



APPLICATION ACCEPTED: July 10, 2009
APPLICATION AMENDED: December 11, 2009
BOARD OF ZONING APPEALS: January 13, 2010
TIME: 9:00 am

County of Fairfax, Virginia

January 6, 2010

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 83-D-022-04

DRANESVILLE DISTRICT

APPLICANT: Trustees of Dranesville United Methodist Church

ZONING: R-1

LOCATION: 1089 Liberty Meeting Court

ZONING ORDINANCE PROVISIONS: 3-103

TAX MAP: 6-4 ((1)) 66B, 70A and 6-4 ((14)) A

LOT SIZE: 8.11 acres

FLOOR AREA RATIO (FAR): 0.14

PLAN MAP: Residential, 0.5-1 du/ac

SPA REQUEST: To amend SP 83-D-022 previously approved for a place of worship, private school of general education and telecommunications facilities, to permit increase in enrollment and site modifications including construction of a columbarium.

STAFF RECOMMENDATION: Staff recommends approval of SPA 83-D-022-04 subject to the proposed development conditions contained in Appendix 1.

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

O:\dhedr\Special Permit Amendments\1-13 SPA 83-D-022-4 Dranesville United Methodist\SPA 83-D-022-04 Dranesville United staff report.doc
Deborah Hedrick



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

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

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



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



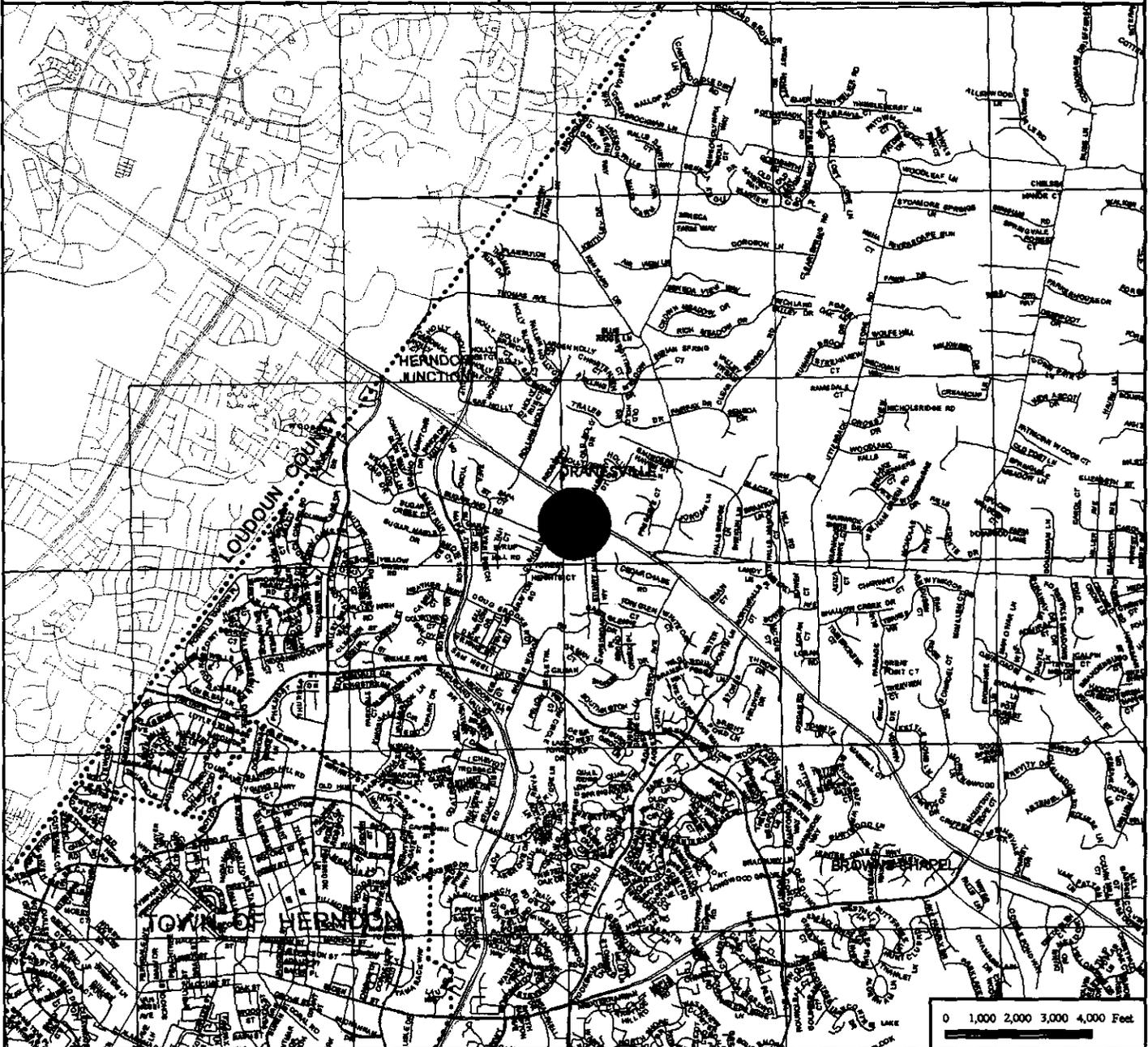
Special Permit Amendment

SPA 83-D-022-04



Applicant: TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH
Accepted: 07/10/2009
Proposed: AMEND SP 83-D-022 PREVIOUSLY APPROVED FOR PLACE OF WORSHIP AND PRIVATE SCHOOL OF GENERAL EDUCATION AND COLUMBARIUM TO PERMIT SITE MODIFICATIONS

Area: 8.11 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect: 03-0103
Art 8 Group and Use: 3-10 2-02
Located: 1089 LIBERTY MEETING COURT
Zoning: R-1
Overlay Dist:
Map Ref Num: 006-4 /01/ /0066B /01/ /0070A /14/ / A



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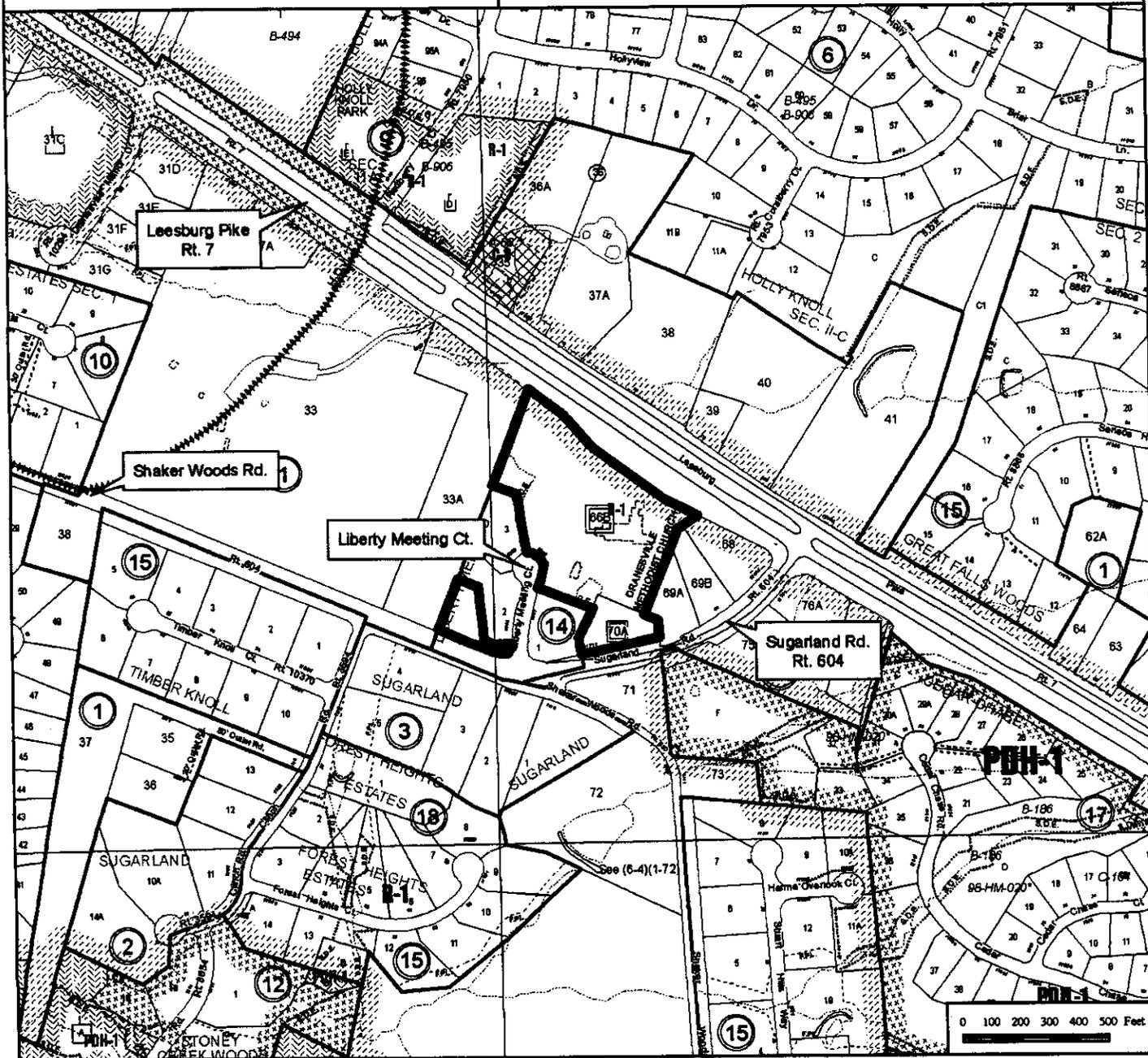
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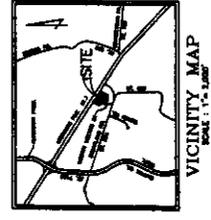


