



# County of Fairfax, Virginia

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

August 20, 2010

Mr. Robert D. Dain  
Building Committee Chairman  
1810 Michael Faraday Drive, Suite 102  
Reston, VA 20190

Re: Interpretation for SE 2008-HM-024 and PRC A-502, United Christian Parish of Reston, Virginia, Tax Map 17-2 ((1)) 6: Temporary Trailer

Dear Mr. Dain:

This is in response to your letter (attached) requesting an interpretation of Special Permit Amendment, SPA 87-C-018-02. It should be noted that the Special Permit Amendment was superseded by Special Exception, SE 2008-HM-024 approved by the Board of Supervisors on June 22, 2009. As I understand it, the question is whether the construction of a temporary trailer to be used for church related activities during the construction of the approved expansion of the existing church building would be in substantial conformance with the Special Exception and PRC. This determination is based on your letter and the exhibits attached to it. The exhibits consists of a graphic illustration of the proposed location of the trailer, floor plan of the trailer, a copy of the Site Geometric Plan for the United Christian Parish of Reston, Sheets A-1 and A-2 of the temporary trailer construction plans titled "#284, Stock Mobile Office", a copy of the temporary trailer building permit application number 101670185, and a letter from the United Christian Parish of Reston's Parish Administrator.

Special Exception, SE 2008-HM-024 and PRC A-502, were approved subject to development conditions, on June 22, 2009, for an existing church with a child care center and nursery school, to permit an expansion of the existing church building and an increase in the number of seats within the church from 192 to 350.

Your letter states that the church would like to install a temporary trailer on-site, which would be used for various church related activities during the construction of the existing church building's addition. You also state, that the temporary trailer would enable the church to continue church related activities, as the trailer would provide meeting space that is being lost due to the demolition of an existing structure on-site. This structure (a former dwelling) which is currently being used for church related activities is being demolished to provide an access way for construction vehicles and equipment associated with construction of the addition. The church related activities which would be conducted in the temporary trailer would include church-school meetings, bible study, youth programs, and overflow from the preschool. The proposed trailer



would be located in the open space to the rear of the existing church building and measures approximately 36' x 10'.

It is my determination that the proposed temporary trailer as described above and as shown in your exhibits is in substantial conformance with the approved SE Plat, PRC Plan, and development conditions, provided trees are not removed to accommodate the temporary trailer, the former dwelling is demolished prior to actual use of the temporary trailer and the temporary trailer is removed from the site prior to issuance of a Non-RUP for the addition being constructed pursuant to SE 2008-HM-024. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Kelli-Mae Goddard-Sobers at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director  
Zoning Evaluation Division, DPZ

*RCC/N:\Interpretations\United Christian Parish of Reston.doc*

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District  
Frank A. de la Fe, Planning Commissioner, Hunter Mill District  
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Ken Williams, Plan Control, Land Development Services, DPWES  
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: SE 2008-HM-024 and PRC A-502, SPI 1008 008 Imaging, Reading File

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**Department of Planning and Zoning**  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290

**REQUEST FOR INTREPRETATION OF APPROVED ZONING APPLICATION**

<sup>SIA</sup>  
RE: 87-C-018-02

UNITED CHRISTIAN PARISH, RESTON, VIRGINIA

11508 North Shore Drive, Reston, Virginia

Attention: Regina C. Coyle, Director of the Zoning Evaluation Division

Department of Planning and Zoning, Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035

**Name:** Robert D. Dain, Building Committee Chairman, Suite 102, 1810 Michael Faraday Drive, Suite 102, Reston, Virginia 20190; 703-435-0000; fax to 703-787-9540;

**Zoning application no.** <sup>SIA</sup> 87-C-018-02; Tax Map no. 0172-01-0006; Building Permit Application no. 101670185

**Description of Interpretation question:**

United Christian Parish is requesting an interpretation of the denial of the Building Permit Application referenced above where the Church is seeking to place a temporary trailer on our property during the construction period while the Church adds additional space to the existing building and makes modifications. This temporary use of the trailer would enable the Church to continue Church related activities for its Church programs including Church school meetings for its members, meeting space for continuing activities of the Church in bible study, youth meeting space lost during the removal of an existing structure and new construction, and meeting space for pre school overflow during renovations. Our temporary Church need for a small trailer arises because we are removing the existing house we now use and need

temporary space to continue the work of the Church for meetings and carry out our current functions during this temporary construction period. Placement of the trailer by the Church to continue operations would be an accessory use structure or temporary minor building addition that would be removed at the end of construction.

**Graphic Illustration:** A graphic illustration of the proposed placement of the trailer is attached.

**Application Fee of \$500.00 Attached.**

Thank you for your consideration.

  
Robert D. Dain, Building Committee chairman