitted with the application package. Saint Andrew requests that this requirement also be waived as this application proposes no change to zoning already approved.

RECEIVED
Department of Planning & Zoning
FEB 23 2009
Zoning Evaluation Division

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ST. ANDREW'S LUTHERAN CHURCH, SPA 79-S-351-05 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 79-S-351 for church and related facilities and nursery school to permit church, nursery school and private school of general education with an enrollment of 100 or more students daily. Located at 14640 Soucy Place on approx. 2.56 ac. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((6)) 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, and 9A. Mr. Kelley moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on August 10, 1999; and

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

1. The applicant is the owner of the land.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-303 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only, and is not transferable without further action of this Board, and is for the location indicated on the application, 14640 Soucy Place (2.56 acres) and is not transferable to other land.

2. This Special Permit is granted only for the church, nursery school and private school of general education indicated on the special permit plat prepared by Robert Almirall, dated April, 1997, as revised by Paul R. Jeannin, Landscape Architect, dated May 13,1999, and approved with this application, as qualified by these development conditions.

3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPW & ES). Any plan submitted pursuant to this special permit shall be in substantial conformance with the approved Special Permit plat and these development conditions. Minor modifications to the approved special permit may permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. The maximum number of seats in the church shall be 370.

6. The maximum total daily enrollment for the nursery school shall be 95 children. Upon issuance of the Non-Residential Use Permit for SPA 79-S-351-5, the maximum total daily enrollment for the private school of general education shall be 99 children.

7. The maximum hours of operation for the nursery school shall be limited to 9:00 a.m. to 3:30 p.m., Monday through Friday. Upon issuance of the Non-Residential Use Permit for SPA 79-S-351-5, the maximum hours of operation for the private school of general education shall be limited to 8:00 a.m. to 2:45 p.m., Monday through Friday.

8. The outdoor recreational area of 4,000 square feet shall be provided as shown on the SP plat. This area shall be enclosed with a six (6) foot high solid board on board fence on the side of the playground facing Braddock Road. This fence shall meet current noise mitigation standards as determined by DPWES. The other sides of the playground shall be enclosed with either a board on board or a chain-link fence. The maximum number of children permitted in the outdoor recreational area at any one time shall be forty (40).

9. Transitional screening I shall be provided along the Braddock Road lot line.

   Transitional Screening I shall be provided along Cranoke Street lot line.

   The existing vegetation shall be maintained and shall be deemed to satisfy the transitional screening requirements along the property lines. Dead or dying plant material shall be replaced to maintain the Transitional Screening as outlined.

   The Transitional Screening requirement shall be modified along the Soucy Street lot line to allow a 10 foot wide yard; the one (1) row of evergreen trees shall be maintained and supplemented as needed to provide a solid row of trees to screen the parking lot from residential uses. Dead or dying plant material shall be replaced as needed.

10. Barrier H shall be provided along the eastern lot line. Existing vegetation may be used to satisfy this requirement, provided it is supplemented where necessary to meet the barrier requirement as determined by the Urban Forestry Branch.

    The barrier requirement shall be waived along the northern, southern and western lot lines.

11. As approved in the parking reduction by the Department of Public Works and Environmental Services (DPWES), 96 parking spaces shall be provided. All parking for the uses shall be onsite as shown on the Special Permit Plat.

12. All signs on the property shall be provided in accordance with the requirements of Article 12, Signs, of the Zoning Ordinance.

13. Stormwater Management (SWM) and Best Management Practices (BMPs) shall be provided as required by the Chesapeake Bay Preservation Ordinance, unless waived by the Department of Public Works and Environmental Services. If the SWM/BMP structure is

waived, all vegetation along the southwestern lot line depicted on the special permit plat to be removed for installation of the pond shall be preserved.

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

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

Mr. Hammack seconded the motion which carried by a vote of 4-0. Mr. Ribble was not present for the vote and Mr. Dively and Ms. Gibb were absent from the meeting. Mr. Kelley moved to waive the 8-day waiting period. Mr. Ribble seconded the motion which carried by a vote of 5-0.