DRANESVILLE UNITED METHODIST CHURCH

Dranesville District Fairfax County, Virginia

SPECIAL PERMIT AMENDMENT PLAT

SPA-83-D-022-04



Applicant:
 Dranesville United Methodist Church
 1089 Liberty Meeting Court
 Dranesville, VA 20170



Revised November 10, 2008
 Revised September 9, 2008
 Revised June 24, 2008
 April 16, 2008

M-10738

Sheet Index

- 1. COVER SHEET
- 2. SPECIAL PERMIT AMENDMENT PLAT - PLAN, NOTES, AND TABULATION
- 3. SPECIAL PERMIT AMENDMENT PLAT - DISTINGUISHING VEGETATION MAP (EPA), WALL DETAILS AND CROWN MANIFESTATIONS
- 4. SPA-1 / SPA-2 - FOR INFORMATION ONLY
- 5. SPA-3 / SPA-4 - FOR INFORMATION ONLY
- 6. SPA-5 / SPA-6 - FOR INFORMATION ONLY
- 7. SPA-7 / SPA-8 - FOR INFORMATION ONLY

Dranesville United Methodist Church
 Special Permit Amendment Plat

Site Facility Design Calculations

1. General Information

Project Name: **DRANESVILLE UNITED METHODIST CHURCH**

Address: **DRANESVILLE, VA**

Site Area: **1.5 ACRES**

Proposed Building: **100,000 SQ. FT.**

Proposed Parking: **100 SPACES**

Proposed Lot Coverage: **15%**

Proposed Impervious Surface: **15%**

Proposed Stormwater Runoff Coefficient: **0.3**

Proposed Stormwater Runoff Volume: **1.5 ACRES x 0.3 x 1.0 INCHES = 0.45 ACRES-INCHES**

Proposed Stormwater Runoff Rate: **0.45 ACRES-INCHES / 24 HOURS = 0.01875 ACRES-INCHES PER HOUR**

Proposed Stormwater Runoff Rate (GPM): **0.01875 ACRES-INCHES PER HOUR x 1.488 ACRES/GAL = 0.0278 GPM**

Proposed Stormwater Runoff Rate (MGD): **0.0278 GPM x 1440 MINUTES PER HOUR = 39.84 GPD**

Proposed Stormwater Runoff Rate (MGD): **39.84 GPD / 1,000,000 GPD PER MGD = 0.00003984 MGD**

Proposed Stormwater Runoff Rate (MGD): **0.00003984 MGD x 24 HOURS PER DAY = 0.00095616 MGD PER DAY**

Proposed Stormwater Runoff Rate (MGD): **0.00095616 MGD PER DAY x 365 DAYS PER YEAR = 0.3487984 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **0.3487984 MGD PER YEAR x 1.25 = 0.435998 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **0.435998 MGD PER YEAR x 1.25 = 0.5449975 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **0.5449975 MGD PER YEAR x 1.25 = 0.681246875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **0.681246875 MGD PER YEAR x 1.25 = 0.85155859375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **0.85155859375 MGD PER YEAR x 1.25 = 1.0644482421875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1.0644482421875 MGD PER YEAR x 1.25 = 1.330560302734375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1.330560302734375 MGD PER YEAR x 1.25 = 1.66320037841796875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1.66320037841796875 MGD PER YEAR x 1.25 = 2.0790004730224609375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **2.0790004730224609375 MGD PER YEAR x 1.25 = 2.598750591278076171875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **2.598750591278076171875 MGD PER YEAR x 1.25 = 3.24843823909759521484375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **3.24843823909759521484375 MGD PER YEAR x 1.25 = 4.0605477988719940185546875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **4.0605477988719940185546875 MGD PER YEAR x 1.25 = 5.075684748589992523193359375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **5.075684748589992523193359375 MGD PER YEAR x 1.25 = 6.34460593573749065399169921875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **6.34460593573749065399169921875 MGD PER YEAR x 1.25 = 7.9307574196718633174896240234375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **7.9307574196718633174896240234375 MGD PER YEAR x 1.25 = 9.913446774589829146862030029296875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **9.913446774589829146862030029296875 MGD PER YEAR x 1.25 = 12.39180846823728643357753753662109375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **12.39180846823728643357753753662109375 MGD PER YEAR x 1.25 = 15.4897605852966080419719219207763671875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **15.4897605852966080419719219207763671875 MGD PER YEAR x 1.25 = 19.362200731620760052464902400970458984375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **19.362200731620760052464902400970458984375 MGD PER YEAR x 1.25 = 24.20275091452595006558112800121317373046875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **24.20275091452595006558112800121317373046875 MGD PER YEAR x 1.25 = 30.2534386431574375819764100015164671630859375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **30.2534386431574375819764100015164671630859375 MGD PER YEAR x 1.25 = 37.8167982789467969774705125018955839538571875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **37.8167982789467969774705125018955839538571875 MGD PER YEAR x 1.25 = 47.270997848683496221838140627369729942321875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **47.270997848683496221838140627369729942321875 MGD PER YEAR x 1.25 = 59.08874731085437027729767578421216242790234375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **59.08874731085437027729767578421216242790234375 MGD PER YEAR x 1.25 = 73.8609341385679628466220947302652030348779296875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **73.8609341385679628466220947302652030348779296875 MGD PER YEAR x 1.25 = 92.3261676732099535582776184128315037935974140625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **92.3261676732099535582776184128315037935974140625 MGD PER YEAR x 1.25 = 115.407709591512441947847023016039379741996767578125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **115.407709591512441947847023016039379741996767578125 MGD PER YEAR x 1.25 = 144.259636989390552434808778770049224677494609375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **144.259636989390552434808778770049224677494609375 MGD PER YEAR x 1.25 = 180.32454623673819054351097346256153084686826171875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **180.32454623673819054351097346256153084686826171875 MGD PER YEAR x 1.25 = 225.4056827959227381793887168282019135585853271484375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **225.4056827959227381793887168282019135585853271484375 MGD PER YEAR x 1.25 = 281.7571034949034227242358960352523919482316589375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **281.7571034949034227242358960352523919482316589375 MGD PER YEAR x 1.25 = 352.196379368629278405294870044065489935289573671875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **352.196379368629278405294870044065489935289573671875 MGD PER YEAR x 1.25 = 440.24547421078659800661858755508186241911196708984375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **440.24547421078659800661858755508186241911196708984375 MGD PER YEAR x 1.25 = 550.3068427634832475082732344438523280238924588625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **550.3068427634832475082732344438523280238924588625 MGD PER YEAR x 1.25 = 687.883553454354059385341543054815410029865573578125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **687.883553454354059385341543054815410029865573578125 MGD PER YEAR x 1.25 = 859.854441817942574231676928818519262537331966971875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **859.854441817942574231676928818519262537331966971875 MGD PER YEAR x 1.25 = 1074.81805227242821778959616102314907817166495871875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1074.81805227242821778959616102314907817166495871875 MGD PER YEAR x 1.25 = 1343.5225653405352722369952012789363477145811983984375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1343.5225653405352722369952012789363477145811983984375 MGD PER YEAR x 1.25 = 1679.40320667566909029624400159867043464274774796875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1679.40320667566909029624400159867043464274774796875 MGD PER YEAR x 1.25 = 2099.25400834458636287030500199833804330343468496875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **2099.25400834458636287030500199833804330343468496875 MGD PER YEAR x 1.25 = 2624.06751043073295358788125249792255412929335621875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **2624.06751043073295358788125249792255412929335621875 MGD PER YEAR x 1.25 = 3280.0843880384161919848515656224031926616166952734375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **3280.0843880384161919848515656224031926616166952734375 MGD PER YEAR x 1.25 = 4100.10548504802023998106445702800399082702086909375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **4100.10548504802023998106445702800399082702086909375 MGD PER YEAR x 1.25 = 5125.1318563100253000013305712850049885337760863671875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **5125.1318563100253000013305712850049885337760863671875 MGD PER YEAR x 1.25 = 6406.41482038753162500166321410625623566722010796875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **6406.41482038753162500166321410625623566722010796875 MGD PER YEAR x 1.25 = 8008.01852548441453125207901763282036958402513496875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **8008.01852548441453125207901763282036958402513496875 MGD PER YEAR x 1.25 = 10009.02315685551816406509877204102546198003141871875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **10009.02315685551816406509877204102546198003141871875 MGD PER YEAR x 1.25 = 12511.2789460693977050813734650512818274750392734375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **12511.2789460693977050813734650512818274750392734375 MGD PER YEAR x 1.25 = 15639.098682586747131351716831314102284343799091796875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **15639.098682586747131351716831314102284343799091796875 MGD PER YEAR x 1.25 = 19548.87335323343391418964603914262792793024866971875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **19548.87335323343391418964603914262792793024866971875 MGD PER YEAR x 1.25 = 24436.0916915417923927370575489282849124128108371875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **24436.0916915417923927370575489282849124128108371875 MGD PER YEAR x 1.25 = 30545.114614427240490921321936160356140516013546484375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **30545.114614427240490921321936160356140516013546484375 MGD PER YEAR x 1.25 = 38181.393268034050613651652420200445175645016933125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **38181.393268034050613651652420200445175645016933125 MGD PER YEAR x 1.25 = 47726.74158504256326706456552525055646955627116696875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **47726.74158504256326706456552525055646955627116696875 MGD PER YEAR x 1.25 = 59658.42698130320408383070690656320808694533895871875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **59658.42698130320408383070690656320808694533895871875 MGD PER YEAR x 1.25 = 74572.7837266290051047883836332040101086816736984375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **74572.7837266290051047883836332040101086816736984375 MGD PER YEAR x 1.25 = 93215.979658286256380985479541505012635852092123046875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **93215.979658286256380985479541505012635852092123046875 MGD PER YEAR x 1.25 = 116519.9745728578204762318494268750157948151151538125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **116519.9745728578204762318494268750157948151151538125 MGD PER YEAR x 1.25 = 145649.9682160722755952898117835937697435188939421875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **145649.9682160722755952898117835937697435188939421875 MGD PER YEAR x 1.25 = 182062.460270090344494112264729492212179398617426875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **182062.460270090344494112264729492212179398617426875 MGD PER YEAR x 1.25 = 227578.0753376129306176403309118652652242482717834375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **227578.0753376129306176403309118652652242482717834375 MGD PER YEAR x 1.25 = 284472.594172016163272050413639831581530310339729296875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **284472.594172016163272050413639831581530310339729296875 MGD PER YEAR x 1.25 = 355590.74271502020409006301704978947691288792466171875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **355590.74271502020409006301704978947691288792466171875 MGD PER YEAR x 1.25 = 444488.42839377525511257877131223684616360990582734375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **444488.42839377525511257877131223684616360990582734375 MGD PER YEAR x 1.25 = 555610.535492219068890723464140296057704512382284375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **555610.535492219068890723464140296057704512382284375 MGD PER YEAR x 1.25 = 694513.16936527383611340433017537007213064047785625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **694513.16936527383611340433017537007213064047785625 MGD PER YEAR x 1.25 = 868141.4617066422951417554127192125891633005973203125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **868141.4617066422951417554127192125891633005973203125 MGD PER YEAR x 1.25 = 1085176.827133302868927194265899015736454125746650390625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1085176.827133302868927194265899015736454125746650390625 MGD PER YEAR x 1.25 = 1356471.0339166285861589928323737696705676571833125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1356471.0339166285861589928323737696705676571833125 MGD PER YEAR x 1.25 = 1695588.792395785732698741040467212088209571479140625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **1695588.792395785732698741040467212088209571479140625 MGD PER YEAR x 1.25 = 2119485.9904947321658734263005840151102619643489296875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **2119485.9904947321658734263005840151102619643489296875 MGD PER YEAR x 1.25 = 2649357.488118415207341782875730018875327455436171875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **2649357.488118415207341782875730018875327455436171875 MGD PER YEAR x 1.25 = 3311696.86014801900917722859466252359415931929521875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **3311696.86014801900917722859466252359415931929521875 MGD PER YEAR x 1.25 = 4139621.0751850237614715357433281544926991491190234375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **4139621.0751850237614715357433281544926991491190234375 MGD PER YEAR x 1.25 = 5174526.3439812797018394196791601931158739363975296875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **5174526.3439812797018394196791601931158739363975296875 MGD PER YEAR x 1.25 = 6468157.9299765996272992745989502413948424204969140625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **6468157.9299765996272992745989502413948424204969140625 MGD PER YEAR x 1.25 = 8085197.412470749534124093248687801743553025621140625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **8085197.412470749534124093248687801743553025621140625 MGD PER YEAR x 1.25 = 10106496.76558843691765511656085975217944128202641875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **10106496.76558843691765511656085975217944128202641875 MGD PER YEAR x 1.25 = 12632620.956985546147068895701074690224301602533046875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **12632620.956985546147068895701074690224301602533046875 MGD PER YEAR x 1.25 = 15790776.19623193268383611962634336278037700316625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **15790776.19623193268383611962634336278037700316625 MGD PER YEAR x 1.25 = 19738470.2452899158547951495329292034754675039578125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **19738470.2452899158547951495329292034754675039578125 MGD PER YEAR x 1.25 = 24673087.80661239481849393691616150434433437994609375 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **24673087.80661239481849393691616150434433437994609375 MGD PER YEAR x 1.25 = 30841359.7582654935231174211452018804304172499326171875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **30841359.7582654935231174211452018804304172499326171875 MGD PER YEAR x 1.25 = 38551699.70783186690389677643150235053777156241625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **38551699.70783186690389677643150235053777156241625 MGD PER YEAR x 1.25 = 48189624.6347898336298709705393794381722144530203125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **48189624.6347898336298709705393794381722144530203125 MGD PER YEAR x 1.25 = 60237030.793487292037338713174224297715268066275390625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **60237030.793487292037338713174224297715268066275390625 MGD PER YEAR x 1.25 = 75296288.49185911504667339146778037214408508284421875 MGD PER YEAR**

