



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



Office of Comprehensive Planning
Zoning Administration Division
10555 Main Street
Fairfax, Virginia 22030

May 13, 1985

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 85-S-005

SPRINGFIELD DISTRICT

Applicant:	Islamic Center, Northern Virginia Inc.
Property Owners:	Diana C. Widmer, and Lewis & Elizabeth Maibes
Street Address:	Shirley Gate Road
Tax Map Reference:	56-4((7))12B & 12C
Lot Size:	7.572 acres
Zoning Districts:	R-1, R-C, & WSPOD
Proposed Use:	Mosque and related facilities
Applicable Zoning Ordinance Provisions:	Sects. 3-103 & 3-C03
Application Accepted:	January 23, 1985
Board of Zoning Appeals Hearing Date:	May 21, 1985
Scheduled Time:	8:30 P.M.

Staff Recommendation: Staff recommends approval of SP 85-S-005 subject to the conditions set forth in Appendix 1 of this report.

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bzasp
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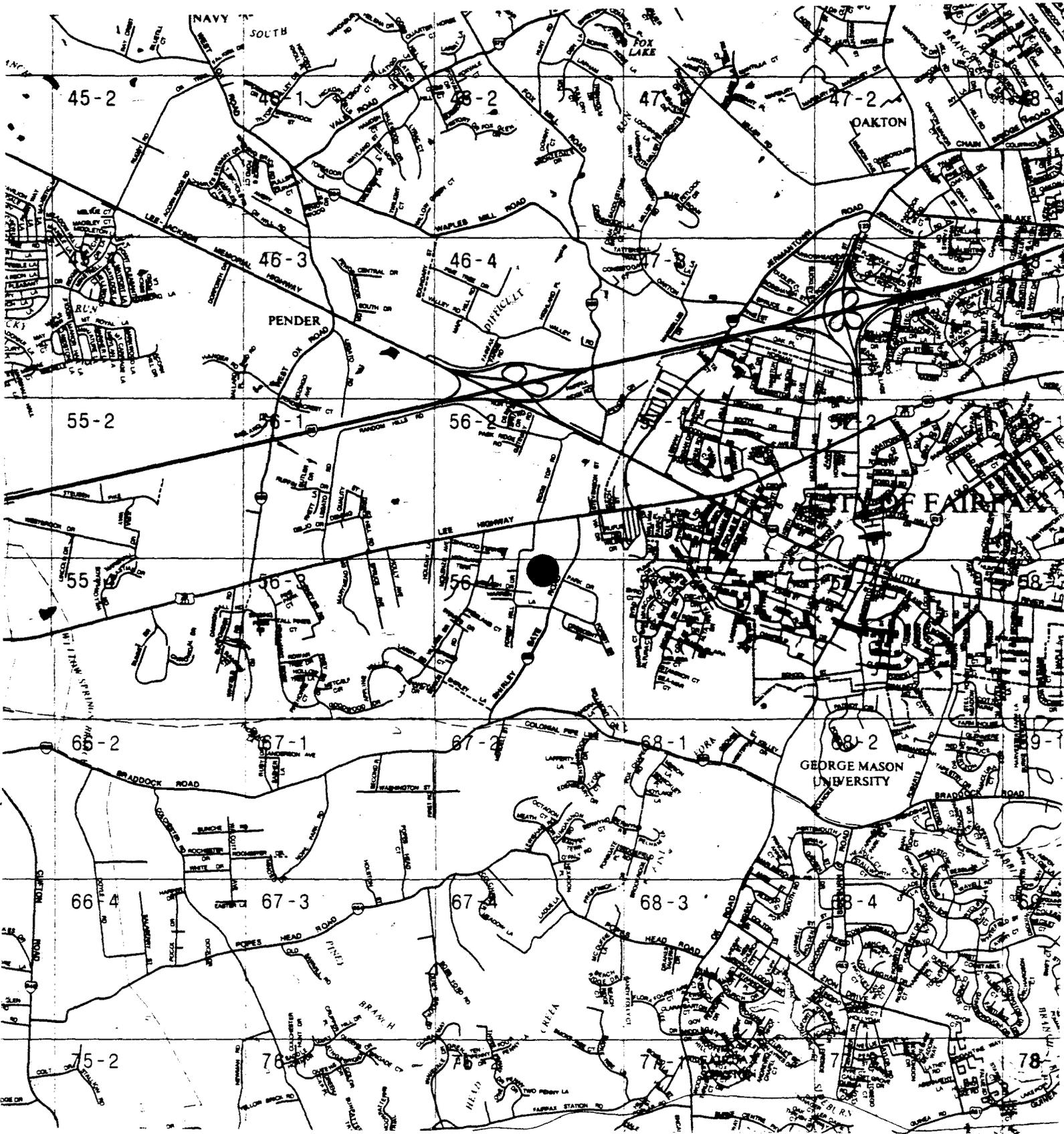
SPECIAL PERMIT APPLICATION

