



APPLICATION ACCEPTED: July, 23 2008  
BOARD OF ZONING APPEALS: October 27, 2009 @ 9:00 am  
PLANNING COMMISSION: October 22, 2009  
BOARD OF SUPERVISORS: Not yet scheduled

## County of Fairfax, Virginia

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October 8, 2009

### STAFF REPORT

APPLICATION SE 2008-LE-027  
(In association w/ SPA 77-S-189)

#### LEE DISTRICT

**APPLICANT:** Trustees, Springfield Masonic Lodge

**ZONING:** R-1

**PARCEL:** 90-2 ((1)) 19

**ACREAGE:** 1.45 Acres

**PLAN MAP:** Office

**SE CATEGORY:** Category 3: Private Clubs and Public Benefit Associations

**PROPOSAL:** The applicant seeks approval of a Special Exception to permit a Private Club.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-LE-027, subject to the proposed development conditions contained in Appendix 1.

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Kelli Goddard-Sobers

Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

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

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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).



APPLICATION ACCEPTED: July, 23 2008  
INDEFINITELY DEFERRED AND ADMINISTRATIVELY MOVED AT APPLICANT'S REQUEST  
BOARD OF ZONING APPEALS: October 27, 2009 @ 9:00 am

## County of Fairfax, Virginia

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October 20, 2009

### STAFF REPORT

APPLICATION SPA 77-S-189  
(In association w/ SE 2008-LE-027)

### LEE DISTRICT

**APPLICANT:** Trustees, Springfield Masonic Lodge

**ZONING:** R-1

**PARCEL:** 90-2 ((1)) 19

**ACREAGE:** 1.45 Acres

**PLAN MAP:** Office

**SP CATEGORY:** Group 3: Place of Worship

**PROPOSAL:** To amend S-189-77 previously approved for a Masonic Lodge to permit the addition of a place of worship.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SPA 77-S-189, subject to the proposed development conditions contained in Appendix 2.

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.

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Kelli Goddard-Sobers

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

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

For additional information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

N:\SP\Trustees, Springfield Masonic Lodge\SPA cover.doc



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# Special Exception

SE 2008-LE-027



**Applicant:** TRUSTEES, SPRINGFIELD MASONIC LODGE  
217, A.G. & A.M.

**Accepted:** 07/23/2008

**Proposed:** PRIVATE CLUB

**Area:** 1.445 AC OF LAND; DISTRICT - LEE

**Zoning Dist Sect:** 03-0104

**Art 9 Group and Use:** 3-07

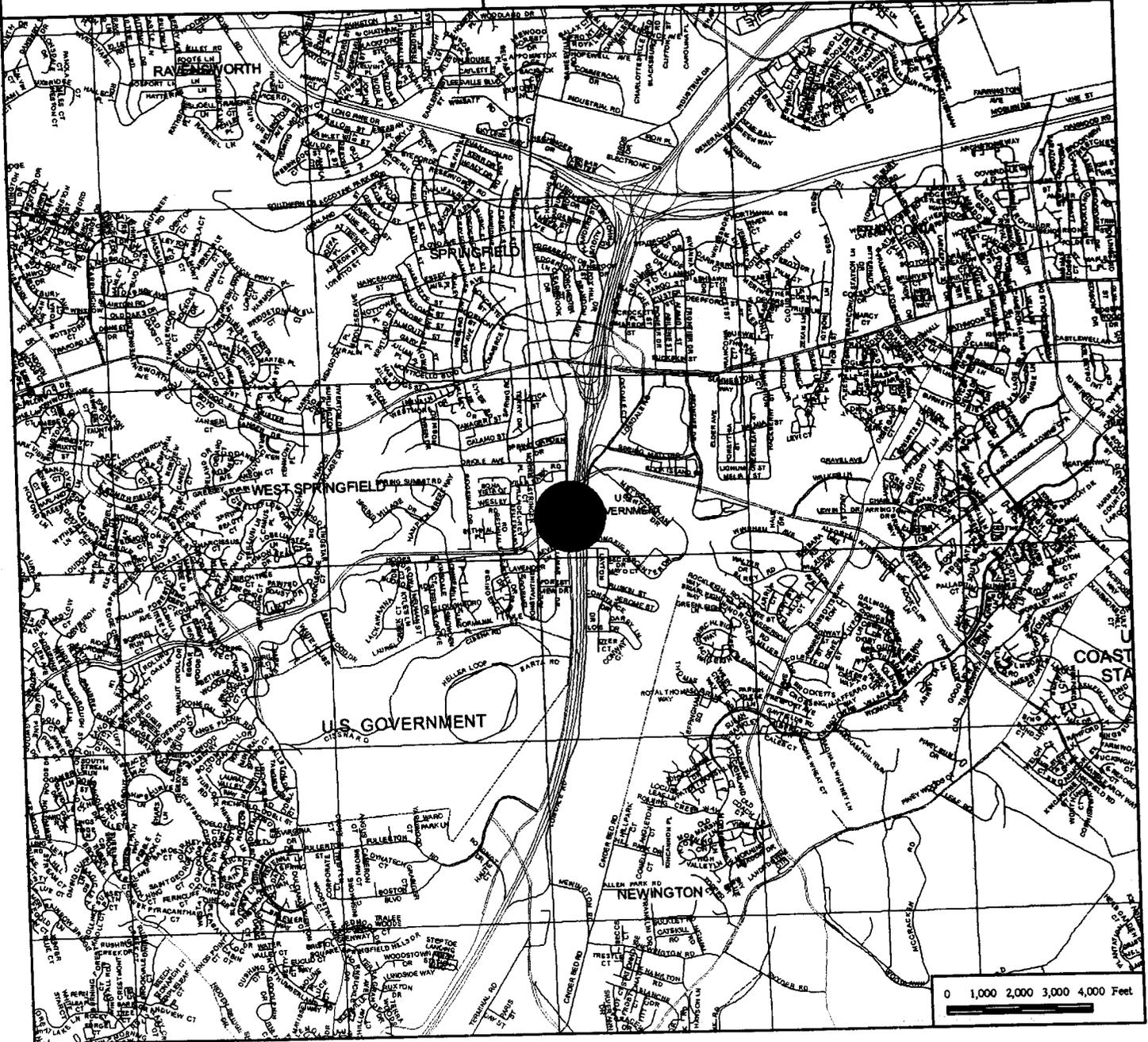
**Located:** 7001 BACKLICK ROAD

**Zoning:** R-1

**Plan Area:** 4,

**Overlay Dist:**

**Map Ref Num:** 090-2- /01/ /0019



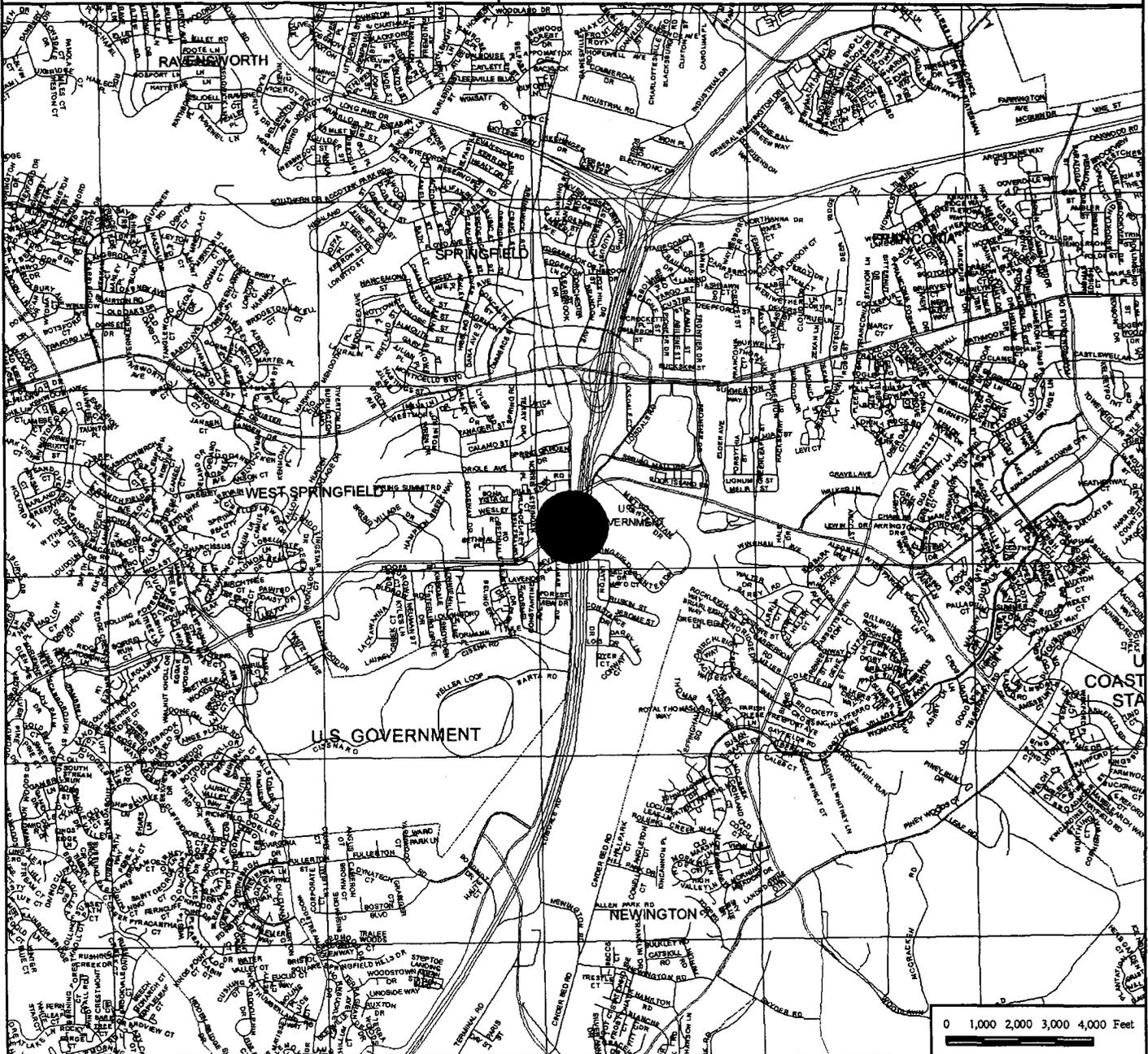
# Special Permit Amendment

SPA 77-S-189



**Applicant:** TRUSTEES, SPRINGFIELD MASONIC LODGE  
217, A.G. & A.M.  
**Accepted:** 07/23/2008  
**Proposed:** AMEND SP 77-S-189 TO PERMIT PLACE OF WORSHIP