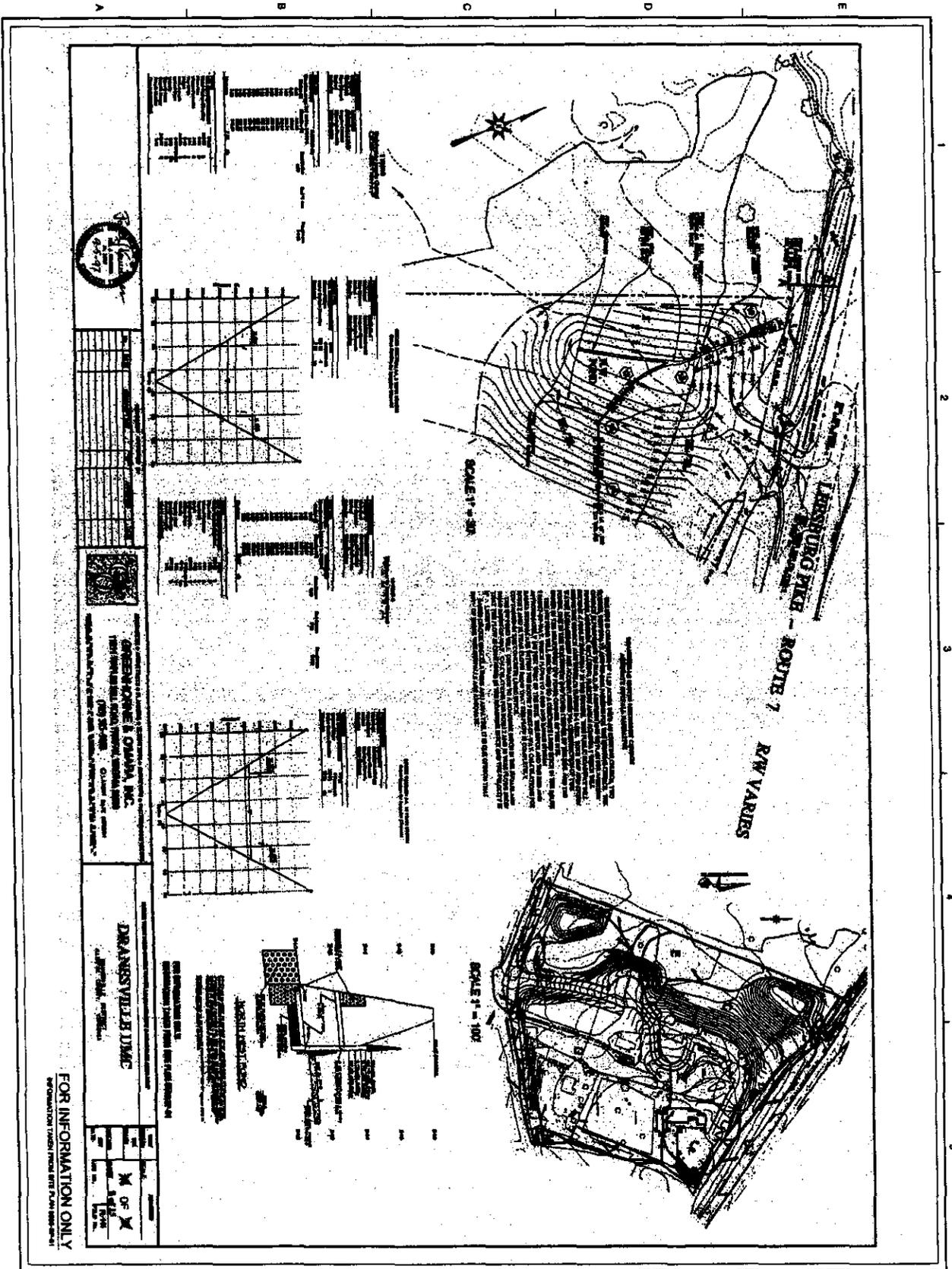
Proposed Stormwater Runoff Rate (MGD): **75296288.49185911504667339146778037214408508284421875 MGD PER YEAR x 1.25 = 94120360.6148238938083417393347254651801063535553125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **94120360.6148238938083417393347254651801063535553125 MGD PER YEAR x 1.25 = 117650450.7685301172604271741684068314751329419440625 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **117650450.7685301172604271741684068314751329419440625 MGD PER YEAR x 1.25 = 147063063.46066264657553396771050853934391617743046875 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **147063063.46066264657553396771050853934391617743046875 MGD PER YEAR x 1.25 = 183828829.325828308219417459638135674179895221788125 MGD PER YEAR**

Proposed Stormwater Runoff Rate (MGD): **183828829.325**



GREENSTONE & O'NEIL, INC.
 1000 W. BROADWAY, SUITE 200
 WASHINGTON, D.C. 20004
 (202) 638-1100
 GREENSTONE & O'NEIL, INC. is an Equal Opportunity Employer.