SF 85-S-005
FILED 01/23/85
BZA HEARING
05/21/85

ISLAMIC CENTER, NORTHERN VIRGINIA, INC.
MOSQUE AND RELATED FACILITIES
ZCNGING DIST SECTION: 03-0103 03-0C03
ART 8 GROUP AND USE: 03-02 03-02

7.57 ACRES OF LAND; DISTRICT - SPRINGFIELD
LOCATED: EAST SIDE OF SHIRLEY GATE ROAD OPPOSITE
PARK DRIVE

TAX MAP ZCNE R-1 R-C WSPD
056-4- /01/ /0012-B 0012-C



SPECIAL PERMIT APPLICATION

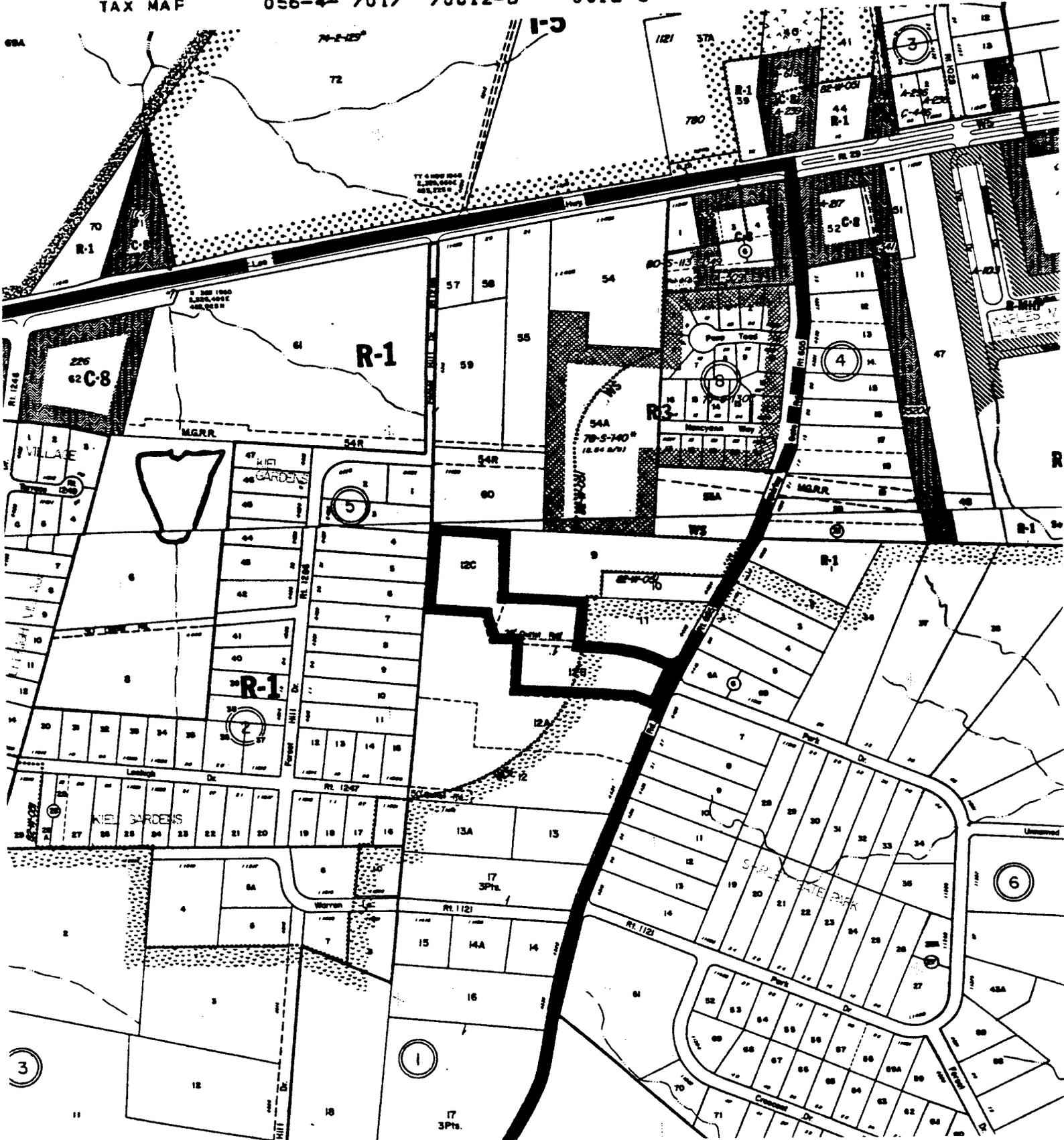
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ZCNE R-1 R-C WSPOD
056-4 /01/ /0012-B 0012-C