**Area:** 1.445 AC OF LAND; DISTRICT - LEE  
**Zoning Dist Sect:** 03-0103  
**Art 8 Group and Use:** 3-02  
**Located:** 7001 BACKLICK ROAD  
**Zoning:** R-1  
**Overlay Dist:**  
**Map Ref Num:** 090-2- /01/ /0019



# Special Exception

SE 2008-LE-027



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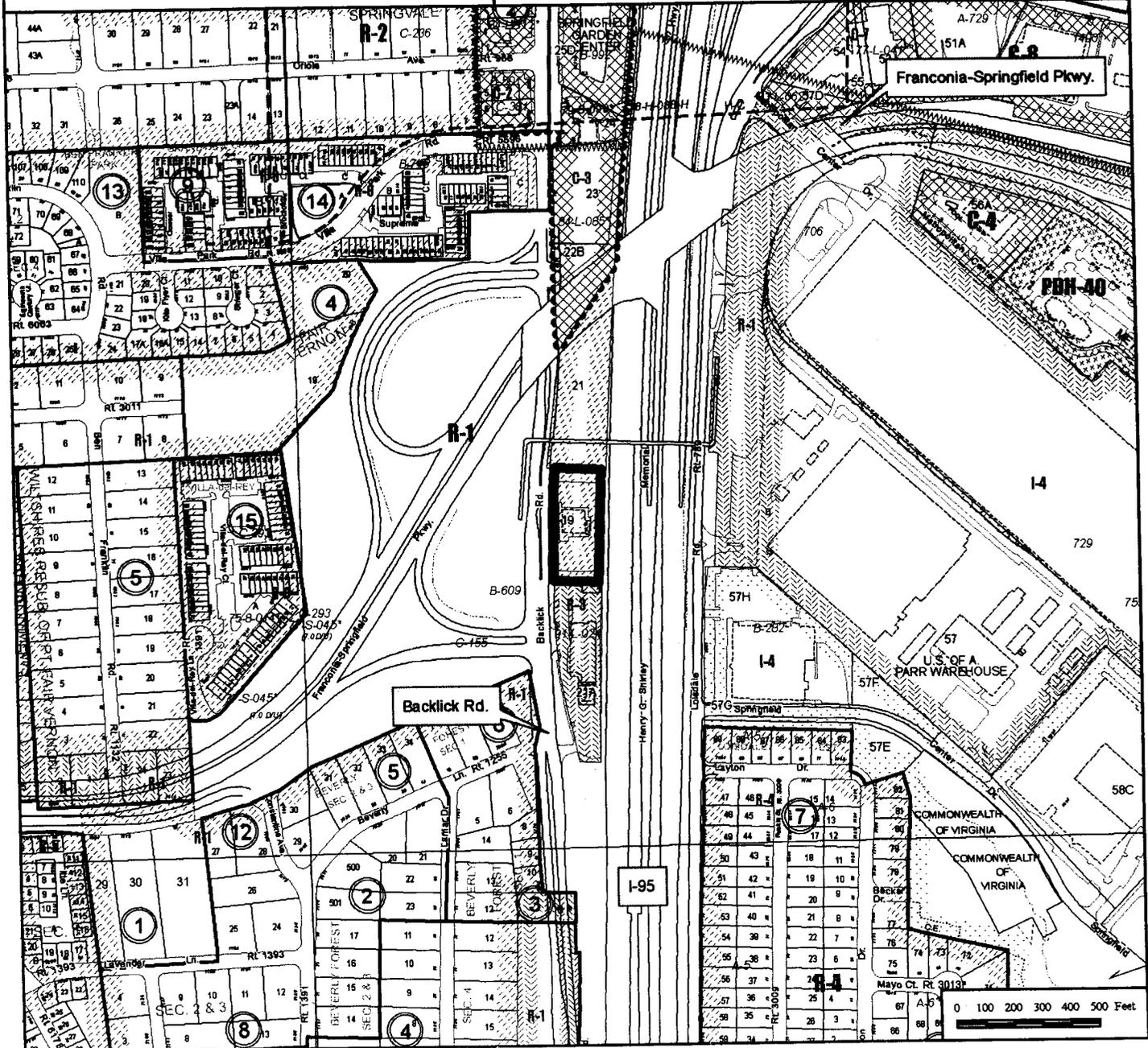
**Located:** 7001 BACKLICK ROAD

**Zoning:** R- 1

**Plan Area:** 4,

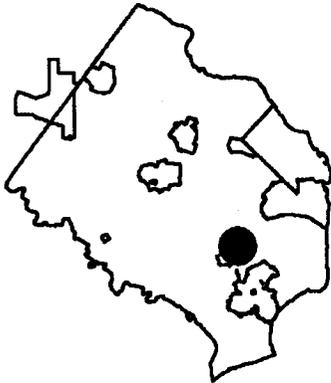
**Overlay Dist:**

**Map Ref Num:** 090-2- /01/ /0019



# Special Permit Amendment

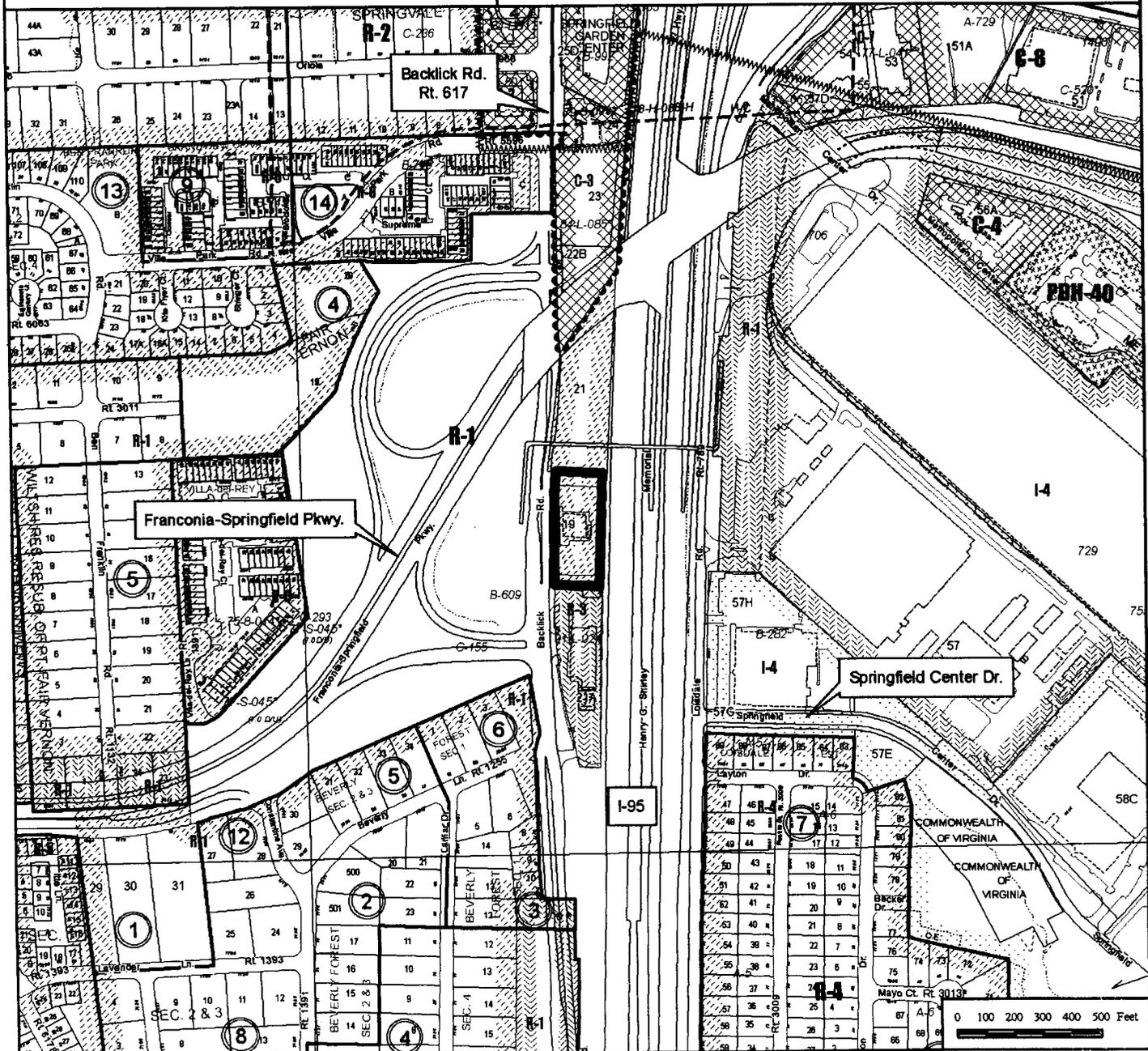
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Located: 7001 BACKLICK ROAD  
Zoning: R-1  
Overlay Dist:  
Map Ref Num: 090-2- /01/ /0019



SET BACK SCHEDULE				
TYPE	FRONT	REAR	COMMENT	
FRONT	75'	02'	45'	MEET AT THE TIME OF CONSTRUCTION WAS BUILT PER APPROV'D SITE PLAN
FRONT	40'	35'	30'	DO
SIDE	20'	162'	-	MEETS & EXCEEDS THE REQUIREMENT
SIDE	20'	1462'	-	DO

INTERSTATE ROUTE 95  
(VARIABLE WIDTH)

VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION RIGHT-OF-WAY

**AREA CALCULATIONS**

LOT AREA = 1.445 ACRES  
 = 62,944.2 S.F.  
 GROSS FLOOR AREA = 8565 S.F.  
 FLOOR AREA RATIO = 0.1043  
 OPEN SPACE = 20,377.1 S.F.  
 = 0.32376 = 32.32%

**TREE CANOPY CALCULATIONS**

TOTAL SITE AREA 82,845 S.F. (1.445 ACRES)  
 EXCLUSION AREA 8,865 S.F.  
 BUILT AREA 56,380 S.F.  
 SITE AREA FOR CANOPY CALCULATIONS 11,276 S.F.  
 CANOPY REQUIRED (20%) 2,255 S.F.  
 CANOPY PRESERVED (15700 x 1.25) 19,625 S.F.  
 TOTAL CANOPY PROVIDED 19,625 S.F.

