



# County of Fairfax, Virginia

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July 9, 2010

Mr. Michael Lee  
Development Manager/Owner's Representative  
Korean Central Presbyterian Church  
13003 Henson Ct.  
Herndon, VA 20171-2939

Re: Interpretation for SEA 2005-SU-007, Korean Central Presbyterian Church: Wedding Event during Interim Non-RUP

Dear Mr. Lee

This is in response to your letter of July 7, 2010 (attached), requesting an interpretation of Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors in conjunction with the approval of SEA 2005-SU-007. As I understand it, there are two questions. The first question is whether two weddings and receptions may be held, in addition to the limited services at the church contained in the agreement dated June 23, 2010, and for which an interim Non-Residential Use Permit (Non-RUP) was issued, prior to the final completion of certain transportation and other improvements. The second question seeks a re-evaluation of the certain commitments made in the June 23, 2010 agreement. Your second question will be addressed in a subsequent response.

You have indicated that the weddings/receptions were an oversight and should have been included in the original request for interim occupancy. The events are scheduled to be held on Saturday July 17, 2010, and Saturday July 24, 2010, between 5:00 and 8:00 PM. Up to 150 vehicles are expected to access the site for each event. You state in your email of July 8, 2010, that the church will implement all commitments made in the (June 23) commitment letter with respect to traffic management for these two Saturday wedding/reception events. Specifically, these measures include the employment of off-duty police officers to control traffic, electronic message boards at two locations on Lee Highway (eastbound and westbound), volunteers to direct traffic on site, and restricted egress from the site, all as stated in the agreement.

It is my determination that holding the weddings and receptions scheduled for July 17 and July 24, 2010, as part of the limited services to be held at the church pursuant to an interim Non-RUP

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Mr. Michael Lee  
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issued prior to the completion of certain transportation and other improvements, would be in substantial conformance with SEA 2005-SU-007, provided that the commitments contained in the June 23, 2010 agreement by the Korean Central Presbyterian Church P.C.A. for interim occupancy are implemented and applied to the Saturday event times, including all measures related to traffic management. This determination has been reviewed with the Virginia Department of Transportation and the Fairfax County Department of Transportation.

As indicated in my determination on June 25, 2010, the interim Non-RUP was issued with the understanding that no services will be held at the church before July 11, 2010, and such Non-RUP shall extend only to August 20, 2010, by which time all required improvements are to be completed. A new Non-RUP application will be required upon completion of the improvements, including the installation of landscaping, to permit full use of the site pursuant to SEA 2005-SU-007. As indicated in the June 23, 2010 agreement, the requested limited use Non-RUP is contingent upon safe traffic operations, continued compliance with the commitments in the agreement and is subject to revocation at anytime by Fairfax County.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only the issue discussed above. A separate response will be issued to the other interpretation questions raised in your request. If you have any questions regarding this interpretation, please feel free to contact me or Kevin Guinaw at (703) 324-1290.

Sincerely,

  
Regina C. Coyle, Director  
Zoning Evaluation Division

*RCC/ /N:\Interpretations\Korean Central Presbyterian ChurchIII.doc*

Attachments: A/S

cc: Michael R. Frey, Supervisor, Sully District  
John L. Litzenberger, Planning Commissioner, Sully District  
Dorothy Purvis, Virginia Department of Transportation  
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Michael Congleton, Senior Deputy Zoning Administrator  
Ken Williams, Plan Control, Land Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Chuck Almquist, Site Analysis, DOT  
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: SEA 2005-SU-007, **Imaging**, Reading File



**MYL** Development & Services, Inc.  
*commercial real estate development advisors*

July 7, 2010

Kevin J. Guinaw, Chief  
Special Projects/Applications Management Branch  
Zoning Evaluation Division, DPZ  
County of Fairfax  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

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Department of Planning & Zoning

JUL 07 2010

Zoning Evaluation Division

**RE: Korean Central Presbyterian Church (KCPC)  
Special Exception Amendment: SEA2005-SU-007  
Site Plan: 9630-SP-004-2**

SUBJ: Amendment to KCPC Commitment Letter dated June 23, 2010.

Mr. Guinaw,

Further to our commitment letter submitted on June 23 and receipt of our interim and conditional Non-RUP on June 25, we formerly and respectfully request the following modifications and interpretation.

**Modification**

Add the following events to KCPC Commitment No. 1 (limited services):

1. Wedding and Reception on July 17, 2010 (Saturday) from 5:00PM to 8:00PM. We expect no more than 150 vehicles and we will have one(1) off duty police officer to manage traffic.
2. Wedding and Reception on July 24, 2010 (Saturday) from 5:00PM to 8:00PM. We expect no more than 150 vehicles and we will have one(1) off duty police officer to manage traffic.

This request is made based on the progress we have made on the construction of our second turn lane. Currently, the second turn lane is complete up to intermediate base. This second turn lane is temporarily striped and is currently open to traffic. Furthermore, we are scheduled to complete the final asphalt topping and permanent striping of all road improvements by July 15, 2010.

**Interpretation**

With the completion of the second turn lane into KCPC site and the extension of the left turn lane into Pleasant Valley Road, we request conformation for the following commitments:

Commitment No. 3: Need for 730 members to take Exit 47 (Rt. 234 Business) on Route 66.

Commitment No. 5: Need to restrict egress from the main entrance.

Commitment No. 9: Need for electronic message board. The message on the board can be changed if the above commitments are waived.

Our request for this interpretation is based on the changing conditions since the date of our Commitment Letter dated June 23, 2010. With the second turn lane complete and with the aid of off duty police officers, we believe the current conditions have met the original and approved design intent with respect to traffic management.

Again, we thank you for your attention to our request. Please do not hesitate to contact us should you have any questions or require additional information at (571) 643-8010.

Very truly yours,



**Michael Lee**  
*Development Manager/Owner's Representative*  
*On behalf of Korean Central Presbyterian Church*

Enclosure

cc: Michael Frey, Sully District Supervisor  
Meaghan Kiefer, Sully District Supervisor  
Regina Coyle, DPZ  
Tracy Strunk, DPZ  
Michael Congleton, DPZ  
Clinton Abernathy, ESRD  
Dorothy Purvis, VDOT  
T. S. Park, KCPC  
Y. G. Kwon, KCPC