DRANESVILLE UNITED METHODIST CHURCH
 1000 W. BROADWAY, SUITE 200
 WASHINGTON, D.C. 20004
 (202) 638-1100

FOR INFORMATION ONLY
 INFORMATION TAKEN FROM SITE PLAN SHEET

DATE: 11/10/78
 6 OF 7

Dranesville United Methodist Church
 Special Permit Amendment Plan
 SWM / SWP
 For Information Only

NO.	DESCRIPTION	DATE	BY
1	11/10/78	ME	
2	11/10/78	ME	
3	11/10/78	ME	
4	11/10/78	ME	
5	11/10/78	ME	
6	11/10/78	ME	

DRANESVILLE DISTRICT
 HARRIS COUNTY, VIRGINIA



Dewberry & Davis, Ltd.
 1000 W. BROADWAY, SUITE 200
 WASHINGTON, D.C. 20004
 (202) 638-1100

Dewberry

Dewberry & Davis, LLC
 1000 North 17th Street
 Suite 200
 Arlington, VA 22209
 Tel: 703.243.8800
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 www.dewberry.com

DRANESVILLE UNITED METHODIST CHURCH

SPECIAL PERMIT AMENDMENT PLAT

DRANESVILLE DISTRICT
 FAYETTE COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION
1	11/18/08	APPROVED
2	11/18/08	APPROVED
3	11/18/08	APPROVED
4	11/18/08	APPROVED
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10	11/18/08	APPROVED

Dranesville United Methodist Church
 Special Permit Amendment Plat
 SMM/180P
 For Information Only

FOR INFORMATION ONLY
 INFORMATION TAKEN FROM 875 PL-48 (8/04)-41

DRANESVILLE UMC
 1000 N. 17TH ST.
 ARLINGTON, VA 22209

GREENHORN & O'NEAL, INC.
 1000 N. 17TH ST., SUITE 200
 ARLINGTON, VA 22209
 (703) 243-8800

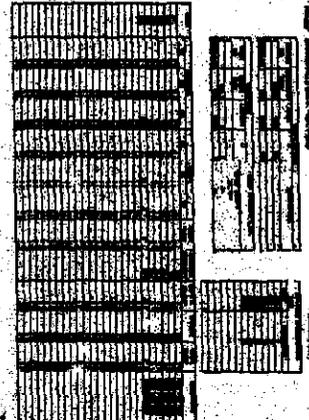


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GENERAL NOTES:

1. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
2. THE PERMITTEE SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
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10. THE PERMITTEE SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



PLAT INFORMATION:

PLAT NO. 11/18/08

DATE 11/18/08

PROJECT DRANESVILLE UNITED METHODIST CHURCH

OWNER GREENHORN & O'NEAL, INC.

PREPARED BY GREENHORN & O'NEAL, INC.

SCALE AS SHOWN



DESCRIPTION OF THE APPLICATION

- Special Permit Request:** To amend SP 83-D-022 previously approved for a place of worship, private school of general education and telecommunications facilities to permit increase in enrollment for the private school from 90 to 99 children and site modifications including construction of a columbarium wall. This application also carries forward previously approved phases of building additions.
- Size:** 8.11 acres
- Parking:** 183 spaces
- FAR:** 0.14
- Number of Seats:** 238 seats existing; 400 seats after final phase of additions.
- Hours of Operation:** Existing and Proposed:
 Worship Services – Sunday 9:00 a.m. and 11:00 a.m.
 Sunday school for all age levels – 10:00 a.m. and 11:00 a.m.
 Private School of General Education – Monday through Friday – 8:30 a.m. to 3:30 p.m.
 Enrollment for Private School of General Education:
 Existing – 90 students; Proposed – 99 students
- Employees:** Existing and Proposed:
 The total number of employees associated with all uses is eighteen (18)

LOCATION AND CHARACTER

Existing Site Description:

The subject property is located on the south side of Leesburg Pike (Route 7), approximately 300 feet west of its intersection with Sugarland Road. The 8.11 acre property consists of three (3) lots; 66B (6.57 acres), Parcel A (0.67 acres) and Lot 70A (0.88 acres). Two of the three lots (Lots A and 70A) comprising the site abut Sugarland Road to the south.

The original church building dates back to 1852. Subsequent additions were constructed prior to the requirement for special permit approval for churches in residential areas; those additions and the existing Phase I addition approved with SPA 82-D-022 total 17,268 square feet. The Church is located in the eastern half of Lot 66B, north of an existing on-site cemetery. A driveway extends north from Liberty Meeting Court connecting to parking areas along the western and northern portions of the site. A 2,000 square foot play area is located on the northwestern side of the church.

A 100 foot high monopole, located within a bell tower, approved with SE 99-D-043 and SPA 83-D-022-2, is sited in the southern portion of the site on Lot 66B. A 1,416 square foot building, used as an equipment storage building, formerly a single family detached dwelling, is adjacent to the monopole/bell tower.

A single family detached dwelling used as a rectory, and several sheds are located south of the cemetery on Lot 70A. Lot A, which is separated from the rest of the site by two residential lots (Lots 2 and 3), is developed with a stormwater management pond; an additional pond is located on Lot 66B, in the northwest corner of the site.

Existing vegetation, consisting of mature trees, is located along the northern and western lot lines of the property, along the southern and western side of the monopole/bell tower and equipment building, and on the eastern and western sides of the rectory. Additional plantings are located between the cul-de-sac on Liberty Meeting Court and the equipment building, as well as along the southern, northern and eastern sides of the building. Trees have also been planted along the eastern lot line, between the cemetery and the adjacent residential development; however many of these trees are dead or dying and require replacement.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single family detached residential	R-1	Residential; 0.1 – 0.2 du/ac
South	Single family detached residential	R-1	Residential; 0.5 – 1 du/ac
East	Single-family detached residential	R-1	Residential; 0.5 – 1 du/ac
West	Woody's Golf Center	R-1	Residential; 0.2 – 0.5 du/ac

BACKGROUND

Site History

On June 21, 1983, the BZA approved SP 83-D-022 to permit the addition of a narthex tower to the existing church building, and an increase in seating from 140 to 238 seats.

On May 10, 1984, the BZA approved SP 84-D-034 to permit a modification of the dustless surface requirement to permit a gravel parking lot.

On May 14, 1996, the BZA approved SPA 83-D-022 to permit additions and renovations to the church in three (3) phases, totaling 33,800 square feet, bringing the total square footage of buildings on site to 41,768. In addition to the physical alterations, the BZA approved a nursery school, child care center and Mother's Day-Out Program with a combined total maximum daily enrollment of 90 children. Phase 1 development, consisting of a two-story 9,300 square foot addition, to serve as an education wing, was completed in 1999. At that time, access to the church from Sugarland Road was replaced by access from Liberty Meeting Court; the nine (9) parking spaces located adjacent to Leesburg Pike were removed; a second stormwater management facility was completed and a left turn lane from Sugarland Road and a deceleration lane into Liberty Meeting Court were constructed. Phases 2 and 3 (building additions) were not completed at this time, however approval of the phases have carried forward with each subsequent amendment.

On November 6, 2001, the BZA approved SPA 83-D-022-2 to permit addition of a monopole, in the form of a bell tower, and an equipment building in a single family detached dwelling. On June 11, 2001, the BOS approved SE 99-D-043 and 2232-D99-13, to permit a telecommunications facility with a 100 foot high monopole.

On October 19, 2004, the BZA approved a private school of general education with a maximum daily enrollment up to 90 children in lieu of the previously approved nursery school and child care center. A copy of the approved Resolution in conjunction with SPA 83-D-022-3 is included as Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Upper Potomac Planning District, Area III

Planning Sector: Greater Herndon Community Planning Sector (UP4)

Plan Map: Residential; 0.5 – 1 du/ac

ANALYSIS

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

Title of Plat: Dranesville United Methodist Church

Prepared By: Dewberry & Davis LLC

Dated: April 16, 2009 as revised through November 10, 2009

Proposed Use

The applicant proposes several site modifications to the previously approved special permit plat to include garden walls, a fence, a labyrinth and Stations of the Cross, and a series of walkways and plantings to create meditation areas, all in conjunction with a columbarium wall around the existing cemetery on the site. The proposed columbaria walls will be designed to accommodate approximately 2,320, 12 inch by 12 inch columbaria niches. The maximum wall height would not exceed 7 feet and the wall is proposed to meander around the existing cemetery. Sheet 3 of the special permit plat shows the design and detail of the columbaria walls and the niches located within the proposed walls. Additional vegetative plantings are also proposed to help screen the walls and walkways from residential properties.

