APPLICATION ACCEPTED: June 3, 2010
BOARD OF ZONING APPEALS: December 15, 2010
MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

December 8, 2010

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2010-MA-041

MASON DISTRICT

APPLICANT/OWNER:	Mahedere-Sebehat Ledeta LeMariam Ethiopian Orthodox Tewahedo Church of Arlington, Virginia
STREET ADDRESS:	4214 Pine Lane
TAX MAP REFERENCE:	72-1 ((1)) 64
LOT SIZE:	4.54 acres
F.A.R.:	0.039 (before dedication)
ZONING DISTRICT:	R-2
ZONING ORDINANCE PROVISIONS:	3-203
PLAN MAP:	Residential, 1 - 2 du/ac
SPECIAL PERMIT PROPOSAL:	To permit a place of worship.

STAFF RECOMMENDATION: Staff recommends approval of SP 2010-MA-041, but only with adoption of the proposed development conditions listed 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:\SMCKNI\SP\MAHEDERE ETHIOPIAN CHURCH SP 2010MA-041\STAFF REPORT\Staff Report MahedereSebehat.doc

Shelby Johnson

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

DEPARTMENT OF PLANNING & ZONING

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 (BZA). 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.

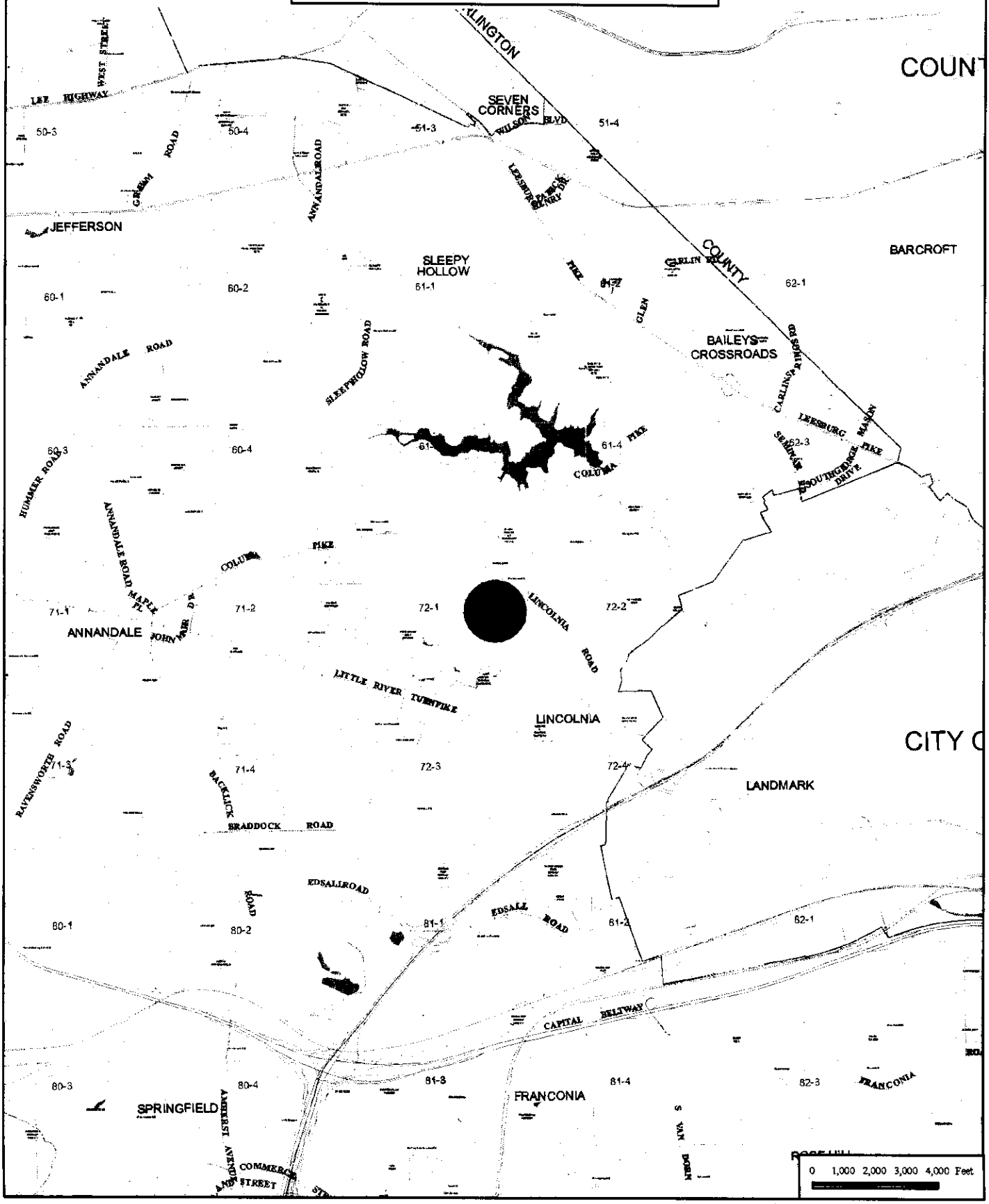
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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