TAX MAP



Plat Notes

AREA CALCULATIONS:

SITE AREA: 7.572 ACRES = 329,836.82 SQ. FT. Area in R-C zone = 20,391.5 SQ. FT.
ZONING: R-1 & R.C. Area in R-1 zone = 301,444.82 SQ. FT.
FAR: FOR R-1 = 0.15
FOR R-C = 0.10

ALLOWABLE BUILT-UP AREA = 32,983.63 SQ. FT. (based on FAR of 0.10)
PROPOSED BUILT-UP AREA = 30,116.0 SQ. FT. (equal to FAR of 0.09)

PARKING CALCULATIONS:

CAPACITY OF MOSQUE = 300 WORSHIPPERS
PARKING REQUIRED @ 1 SPACE/4 WORSHIPPERS
= 75 SPACES
PARKING PROVIDED = 75 SPACES

HANDICAPPED PARKING REQUIRED

WHEN TOTAL PARKING SPACES BETWEEN 101 TO 350
HANDICAPPED SPACES REQUIRED = 5

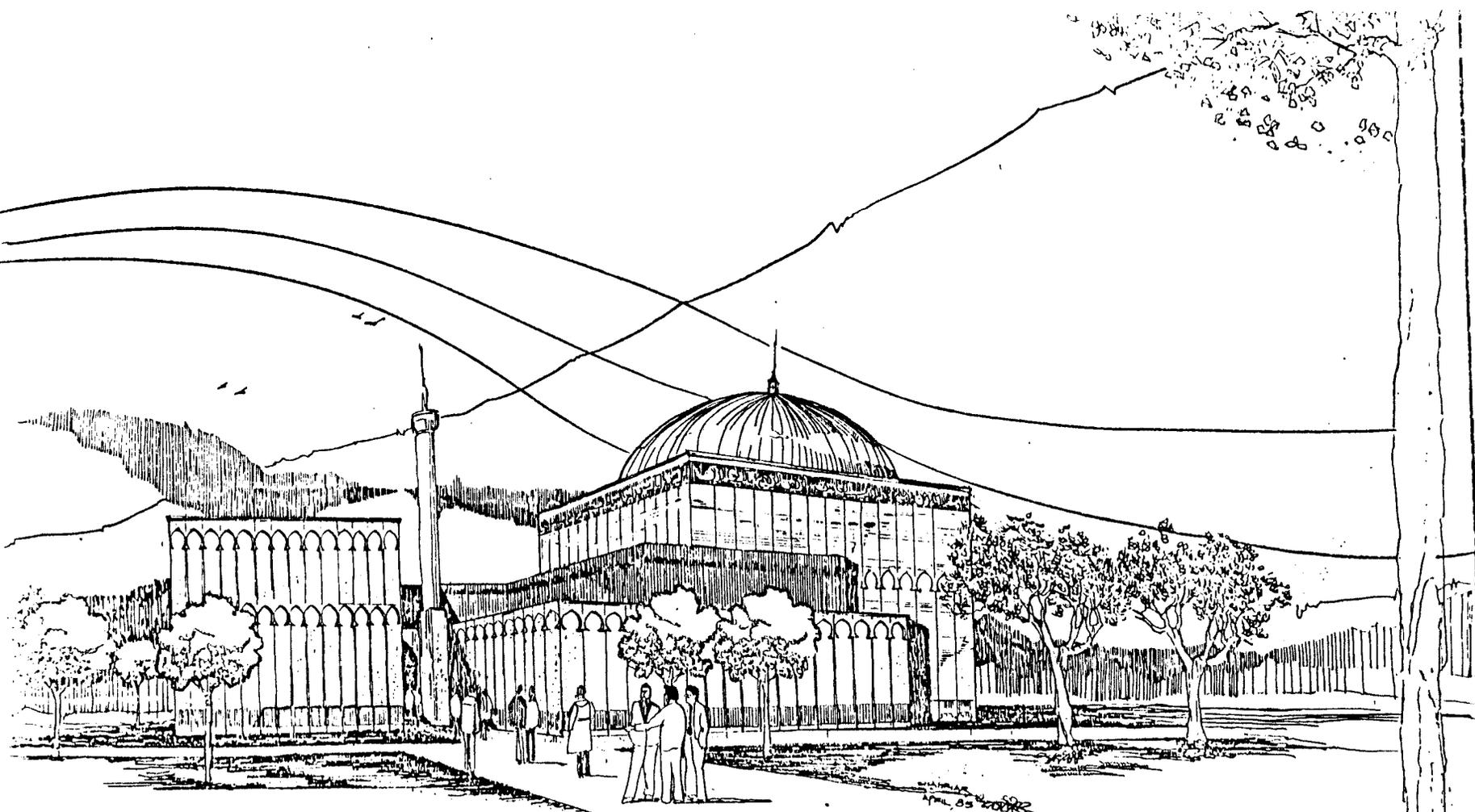
SITE LIGHTING:

- TYPE A - 12 FT. HIGH SINGLE ARM, 400W METAL HALIDE.
- TYPE B - 12 FT. HIGH DOUBLE ARM, 400W METAL HALIDE.
- TYPE C - 4 FT. HIGH BOLLARD, 170W METAL HALIDE.

GENERAL NOTES:

1. SITE PLAN BASED ON SURVEY BY WALTER L. PHILLIPS, CERTIFIED LAND SURVEYOR, DATED JUNE 7, 1967
2. SITE COMPRISES OF LOT Nos 12B & 12C ON SECTION MAP No 56-4
3. CURVE DATA:

①	RADIUS - 535.91'	ARC - 215.02'
②	R - 25.00'	A - 51.27'
③	R - 625.00'	A - 36.90'
4. ENTRY ROAD TO BE ALIGNED WITH PARK DR.
5. LAND TO BE DEDICATED FOR RIGHT TURN DECELERATION LANE IF REQUIRED
6. SEWER LINE TO BE CONNECTED TO MAIN SEWER LINE ON SHIRLEY GATE ROAD
7. STORM WATER DRAINAGE WILL CONFORM WITH ALL FEDERAL COUNTY CODES AND REQUIREMENTS.
8. DISTANCE OF EXISTING DWELLINGS FROM PROPOSED GRAVEYARD VARIES FROM ABOUT 350' TO APPROX 600'.



ICNV MOSQUE - FAIRFAX COUNTY, VIRGINIA

DESCRIPTION OF THE APPLICATION

This application requests approval of a special permit to construct a church (mosque) and related facilities. The proposed mosque will have a maximum capacity for 500 worshipers. The hours of operation will be as follows:

- o Five (5) daily prayers from sunrise until two (2) hours after sunset, 20-25 persons expected;
- o Fridays, from 12:30 P.M. to 1:30 P.M., 75 persons expected;
- o Sundays, from 10:00 A.M. to 12 Noon, 25-30 persons expected initially; and
- o Two (2) Semi-Annual Celebrations 10:00 A.M. to 11:00 A.M., 500 persons expected.

A copy of the plat depicting the proposed features on site is located on the preceding page.

A copy of the applicant's affidavit and statement of justification is presented as Appendix 2 of this report.

A church is a Group 3 special permit use in the R-1, R-C, and WSPOD Districts. Such a use must comply with the provisions of Sect. 8-006, General Standards, and Sect. 8-303, Standards for All Group 3 Uses. A copy of these provisions is enclosed as Appendix 3.

LOCATION AND CHARACTER OF THE AREA

The proposed site is located on the west side of Shirley Gate Road. The western two-thirds of the site is zoned R-1 and the eastern third is zoned R-C and WSPOD. The surrounding properties are zoned R-1 or R-C and WSPOD and developed with single family dwellings, except Lot 11 to the north which is developed with a boys probation home.

PROVISIONS OF THE COMPREHENSIVE PLAN

The property is located in Fairfax Center Area and Community Planning Sector BR7 (Braddock) of the Bull Run Planning District in Area III. The most relevant text, on page 275, under Land Use Recommendations, reads:

"Land Use

A. The land in the Popes Head Creek watershed should be residential use at a maximum density of .2 dwelling unit per acre to help protect the environmentally sensitive headwaters of the Occoquan Basin Study. Land in this sector which is in the Little Rocky Run watershed, part of the UOSA sewer system, should be residential use in the 1-2 dwelling units per acre density range which is commensurate with the density of existing use and recent rezoning in the area.