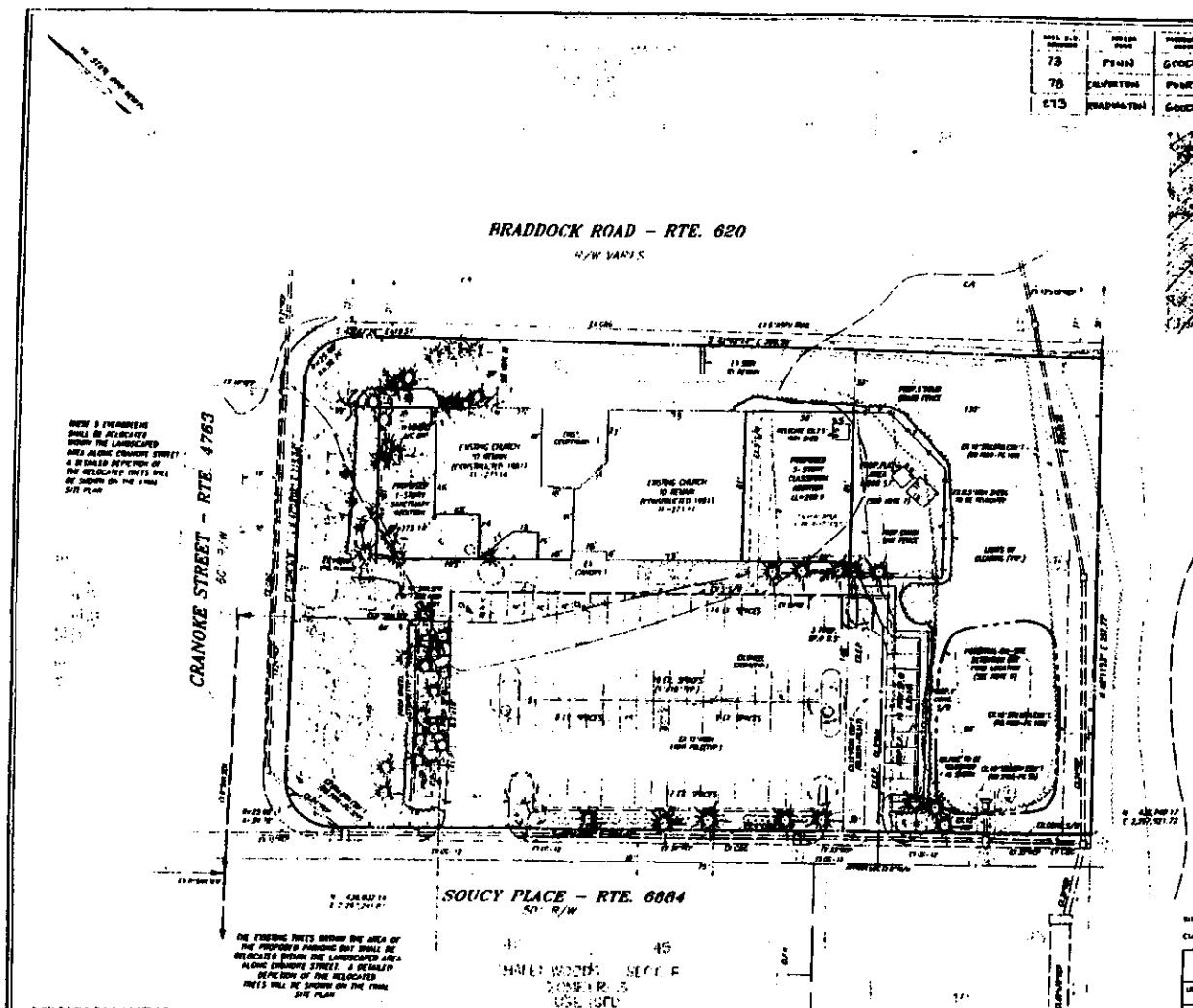
*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 10, 1999. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

Regina Thorn

Regina Thorn, Clerk
Board of Zoning Appeals

73	PENN	GOOD	MARGINAL	POOR	severe	C
78	CULVERTON	POOR	MARGINAL	POOR	moderate	A
C13	ROANOKE FINE	GOOD	MARGINAL	POOR	moderate	B


BRADDOCK ROAD – RTE. 620
R/W VARIES
CRANOKE STREET – RTE. 4763
SOUCY PLACE – RTE. 6884
50' R/W
EXISTING CHURCH TO REMAIN
EXISTING CHURCH TO REMAIN (CONSTRUCTED 1991)
PROPOSED 1-STORY SANCTUARY ADDITION
PROPOSED 2-STORY CLASSROOM ADDITION
CHILD COURTYARD
CLOSED CONCRETE WALK
CLOSED CONCRETE WALK (TYP)

County of Fairfax, Virginia

MEMORANDUM

DATE: July 1, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver AKR by CAA
Site Analysis Section
Department of Transportation

RECEIVED
Department of Planning & Zoning
JUL 09 2009
Zoning Evaluation Division

FILE: 3-6 (SP 79-S-351)

SUBJECT: Transportation Impact

REFERENCE: SPA 79-S-351; Saint Andrew Lutheran Church
Traffic Zone: 1673
Land Identification May: 54-1 ((6)) 1A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plats made available to this office dated April 1997, and revised through May 12, 1999. The applicant proposes to use the existing facilities of an approved private school for general education to instead provide before and after school care for children aged 5-12 during the school year and a summer camp for children aged 5-14. The maximum daily enrollment will be 65 students. The hours of operation will change for the new use from 9:00 a.m. to 2:45 p.m. Monday through Friday to 6:30 a.m. to 6:30 p.m. Monday through Friday which include peak hour traffic periods.