**PARKING TABULATION**  
PRIVATE CLUB USE

MAXIMUM NO. OF OCCUPANTS - 250  
 NO. OF SPACES REQUIRED - 77  
 (1 SPACE PER PERSON)  
 PLACE OF WORKSITE  
 MAXIMUM NO. OF OCCUPANTS - 150  
 NO. OF SPACES REQUIRED - 38  
 (1/4 SPACES PER PERSON)  
 TOTAL SPACES PROVIDED - 80  
 HOVD. SPACES REQUIRED - 4  
 HOVD. SPACES PROVIDED - 4  
 (3 HOVD. + 1 VAN ACCESSIBLE)

**PARKING SCHEDULE**

- PARKING 1 THRU 34 SIZE = 8'-8" X 18'-0"
- PARKING 35 (VAN ACCESSIBLE) = 16'-0" X 18'-0"
- PARKING 36 & 37 SIZE = 8'-8" X 18'-0"
- PARKING 38 & 39 (HOVD) SIZE = 13'-0" X 18'-0" (SHARED STRIP)
- PARKING 40 THRU 70 SIZE = 8'-8" X 18'-0"
- PARKING 80 HOVD. SIZE = 9'-8" X 10'-0"

NOTE: APPLICANT TO REQUEST FOR PARKING REDUCTION

**NOTES**

- ALL SIGNS SHALL BE IN CONFORMANCE W/ ARTICLE 12
- EXISTING TOPOGRAPHIC SURVEY WAS DONE BY FIELD RUN
- THE BUILDING IS SERVED BY PUBLIC WATER AND SEWER.

**INTERIOR PARKING LOT LANDSCAPING**

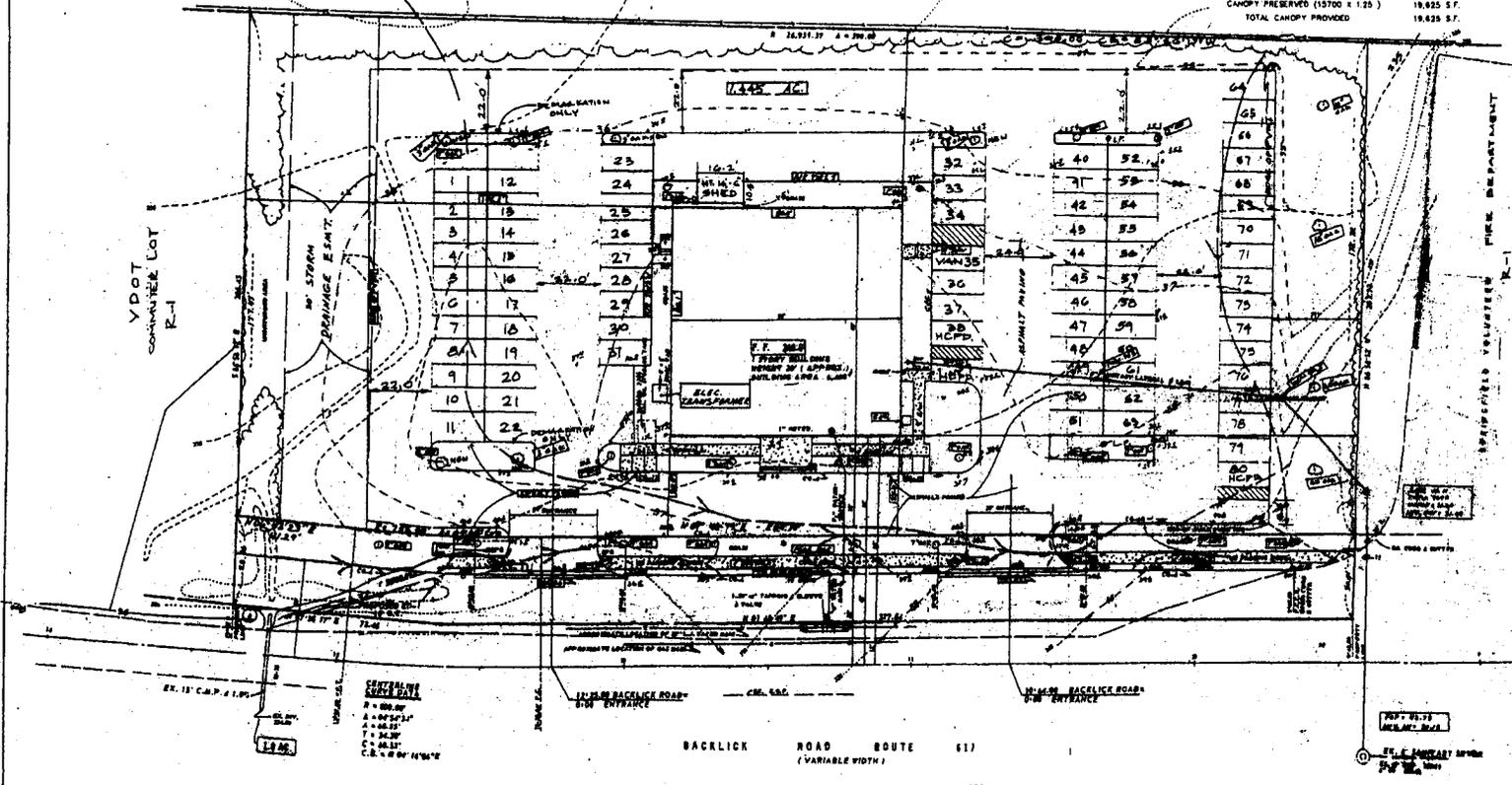
- AREA OF PARKING COMPILING (LOTS) 82,845 S.F.
- INTERIOR LANDSCAPE AREA REQUIRED (1 AND 30.773) 81 AND 2147 S.F.  
 INTERIOR LANDSCAPE AREA PROVIDED (1 AND 30.773) 818 AND 2,004 S.F.
- NUMBER OF SHADE TREES REQUIRED: 14  
 NUMBER OF SHADE TREES PROVIDED: 14 (8 SHADE + 6 EVERGREEN)

**PERIPHERAL PARKING LOT LANDSCAPING**

- (ADJOINING FIRE STATION)
- LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE: 184.0'
  - NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:  
 4 - SHADE TREES (OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES)
  - NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE:  
 4 - SHADE TREES
- (ADJOINING VDOT COMPUTER LOT)
- LINEAR FEET OF PARKING LOT PERIMETER ADJACENT TO PROPERTY LINE: 184.0'
  - NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:  
 4 - SHADE TREES (OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES)
  - NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE:  
 0 - SHADE TREES  
 (NO SHADE TREES CANNOT BE PROVIDED DUE TO 30" STORM DRAINAGE EASEMENT)

**LANDSCAPING STRIP**

- (BACKLICK ROAD ROUTE # 611)
- LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES: 288.84'
  - NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:  
 0 - SHADE TREES (OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES)
  - NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE:  
 0 - SHADE TREES
- (INTERSTATE ROUTE # 95)
- LINEAR FEET OF STREET FRONTAGE, NOT INCLUDING PARKING LOTS AND DRIVEWAY ENTRANCES: 380.00'
  - NUMBER OF PLANTS REQUIRED BETWEEN PARKING LOT AND PROPERTY LINE:  
 10 - SHADE TREES (OR EQUIVALENT ORNAMENTAL OR EVERGREEN TREES)
  - NUMBER OF PLANTS PROVIDED BETWEEN PARKING LOT AND PROPERTY LINE:  
 26 - SHADE TREES



STORM DRAINAGE EASEMENT  
RECORDED IN D.B. 4711 @ P. 761-A

STREET DRAINAGE EASEMENT  
RECORDED IN D.B. 4711 @ P. 761-A

PROPERTY SHOWN HEREON IS  
RECORDED IN D.B. 4711 @ P. 761-A  
AND D.B. 4711 @ P. 761-A

TYPICAL SECTION OF  
ON SITE PAVEMENT  
NO SCALE



DEVELOPER AND OWNER: SPRINGFIELD MASONIC LODGE #117  
 P.O. BOX 311, SPRINGFIELD, VA. 22150

OWNER: CL-1  
 AREA OF SITE: 1.445 ACRES  
 SURV. DATA: D.E. & G.S. NEAR SEA LEVEL  
 PARKING REQUIREMENT: 77 SPACES  
 LEAVING CAPACITY: 110  
 PARKING DIMENSIONS: 77 SPACES  
 PARKING PROVIDED: 80 SPACES INCLUDING 4 VAN ACCESSIBLE SPACES

**SURVEYORS CERTIFICATE**  
 THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF  
 SPRINGFIELD LODGE NO. 117, S.A.M. AS RECORDED IN DEED BOOK  
 483 PAGE 152 ALONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA



<p>SPRINGFIELD ASSOCIATES, INC.</p> <p>10000 W. TAYLOR ST., FALLS CHURCH, VA.</p>	<p><b>SPECIAL PERMIT / EXCEPTION PLAN</b></p> <p>SPRINGFIELD LODGE #117, A.F.A.M.</p> <p>SPRINGFIELD DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>	<p>VAP-1136-1000</p> <p>1</p> <p>10/27/09</p>
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**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**SE 2008-LE-027:**

The applicant, Trustees, Springfield Masonic Lodge # 217, A.G. and A.M., seeks approval to permit the continued use of the existing structure on site as a Private Club (Springfield Masonic Lodge). Currently, Masonic Lodge activities are held in the facility during the week between 9:00 am and 8:00 pm and on weekends between 9:00 am and 11:30 pm. A table detailing the specific activities is found below:

<b>Activity</b>	<b>Days</b>	<b>Hours of Operation</b>
Masonic Lodge Meetings	Tuesday	6:00 pm - 11:30 pm
Masonic Lodge Meetings	Tuesday or Wednesday	Noon - 2:00 p.m.
Masonic Lodge Practices	Thursday	6:00 pm - 8:00 pm
Eastern Star Meetings	Monday	6:00 pm - 8:00 pm
Eastern Star Practices (Breakfast)	Monday	9:00 am - 12:00 noon
Dinners	Saturday	6:00 pm - 11:30 pm
Other fund raisers	Saturday	9:00 am - 10:00 pm

**Category and Use:**

A Category 3 special exception use is proposed on the subject property, Use 7, Private Clubs and Public Benefit Associations. The use must comply with the Use Limitations of Section 1-305, the General Standards of Section 9-006, and Standards for all Category 3 Uses of Section 9-304 (Appendix 13).