B. Clustering of development, where compatible, is strongly advised because it provides increased open space and has a beneficial effect on water quality in the Occoquan Basin.

C. Land generally located south of the Route 29 corridor and Braddock Road should be residential use in the 1-2 dwelling units per acre range commensurate with the density of existing and planned residential use and zoning in the immediate vicinity."

On Page 322, the Fairfax Center Area Plan states:

"VI. Acreage on the south side of Lee Highway to an approximate depth of 600-800 feet to the north of Kiel Gardens, is planned for 5 dwelling units per acre. The remaining southern portion of this land unit is planned for 1-2 dwelling units per acre. Retail zoned parcels are appropriate for office use."

The Comprehensive Plan map indicates that the property is planned for residential use at .1 - .2 dwelling units per acre.

STAFF ANALYSIS

Environmental Site Analysis

The Environmental Checklist is enclosed as Appendix 4.

Environmental concerns associated with this application are soils with severe development limitations, vegetative preservation, adequacy of screening and nonpoint source pollution potential in a water supply watershed.

The soils on this site are underlain by a plastic clay with a high shrink-swell factor. Footings should be extended through the clay layer to the underlying stable material. Backfill material should be imported so as to provide stable conditions adjacent to the foundation.

All vegetation outside of the building envelope should be preserved as an essential element of best management practices in protecting the Occoquan Watershed. This vegetation should also serve as a natural screen to mitigate the visual impact of a rather intensive site development.

Finally, Best Management Practices (BMPs) should be applied over the eastern one-third of the site proposed for off-street parking. This is a requirement of WSPOD for nonpoint source pollution. Storm management and filtration devices will comply with these requirements.

Transportation Analysis

The Transportation Analysis is enclosed as Appendix 5.

The transportation issues of this application are:

- o The need for additional right-of-way dedication and grading easements for the Shirley Gate Road improvement project;
- o The need to assure that the site entrance is directly aligned with Park Road;
- o The need for a right turn lane at the site entrance;
- o The need to determine the adequacy of sight distance at the development entrance;
- o The need for backing areas for the ends of several parking bays.

Unless these issues are adequately addressed, the impacts of the development would not be ameliorated and a Zoning Ordinance criterion for the approval of special permit application would not be met.

Department of Environmental Management Comments

The proposed use is located in the R-1 and R-C zoning districts. The R-C zoned area of the site is within a water supply protection overlay district. The entire site is located in an area of poor soils which will necessitate the submission and approval of a soils report prior to site plan approval. The provision for storm water detention measures will be addressed at the time of site plan review. Dedication of right-of-way to 45 feet from the center line of Shirley Gate Road for full frontage of the site will be required. Site plan approval shall be subject to the provisions of sewer and water adequate to serve the site.

DEVELOPMENT PLAN ANALYSIS

As stated above, the application requests approval of a mosque and related facilities. The property contains 7.57 acres and is currently undeveloped.

In addition to the mosque, the following facilities are proposed:

- o A 2+ acre graveyard;
- o An office and prayer room;
- o An administrative building;
- o A cafeteria and library;
- o A meeting room and caretaker area;
- o A Sunday School section.

The mosque will have a white brick facade and the roof will be domed with a maximum height of 50 feet. The proposed auxiliary structures will also have a brick facade. A 60 foot high minaret is proposed to be located at the main entrance to the mosque complex.

The graveyard is located in the western third of the site. A graveyard in conjunction with a church is permitted by right by Virginia Code Sect. 57-26. This section also states that no cemetery shall be established within 250 yards of residence without the consent of the owner of the legal and equitable title of the residence. A copy of this section is enclosed as Appendix 6. As noted on the revised plat, the closest existing dwelling is approximately 350 feet from the proposed graveyard, therefore, the consent of the property owners located within 250 yards of the graveyard will be required. As an alternative, the applicant could reduce the size of the graveyard in order to meet this State Code requirement.

Transitional Screening 1 and Barrier D, E, or F are required along all lot lines and the plat indicates that the required screening will be provided. Interior parking lot landscaping is required in accordance with Article 13 of the Zoning Ordinance, and is shown on the plat. Staff recommends that the barrier requirement be waived.

