



County of Fairfax, Virginia

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

January 27, 2010

Larry E. Johnson
5415-A Backlick Road
Springfield, VA 22151

Re: Special Exception Application SE 2008-LE-027

Dear Mr. Johnson:

At a regular meeting of the Board of Supervisors held on January 26, 2010, the Board approved Special Exception Application SE 2008-LE-027 in the name of Trustees, Springfield Masonic Lodge. The subject property is located at 7001 Backlick Road on approximately 1.45 acres of land zoned R-1 in the Lee District [Tax Map 90-2 ((1)) 19]. The Board's action permits a private club pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with Special Exception (SE) Plat entitled "Springfield Lodge # 217, A.F.A.M."; prepared by Springfield Associates Inc. and revised by Sukwinder S. Ruprai as revised through January 28, 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. Prior to issuance of the Non Residential Use Permit (Non-RUP), the lines for the proposed parking spaces shall be painted to properly delineate the parking spaces.
5. The maximum number of memberships for the private club shall be 230 with a maximum seating capacity of 230.
6. The hours of operation for the private club uses shall be between 9:00 a.m. and midnight Monday through Saturday. However, the private club shall not operate during those times that the site is being utilized by a place of worship.
7. All parking shall be provided on-site, as depicted on the Special Exception Plat. Approval of a parking reduction shall be obtained through the Board of Supervisors as required by Section 11-102.4B of the Zoning Ordinance prior to the issuance of a new Non-RUP for the private club and place of worship to permit the shared use of the private club parking lot for both the private club use and place of worship uses. If approval of parking reduction request # 25098-PKS-001-1 is not obtained from the Board of Supervisors, then this Special Exception application will become null and void.
8. Prior to issuance of the Non-RUP, all proposed landscaping shall be installed in the northern and southern parking areas as depicted on the SE Plat. The Urban Forest Management (UFM) Division of the Department of Public Works and Environmental Services (DPWES) shall be consulted prior to said installation to ensure that the appropriate size of trees and selection of species is made based on existing and proposed site conditions. All landscaping that is installed pursuant to this Special Exception shall be maintained in good health by the applicant.
9. Existing lighting, including parking lot, security, and/or other incidental lighting may remain. All new and replacement lighting and lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
10. All signs shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and

been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2008-LE-027

(Staff will assign)

Associate w/ SPA 77-5-189

RECEIVED
 Department of Planning & Zoning

FEB 25 2008

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Trustees, Springfield Masonic Lodge 217, A.G. & A.M.
	MAILING ADDRESS P.O. Box 217 Springfield, VA 22150
	PHONE HOME (703) 451-5619 WORK (703) 451-5619
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 7001 Backlick Road Springfield, VA 22150
	TAX MAP NO. 090-2((1)) 19 SIZE (ACRES/SQ FT) 1.445 acres
	ZONING DISTRICT R-1 MAGISTERIAL DISTRICT Lee
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: R-1
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION
	PROPOSED USE PRIVATE CLUB
AGENT/CONTACT INFORMATION	NAME Larry E. Johnson
	MAILING ADDRESS 5415-A Backlick Road Springfield, VA 22150
	PHONE HOME () WORK (703) 354-6800
	PHONE MOBILE ()
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Larry Edwin Johnson

TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

7/23/08 22

DO NOT WRITE IN THIS SPACE

Date Application accepted: 7/23/08 Application Fee Paid: \$ 5,295.00