**SPA 77-S-189:**

The applicant seeks to amend S-189-77 to permit the site to be leased out for use as a place of worship. In addition to Masonic Lodge activities, religious activities will be held during the week between noon and 11:00 pm and on Sundays between 10:00 am and 2:00 pm. A table detailing when the places of worship would operate is found below:

<b>Activity</b>	<b>Days</b>	<b>Hours of Operation</b>
Christ is Lord Church Services	Sunday	10:00 am – 2:00pm
Idara prayer meetings	Friday	12:00 noon - 2:00 p.m.
Afghan Meli Talena	Friday	7:00pm – 11:00pm
Shaam E. Erfan	Friday	8:00 pm -12:00 pm

**Christ is Lord Church** is a congregation with approximately 150 members including children. This organization utilizes the Masonic Lodge facilities for religious education and church services exclusively on Sundays between the hours of 10:00 am and 2:00 pm.

**Idara** is a congregation with a membership of approximately 100 members. Their prayer meetings are held exclusively on the last Friday of every month between the hours of 12:00 noon and 2:00 pm. They utilize the Masonic Lodge facilities to study religious text, participate in prayers, and learn the principals of their religious teachings.

**Afghan Meli Talena** is a cultural group consisting of approximately 100 members. They utilize the Masonic Lodge facilities on the second Friday of each month between the hours of 7:00 pm and 11:00 pm where they listen to lecturers or other speakers.

**Shaam E. Erfan** is a non-profit cultural organization that consists of approximately 100 members who live in the greater Springfield area. They utilize the Masonic Lodge facilities on the last Friday of each month between the hours of 8:00 pm to 12:00 pm for prayers and to listen to religious or cultural speakers. Usually a few of the members arrive early to set up the facilities for the event and a few remain late to clean up the facilities after the event has concluded.

**Category and Use:**

Because the application also seeks an amendment to the existing Group 3 special permit use, the use must comply with the General Special Permit Standards of Sect. 8-006 and the Group 3 Standards of Section 8-303, among others (Appendix 14).

## **LOCATION AND CHARACTER**

**Site Description:**

The 1.45 acre site is located on Tax Map 90-2 ((1)) 19 at 7001 Backlick Road. It is located between the east side of Backlick Road and west of I-95 and immediately opposite the intersection of the Franconia-Springfield Parkway and Backlick Road. The site is currently developed with a one-story building which houses the Springfield Masonic Lodge #217, Ancient Free and Accepted Masons. The majority of the site which has a flat topography is covered with surface parking, and there is very little vegetation throughout the site. The chart below provides the land use, zoning and current plan recommendation for surrounding properties.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	VDOT Commuter Parking Lot	R-1	Retail
<b>South</b>	Greater Springfield Fire Department (Volunteer)	R-3	Office
<b>East</b>	I-95	N/A	N/A
<b>West</b>	Vacant Land	R-1	Residential; 1-2 du/ac

## **BACKGROUND**

On October 12, 1977, Special Permit S-189-77 was approved for a Memorial Masonic Temple with a maximum membership of 500, a seating capacity of 230, hours of operation from 9 am – 1 pm and a minimum of 90 parking spaces. Records indicate that the structure was built in 1978.

On October 24, 2006, a notice of violation was issued for the operation of a church and prayer groups on the site. In addition, violations were also issued for a storage shed, two trailers, an inoperable vehicle, and outdoor storage consisting of household furniture, children's toys, tires, and carpeting. The applicant was informed that they had sixty (60) days to clear the notice of violation. The options presented to clear the violations were:

- Apply to the Board of Zoning Appeals and ultimately obtain approval of a Group 3 Special Permit for places of worship; and
- Apply for and obtain approval of a Group 3 Special Exception for a Public Benefit Association and/or a Private Club or
- Cease on a permanent basis, the operation of the church and prayer groups on the property; and
- Remove the trailers, the inoperable vehicle, outdoor storage; and
- Remove the accessory storage structure (shed); or
- Write an interpretation letter to the Zoning Evaluation Division to determine if the shed is in substantial conformance and could remain on the property.

Subsequently, on November 22, 2006, appeal application A 2006-LE-066 was received by the Zoning Administration Division from the Springfield Masonic Lodge #217 A.F. and A.M., to appeal the determination that the Lodge was in violation of Special Permit S-189-77, due to the applicant allowing religious organizations to conduct activities on site.

With the exception of the storage shed and the operation of a church and prayer groups on site, all the violations listed under the notice of violation letter dated October 24, 2006, have been addressed. The trailers, the inoperable vehicle and outdoor storage of various materials have been removed from the site.

On February 7, 2007 the notice of violation issued on October 24, 2006 to Mr. Karl N. Gellert, a past member of the Board of Trustees for the Springfield Masonic Lodge, was rescinded and a new notice of violation was issued to the new members of the Board of Trustees.

Subsequently, on April 5, 2007, another notice of violation (Sheriff's letter) was issued for the operation of a church and prayer groups, and the storage shed. The storage shed was still on the premises, and had not been included in the appeal.

On May 3, 2007, appeal application A 2007-LE-017 was received by the Zoning Administration Division from the Springfield Masonic Lodge #217 A.F. and A.M., to appeal the same determinations as listed in appeal application, A 2006-LE-066 above.

On July 5, 2007, the applicant requested an interpretation from the Department of Planning and Zoning, Zoning Evaluation Division, as a duly authorized agent of the Zoning Administrator, to determine if the shed was in substantial conformance with the approved special permit S-189-77 and could remain on the property.

On September 21, 2007 a deferral request letter for the appeal application was received by the Zoning Administrator, which stated that a Special Exception and a Special Permit Amendment application had been submitted to the Zoning Evaluation Division to seek approval to permit the continued operation of the Masonic Lodge use and place of worship use on site. A special exception application is now required for the Masonic Lodge use as a private club, as this type of use is no longer permitted by a special permit but by a special exception. The special permit amendment application is required to address the zoning violation regarding the place of worship use.

On April 14, 2008, an interpretation letter from the Department of Planning and Zoning, Zoning Evaluation Division, was issued to the applicant which stated that the shed was deemed to be in substantial conformance with special permit S-189-77.

## **COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Area IV

**Planning District:** Springfield

**Planning Sector:** S-7 Springfield Beulah East Planning Sector

**Plan Map:** Office

**Plan Text:**

There is no site specific text in the Comprehensive Plan for this parcel.

**ANALYSIS****Special Exception (SE)/ Special Permit Amendment (SPA) Plat**  
(Copy at front of staff report)**Title of SE/SPA Plat:** Springfield Lodge #217, A.F.A.M.**Prepared By:** Sukhwinder S. Ruprai

The original special permit plat which was approved under special permit S-189-77 was used as the base for the subject SE/SPA Plat. The SE/SPA plat was created on July 8, 2008 and has been revised through October 7, 2009. The information added to the originally approved special permit plat to create the subject SE/SPA Plat includes building setbacks, area calculations, tree canopy calculations, a parking tabulation, a parking schedule, and interior and peripheral parking lot landscaping calculations.

Site Layout: The 1.45 acre subject property is developed with a one-story 6,565 square foot Masonic Lodge building, located at the center of the site. The Lodge building is approximately 20 feet in height and has a gross floor area of 6,565 square feet. The eastern façade of the building which faces the rear of the site is covered in graffiti and vines which the applicant has agreed to clean up. There is also a 14.6 foot-tall 170 square foot storage shed located at the eastern end of the property, approximately 51 feet from the rear property line. The storage shed which is located behind the building at the eastern end of the site, has been subject to two zoning violations. Through an interpretation request in April 2008, it was determined that the shed was in substantial conformance with the Special Permit S-189-77(see Appendix 7).

Access and Parking: Vehicular access for the site is provided from Backlick Road via two entrances. Pedestrian access is also provided to the site from a sidewalk which runs along the property's street frontage on Backlick Road. Eighty (80) surface parking spaces are provided on the site with 31 spaces located in the northern portion of the site and 49 spaces in the southern portion of the site. Currently, the parking spaces are not striped. The applicant has agreed to stripe in the parking spaces with approval of this application.

Landscaping and Open Space: There is some existing interior parking lot landscaping located in the southern parking space area on-site. The applicant is proposing to plant four (4) additional trees in the northern parking area and one (1) additional tree in the southern parking area to meet the Zoning Ordinance interior parking lot landscaping requirements.

There is existing peripheral parking lot landscaping on-site (including four (4) trees on southern end of site). According to UFM staff, the existing vegetation located on the periphery of the northern end of the site can be taken into consideration to meet the Zoning Ordinance requirement.

**Land Use Analysis**

There are no land use issues for this application.