The applicant also proposes to increase the maximum daily enrollment of the private school of general education from 90 to 99 children daily, grades K through 8. No changes are proposed to the hours of operation, or number of employees. The previously approved phase 2 and 3 expansion of the church building carries forward with this amendment.

Land Use Analysis

The Comprehensive Plan recommends residential development at 0.5 – 1 dwelling unit per acre (du/ac) on the subject site, but permits churches with a private school of general education with special permit approval. The proposed use and intensity are in harmony with the recommendations of the Comprehensive Plan.

Urban Forest Conservation Analysis (Appendix 5)

Issue

The applicant has requested a waiver of the transitional screening and barrier requirements for the northern, eastern and southern property boundaries. The northern boundary abuts Route 7, a major roadway; however the eastern and southern boundaries abut residential lots, even though to the south, the lot is across Sugarland Road. Very

little vegetation exists along these lot lines and much of it is dead or in very poor condition. With the addition of the columbarium and associated niches, garden wall, walkways, etc. staff believes that additional screening should be added to meet the intent of the transitional screening requirements.

Resolution

The applicant has agreed to provide additional screening, though it has not been shown on the most recent plat submission. A development condition has been included to address this issue.

Issue

Existing vegetation within and adjacent to the proposed columbarium wall, garden walls and walkways consists of two large, 38 to 40 inch diameter white oak trees, several holly trees and a mature hemlock tree. These trees should be considered a priority for preservation. Because no limits of disturbance have been depicted on the special permit plat, it is unclear how or if the applicant proposes to preserve the vegetation.

Resolution

A development condition has been proposed by the Urban Forester to address this issue and insure that the applicant makes every attempt to preserve these trees. With adoption of the condition, staff believes this issue will be addressed.

ZONING ORDINANCE PROVISIONS

Bulk Standards (R-1 Zoning)		
Standard	Required	Provided
Lot Size	36,000 square feet	8.11 acres
Building Height	60 feet	50 feet
Front Yard	50 degree ABP, 40 feet	Leesburg Pike – 68 feet Sugarland Road – 270 feet
Side Yard	45 degree ABP, 20 feet	West – 315 feet East – 68 feet
Rear Yard	45 degree ABP, 25 feet	Not applicable
FAR	0.15 maximum	0.14 at the completion of Phase III

Bulk Standards (R-1 Zoning)		
Standard	Required	Provided
Parking Spaces	60 Church (Phase I & II) 160 (Phase III) 14 (Private School) Total 174 spaces	183 spaces

Transitional Screening		
North	TS 1 – 25 feet	Existing vegetation, widths varying from 0.0 to 100 feet*
East	TS 1 – 25 feet	Existing vegetation, supplement on Lot 34 by evergreen and ornamental trees, widths varying from 0.0 feet to 100 feet*
South	TS 1 – 25 feet	Existing vegetation, varying in widths from 15 feet to 50 feet, supplemented by evergreen, ornamental and shade trees*
West	None	Existing vegetation, varying in widths from 0.0 feet to 45 feet*
Barrier		
North	D, E or F	None*
East	D, E or F	None*
South	D, E or F	None*
West	D, E or F	None*

*Approved in conjunction with SPA 83-D-022-03

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: Modifications of the transitional screening and waivers of the barrier requirements were previously approved along the northern, southern and eastern lot lines. The applicant continues to request these modifications and waivers; however, as noted under the Urban Forestry analysis, staff believes that additional plantings should be provided along the eastern and southern lot lines with the construction of the columbarium wall and associated changes. A development condition has been included to provide the appropriate screening between the use and the residential properties along the eastern and southern boundaries.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 6)

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

Summary of Zoning Ordinance Provisions

Staff believes that all applicable standards will be satisfied if the proposed development conditions are adopted which require additional vegetation along the eastern and southern lot lines and the preservation of notable trees around the cemetery/columbarium.

CONCLUSIONS

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

RECOMMENDATIONS

Staff recommends approval subject to the Proposed Development Conditions in Appendix 1.

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

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Approved Resolution for SPA 83-D-022-3
5. Memorandum dated September 17, 2009, Forest Conservation Branch
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 83-D-022-04****January 6, 2010**

If it is the intent of the Board of Zoning Appeals to approve SPA 83-D-022-04 located at Tax Map 6-4 ((1)) 66B and 70A and 6-4 ((14)) previously approved for a place of worship and a private school of general education to permit increase in enrollment and site modifications to include a columbarium pursuant to Section 3-103 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk (*). Minor edits have been made to these conditions to conform to current terminology and have been underlined.

1. This approval is granted to the applicant only, Trustees of the Dranesville United Methodist Church and is not transferable without further action of this Board, and is for the location indicated on the application, 1089 Liberty Meeting Court (8.11 acres), and is not transferable to other land.*
2. This special permit amendment is granted only for the purposes, structures and/or uses indicated on the special permit plat prepared by Dewberry & Davis LLC, dated April 16, 2009, as revised through November 10, 2009, titled "Special Exception Application/Special Permit Application, Site Plan, Dranesville—CWS Site 14", ~~prepared by C.D. Meekins & Associates, Inc., and dated September 20, 2000, as revised through May 30, 2001, and these conditions.~~ Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance. Other by-right, special permit uses may be permitted on the lot without a special permit amendment, if such uses do not affect this special permit use.*
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (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. Upon issuance of a new Non-Residential Use Permit (Non-RUP), the maximum daily enrollment for the private school of general education shall not exceed ~~90~~ 99 children. ~~Prior to issuance of a Non-RUP, any child care center or nursery school uses on-site shall cease to operate.*~~
6. ~~Upon issuance of a Non-Residential Use Permit,~~ The number of employees associated with the private school of general education shall be limited to a maximum of fifteen (15) at any one time.*
7. Seating in the church sanctuary shall be limited to a maximum of 400 seats.*
8. All parking shall be on site, as shown on the special permit plat.*
9. ~~Upon issuance of a Non-RUP,~~ The hours of operation for the private school of general education shall be limited to Monday-Friday, 8:30 a.m. to 3:30 p.m.*
10. Barrier requirements shall be waived along all lot lines. The transitional screening requirement shall be modified along the northern lot line as depicted on the special permit amendment plat. Existing vegetation shall be preserved and maintained along the lot line and shall satisfy the requirements of transitional screening.

Transitional Screening 1 shall be provided along the eastern portion of the cemetery to screen the dwelling on Tax Maps 6-4 ((1)) 69A and 69B from the proposed Phase III addition to the church and from the columbarium and along the western portion of the site to screen the dwellings on Tax Maps 6-4 ((14)) 2 and 3 from the telecommunication equipment building. Screening shall be provided along the southern lot lines of Lots 66B and 70A if determined necessary by the Forest Conservation Branch. The transitional screening plantings shall include large evergreen trees with an ultimate height of 40 feet and a minimum height of 10-12 feet tall at the time of planting and medium evergreen trees with an ultimate height of 20-40 feet and a minimum of 6-8 feet tall at the time of planting. The minimum height of the trees at the time of planting shall apply only to the landscaping to be installed. The exact number, size and species of landscaping materials shall be determined by the Forest Conservation Branch, Department of Public Works and Environmental Services (DPWES). All dead, dying or diseased plantings in the transitional screening yards shall be replaced in consultation with the Forest Conservation Branch.

11. A Tree Preservation Plan and Narrative shall be submitted as part of the first and all subsequent plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved located within 25 feet to either side of the limits of disturbance. The tree preservation plan and narrative

shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved.

Root pruning shall take place as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
12. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.*
 13. The existing structure utilized as an equipment building for the telecommunication facility shall be limited to the storage of telecommunication and carillon equipment only.*
 14. If a speaker system is utilized to broadcast the sound of bells the system must comply with the noise regulation of Chapter 108 of the Code of Virginia. The playing of music shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m.*

15. The existing residential dwelling unit shall be used only for the storage of the telecommunication and carillon equipment, and shall meet all applicable County, State and Federal building, structural and fire codes regulations as determined by DPWES. Access to the building shall be permitted only from within the fenced area located to the east of the building. The interior of the building shall be designed to include a wall that will prohibit access from the doors and windows located on the western façade of the building. The equipment building doors located on the eastern façade, within the fenced area, shall be locked at all times. The gate for the fence shall be locked at all times. The telecommunication equipment shall be located within secured metal cabinets or enclosures inside the equipment building and shall be locked at all times. The equipment cabinets may be unlocked only to perform maintenance and only in the presence of a maintenance worker. Signs shall be posted on the individual equipment cabinets, the doors to the equipment building and the fence that clearly states that they shall be locked at all times.*

These development conditions incorporate and supersede all previous development conditions.

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

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals 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 permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

REAFFIRMATION OF AFFIDAVIT

In reference to the Affidavit dated September 22, 2009 for the application of (enter date of affidavit)

Trustees of Dranesville United Methodist Church (enter name(s) of applicant(s))

in Application No(s): SPA 83-D-022-04 (enter application number(s))

I, Sara V. Mariska, attorney/agent, do hereby state that I am an

- (check one) [] applicant (must be listed in Par. 1(a) of the above-described affidavit)
[] applicant's authorized agent (must be listed in Par. 1(a) of the above-described affidavit)
[✓] applicant's authorized agent (must be listed in Par. 1(a) of the above-described affidavit)

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

- (check one) [] I have reviewed the above-described affidavit, and the information contained therein is true and complete as of (enter today's date)
[✓] I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

- [✓] Paragraph 1(a) [] Paragraph 2
[✓] Paragraph 1(b) [] Paragraph 3
[] Paragraph 1(c)

WITNESS the following signature: (check one)

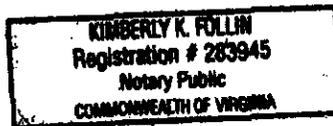
Sara V. Mariska [] Applicant [✓] Applicant's Authorized Agent

Sara V. Mariska, attorney/agent (Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 17 day of November, 2009, in the State/Commonwealth of Virginia, County/City of Arlington.