VDOT and the County have met and agreed that the applicant should stripe a left turn deceleration lane at Cranoke Street. The left turn lane should be striped on the existing pavement and the existing pavement markings on Braddock Road should be modified accordingly which would include transitioning (shifting) the westbound through lane between Sully Park Drive and Cranoke Street. It would be desirable for the turn lane markings to be continued to Carlbern Drive.

AKR/LAH/lah

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

FCDOT
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DH

8/11/09

COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.
COMMISSIONER

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

July 10, 2009

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

RECEIVED
Department of Planning & Zoning
JUL 14 2009
Zoning Evaluation Division

Re: Saint Andrew Lutheran Church
SPA 79-S-351-06
Tax Map No.: 54-1((6)) 1A

Dear Ms. Coyle:

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

1. A left turn lane should be striped on the existing pavement and the existing pavement markings on Braddock Road should be modified accordingly. In addition, the existing westbound through lane should be transitioned (shifted) between Sully Park Drive and Cranoke Street.

2. The applicant should submit a signing/striping plan to VDOT Land Development Section.

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

Sincerely,

Peter K. Gerner, P.E.
Transportation Engineer

cc: Ms. Angela Rodeheaver

bH

FAIRFAX COUNTY

Department of Public Works and Environmental Services
Office of Site Development Services
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

Telephone: (703) 324-1780

APR 13 1999

W. McCauley Arnold
McCandlish and Lillard, P.C.
Attorneys and Counsellors at Law
11350 Random Hills Road
Suite 500
Fairfax, Virginia 22030-7429

Subject: Parking Code Reduction for the St. Andrew's Lutheran Church, Preschool and Ad Fontes Academy

Reference: Your Request of February 4, 1999 to Ray Curd, Chief, Special Projects Branch, Department of Public Works and Environmental Services; Plan #4186-PS-01-1

Dear Mr. Arnold:

In response to your request of February 4, 1999 to include the Ad Fontes Academy as a part of the parking reduction that was approved on January 13, 1998, pursuant to Article 11, Section 106, Paragraph 4 of the Fairfax County Zoning Ordinance, your request is hereby granted. This approval is based on the study of anticipated parking accumulation characteristics which indicates that due to different hours of operation for the church use, the child care center use and the school, the actual parking demand will not exceed the available parking supply. The following conditions of approval shall apply:

- A total of 96 parking spaces must be provided on-site after the completion of the expansion, and these spaces must be in accordance with the geometric standards of the Fairfax County Public Facilities Manual.

- The chapel activities shall not conflict with the preschool and academy activities.

- The following parking tabulation must be adhered to:

Church: Maximum 370 seats @ 1 space/4 seats	= 93 spaces
Preschool: Maximum 95 children @ 0.19 space/child	= 18 spaces
Ad Fontes Academy: Maximum 99 students @ 0.3 space/student	= 30 spaces
Total Code Requirement	141 spaces
Parking Reduction	- 45 spaces
Total Number of Parking Spaces Required	= 96 spaces
Total Number of Parking Spaces Provided	= 96 spaces

- The Zoning Administrator may require a reduction in the intensity of the use(s) if the future parking demand exceeds the supply.

- This parking reduction approval letter must be incorporated into all future plans submitted to Fairfax County as long as the reduction remains valid.

If you have any questions regarding this letter, please call Richard B. Hayes, Engineer II, Special Projects Branch at (703) 324-1700.

Sincerely,

Michelle A. Brickner, Acting Director

MB/tds
fontes

cc: Jane W. Gwinn, Zoning Administrator, DPZ
Richard B. Hayes, Engineer II, Special Projects Branch, DPWES
Central Files

4186-PS-01-1

McCANDLISH & LILLARD
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELLORS AT LAW
11350 RANDOM HILLS ROAD
SUITE 500
FAIRFAX, VIRGINIA 22030-7429

LEESBURG OFFICE:
305 HARRISON STREET, SE
THIRD FLOOR
LEESBURG, VIRGINIA 20175-3729
(703) 737-0200

W. McCauley Arnold
934-1128

(703) 273-2288
FAX: (703) 352-4300

February 4, 1999

OFFICE OF SITE DEVELOPMENT SERVICES
FEB - 5 1999
D3747/99
SPECIAL PROJECTS

Ray Curd, Chief
Special Projects Branch
Division of Design Review
Department of Environmental Management
12055 Government Center Parkway
Fairfax, Virginia 22035-5502