Based on the seating capacity of this use, the Zoning Ordinance requires 125 parking spaces and 175 parking spaces are proposed which exceeds the requirement. The majority of the spaces are to be located on the eastern third of the site which is located in the Water Supply Overlay District. As noted in the Environmental Site Analysis, BMPs will be required to limit the amount of nonpoint source pollution runoff into the Occoquan. The applicant proposes to provide parking lot lighting on 12 foot high standards. These lights should be directed so as to prevent any light or glare from projecting off the property.

The applicant submitted a revised plat, received by this office on April 17, 1985, which addresses several of the issues raised by the Office of Transportation. As noted on the plat, the applicant has agreed to align the entrance directly opposite Park Road and to provide additional land for right-of-way dedication and a right turn deceleration lane as required. The entrance to the site should be widened to 30 feet to meet VDH&T requirements and additional space in the parking lot may be required for backing maneuvers. It appears there is sufficient space on site to accommodate these requirements. In addition, adequate sight distance should be provided which may necessitate grading or some other measures to assure this is accomplished. This will be addressed at the time of site plan review.

STAFF CONCLUSION AND RECOMMENDATION

It is staff's judgment that if the Development Conditions contained in Appendix 1 are implemented, the use will be in conformance with the general standards for this special permit use.

Consequently, staff recommends approval of SP 85-S-005, subject to the conditions set forth in Appendix 1, Development Conditions.

APPENDICES

1. Development Conditions
2. Applicant's Affidavit and Statement of Justification
3. Applicable Zoning Ordinance Provisions
4. Environmental Checklist
5. Transportation Analysis
6. Virginia Code Sect. 57-26

DEVELOPMENT CONDITIONS

If it is the intent of the Board of Zoning Appeals (BZA) to approve this application, the BZA should condition its approval by requiring conformance with the following development conditions:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This approval is granted for the buildings and uses indicated on the plat submitted with this application, except as qualified below. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board, other than minor engineering details, whether or not these additional uses or changes require a Special Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes, other than minor engineering details, without this Board's approval, shall constitute a violation of the conditions of this Special Permit.
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 use shall be subject to the provisions set forth in Article 17, Site Plans.
5. The maximum number of seats shall be 500, with a corresponding minimum of 125 parking spaces. There shall be a maximum of 175 parking spaces and the parking area may be modified within the confines of the existing parking area so that sufficient maneuvering room is provided as required by the Public Facilities Manual.
6. The graveyard shall meet all applicable provisions of Chapter 57 of the Code of Virginia.
7. The entrance to the site shall meet VDH&T standards and the entrance shall be aligned directly opposite Park Drive.
8. Dedication and road improvements shall be provided along the entire frontage of the site. A right turn lane shall be provided at the site entrance. The amount of dedication and road improvements shall be determined by the Director, DEM at the time of site plan approval.

9. Adequate sight distance shall be provided as required by the Director, DEM.
10. This use shall be subject to the provisions of the Water Supply Protection Overlay District(WSPOD). In addition, if any portion of the site located in the R-1 District drains into the Occoquan Basin, The BMP requirements of the WSPOD shall also be applicable.
11. A soil survey shall be provided as required by the Director, DEM.
12. Transitional Screening 1 shall be provided along all property lines. Existing quality vegetation shall be preserved and a limit of clearing and grading shall be established as determined by the Arborist, DEM. The barrier requirement shall be waived. Interior parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.
13. The standards for the parking lot lights shall not exceed 12 feet and the lights shall be directed onto the parking area in such a manner to prevent light or glare from projecting onto adjacent properties.

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.

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

AFFIDAVIT

I, Mian M. Saeed, do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true; and:

1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
<u>See Attached Addendum</u>		

(b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
<u>n/a</u>		

(c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
<u>n/a</u>		

2. That no member of the Fairfax County Board of Supervisors, Planning Commission or Board of Zoning Appeals owns or has any interest in the subject land or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

none

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or Board of Zoning Appeals or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

none

WITNESS the following signature this 14th day of January, 19 85

By Mian M. Saeed
Applicant
President
Islamic Center, Northern Virginia (ICNV)

The above affidavit was subscribed and confirmed by oath or affirmation before me this 14th day of January 19 85, in the State of District of Columbia

John L. [Signature]
Notary Public, D.C.