Kimberly K. Follin Notary Public

My Commission expires: 11/30/2011



Application No.(s): SPA FB-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

I, Sara V. Mariska, attorney/agent, 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

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of Dranesville United Methodist Church	1089 Liberty Meeting Court Herndon, VA 20170	Applicant/Title Owner/Lessor of Tax Map 6-4 ((1)) 66B, 70A and 6-4 ((14)) A

Agents:
Pr. Dick Daily
Billie Lee Wells

Trustees:
Billie Lee Wells
Eric W. Vollmecke
Daniel L. Banks II
Lou Ann M. Hylton
David G. Hitchings
Carl R. Shaw, Jr.
Jane E. Conner
Mark Sullenberger (nmi) (former)
Harry Freedy (nmi) (former)

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

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

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

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

(NOTE: All relationships to the application 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)
Ambleside School Agent: Joanna R. Arpee Michael G. Bruce	1700 Reston Parkway Reston, Virginia 20194	Lessee
Dewberry & Davis LLC Agents: Philip G. Yates Timothy C. Culleiton	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Eyan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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)

The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 2

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

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

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Members: Sidney O. Dewberry, Barry K. Dewberry, Karen S. Grand Pre, Thomas L. Dewberry, The Michael S. Dewberry Revocable Trust u/a/d 11/23/05 f/b/o The Stephanie A. Dewberry Marital Deduction Trust u/a/d 11/23/05 (f/b/o Stephanie A. Dewberry) and The Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o 4 minor children of Michael S. Dewberry)

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 2

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

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

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

Ambleside School
1700 Reston Parkway
Reston, Virginia 20194

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

A non-profit organization with no shareholders.

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)
None

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

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

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

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

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): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

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

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

None

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

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

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

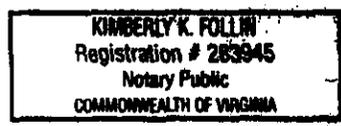
WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent
Sara V. Mariska
Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

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

Kimberly K. Follin
Notary/Public

My commission expires: 11/30/2011



Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 22, 2009
(enter date affidavit is notarized)

I, Sara V. Mariska, attorney/agent, 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 104724a

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of Dranesville United Methodist Church	1089 Liberty Meeting Court Hemdon, VA 20170	Applicant/Title Owner of Tax Map 6-4 ((1)) 66B, 70A and 6-4 ((14)) A

Agents:
Pr. Dick Daily
Billie Lee Wells

Trustees:
Billie Lee Wells
Eric W. Vollmecke
Daniel L. Banks II
Lou Ann M. Hylton
David G. Hitchings
Carl R. Shaw, Jr.
Jane E. Conner
Mark Sullenberger (nmi) (former)
Harry Freedy (nmi) (former)

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

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

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: September 22, 2009
(enter date affidavit is notarized)

104724a

(NOTE: All relationships to the application 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)
Dewberry & Davis LLC Agents: Philip G. Yates Timothy C. Culleiton	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

(check if applicable)

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 22, 2009
(enter date affidavit is notarized)

104724a

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)
Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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)
The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: September 22, 2009
(enter date affidavit is notarized)

104724a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Members: Sidney O. Dewberry, Barry K. Trust u/a/d 11/23/05 (f/b/o Stephanie A. Dewberry, Karen S. Grand Pre, Thomas L. Dewberry) and The Michael S. Dewberry Dewberry, The Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o 4 Revocable Trust u/a/d 11/23/05 f/b/o The minor children of Michael S. Dewberry) Stephanie A. Dewberry Marital Deduction

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
David J. Bomgardner, E. Andrew Burcher, J. Randall Minchew,
Thomas J. Colucci, Peter M. Dolan, Jr., M. Catharine Puskar, John E. Rinaldi,
Jay du Von, Jerry K. Emrich, William A. Lynne J. Strobel, Garth M. Wainman,
Fogarty, John H. Foote, H. Mark Goetzman, Nan E. Walsh, Martin D. Walsh
Bryan H. Guidash, Michael D. Lubeley,

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 22, 2009
(enter date affidavit is notarized)

104724a

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)
None

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

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

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

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

Application No.(s): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 22, 2009
(enter date affidavit is notarized)

104724a

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): SPA 83-D-022-04
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 22, 2009
(enter date affidavit is notarized)

104724a

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

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

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

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

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

WITNESS the following signature:

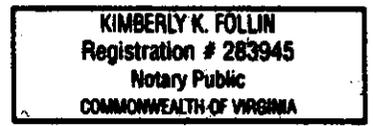
(check one) [] Applicant [x] Applicant's Authorized Agent
Sara V. Mariska

Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 22 day of September, 2009, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

WALSH COLUCCI
 LUBBELEY EMRICH
 & WALSH PC

November 17, 2009

Via Hand Delivery

Regina C. Coyle, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Special Permit Amendment Application
 Applicant: Trustees of Dranesville United Methodist Church

Dear Ms. Coyle:

Please accept this letter as an amended statement of justification for a special permit amendment application to allow an increase in the number of permitted students in the private school of general education, site modifications, and the establishment of a columbarium in conjunction with an existing cemetery. The Applicant is not proposing any changes to the existing place of worship, bell tower, or telecommunications facilities.

The Applicant is the owner of approximately 8.11 acres in the Dranesville Magisterial District, which are identified among the Fairfax County tax map records as 6-4 ((1)) 66B, 70A; 6-4 ((14)) A (the "Subject Property"). The Subject Property is located on the south side of Leesburg Pike (Route 7) approximately 300 feet west of its intersection with Sugarland Road and zoned to the R-1 District. Properties located to the north, east and south of the Subject Property are residentially developed and zoned to the R-1 District. The property located to the west of the Subject Property operates as a golf driving range and is zoned to the R-1 District. The Subject Property is currently approved for the operation of a place of worship, bell tower, telecommunications facility and private school of general education. The purpose of this special permit amendment is to increase the number of permitted students from 90 to 99, allow certain site modifications, and add a columbarium to the existing cemetery.

Dranesville United Methodist Church (the "Church") has been a part of the religious community in the greater Dranesville area since the construction of the original sanctuary in 1852. Although the Church's parsonage was constructed in 1966, which predates the Fairfax County Zoning Ordinance (the "Zoning Ordinance") requirement for special exception or special permit approval for places of worship, the Church has been the subject of the following land use applications:

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
 COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTYTHIRD FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

- SP 83-D-022, approved on June 21, 1983, permitted the addition of a narthex tower to the Church building and increased the seating capacity of the Church sanctuary from 140 to 238 seats;
- SP 84-D-043, approved on May 10, 1984, allowed a modification of the dustless surface requirement for a gravel parking lot;
- SPA 83-D-022, approved on May 14, 1996, permitted additions and renovations to the Church facility in three (3) phases, including increased sanctuary seating, as well as the addition of a nursery school and child care center with a maximum daily enrollment of 90 children;
- SE 99-D-043, approved on June 11, 2001, permitted a monopole in the R-1 District;
- SPA 83-D-022-2, approved on November 14, 2001, allowed site modifications for the construction of a bell tower to accommodate a telecommunications facility and allowed the Church to use an existing dwelling unit for an equipment building; and
- SPA 83-D-022-03, approved on October 19, 2004, allowed a private school of general education with a maximum daily enrollment up to 90 children in lieu of the previously approved nursery school and child care center.

The Applicant now proposes an increase in the school enrollment, site modifications, and the addition of a columbarium use to the existing cemetery. The Applicant proposes to increase the school enrollment from 90 children to 99 children. The addition of nine (9) students to the private school does not require any construction or modifications to the existing Church structure. Additionally, the Applicant proposes garden walls, a fence, a labyrinth, and a series of walkways and plantings to create meditation areas, in conjunction with a columbarium. As shown on the enclosed special permit amendment plat, the Applicant envisions a private walled garden adjacent to the existing Church. The Church will enclose the existing cemetery with a series of walls and fencing and install walkways to connect the meditation areas on the perimeter of the existing cemetery. The walkways will be further defined by plantings. In the northeast area of the Subject Property, the Applicant will create a labyrinth. The enclosed plans include updated tabulations to reflect the school's proposed increased enrollment as well as specific details about the walled garden and columbarium. With the addition of the columbarium, the Church proposes to create a secluded place for spiritual retreat and private meditation for those who have lost loved ones.

The Subject Property is located within the UP4 Greater Herndon Planning Sector of the Area III Comprehensive Plan (the "Plan"). The Plan recommends residential development in this area at a density of 0.5 to 1 dwelling unit per acre. The Plan identifies the Church as an historic site, stating that it should be protected, and that development in the area should be sensitive to the Church as well as other historic sites in the Planning Sector. The Plan further

- The Church may also hold special services on religious occasions such as Christmas and Easter.
- The columbarium and the meditation areas are proposed to be accessible on a daily basis so that family members and friends of the deceased may visit.
- The estimated number of parishioners varies by service and activity. Typical attendance at the 9:00 a.m. worship services averages one hundred (100) people. The 11:00 a.m. worship service usually draws eighty-five (85) or more parishioners.