SUBJECT: Parking Code Reduction for St. Andrew's Lutheran Church

REFERENCE: Tax Map # 54-((6))-1A, 2A, 3A, 4A, 5A, 6A, 7A; Sully Magisterial District; Special Permit # 79-5-351-3

Dear Mr. Curd:

St. Andrew's Lutheran Church has been serving the Northern Virginia Community for 20 years. It is our intention to include a school for grades 7 through 12 as part of the Church's activities. The addition of this use to our existing Church site will require a parking lot expansion pursuant to article 11 of the Fairfax County Zoning Ordinance. We are requesting a reduction in the number of parking spaces associated with the school use, **thereby eliminating the need to expand the parking lot**. This request is based on Fairfax County Zoning Ordinance Article 11-106, paragraph 4 and on the fact that the actual parking needs for the church, the preschool and the grades 7 through 12 occur at different times of the day and the hourly accumulation of parking is substantially less than the minimum spaces required by the zoning ordinance. These facts are supported by the Parking Study enclosed.

The church has recently completed an addition as authorized by SPA 79-S-351-3, and has been granted a parking code reduction, as attached hereto.

Thank you for your consideration of this matter.

Sincerely,

W. McCauley Arnold

WMA:ecr

FAIRFAX
COUNTY

Department of Environmental Management
Office of the Director
12055 Government Center Parkway
Fairfax, Virginia 22035-5502

V I R G I N I A

Telephone: (703) 324-1810

JAN 13 1998

Paul R. Jeannin, Jr., CLA
Director of Planning & Landscape Architecture
Land Design Consultants
8569-E Sudley Road
Manassas, Virginia 20110

Subject: Parking Code Reduction for the St. Andrew Lutheran Church and Day Care Center; Special Permit No. SPA 79-S-351-4; Parking Study No. 4168-PS-01-1; Sully District

Reference: Your Request of November 12, 1997 to Ray Curd, Chief, Special Projects Branch, Department of Environmental Management

Dear Mr. Jeannin:

In response to your request of November 12, 1997, and pursuant to Article 11-106, Paragraph 4 of the Fairfax County Zoning Ordinance, your request for a parking reduction is granted. This approval is based on the study of anticipated parking accumulation characteristics which indicates that due to different hours of operation for the church use and the child care center use, the actual parking demand will not exceed the available parking supply. The following conditions of approval shall apply:

- A total of 96 parking spaces must be provided on-site after the completion of expansion, in accordance with the geometric standards of the Fairfax County Public Facilities Manual.
- The chapel activities should not conflict with the child care and community center activities.
- The following parking tabulation must be adhered to, unless otherwise revised:

Church: Maximum 370 seats @ 1 space/4 seats	= 93 spaces
Child Care Center: Maximum 95 children @ 0.19 space/child	= 18 spaces
	111 spaces
Director Parking Reduction	- 15 spaces
Total Number of Parking Spaces Required	= 96 spaces
Total Number of Parking Spaces Provided	= 96 spaces

- The Zoning Administrator may require a reduction in the intensity of the use(s) if the future parking demand exceeds the supply.

- This parking reduction approval letter must be incorporated into all future plans submitted to Fairfax County as long as the reduction remains valid.

If you have any questions regarding this letter, please call Richard B. Hayes, Engineer II, Special Projects Branch, DEM at 324-1700.

Sincerely,

Zofia A. Zager

Zofia A. Zager, Acting Director

ZAZ/bc
2883bsp

cc: Jane W. Gwinn, Zoning Administrator, OCP
Edward J. Jankiewicz, Director, Division of Design Review, DEM
Richard B. Hayes, Engineer II, Special Projects Branch, DEM
Central Files

McCANDLISH & LILLARD
A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELLORS AT LAW
11350 RANDOM HILLS ROAD
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FAIRFAX, VIRGINIA 22030-7429

(703) 273-2288
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305 HARRISON STREET, SE
THIRD FLOOR
LEESBURG, VIRGINIA 20175-3729
(703) 737-0200

W. McCauley Arnold
934-1128

January 8, 1999

Mr. John Wesley White
Department of Public Works and Environmental Services
c/o Plan Control Section
12055 Government Center Parkway
Fairfax, Virginia 22035-5502

SUBJECT: Parking Reduction for St. Andrew's Lutheran Church

REFERENCE: Tax Map # 54-((6))-1A, 2A, 3A, 4A, 5A, 6A, 7A; Sully Magisterial District; Special Permit # 79-5-351-3

Dear Mr. White:

We are pleased to provide this "parking study" to support our request for a reduction in the parking code requirements.