My commission expires: 1/1/86

Addendum to Application for Special Permit

	<u>Name and Address</u>	<u>Relationship</u>
1.	Dr. Mian M. Saeed 3902 Long Street Court, Annandale, VA 22003	Trustee/President
2.	Mr. Nadeem Ikramullah 7329 Heatherhill Court, Bethesda, MD 20817	Trustee
3.	Dr. Muneera Mahmood 10056 Oakley Court, Vienna, VA 22180	Trustee
4.	Mr. Tariq Mustafa 8805 Bellwood Road, Bethesda, MD 20817	Director/Chairman
5.	Mrs. Abida M. Saeed 3902 Longstreet Court, Annandale, VA 22003	Director
6.	Mrs. Maimoona Ikramullah 7329 Heatherhill Court, Bethesda, MD 20817	Director
7.	Mr. M. Nooruddin Rasheed 4609 Deming Avenue, Alexandria, VA 22312	Director/Treasurer
8.	Mr. Ahmed Kamel 4918 Fran Place, Apt # 204, Alexandria, VA 22312	Director
9.	Mr. Sadiq M. Niaz 11627 Regency drive, Potomac, MD 20854	Director/Secretary
10.	Bryant and Bryant, AIA Architects and Planners 4301 Connecticut Avenue, N.W. Suite 540, Washington D.C. 20008	Architect
11.	Joseph T. Brady Century 21, United Realtors 3204 Pickett Road Fairfax, Virginia 22031	Real Estate Agent

12. DIANA C. WIDMER LEWIS
16 E ASPEN
BOZEMAN
MONTANA 59715
SELLER

13. ELIZABETH MAIBES
18943 SANTA MADRINA CIRCLE
FOUNTAIN VALLEY
CA. 92708
SELLER

The Project and Its Proposed Use:

A. Type of Operation:

The project consists essentially of the Mosque, with a cluster of low buildings surrounding it, to provide facilities for ancillary uses such as the Administrative Offices, a Shop, Cafeteria, Library, a Lecture Room and Classrooms for the Arabic language and Quran Study classes ("Sunday School").

The purpose for which this is being proposed is to provide a place of worship for a growing Muslim community in Northern Virginia, for the daily and Friday congregational prayers, and the semi-annual congregational prayers in celebration of the two high holy days.

It would also provide facilities for the children to attend "Sunday School", where they would be imparted religious instructions and taught to read the Holy Quran, which is in Arabic.

The library would provide a convenient centralized location for the availability of books on all aspects of Islam and Muslim life. It would enable Scholars to carry out research on specialized aspects of Islamic teaching.

The cafeteria would cater to the needs of the congregation on Fridays and the two religious festivals, as well as be available for the other intermittent uses of the mosque complex.

B. Hours of Operation:

1. Open for the five daily prayers from sunrise till two hours after sunset:
 - a. Morning prayer at sunrise
 - b. Mid-day at noon
 - c. Afternoon prayer 3:00 p.m.
 - d. Evening prayer at sunset
 - e. Night prayer 1 1/2 hours after sunset
2. Weekly prayers: Fridays 12:30 - 1:30 p.m.
3. Sunday School: Sundays 10:00 - 12:00 Noon
4. Semi Annual Celebrations following the Lunar calendar, the month of fasting (Ramadan) 10:00 - 11:00 a.m.
month of Pilgrimage (Dhul Hijjah) 10:00 - 11:00 a.m.

C. Estimated Number Attending Prayers:

Five daily prayers	20 - 25
Fridays	50 - 75
Sunday School	25 - 30 initially
Celebrations	500

- ### D. Proposed Number of Employees:
- | | |
|---|-------------|
| Proposed Number of Employees: | 2 |
| Proposed Number of Teachers:
(for "Sunday School") | 5 initially |

E. Qualifications of Applicant and Operators:

- a. Applicant: President of the Islamic Center of Northern Virginia (ICNV)
- b. Operators: Iman (Pastor) - "Priest"
Teachers for Sunday School - Qualified scholars to teach the Holy Quran and Arabic

F. TRAFFIC IMPACT

The use of the mosque, as in the case of any other place of worship, will be confined primarily to the weekly congregational prayers, which are held on Fridays.

Since the Muslim community residing in the entire Northern Virginia area is quite small, and furthermore the majority of them work in Washington, D. C., it is estimated that the total number of worshippers for the Friday prayers would be in the region of about 50 to 75 persons.

These prayers commence at 12:30 p.m. during the fall and winter period, and at 1:30 p.m. the rest of the year. As such the vehicular movement into the site will be between 12:00 noon and 12:45 p.m. or 1:15 and 1:45 p.m. The traffic out of the site will be between 1:15 and 1:30 p.m. or 2:15 and 2:30 p.m. depending on the time of the year.

Since the worshippers who come for the Friday services will be those working within reasonable driving distance of the mosque, it is anticipated that they will come from both sides of Shirley Gate Road. Since the volume is hardly significant, it is not expected to create any major impact on the existing traffic.