The Applicant requests approval for up to 99 students in the school.

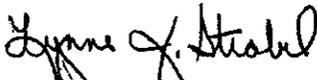
- The Church staff includes one minister and one full-time secretary, as well as three part-time ministers (Youth, Music, and Worship). The school is administered by a total of seventeen (17) teachers and staff.
- The Church and school draw parishioners and students from Great Falls, Reston, Herndon, Vienna, Falls Church, and Loudoun County.
- The Church's columbarium and meditation areas are intended to serve the Church parishioners and are not anticipated to generate any significant traffic impact. The addition of nine (9) students in the school will not have a significant traffic impact.
- The proposed columbarium walls will be constructed of brick. The proposed fence will be constructed of metal and brick. No changes are proposed to the existing buildings.
- The Applicant is unaware of any hazardous or toxic substances on the Subject Property.
- The proposed development complies with all adopted standards, ordinances, and regulations except as may be noted on the special permit amendment plat and in this letter.

The addition of nine (9) students to the private school of general education will better accommodate the school's needs without necessitating any building improvements or modifications. The Church's proposed meditation areas, labyrinth, columbarium, and walled garden will enhance the Subject Property for Church parishioners as well as visitors to this historic site. The garden and columbarium will be designed as a place for quiet, thoughtful reflection, and will serve the needs of the community. No site modifications are proposed to existing buildings and the approved 0.12 FAR will remain unchanged. The proposed special permit amendment conforms to all applicable provisions of the Zoning Ordinance and is consistent with recommendations of the Plan.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this amended application at your earliest convenience as a hearing before the Board of Zoning Appeals is scheduled on January 13, 2010. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.


Lynne J. Strobel

LJS:kae

cc: Billie Lee Wells
Joanna Arpee
Phil Yates
Sara V. Mariska
Martin D. Walsh



Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

May 18, 2009

RECEIVED
Department of Planning & Zoning
MAY 18 2009
Zoning Evaluation Division

Via Hand Delivery

Regina C. Coyle, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Special Permit Amendment Application
Applicant: Trustees of Dranesville United Methodist Church

Dear Ms. Coyle:

Please accept this letter as a statement of justification for a special permit amendment application to allow site modifications and permit the establishment of a columbarium in conjunction with an existing cemetery. The Applicant is not proposing any changes to the existing place of worship, bell tower, telecommunications facilities, or private school of general education.

The Applicant is the owner of approximately 8.11 acres in the Dranesville Magisterial District, which are identified among the Fairfax County tax map records as 6-4 ((1)) 66B, 70A; 6-4 ((14)) A (the "Subject Property"). The Subject Property is located on the south side of Leesburg Pike (Route 7) approximately 300 feet west of its intersection with Sugarland Road and zoned to the R-1 District. Properties located to the north, east and south of the Subject Property are residentially developed and zoned to the R-1 District. The property located to the west of the Subject Property operates as a golf driving range and is zoned to the R-1 District. The Subject Property is currently approved for the operation of a place of worship, bell tower, telecommunications facility and private school of general education. The Applicant does not propose any changes to the previously approved uses. The purpose of this special permit amendment is to allow certain site modifications and the addition of a columbarium to the existing cemetery.

Dranesville United Methodist Church (the "Church") has been a part of the religious community in the greater Dranesville area since the construction of the original sanctuary in 1852. Although the Church's parsonage was constructed in 1966, which predates the Fairfax County Zoning Ordinance (the "Zoning Ordinance") requirement for special exception or special permit approval for places of worship, the Church has been the subject of the following land use applications:

- SP 83-D-022, approved on June 21, 1983, permitted the addition of a narthex tower to the Church building and increased the seating capacity of the Church sanctuary from 140 to 238 seats;

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LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

- SP 84-D-043, approved on May 10, 1984, allowed a modification of the dustless surface requirement for a gravel parking lot;
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- SE 99-D-043, approved on June 11, 2001, permitted a monopole in the R-1 District;
- SPA 83-D-022-2, approved on November 14, 2001, allowed site modifications for the construction of a bell tower to accommodate a telecommunications facility and allowed the Church to use an existing dwelling unit for an equipment building; and
- SPA 83-D-022-03, approved on October 19, 2004, allowed a private school of general education with a maximum daily enrollment up to 90 children in lieu of the previously approved nursery school and child care center.

The Applicant now proposes site modifications and the addition of a columbarium use to the existing cemetery. More specifically, the Applicant proposes garden walls, a fence, a labyrinth, and a series of walkways and plantings to create meditation areas, in conjunction with a columbarium. As shown on the enclosed special permit amendment plat, the Applicant envisions a private walled garden adjacent to the existing Church. The Church will enclose the existing cemetery with a series of walls and fencing and install walkways to connect the meditation areas on the perimeter of the existing cemetery. The walkways will be further defined by plantings. In the northeast area of the Subject Property, the Applicant will create a labyrinth. The enclosed plans include specific details about the walled garden and columbarium. The Church proposes to create a secluded place for spiritual retreat and private meditation for those who have lost loved ones.

The Subject Property is located within the UP4 Greater Herndon Planning Sector of the Area III Comprehensive Plan (the "Plan"). The Plan recommends residential development in this area at a density of 0.5 to 1 dwelling unit per acre. The Plan identifies the Church as an historic site, stating that it should be protected, and that development in the area should be sensitive to the Church as well as other historic sites in the Planning Sector. The Plan further states that this area of the Route 7 Corridor is planned for and should continue to be reserved for residential development. Lastly, the Plan states that uses requiring special permit and special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the corridor. While the Applicant is proposing a number of site modifications, no building additions are proposed. The Applicant's proposal retains the currently approved FAR of 0.12, which is less than that permitted for non-residential uses in the R-1 District. Therefore, the Applicant's proposal is in harmony with the recommendations of the Plan and the limitations of the Zoning Ordinance.

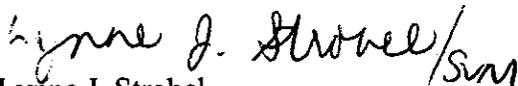
- The Church staff includes one minister and one full-time secretary, as well as three part-time ministers (Youth, Music, and Worship). The school is administered by a total of fifteen (15) teachers and staff.
- The Church and school draw parishioners and students from Great Falls, Reston, Herndon, Vienna, Falls Church, and Loudoun County.
- The Church's columbarium and meditation areas are intended to serve the Church parishioners and are not anticipated to generate any significant traffic impact.
- The proposed columbarium walls will be constructed of brick. The proposed fence will be constructed of metal and brick. No changes are proposed to the existing buildings.
- The Applicant is unaware of any hazardous or toxic substances on the Subject Property.
- The proposed development complies with all adopted standards, ordinances, and regulations except as may be noted on the special permit amendment plat and in this letter.

The Church's proposed meditation areas, labyrinth, columbarium, and walled garden will enhance the Subject Property for Church parishioners as well as visitors to this historic site. The garden and columbarium will be designed as a place for quiet, thoughtful reflection, and will serve the needs of the community. No site modifications are proposed to existing buildings and the approved 0.12 FAR will remain unchanged. The proposed special permit amendment conforms to all applicable provisions of the Zoning Ordinance and is consistent with recommendations of the Plan.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Board of Zoning Appeals at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Lynne J. Strobel
LJS:kae

cc: Billie Lee Wells Phil Yates
Sara V. Mariska Martin D. Walsh

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT AMENDMENT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH, SPA 83-D-022-03 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-D-022 previously approved for a church, childcare center and nursery school to permit a church and a private school of general education. Located at 1089 Liberty Meeting Ct. on approx. 8.11 ac. of land zoned R-1. Dranesville District. Tax Map 006-4 ((1)) 66B and 70A; 006-4 ((14)) A. Ms. Gibb moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 19, 2004; and

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

1. The applicant is the owner of the land.
2. The staff report recommends approval.
3. The applicant has met all the required standards.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-103 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only, Trustees of the Dranesville United Methodist Church and is not transferable without further action of this Board, and is for the location indicated on the application, 1089 Liberty Meeting Court (8.11 acres), and is not transferable to other land.
2. This Special Permit Amendment is granted only for the purpose(s), structures and/or uses(s) indicated on the special permit plat titled "Special Exception Application/Special Permit Application, Site Plan, Dranesville – CWS Site 14", prepared by C.D. Meekins & Associates, Inc., and dated September 20, 2000, as revised through May 30, 2001, and these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance. Other by-right, Special Exception uses may be permitted on the lot without a Special Permit amendment, if such uses do not affect this Special Permit use.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (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. Upon issuance of a Non-Residential Use Permit (Non-RUP), the maximum daily enrollment for the private school of general education shall not exceed 90 children. Prior to issuance of a Non-RUP, any child care center or nursery school uses on-site shall cease to operate.
6. Upon issuance of a Non-Residential Use Permit, the number of employees associated with the private school of general education shall be limited to a maximum of fifteen (15) at any one time.
7. Seating in the church sanctuary shall be limited to a maximum of 400 seats.
8. All parking shall be on site, as shown on the special permit plat.
9. Upon issuance of a Non-RUP, the hours of operation for the private school of general education shall be limited to Monday-Friday, 8:30 a.m. to 3:30 p.m.
10. Transitional screening requirements shall be modified and barrier requirements shall be waived along the northern and southern lot lines. Existing vegetation shall be preserved and maintained along these lot lines and shall satisfy the requirements of Transitional Screening.