**Urban Forestry Analysis**

Urban Forest Management (UFM) staff initially noted that tree canopy calculations and the peripheral and interior parking lot landscaping had not been provided. The applicant has now provided all of the above which UFM staff has reviewed and determined meets the Zoning Ordinance requirements.

There is an existing 30-foot wide storm drainage easement which abuts the parking spaces and runs alongside the full length of the northern property line. As a result of this easement, UFM noted that there are no trees located in the ideal location for the peripheral parking lot landscaping requirements on the northern end of the site.

**Transportation Analysis (Appendix 9)**

Fairfax County Department of Transportation (FCDOT) staff noted that the parking spaces on site are not properly delineated. The applicant has agreed to stripe the parking spaces, which will result in the provision of 80 parking spaces. However, a total of 115 spaces are required to accommodate both the Private Club (existing Masonic Lodge) and the Place of Worship uses [Seventy-seven (77) parking spaces are required for the Masonic Lodge (which are being provided) and thirty-eight (38) spaces are required for the religious uses based on a maximum seating capacity for 150 patrons].

Because the private club and place of worship uses do not operate at the same time, the applicant has submitted a parking reduction request, # 25098-PKS-001-1, to DPWES to permit the applicant to provide 80 parking spaces to accommodate the existing Lodge use and the proposed place of worship use instead of 115 parking spaces which are required to accommodate both uses. DPWES staff has stated that they will be making a recommendation to the Board of Supervisors to approve the parking reduction request. A proposed development condition has been included, which states that if the Board of Supervisors does not approve the parking reduction request, then the Special Exception and the Special Permit Amendment (if approved prior to the scheduled Board of Supervisors public hearing) will become null and void.

**Stormwater Management/Best Management Practices Analysis (Appendix 10)**

The Department of Public Works and Environmental Services (DPWES) has reviewed the subject application and has no issues or comments for the subject application due to the fact that no physical changes are being proposed to the existing Lodge building which would warrant stormwater management facilities or best management practices.

**Park Authority Analysis (Appendix 11)**

Park Authority staff has reviewed the subject application and stated that the subject application bears no adverse impact on Park Authority land or resources.

**Sanitary Sewer Analysis (Appendix 12)**

The property is located in the Colvin Run (D2) watershed and would be sewered into the Noman M. Cole Pollution Control Plant (NMCCPCP). The Office of Waste Management states that, based upon current and committed flow, there is excess capacity in the NMCCPCP, and an existing 8-inch line is adequate for the proposed use at the present time.

**ZONING ORDINANCE PROVISIONS**

In accordance with Standard 3 of Section 9-304 of the Zoning Ordinance, a Category 3 Special Exception use is required to comply with the bulk regulations of the zoning district in which it is located. The Masonic Lodge use complies with the R-1 bulk regulations except for the current front yard requirement of 40 feet along Backlick Road and 75 feet for the front yard along Interstate 95 (as required by Sect. 2-414 of the Zoning Ordinance). A Special Permit, S-189-77 (for the construction of the Lodge building) was approved on October 12, 1977, and the structure was built in accordance with the building permit issued in 1978. According to Section 15.2-2307 of the Code of Virginia if the local government issued a building permit, the building was constructed in accordance with the building permit and upon completion of the construction a certificate of occupancy or use permit is issued by the local government the building shall be deemed non conforming but legal. Staff has determined that the structure is legally non-conforming.

<b>Bulk Standards (R-1)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	36,000 SF	62, 944.2 SF
Lot Width	150 ft	284 ft
Building Height	60 ft	20 ft
Front Yard (frontage along Backlick Road)	50 degree angle of bulk plane, 40 ft. min.	35 ft <sup>1</sup>
Side Yard	45 degree angle of bulk plane, 20 ft. min.	North -146.2 ft, South - 162 ft
Front Yard (frontage along I-95)	75 feet from interstate (Sect. 2-414)	62 ft* <sup>1</sup>
FAR	0.15	0.10
Open Space	30%	32%
Tree Cover	30%	35%
Parking Spaces	115 (77- Lodge, 38 – Place of Worship)	80 <sup>2</sup>

<sup>1</sup> According to Section 15.2-2307 of the Code of Virginia if the local government issued a building permit, the building was constructed in accordance with the building permit and upon completion of the construction a certificate of occupancy or use permit is issued by the local government the building shall be deemed non conforming but legal. Staff has determined that the structure is legally non-conforming.

<sup>2</sup> One space for every (3) three members of Masonic Lodge (based on maximum anticipated membership of 230) and one space for every 4 seats in the place of worship (150 patrons). As noted the applicant is seeking a parking reduction waiver.

### **Transitional Screening and Barrier Requirements**

There are no transitional screening and barrier requirements for this site.

### **Special Exception Requirements**

#### General Special Exception Standards (Sect. 9-006)

General Standard 1 requires that the established Masonic Lodge use at the specified location be in harmony with the adopted Comprehensive Plan. There is no site specific text for this site and the Comprehensive Plan Map shows the site planned for office use. The abutting property to the south is currently developed with the Greater Springfield Volunteer Fire Department and is also shown on the Comprehensive Plan Map as planned for office use. The adjacent property to the north is currently developed with a commuter parking lot, and on the Plan Map it is planned for retail use. Even though none of the current developments fall under the type of uses depicted on the Plan Map, staff is satisfied that they work harmoniously together as they are all some form of a public use and are somewhat isolated from other major developments in their current location between two major roadways (Franconia-Springfield Parkway and I-95).

General Standard 2 requires that the established Masonic Lodge use be in conformance with the general purpose and intent of the applicable zoning district regulations. The R-1 District permits private club uses as a special exception use. The Zoning Ordinance bulk standards have been met except for the front yard setbacks, which have been deemed to be legally non-conforming. The storage shed which is located behind the Lodge building, has also been determined to be in compliance, and there are no walls or fences located on the site, to affect the abutting uses.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. It further states that the location, size and height of buildings, structures, walls and fences 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. As stated under General Standard 1 above, the immediate abutting properties are developed with compatible public oriented uses and also the existing Masonic Lodge use is somewhat isolated in its current location from existing residential, commercial and industrial developments by two major roadways. Additionally, the central location of the Lodge building on the site, its size and height are compatible with the adjacent commuter lot and the fire station department. Staff believes the existing Lodge use continues to be harmonious with and will not adversely affect the use or development of neighboring properties. Therefore, this standard satisfied has been satisfied.

General Standard 4 requires that the proposed use 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. Access for the site is provided from Backlick Road (a four-lane road) and occurs in front of the existing Masonic Lodge building at the western portion of the site. The existing traffic generated by Masonic Lodge activities and the traffic which will be generated by the religious uses is and will be minimal. During the week, the majority of the Masonic Lodge and religious group activities take place during off peak hours. On a Friday seventy two (72) vehicular trips are generated by two religious groups during peak hours, and on Tuesdays and Wednesdays thirty (30) to forty (40) vehicular trips are generated by the Masonic Lodge during peak hours. On weekends, thirty (30) to forty (40) vehicular trips are generated by the Masonic Lodge and thirty (30) trips are generated by the religious uses during peak hours. It will not be hazardous to people travelling on Backlick Road and neither will it directly impact people travelling on I-95 as there is no point of vehicular access directly from the site to I-95. Therefore, staff finds this standard is satisfied.

General Standard 5 requires landscaping and screening in accordance with the provisions of Article 13. As discussed earlier in the staff report, there are no transitional screening and barrier requirements. Regarding the interior parking lot landscaping, fourteen (14) trees are required and there are nine (9) existing trees on the site. The applicant is proposing to plant five (5) additional trees to meet the interior parking lot landscaping requirements. Urban Forest Management (UFM) staff has also determined that the existing peripheral parking lot landscaping has been met. The tree cover requirement of 30% has also been met, as 35% tree cover is provided on-site. Therefore, this standard has been satisfied.

General Standard 6 requires open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. 30% open space is required and 32% open space is provided on-site. Therefore, this standard has been met.

General Standard 7 requires 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. There are adequate utilities provided on site, and there are no loading space and drainage requirements. However, parking requirements have not been met. This is because the total number of parking spaces required on-site for both the Lodge and place of worship uses is higher due to the additional number of parking spaces required for the proposed place of worship use.

Previously, the Masonic Lodge was required to have a minimum of 90 parking spaces under Special Permit S-189-77, to accommodate a seating capacity of 230 members with a maximum membership of 500. However, according to the current Zoning Ordinance requirements, 77 parking spaces are required for the Masonic Lodge use, based on a maximum anticipated membership of 230. The applicant has

stated that membership has decreased over the years and is proposing to provide 80 parking spaces to accommodate the 230 members. The place of worship use requires an additional 38 parking spaces based on the number of seats required to accommodate 150 patrons. Therefore a total of 115 parking spaces are required to accommodate both the Masonic Lodge and place of worship uses. The applicant is proposing to provide only 80 parking spaces to accommodate both uses as the Lodge and church activities will be occurring at different times of the week. The applicant has submitted a parking reduction request to DPWES, who has stated that they will be making a favorable recommendation to the Board of Supervisors.

Finally, loading spaces are not required for the Masonic Lodge use and the place of worship use on this site. As discussed above, DPWES staff has stated that they have no stormwater management issues with the site. Therefore this standard has been satisfied.

General Standard 8 requires that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The applicant is not proposing any signs on site.

#### Standards for all Category 3 Uses (Private Club) 9-304

Standard 1 requires that for public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location. The Masonic Lodge is a fraternal organization which does not provide governmental services. However, the organization does allow the public to use the premises for recreational, religious and social activities.

Standard 2 states that except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located. The subject site meets the lot size requirements; therefore, this standard has been met.

Standard 3 states that except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased. As discussed above, the Masonic Lodge building complies with the R-1 bulk regulations except for the front yard setback requirements. However, the building has been deemed non-conforming but legal according to Section 15.2-2307 of the Code of Virginia by Zoning Administration. Therefore, this standard has been met.