There are two major Muslim festivals comparable to Christmas, during the year. Since the Muslim calendar is a lunar one, these days move around the year and are not fixed in relation to the Gregorian calendar.

However, the congregational prayers on these two Muslim holydays take place at 10:00 a.m. Therefore, while the volume of traffic is anticipated to be in the region of about 200 cars, it will be generated between 9:30 a.m. and 9:45 a.m., and will in no way add to the rush-hour traffic.

The worshippers would leave the site between 11:30 a.m. and 12:30 p.m. Since these people will also be coming from and going back in both directions on Shirley Gate Road the impact on the existing traffic would not be disruptive in any way.

A "Sunday School" is proposed to be set up in conjunction with the mosque. Since the number of children attending is expected to reach a maximum of only 50, in the future, the number of cars arriving between the hours of 9:00 and 10:00 a.m. on Saturdays and/or Sundays, and leaving between 1:00 and 2:00 p.m. in the afternoon, will have a much less impact than that of the Friday service.

The other uses proposed on the site, are auxiliary to the needs of a ecclesiastical complex. These comprise a small library, a cafeteria, and a shop for the purpose of selling religious books and other related articles for the needs of the Muslim community. These are not expected to have any significant impact on the existing traffic, since these uses will in large measure be congruent with visits to the mosque.

G. VICINITY TO BE SERVED

The mosque site is conveniently accessible from the central area of Fairfax County. The Friday congregation is expected therefore, to be comprised predominantly of Muslims who have their places of work within this region.

During the two major religious festivals, it is expected that the area served will be larger portions of the central and northern areas of Fairfax and Arlington Counties, with a few worshippers coming also from Alexandria.

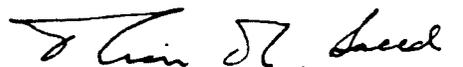
H. ARCHITECTURAL DESCRIPTION OF PROPOSED BUILDINGS

The "Mosque", with a capacity of 500 worshippers, is a rectangular structure, 72' x 75' and 50 feet high. It has been designed in conformity with traditional Muslim concepts and has a dome and one minaret. It is entirely faced with white brick, and in that sense will be similar to many churches of this region.

The auxiliary structures are also faced with brick externally, in order to harmonize with and be respectful of the character of the surrounding houses. A minaret 60 feet in height is located on the south side of the mosque structure, at the main entrance to the Mosque complex. It is within the permissible height limit, and is intended only as a symbolic element. The Administrative block (along with the shop) is single stored, while the library and "Sunday School" wings are double storied. These three buildings surround the mosque on the south side and form an "enclosed" landscaped courtyard which is open to the sky.

The attached sketch shows clearly the character and architectural form of the whole complex.

- I. The proposed use of this site conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions required by Fairfax County, Virginia.



DR. MIAN M. SAEED

PRESIDENT

ISLAMIC CENTER, NORTHER VIRGINIA, INC.



المركز الإسلامي لشمال فرجينيا

THE ISLAMIC CENTER, NORTHERN VIRGINIA, INC.

May 10, 1985

County of Fairfax,
Office of Comprehensive Planning,
Board of Zoning Appeals.
10555 Main Street,
Fairfax, Virginia, 22030.

Dear Sirs,

I refer to my application dated January 15, 1985 for Special Use Permit Application No. SP 85-S-005 for a Mosque and other related facilities on 7.5 acres plot of land on Shirley Gate Road, Fairfax, Virginia 22030. The hearing of this application is scheduled for May 21, 1985.

This is to inform you that unfortunately I will be out of the country from May 11, 1985 until about the end of August, 1985 and therefore cannot be present at the hearing. In my absence I hereby authorize the following duly elected office bearers of the Islamic Center, Northern Virginia, Inc., (ICNV), of which I am the President, to pursue matters relating to the above said application with the Fairfax County and other authorities, and to represent me and the Islamic Center, Northern Virginia, Inc., (ICNV) at the Public Hearing May 21, 1985 and any other dates thereafter.

1. Mr. Tariq Mustafa, Chairman of the Board of Directors.
2. Mr. Sadiq M. Naiz, Secretary/Director
3. Mrs. Abida M. Saeed, Director
4. Mr. Bilal M. Raschid, Architect

Yours faithfully,

Mian M. Saeed

Mian M. Saeed
President.

5/11/85

H. Mark Post
Voting Public
My Communes Office
4/13/86

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.