The basis for the parking study is a provision in the Fairfax County Zoning Ordinance which allows for a reduction in the requirements if it can be shown that the actual need for current and projected usage will be less than required. The study provided demonstrates the current number of spaces are adequate for all the uses proposed.

Please contact me at (703) 934-1128 if you have any questions.

Sincerely,

W. McCauley Arnold

WMA:ecr
Enclosures

Soli Deo Gloria

Ad Fontes Academy

Parking Study: St. Andrew Lutheran Church

Results of Field Study at St. Andrew Lutheran Church

The objective of the field study was to determine the actual parking usage of St. Andrew Lutheran Church during the week. An observer was posted at the church for 9 hours between 8:00 a.m. and 5:00 p.m. for five weekdays (Monday through Friday) and instructed to count the total number of cars in the parking lot at 30-minute intervals. The data (Exhibit 1) is displayed in column format, with each column representing a single weekday and the date. Also, each column displays in 30-minute intervals the time and the total cars counted in the parking lot at each respective time.

St. Andrew Lutheran Church and Preschool Operations

The following information describes the activities Monday through Friday of St. Andrew Lutheran Church and Preschool during normal operating hours (8:00 a.m. to 5:00 p.m.).

1. Preschool operates two sessions at the church:
   a. Morning Session 9:00 a.m. to 12:00 p.m.
   b. Afternoon Session 12:30 p.m. to 3:30 p.m.
2. Preschool is not open on Monday and Thursday afternoons.
3. Department of Environment Management letter dated 13 January 1998 (Exhibit 4) allows maximum 95 children @ 0.19 space/child equating to eighteen (18) required parking spaces for the Preschool.
4. Current enrollment at Preschool is 92.
5. A Bible study is held at the church Wednesday mornings.
6. Site plan dated April 1997 from Land Design Consultants (Exhibit 5) shows approved parking spaces at St. Andrew Lutheran Church.

Required Parking Spaces per Fairfax County Zoning Code for Ad Fontes Academy

Zoning regulations for a private school of general education states that there be "in no instance less than three-tenths (0.3) space per student, based on the maximum number of students attending classes at any one time". The maximum number of students to attend Ad Fontes Academy at St. Andrew Lutheran Church will be ninety-nine (99), dependent on Fairfax County approval of special permit. Therefore, required parking spaces for Ad Fontes Academy with maximum 99 students @ 0.3 space/child is 30.

Ad Fontes Academy Current Operations 1998-1999

The following information describes the current operation of Ad Fontes Academy:

1. In operation for three (3) years at Burke Community Church.
2. Conduct program Tuesday through Friday from 7:15 a.m. to 2:00 p.m.
3. Classes start at 7:30 a.m. and end at 1:45 p.m.
4. Faculty arrives approx. 7:15 a.m. and departs approx. 2:00 p.m.
5. Forty-one (41) total students (5 seniors) in grades 9-12.
6. Daily parking usage is 10.

Ad Fontes Academy Operations Next Year 1999-2000 at St. Andrew Lutheran Church

The following information describes next year's operation of Ad Fontes Academy:

1. Conduct program Monday through Friday from 8:00 a.m. to 2:45 p.m.
2. Classes start at 8:30 a.m. and end at 2:30 p.m.
3. Faculty arrives approx. 8:00 a.m. and departs approx. 2:45 p.m.
4. Project student population to double to approx. 90 students in grades 7-12.
   NOTE: Maximum of 99 students.
5. Factoring current parking usage of 10 spaces, project approx. 20 parking spaces needed.
6. Zoning regulation require, with maximum 99 students @ 0.3 space/child, 30 parking spaces for the Academy.

Ad Fontes Academy operating hours are established in order to not conflict with the Church and Preschool activities. The operating hours ensure actual parking demand will not exceed the available parking supply. The Academy classes commence thirty minutes before the Preschool starts. Furthermore, Academy classes end and students and faculty depart the site forty-five minutes prior to the Preschool program ending. Exhibit 3 depicts the different operating times for the Academy and Preschool.

Exhibit 2 displays the Church and Preschool existing parking demand; the zoning regulation requirement for Ad Fontes Academy; and the total actual parking demand for all activities Monday through Friday. The exhibit shows excess surplus based on St. Andrew Church's 96 total parking spaces available. The projected average excess supply of parking spaces available during the week is 52 spaces (minimum of 44 excess supply of spaces available on Wednesday and maximum of 58 excess supply of spaces available on Monday).