The applicant shall maintain Transitional Screening 1 along the eastern portion of the cemetery to screen the dwelling on Tax Maps 6-4 ((1)) 69A and 69B from the proposed Phase III addition to the church and along the western portion of the site to screen the dwellings on Tax Maps 6-4 ((14)) 2 and 3 from the telecommunication equipment building. The transitional screening plantings shall include large evergreen trees with an ultimate height of 40 feet and a minimum height of 10-12 feet tall at the time of planting and medium evergreen trees with an ultimate height of 20-40 feet and a minimum of 6-8 feet tall at the time of planting. The minimum height of the trees at the time of planting shall apply only to the landscaping to be installed. The exact number, size and species of landscaping materials shall be determined by the Urban Forest Management Branch within 30 days of the issuance of a Non-Residential Use Permit (Non-RUP), all dead, dying or diseased plantings in the transitional screening yards shall be replaced in consultation with the Urban Forest Management Branch.

11. The following area shall be tree save areas in which existing trees shall be preserved, except for dead and dying trees: 1) the eastern portion of the site labeled "possible tree save area" on the plat, 2) the area in the western portion of the site outside the limits of clearing and grading after the location of the stormwater management facility has been determined and; 3) the mature stand of trees west of the cemetery and east of the telecommunication facility located in the conservation easement. No further clearing and grading shall be permitted except the minimum amount necessary for the development shown on the plat. The tree save area shall be protected by tree protection fencing in the form of four (4) foot high, 14-gauge welded wire, attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no

further than ten (10) feet apart. Prominent signs shall be placed on the fencing "TREE SAVE AREA - DO NOT DISTURB" to prevent construction from encroaching on these areas. The tree protection fencing shall be made clearly visible to all construction personnel, and shall be installed immediately after root pruning has taken place and prior to any clearing and grading activities on the site, including the installation of the telecommunication tower. The installation of tree protection fencing shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading or demolition activities, the Applicant's certified arborist shall verify in writing that the tree protection fencing has been properly installed.

12. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
13. The existing structure utilized as an equipment building for the telecommunication facility shall be limited to the storage of telecommunication and carillon equipment only.
14. If a speaker system is utilized to broadcast the sound of bells the system must comply with the noise regulation of Chapter 108 of the Code of Virginia. The playing of music shall be prohibited between the hours of 6 P.M. and 7:00 A.M.
15. The existing residential dwelling unit shall be used only for the storage of the telecommunication and carillon equipment, and shall meet all applicable County, State and Federal building, structural and fire codes regulations as determined by DPWES. Access to the building shall be permitted only from within the fenced area located to the east of the building. The interior of the building shall be designed to include a wall that will prohibit access from the doors and windows located on the western façade of the building. The equipment building doors located on the eastern façade, within the fenced area, shall be locked at all times. The gate for the fence shall be locked at all times. The telecommunication equipment shall be located within secured metal cabinets or enclosures inside the equipment building and shall be locked at all times. The equipment cabinets may be unlocked only to perform maintenance and only in the presence of a maintenance worker. Signs shall be posted on the individual equipment cabinets, the doors to the equipment building and the fence that clearly states that they shall be locked at all times.

These development conditions incorporate and supercede all previous development conditions and shall be implemented with the first phase, unless otherwise noted.

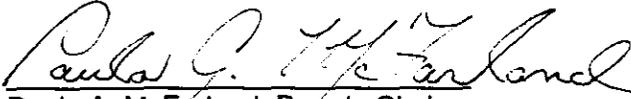
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals 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 permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Pammel seconded the motion, which carried by a vote of 6-0. Ms. Gibb moved to waive the 8-day waiting period. Mr. Hammack seconded the motion, which carried by a vote of 6-0. Chairman DiGiulian was not present for the votes.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on October 19, 2004. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

A handwritten signature in cursive script, reading "Paula A. McFarland".

Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDUM

September 17, 2009

TO: Debbie Hedrick, Staff Coordinator
Department of Planning and Zoning, DPZ

FROM: Craig Herwig, Urban Forester III 
Forest Conservation Branch, DPWES

SUBJECT: Dranesville United Methodist Church, SPA 83-D-022-04

RE: Request for assistance dated September 10, 2009

This review is based on the Special Permit Amendment Plat, SPA 83-D-022-04, stamped "Received, Department of Planning and Zoning, September 10, 2009." A site visit was conducted on August 11, 2009.

- 1. Comment:** An existing vegetation map (EVM) has been provided however it does not appear to be accurate and in conformance with Zoning Ordinance Chapter 112, Article 20 and PFM 12-0505.

Recommendation: The applicant should provide an accurate EVM that depicts the location of all cover types including individual existing and landscape trees identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance Chapter 112, Article 20 and PFM 12-0505. The Tree Preservation and Target Calculations and Statement should be adjusted accordingly.

- 2. Comment:** The Applicant has requested a waiver of the Transitional Screening and Barrier requirements for the Northern, Eastern, and Southern property boundaries, however, there are portions of the Southern and Eastern property boundaries, adjacent to single-family dwellings that do not meet the purpose and intent of Article 13-300 of the Zoning Ordinance. No or very little vegetation exists between the church property and single-family dwellings.

Recommendation: The Applicant should provide additional landscape screening along the Southern and Eastern property boundaries adjacent to single-family dwellings to meet the purpose and intent of Article 13-300 of the Zoning Ordinance.

- 3. Comment:** Existing vegetation within and adjacent to the proposed garden walls consist of two large 38-48 inch diameter white oak trees that appear to be in good condition, several holly trees and a mature hemlock tree that appear to be in fair to

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



good condition. The existing vegetation within and adjacent to the proposed garden walls, particularly the two large white oak trees, should be considered a priority for preservation. Because no limits of disturbance have been provided with this Special Permit Amendment Plat, it is unclear how or if the applicant proposes to preserve the existing vegetation.

Recommendation: Recommend the following development conditions to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved located within 25 feet to either side of the limits of disturbance. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

Tree Preservation Fencing: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the

erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved.

Root Pruning. "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:



Dranesville United Methodist Church

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September 17, 2009

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- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

CSH/

UFMID #: 146862

cc: RA File
DPZ File

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County of Fairfax, Virginia

MEMORANDUM

August 21, 2009

TO: Debbie Hedrick, Staff Coordinator
Department of Planning and Zoning, DPZ

FROM: Craig Herwig, Urban Forester II 
Forest Conservation Branch, DPWES

SUBJECT: Dranesville United Methodist Church, SPA 83-D-022-04

RE: Request for assistance dated August 3, 2009

This review is based on the Special Permit Amendment Plat, SPA 83-D-022-04, stamped "Received, Department of Planning and Zoning, June 25, 2009." A site visit was conducted on August 11, 2009.

1. **Comment:** An existing vegetation map (EVM) has been provided however it does not appear to be accurate and in conformance with Zoning Ordinance Chapter 112, Article 20 and PFM 12-0505.

Recommendation: The applicant should provide an accurate EVM that depicts the location of cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance Chapter 112, Article 20 and PFM 12-0505.

2. **Comment:** It does not appear that preliminary tree cover calculations have been provided that are in conformance with the Zoning Ordinance and PFM requirements. It is unclear how the 10-year canopy cover requirements for this site will be met.

Recommendation: Information in the EVM should be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0507. Tree Preservation Target Calculations and Statement should be provided as shown in Table 12.3. In addition, preliminary 10-year tree canopy calculations in accordance with PFM 12-0510 and PFM 12.12 should be provided demonstrating how Article 13, 10-year tree canopy requirements will be met.

3. **Comment:** The Applicant has requested a waiver of the Transitional Screening and Barrier requirements for the Northern, Eastern, and Southern property boundaries, however, there are portions of the Southern and Eastern property boundaries, adjacent to single-family dwellings that do not meet the purpose and intent of Article 13-300 of the Zoning Ordinance.

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Recommendation: The Applicant should provide additional landscape screening along the Southern and Eastern property boundaries adjacent to single-family dwellings to meet the purpose and intent of Article 13-300 of the Zoning Ordinance.

4. **Comment:** It is unclear how the applicant proposes to landscape the site.

Recommendation: A landscape plan in conformance with PFM 12-0514, should be submitted that shows a variety of native tree and shrub species planted throughout the intended garden area.

5. **Comment:** Existing vegetation within and adjacent to the proposed garden walls consist of two large 38-48 inch diameter white oak trees that appear to be in good condition, several holly trees and a mature hemlock tree that appear to be in fair to good condition. The existing vegetation within and adjacent to the proposed garden walls, particularly the two large white oak trees, should be considered a priority for preservation. Because no limits of disturbance have been provided with this Special Permit Amendment Plat, it is unclear how or if the applicant proposes to preserve the existing vegetation.

Recommendation: Recommend the following development conditions to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved located within 25 feet to either side of the limits of disturbance. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

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erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved.

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- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
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- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

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8-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