Standard 4 requires that all uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14. The applicant has not

proposed any new form of outdoor lighting. There are exterior wall-mounted lights on all four sides of the Lodge building, and two light poles located in the southern parking area. Additionally, the surrounding uses will not be negatively affected by any noise generated from activities on the subject site. Therefore, this standard has been satisfied.

Standard 5 states that before establishment, all uses including modifications or alterations to existing uses shall be subject to the provisions of Article 17, Site Plans. The use is already established and no modifications are being proposed to the structure or site (with the exception of the addition of landscaping and the striping of the parking lot). Staff believes this standard has been met.

#### General Special Permit Standards 8-006

All of the Special Permit General Standards were addressed under Section 9-006 Standards for all Category 3 Uses. Therefore these standards have been satisfied.

#### Standards for all Group 3 Uses 8-303

All of the Standards for Group 3 Uses 8-303 were addressed under Section 9-304 Standards numbers 2, 3, 4 and 5. Therefore these standards have been satisfied.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

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

### **Staff Recommendations**

Staff recommends that the Board of Supervisors approve SE 2008-LE-027, subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the Board of Zoning Appeals approve SPA 77-S-189, subject to the proposed development conditions contained in Appendix 2.

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

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

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

## **APPENDICES**

1. Proposed Development Conditions for SE 2008-LE-027
2. Proposed Development Conditions for SPA 77-S-189
3. Affidavit for SE 2008-LE-027
4. Affidavit for SPA 77-S-189
5. Statement of Justification for SE 2008-LE-027
6. Statement of Justification for SPA 77-S-189
7. Interpretation Letter
8. Special Permit S-189-77 Resolution
9. Transportation Analysis
10. Stormwater Analysis
11. Park Authority Analysis
12. Sanitary Sewer Analysis
13. Applicable Special Exception Zoning Ordinance Provisions
14. Applicable Special Permit Zoning Ordinance Provisions
15. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-LE-027

October 8, 2009

If it is the intent of the Board of Supervisors to approve SE 2008-LE-027 located at 7001 Backlick Road [Tax Map 90-2 ((1)) 19] to permit a Private Club pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with Special Exception (SE) Plat entitled "Springfield Lodge # 217, A.F.A.M."; prepared by Springfield Associates Inc. and revised by Sukwinder S. Ruprai as revised through January 28, 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Prior to issuance of the Non Residential Use Permit (Non-RUP), the lines for the proposed parking spaces shall be painted to properly delineate the parking spaces.
5. The maximum number of memberships for the Masonic Lodge shall be 230 with a maximum seating capacity of 230.
6. The hours of operation for the Masonic Lodge uses shall be between 9:00 a.m. and midnight Monday through Saturday. However, the Masonic Lodge shall not operate during those times that the site is being utilized by a place of worship.
7. All parking shall be provided on-site, as depicted on the Special Exception Plat. Approval of a parking reduction shall be obtained through the Board of Supervisors as required by Section 11-102.4B of the Zoning Ordinance prior to the issuance of a new Non-RUP for the Masonic lodge and place of worship to permit the shared use of the Masonic lodge parking lot for both the Masonic lodge use and place of worship uses. If approval of parking reduction request # 25098-PKS-001-1 is not obtained from the Board of Supervisors, then this Special Exception application will become null and void.
8. Prior to issuance of the Non-RUP, all proposed landscaping shall be installed in the northern and southern parking areas as depicted on the SE Plat. The

Urban Forest Management (UFM) Division of the Department of Public Works and Environmental Services (DPWES) shall be consulted prior to said installation to ensure that the appropriate size of trees and selection of species is made based on existing and proposed site conditions. All landscaping that is installed pursuant to this Special Exception shall be maintained in good health by the applicant.

9. Existing lighting, including parking lot, security, and/or other incidental lighting may remain. All new and replacement lighting and lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
10. All signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.

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

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

## PROPOSED DEVELOPMENT CONDITIONS

SPA 77-S-189

October 8, 2009

If it is the intent of the Board of Zoning Appeals to approve SPA 77-S-189 located at 7001 Backlick Road [Tax Map 90-2 ((1)) 19] pursuant to Section 3-103 to permit a Place of Worship pursuant to Sect. 3-103 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved development conditions have been carried forward and marked with an asterisk (\*).

1. This special permit amendment is granted to the applicant only, Trustees, Springfield Masonic Lodge and is not transferable without further action of this Board, and is for the location indicated on the application, 7001 Backlick Road, and is not transferable to other land.\*
2. This special permit amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception/special amendment plat titled Springfield Lodge # 217, A.F.A.M.”; prepared by Springfield Associates Inc. and revised by Sukwinder S. Ruprai as revised through January 28, 2009, and approved with the application, as qualified by these development conditions.
3. A copy of this special permit amendment and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The lines for the proposed parking spaces shall be painted to properly delineate the parking spaces prior to issuance of the Non Residential Use Permit (Non-RUP).
6. Upon issuance of a Non-RUP, seating capacity for the principal area of worship shall be limited to a maximum of one hundred and fifty (150). No uses shall occur simultaneously on the site.
7. All parking shall be provided on-site, as depicted on the Special Exception/ Special Permit Amendment Plat. Approval of a parking reduction shall be obtained through the Board of Supervisors as required by Section 11-102.4B of the Zoning Ordinance prior to the issuance of a new Non-RUP for the place of worship to permit the shared use of the Masonic Lodge parking lot for both the Masonic Lodge use and place of worship uses. If approval of parking reduction

request # 25098-PKS-001-1 is not obtained from the Board of Supervisors, then this Special Permit Amendment application will become null and void.

8. Prior to issuance of the Non-Residential Use Permit, all proposed landscaping shall be installed in the northern and southern parking areas as depicted on the SE/SPA Plat. The Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES) shall be consulted prior to said installation to ensure that the appropriate size of trees and selection of species is made based on existing and proposed site conditions. All landscaping that is installed pursuant to this special permit amendment shall be maintained in good health by the applicant or successors.
9. Existing lighting, including parking lot, security, and/or other incidental lighting, may remain. All new and replacement lighting and lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
10. All signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.

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

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: September 21, 2007  
 (enter date affidavit is notarized)

I, Larry E. Johnson, 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

100972

in Application No.(s): SE 2008 LE-027  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
• Trustees of Springfield Masonic Lodge	217, A. G. + A. M.	<b>APPLICANT/TITLE OWNER</b>
• George Harry Wade	7428 Grace Street, Springfield, VA 22150	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
• Palmer Gleason Tunstall	3619 Highland Place, Fairfax, VA 22033	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
• Rex Phares	8078 Athena Street, Springfield, VA 22153	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
• Robert L. Carson, Sr.	7209 Constantine Avenue, Springfield, VA 22150	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
• Ernesto C. Apaga	4622 Ravensworth Road, Annandale, VA 22003	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
Larry E. Johnson	5415-A Backlick Road, Springfield, VA 22151	Attorney/Agent

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

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
 \*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 21, 2007  
(enter date affidavit is notarized)

100972

for Application No. (s): SE 2008-LE-027  
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

NOT APPLICABLE

**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)

NOT APPLICABLE

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 21, 2007  
(enter date affidavit is notarized)

100972

for Application No. (s): SE 2008-LE-027  
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

NOT APPLICABLE

(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)

NOT APPLICABLE

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 21, 2007  
(enter date affidavit is notarized)

100972

for Application No. (s): SF 2008-UE-027  
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

RECEIVED  
Department of Planning & Zoning  
Application No. (s):

SEP 21 2007

Zoning Evaluation Division

SE 2008-LE-027

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

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: September 21, 2007  
(enter date affidavit is notarized)

100972

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

[ ] Applicant

[x] Applicant's Authorized Agent

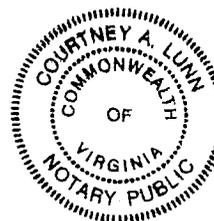
Larry E. Johnson, Attorney/Agent

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

Subscribed and sworn to before me this 21 day of September 2007, in the State/Comm. of Virginia, County/City of Fairfax.

Courtney A. Lunn  
Notary Public

My commission expires: May 31, 2009



Courtney A. Lunn  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #304524  
My Commission Expires  
May 31, 2009

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 21, 2007  
 (enter date affidavit is notarized)

I, Larry E. Johnson, 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      97526

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 <b>BOLD</b> above)
George Harry Wade	7428 Grace Street, Springfield, VA 22150	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
Palmer Gleason Tunstall	3619 Highland Place, Fairfax, VA 22033	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
Rex Phares	8078 Athena Street, Springfield, VA 22153	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
Robert L. Carson, Sr.	7209 Constantine Avenue, Springfield, VA 22150	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
Ernesto C. Apaga	4622 Ravensworth Road, Annandale, VA 22003	Trustee, Springfield Masonic Lodge 217 A.F. & A.M./Title Owner
Larry E. Johnson	5415-A Backlick Road, Springfield, VA 22151	Attorney/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).

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 Department of Planning & Zoning

SEP 21 2007

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 21, 2007  
(enter date affidavit is notarized)

97526

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)

NOT APPLICABLE

**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)

(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.

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SEP 21 2007

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

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: SEPTEMBER 21, 2007  
(enter date affidavit is notarized)

97526

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)

NOT APPLICABLE

(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)

NOT APPLICABLE

(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)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 21, 2007  
(enter date affidavit is notarized)

97526

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

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

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

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

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

NONE

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: September 21, 2007  
(enter date affidavit is notarized)

97526

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.)

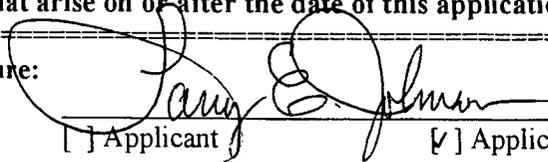
NONE

(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)

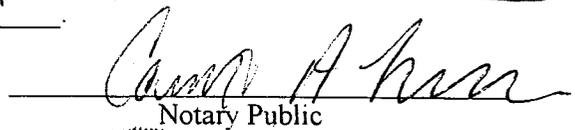
Applicant

Applicant's Authorized Agent

Larry E. Johnson, Attorney/Agent

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

Subscribed and sworn to before me this 21 day of September, 2007, in the State/Comm. of Virginia County/City of Fairfax.