Factoring in the projected 20 parking spaces needed by the Academy next year (not the 30 parking spaces required by zoning regulations), the projected average excess supply of parking space available during the week increases to 62 spaces.

Exhibit 3 shows the activities for Wednesday, the busiest day of the week. On this day, excess supply of 44 parking spaces exists. As shown by Exhibits 2 and 3, Academy activities should not conflict with the Church or Preschool activities.

Conclusion

Based on the research and analysis, it is concluded that the current parking available at St. Andrew Lutheran Church is more than enough to meet the combined needs of the Church, Preschool and Ad Fontes Academy.

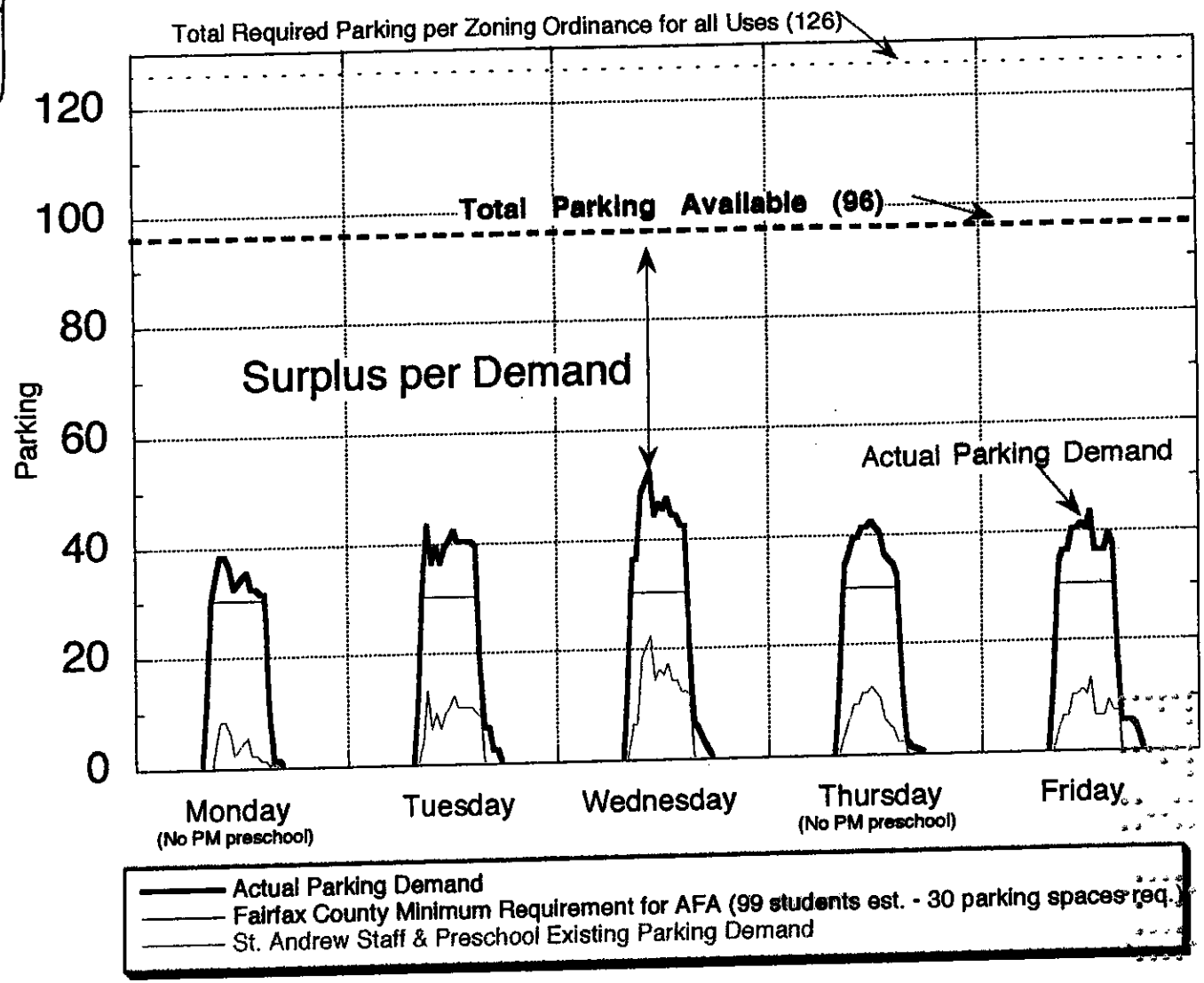
Existing Parking Demand at St Andrew Lutheran Church
(Includes St Andrew Staff and St Andrew Preschool)

Monday 21-Dec		Tuesday 15-Dec		Wednesday 16-Dec		Thursday 17-Dec		Friday 18-Dec	
Time	# Cars	Time	# Cars	Time	# Cars	Time	# Cars	Time	# Cars
8:40 AM	0	8:40 AM	4	8:40 AM	6	8:40 AM	4	8:40 AM	4
9:00 AM	4	9:10 AM	13	9:10 AM	6	9:10 AM	6	9:10 AM	6
9:30 AM	8	9:40 AM	6	9:40 AM	18	9:40 AM	9	9:40 AM	6
10:00 AM	8	10:10 AM	9	10:10 AM	20	10:10 AM	9	10:10 AM	10
10:30 AM	6	10:40 AM	6	10:40 AM	22	10:40 AM	11	10:40 AM	10
11:00 AM	2	11:10 AM	9	11:10 AM	14	11:10 AM	11	11:10 AM	11
11:30 AM	3	11:40 AM	10	11:40 AM	16	11:40 AM	12	11:40 AM	10
12:00 PM	4	12:10 PM	12	12:10 PM	15	12:10 PM	11	12:10 PM	13
12:30 PM	5	12:40 PM	10	12:40 PM	17	12:40 PM	10	12:40 PM	6
1:00 PM	2	1:10 PM	10	1:10 PM	14	1:10 PM	6	1:10 PM	6
1:30 PM	2	1:40 PM	10	1:40 PM	14	1:40 PM	5	1:40 PM	6
2:00 PM	1	2:10 PM	10	2:10 PM	12	2:10 PM	4	2:10 PM	9
2:30 PM	1	2:40 PM	9	2:40 PM	12	2:40 PM	2	2:40 PM	7
3:00 PM	0	3:10 PM	8	3:10 PM	11	3:10 PM	2	3:10 PM	7
3:30 PM	1	3:40 PM	6	3:40 PM	6	3:40 PM	2	3:40 PM	5
4:00 PM	1	4:10 PM	6	4:10 PM	5	4:10 PM	1	4:10 PM	5
4:30 PM	0	4:40 PM	2	4:40 PM	3	4:40 PM		4:40 PM	5
5:00 PM	0	5:10 PM	2	5:10 PM		5:10 PM		5:10 PM	4