  
Notary Public

My commission expires: May 31, 2009



Courtney A. Lunn  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #304524  
My Commission Expires  
May 31, 2009

## SPECIAL EXCEPTION STATEMENT OF JUSTIFICATION

### Background

The Board of Supervisors' approval of Special Permit Number S-189-77 on June 30, 1977 was for a Memorial Masonic Temple. At that time the Lodge had a membership of 300 within the greater Springfield area and met ten times each month usually on Tuesdays between 6:00 pm and 11:00 pm. There were also occasional breakfasts on the last Saturday of the month that began around 9:00 am. The Eastern Star had a membership of 220 and held two meetings each month on Wednesdays between 6:00 pm and 11:00 pm, the Demolay group had a membership of 40 and the Job's Daughters a membership of 75. The average attendance at the Masonic meetings was around 60 and the average attendance at the Eastern Star meetings was around 85. The building was 80 feet square in size and contained a total of 6400 square feet. The seating capacity of the auditorium was 230 and there were 90 parking spaces provided. At that time the maximum number of memberships was to be 500.

Springfield Masonic Lodge is a fraternal organization that has charitable and civic minded goals and has attempted to be a leader in the Springfield Community to make Springfield a better place to live and work. Therefore, the Trustees and membership have allowed other organizations and groups to utilize their facilities for worthwhile purposes when those facilities are not otherwise being utilized by the membership. It has been determined that in order for the lodge to continue this practice, it was necessary to obtain a new Special Exception for Masonic lodge purposes and a Special Permit for religious group meetings. The Springfield Masonic Lodge is seeking approval of a Special Exception to permit the continuation of the existing Masonic Lodge as a private club use.

#### A. Type of Operation:

**Springfield Masonic Lodge and Affiliated Activities.** The Masonic Lodge currently has a total of 297 members, of which 100 are out of state residents who no longer attend the lodge, but continue to maintain their membership and pay their dues. An additional forty-seven members live within the Commonwealth but reside more than 35 miles away. There are approximately 150 members who live in the greater Northern Virginia Area which includes Arlington, Alexandria, Fairfax, Prince William, and Loudoun counties, but many of these are members at multiple lodges. Information obtained from the lodge secretary indicates that attendance at the lodge exceeded the number of sixty members at only two functions in 2008, with 62 members at one meeting and 61 at another. The least members present for a meeting was 11 and the average was 25. Similar statistics are provided for the Eastern Star which now has a total of only 138 members of which 25 reside out of state and another 15 are outside of the Northern Virginia Area.

B. Hours of Operation:

Masonic Lodge Meetings:	Tuesdays: 6:00 pm - 11:30 pm Tuesday or Wednesday 12:00 noon - 2:00 pm
Masonic Lodge Practices:	Thursdays: 6:00 pm - 8:00 pm
Eastern Star Meetings:	Wednesdays: 6:00 pm - 11:30 pm
Eastern Star Practices:	Mondays: 6:00 pm - 8:00 pm
Breakfasts:	Saturdays: 9:00 am - 12:00 noon
Dinners:	Saturdays: 6:00 pm - 11:30 pm
Other fund raisers:	Saturdays: 9:00 am - 10:00 pm

C. Estimated number of patrons/clients/patients/pupils/etc.: **Estimate a maximum of 60**

D. Proposed number of employees/attendants/teachers/etc.: **2-5**

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

Total trips 8 - 5 Weekdays: **30-40 during the occurrence of an event**

Total trips 9 - 6 Weekends: **30-40 during the occurrence of an event**

F. Vicinity or general area to be served by the use:

**Springfield**

G. Description of building facade and architecture of proposed new building or additions:

**Brick**

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

**None. No hazardous materials are kept on this site, just normal cleaning supplies.**

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

## SPECIAL PERMIT STATEMENT OF JUSTIFICATION

### Background

The Board of Supervisors' approval of Special Permit Number S-189-77 on June 30, 1977 was for a Memorial Masonic Temple. At that time the Lodge had a membership of 300 within the greater Springfield area and met ten times each month usually on Tuesdays between 6:00 pm and 11:00 pm. There were also occasional breakfasts on the last Saturday of the month that began around 9:00 am. The Eastern Star had a membership of 220 and held two meetings each month on Wednesdays between 6:00 pm and 11:00 pm, the Demolay group had a membership of 40 and the Job's Daughters a membership of 75. The average attendance at the Masonic meetings was around 60 and the average attendance at the Eastern Star meetings was around 85. The building was 80 feet square in size and contained a total of 6400 square feet. The seating capacity of the auditorium was 230 and there were 90 parking spaces provided. At that time the maximum number of memberships was to be 500.

Springfield Masonic Lodge is a fraternal organization that has charitable and civic minded goals and has attempted to be a leader in the Springfield Community to make Springfield a better place to live and work. Therefore, the Trustees and membership have allowed other organizations and groups to utilize their facilities for worthwhile purposes when those facilities are not otherwise being utilized by the membership. It has been determined that in order for the lodge to continue this practice, it was necessary to obtain a new Special Exception for Masonic lodge purposes and a Special Permit for religious group meetings. The Springfield Masonic Lodge is seeking approval of a Special Permit Amendment to permit various religious groups and organizations to utilize the building and grounds to assemble and worship.

#### A. Type of Operation:

**Christ is Lord Church** is a Christian congregation with approximately 150 members including children. This organization utilizes the Masonic Lodge facilities for religious education and church services exclusively on Sundays between the hours of 10:00 am and 2:00 pm.

**Idara** is a Muslim group with a membership of approximately 100 members. Their prayer meetings are held exclusively on the last Friday of every month between the hours of 12:00 noon and 2:00 pm. They utilize the Masonic Lodge facilities to study the Qur'an, participate in prayers, and learn the principals of their religious teachings.

**Afghan Meli Talena** is a Muslim cultural group consisting of approximately 100 members who trace their origins to the country of Afghanistan. They utilize the Masonic Lodge facilities on the second Friday of each month between the hours of 7:00 pm and 11:00 pm where they listen to lecturers or other speakers regarding opportunities and information about what is happening in their homeland.

**Shaam E. Erfan** is a non-profit Muslim cultural organization that consists of approximately 100 members who live in the greater Springfield area. They utilize the Masonic Lodge facilities on

the last Friday of each month between the hours of 8:00 pm to 12:00 pm for prayers and to listen to religious or cultural speakers. Usually a few of the members arrive early to set up the facilities for the event and a few remain late to clean up the facilities after the event has concluded.

B. Hours of Operation:

**Christ is Lord Church:** Sundays: 10:00 am to 2:00 pm  
**Idara:** Last Friday of Month: 12:00 noon to 2:00 pm  
**Afghan Meli Talena:** Second Friday of Month: 7:00 pm to 11:00 pm  
**Shaam E. Erfan:** Last Friday of Month: 8:00 pm to 12:00 pm

C. Estimated number of patrons/clients/patients/pupils/etc.: **100-150**

D. Proposed number of employees/attendants/teachers/etc.: **2-5**

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

Total trips 8 - 5 Weekdays: **72**

Total trips 9 - 6 Weekends: **30**

F. Vicinity or general area to be served by the use:

**Springfield**

G. Description of building facade and architecture of proposed new building or additions:

**Brick**

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

**None. No hazardous materials are kept on this site, just normal cleaning supplies.**

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

**The purpose of this application is to comply with all Fairfax County, Ordinances.**



# County of Fairfax, Virginia

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

April 14, 2008

Larry Edwin Johnson  
Counsellor and Attorney at Law  
P.O. Box 703  
Springfield, VA 22250

Re: Interpretation for Special Permit SP S-189-77; Tax Map 90-2 ((1)) 19  
Springfield Masonic Lodge, 7001 Backlick Road: Accessory Structure

Dear Mr. Johnson:

This is in response to your letter of July 5, 2007, and supplemental information submitted on July 26, 2007, and February 13, 2008, requesting an interpretation of the Special Permit (SP) Plat and development conditions approved by the Board of Zoning Appeals (BZA) in conjunction with S-189-77. As I understand it, the question is whether the proposed accessory storage structure would be in substantial conformance with S-189-77. This determination is based on your letter, an 8.5 x 11 inch copy of the As-Built drawing depicting the location of the structure, a copy of the approved SP Plat and the original notarized affidavit verifying notification of the adjacent properties. A copy of your letter and the relevant attachments are enclosed for reference.

Special Permit S-189-77, to permit a Memorial Masonic Temple, was approved by the Board of Zoning Appeals on October 24, 1973, subject to development conditions. You propose to locate an accessory storage structure on the west side of the main building. You have indicated that 170.1 square foot structure measures 10.5 feet wide x 16.2 feet long x 12 feet high. It is located 1.5 feet from the main structure and 51.1 feet from the west property line adjacent to I-95.

Sect. 8-004 of the Zoning Ordinance states that minor modifications to an approved special permit may be permitted when it is determined by the Zoning Administrator that such are in substantial conformance with the approved special permit. Par. 4 (A) (7) (a) of Sect. 8-004 further stipulates that modifications may be permitted, provided that the sum total of all such structures or additions shall not exceed five (5) percent of the approved gross floor area up to 50,000 square feet, or 500 square feet of gross floor area, whichever is less. In this instance as a public benefit association use, the approved gross floor area (GFA) for the site is 6,400 square feet, which results in a limitation of 320 square feet (5% of 6,400 square feet GFA equals 320 square feet). The proposed addition of 170.1 square feet meets the limitation with the above

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

Larry Edwin Johnson  
Page 2

provisions. The attached affidavit indicates the adjacent property owners have been notified of the proposed modification. The notice package informing adjacent property owners has been reviewed by the staff and satisfies the requirements of the Zoning Ordinance.