Exhibit I

Ad Fontes Academy

Exhibit 2

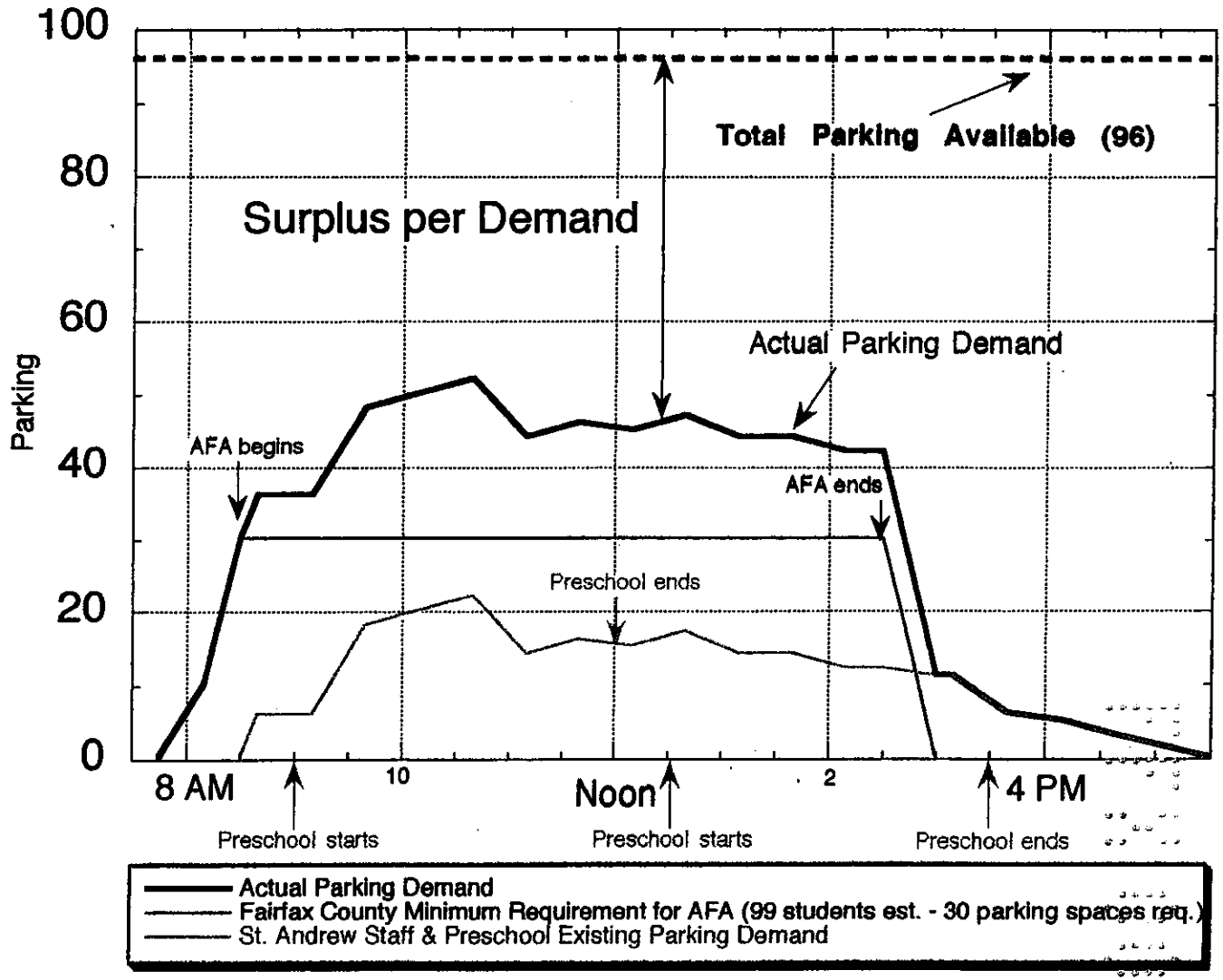


Parking/rev2

Ad Fontes Academy

Exhibit 3

Wednesday



Parking/rev2

FAIRFAX COUNTY

Department of Environmental Management
Office of the Director
12055 Government Center Parkway
Fairfax, Virginia 22035-5502

V I R G I N I A

Telephone: (703) 324-1810

JAN 13 1998

Paul R. Jeannin, Jr., CLA
Director of Planning & Landscape Architecture
Land Design Consultants
8569-E Sudley Road
Manassas, Virginia 20110

Subject: Parking Code Reduction for the St. Andrew Lutheran Church and Day Care Center; Special Permit No. SPA 79-S-351-4; Parking Study No. 4168-PS-01-1; Sully District

Reference: Your Request of November 12, 1997 to Ray Curd, Chief, Special Projects Branch, Department of Environmental Management

Dear Mr. Jeannin:

In response to your request of November 12, 1997, and pursuant to Article 11-106, Paragraph 4 of the Fairfax County Zoning Ordinance, your request for a parking reduction is granted. This approval is based on the study of anticipated parking accumulation characteristics which indicates that due to different hours of operation for the church use and the child care center use, the actual parking demand will not exceed the available parking supply. The following conditions of approval shall apply:

- A total of 96 parking spaces must be provided on-site after the completion of expansion, in accordance with the geometric standards of the Fairfax County Public Facilities Manual.
- The chapel activities should not conflict with the child care and community center activities.
- The following parking tabulation must be adhered to, unless otherwise revised:

Church: Maximum 370 seats @ 1 space/4 seats	= 93 spaces
Child Care Center: Maximum 95 children @ 0.19 space/child	= 18 spaces
	111 spaces
Director Parking Reduction	- 15 spaces
Total Number of Parking Spaces Required	= 96 spaces
Total Number of Parking Spaces Provided	= 96 spaces

Exhibit 4

- The Zoning Administrator may require a reduction in the intensity of the use(s) if the future parking demand exceeds the supply.

- This parking reduction approval letter must be incorporated into all future plans submitted to Fairfax County as long as the reduction remains valid.

If you have any questions regarding this letter, please call Richard B. Hayes, Engineer II, Special Projects Branch, DEM at 324-1700.

Sincerely,

Zofia A. Zager

Zofia A. Zager, Acting Director

ZAZ/bc
2833bsp

cc: Jane W. Gwinn, Zoning Administrator, OCP
Edward J. Jankiewicz, Director, Division of Design Review, DEM
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8-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.

2. All uses shall comply with the performance standards specified for the zoning district in which located.

3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-308 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child Care Center, Nursery School or Private School

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 9-309 and 9-310.

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

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

A. That area not covered by buildings or required off-street parking spaces.

B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.

C. Only that area which is developable for active outdoor recreation purposes.

D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	**Street Type**
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title63.2, Chapter 17 of the Code of Virginia.

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

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

   A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and

   B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

   Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

   For the purpose of this provision, usable outdoor recreation area shall be limited to:

   A. That area not covered by buildings or required off-street parking spaces.

   B. That area outside the limits of the required front yard.

   C. Only that area which is developable for active outdoor recreation purposes.

   D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.

3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.