It is my determination that the proposed accessory structure for storage described above is in substantial conformance with S-189-77. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding these requirements, please contact Carrie Lee at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director  
Zoning Evaluation Division, DPZ

*RCC/CDL/O:\clee01\ActionAssignments\Interpretations\SP1Springfield Lodge\_storage bldg.doc*

Attachments: A/S

cc: Members, Board of Zoning Appeals  
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, ZAD, DPZ  
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: SP S-189-77, SPI 0707 018, Imaging, Reading File

**LARRY EDWIN JOHNSON**

*Counsellor and Attorney at Law*

Post Office Box 703  
Springfield, VA 22150

Telephone (703) 354-6800

July 5, 2007

RECEIVED  
Department of Planning & Zoning

JUL 13 2007

Kevin Guniauw  
Zoning Applications, Filing, and Acceptance  
Zoning Evaluation Division  
12055 Government Center Parkway, #801  
Fairfax, Virginia 22035

Zoning Evaluation Division

Re: Springfield Masonic Lodge 217, 7001 Backlick Road, Springfield, VA 22150  
Springfield Lodge 4971 760, Parcel A 7258-1554  
Tax Map Ref: 90-2 ((1)) 19  
Zoning District: R-1  
Special Permit S-189-77

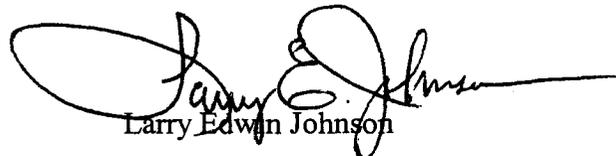
Dear Sir:

The Springfield Masonic Lodge 217, was issued with a notice of violation of the zoning ordinance on April 5, 2007. One of the violations was for a storage shed ten (10) feet, two and one-half (2 ½) inches by sixteen (16) feet totaling approximately one hundred and sixty-five and one-half (165.5) square feet in area. It is my understanding that this structure is less than five (5) percent over the size authorized.

The purpose of my correspondence is to request an interpretation from your office and for a determination that the shed (a minor engineering detail) is in substantial conformance and would be able to remain on the property.

Should you have questions concerning this matter, or if additional information is necessary, please contact me.

Very truly yours,



Larry Edwin Johnson

LEJ:me

Page 445, October 12, 1977

2:00 -- DEFERRED CASE: SPRINGFIELD LODGE #217, A.F. & A.M. appl. under Sec. P.M. 30-7.2.5.1.4 of the Ordinance to permit construction of a memorial Masonic temple, 7001 Backlick Road, 90-2((1))part of 21, (1.8542 acres), Springfield Dist., RE-1, S-189-77. (Deferred from September 13, 1977 for proper notices.)

(The hearing began at 5:00 P.M.)

Mr. Carl Hellwig with Springfield Surveys, Springfield, Virginia, submitted the required proof of notice to property owners. The notices were in order.

Mr. Hellwig stated that this Lodge has a Masonic membership of 300 within the greater Springfield area. The Masonic order meets ten times each month, generally between 6:00 P.M. and 11:00 P.M., however, some of their functions last until 1:00 A.M. There are also some breakfasts which begin around 9:00 A.M. The Eastern Star membership is 220. This group holds two meetings each month. The DeMolay group has a membership of 40. The Job's Daughters membership is 75. The average attendance at Masonic meetings is about 60. The average attendance at Eastern Star meetings is about 85. The trip generation to and from the site would be negligible in comparison with the Dept. of Highways traffic count which is 11,600. The seating capacity for the auditorium is 230. They are providing 96 parking spaces. This number will be lowered to 90 because of the dumpster and air conditioner units. This is the minimum number of spaces for the number of seats provided. They expect a membership of 500 at some time in the future.

There was no one else to speak in favor and no one to speak in opposition to this application.

The Staff Report indicated that the Director of Environmental Management has approved the setbacks for the building and the parking spaces as shown on the plats, and the BZA may, therefore, grant the special use permit incorporating the lesser separations than those contained in the specific requirements for this use.

A variance application had been submitted originally, but that has been withdrawn administratively because it is not necessary.

-----  
Page 445, October 12, 1977

Bd. of Zoning Appeals

R E S O L U T I O N

Mr. Durrar made the following motion:

WHEREAS, Application S-189-77 by SPRINGFIELD LODGE #217 A.F. & A.M. appl. under Section 30-7.2.5.1.4 of the Zoning Ordinance to permit a memorial Masonic Temple, 7001 Backlick Road, 90-2((1))part of 21, County of Fairfax, Virginia, has been properly filed in accordance with all applicable requirements; and

WHEREAS, following proper notice to the public and a public hearing by the Board held on October 12, 1977; and

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

Page 446, October 12, 1977  
SPRINGFIELD LODGE (continued)

1. That the owner of the property is Edna B. Hunter. The applicant is the contract purchaser.
2. That the present zoning is RE-1.
3. That the area of the lot is 4.3006 acres.
4. That compliance with the Site Plan Ordinance is required.

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

THAT the applicant has presented testimony indicating compliance with Standards for Special Permit Uses in R Districts as contained in Section 30-7.1.1 of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that the subject application is GRANTED 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 in the application and is not transferable to other land.
2. This permit shall expire one year from this date unless construction has started or unless renewed by action of this Board prior to date of expiration.
3. This approval is granted for the buildings and uses indicated on the plans submitted with this application. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board (other than minor engineering details) whether or not these additional uses or changes require a Special Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes (other than minor engineering details) without this Board's approval, shall constitute a violation of the conditions of this Special Permit.
4. This granting does not constitute an exemption from the legal and procedural requirements of this County and State. THIS SPECIAL PERMIT IS NOT VALID UNTIL A NON RESIDENTIAL USE PERMIT IS OBTAINED.
5. 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.
6. All necessary landscaping and screening shall be provided to the satisfaction of the Director of Environmental Management.
7. The maximum number of memberships shall be 500.
8. The seating capacity is 230.
9. The minimum number of parking spaces shall be 90.
10. The hours of operation shall be 9:00 A.M. until 1:00 P.M.

Mr. DiGiulian seconded the motion.

Mr. Barnes was absent.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 10, 2008

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

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section  
Department of Transportation

**FILE:** 3-5 (SE 2008-LE -027)  
3-6 (SP 77-S-189)

**SUBJECT:** Transportation Impact

**REFERENCE:** SE 2008-LE-027; Trustees, Springfield Masonic Lodge  
SP 77-S-189  
Traffic Zone: 1499  
Land Identification Map: 90-2 ((01)) 19

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the applicant's special permit/ special exception with Architecture Stamp date of July 8, 2008.

The applicant requests a special exception/ special permit for the Masonic Lodge to allow various religious groups and organizations to share use of the private public club/ lodge.

This department has reviewed the subject application and doesn't object to its approval.

AKR/AK C:SE2008LE027SP77S189Springfieldlodge  
CC: Michelle Brickner, Director, Design Review, DPW & ES



## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** FEB 26 2009

**TO:** Kelli Goddard Sobers, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

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

**SUBJECT:** Special Exception/Special Permit Amendment Application, SE 2008-LE-027, SPA 77-S-189, Springfield Lodge, Plat Dated January 1, 2009, Project #25098-ZONA-001-2, Tax Map #090-2-01-0019, Lee District

We have reviewed the subject submission and we have no comments related to stormwater management. The application deals with permission for varied groups to worship at the lodge.

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

QK/mw

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





# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** AUG 25 2008

**TO:** Kelli Goddard Sobers, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Qayyum Khan, Chief Stormwater Engineer *QK*  
Stormwater and Geotechnical Section  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Permit Amendment Application, SPA 77-S-189, Springfield Lodge,  
Project #25098-ZONA-001-1, Tax Map #090-2-01-0019, Lee District

We have reviewed the subject submission and we have no comments related to stormwater management. The application deals with permission for varied groups to worship at the lodge.

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

QK/mw

cc: Craig Carinci, Director, stormwater Planning Division  
Zoning Application File





# FAIRFAX COUNTY PARK AUTHORITY

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# MEMORANDUM



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

**FROM:** Sandy Stallman, Branch Manager.  
Planning and Development Division *SS*

**DATE:** August 6, 2008

**SUBJECT:** SE 2008-LE-027, Springfield Masonic Lodge 217  
Tax Map Number(s): 90-2 ((1)) 19

The Park Authority staff has reviewed the above referenced plan. Based on that review, staff has determined that this application bears no adverse impact on land or resources of the Park Authority.

FCPA Reviewer: Patricia Rosend  
DPZ Coordinator: KELLI-MAE GODDARD-SOBERS

Copy: Cindy Walsh, Acting Director, Resource Management Division  
Chron Binder  
File Copy



## County of Fairfax, Virginia

**MEMORANDUM**

**DATE:** August 14, 2008

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department of Planning & Zoning

**FROM:** Lana Tran (Tel: 703 324-5008)  
Wastewater Planning & Monitoring Division  
Department of Public Works & Environmental Services

**SUBJECT:** Sanitary Sewer Analysis Report

**REFERENCE:** Application No. SE2008-LE-027  
Tax Map No. 090-2-/01/ /0019

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Colvin Run (D2) watershed. It would be sewer into the Noman M. Cole Pollution Control Plant (NMCCPCP).
- Based upon current and committed flow, there is excess capacity in the NMCCPCP at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application Previous Rezonings</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Submain	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Main/Trunk	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>	<u>X</u>	<u>---</u>
Interceptor	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Outfall	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>

- Other pertinent information or comments:

Department of Public Works and Environmental Services  
Wastewater Planning & Monitoring Division  
12000 Government Center Parkway, Suite 358  
Fairfax, VA 22035-0052  
Phone: 703-324-5030, Fax: 703-324-3946



**9-006 General Standards**

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

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

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

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

### **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.

### **3-105 Use Limitations**

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615.

## GLOSSARY

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

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

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

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

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

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

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

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

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 73-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 3-404 of the Zoning Ordinance.

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

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

#### Abbreviations Commonly Used in Staff Reports

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