SP 2010-MA-041

MAHEDERE-SEBEHAT LEDETA LEMARIAM
ETHIOPIAN ORTHODOX TEWAHEDO CHURCH OF
ARLINGTON, VIRGINIA



Special Permit

SP 2010-MA-041

MAHEDERE-SEBEHAT LEDETA LEMARIAM
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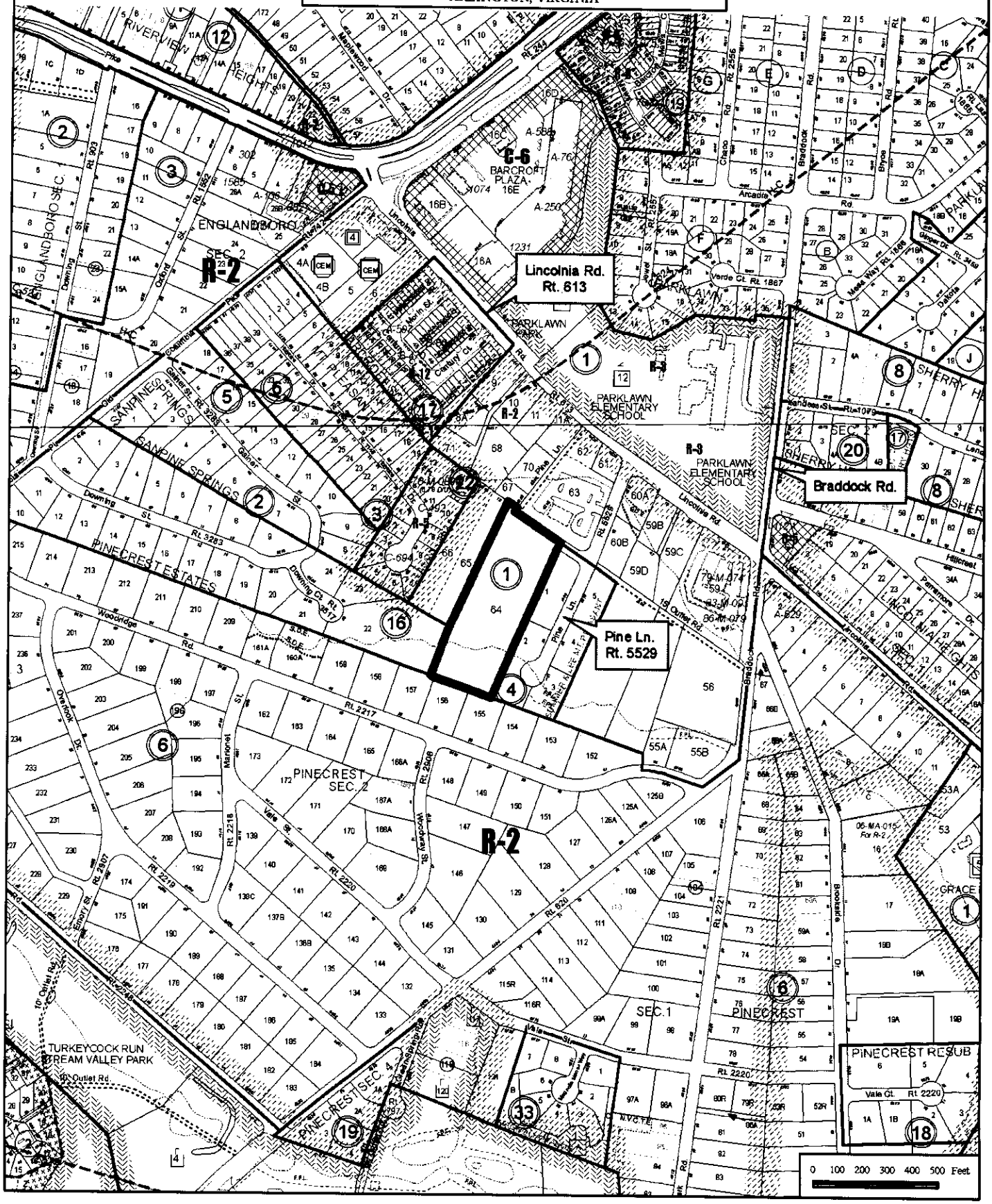


SPECIAL PERMIT PLAT

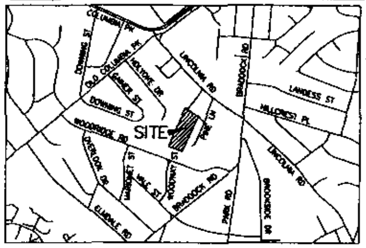
MAHEDERE SEBEHAT LEDETA LE-MARIAM ETHIOPIAN ORTHODOX CHURCH

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

ZONING REQUIREMENTS

1) ZONING: R-2
2) AVERAGE LOT AREA: 10,800 sq.ft. (sq.ft. or sq.m)
3) MIN. LOT AREA: 15,000 sq.ft. (sq.ft. or sq.m)
4) MIN. LOT WIDTH: 100 ft. (ft. or m)
5) MAX. BUILDING HEIGHT: 60' ft. (ft. or m)
6) NUMBER OF FLOORS: ____ (Commercial/Industrial ONLY)
7) MIN. YARD REQUIREMENTS: FRONT 35' (ft. or m) SIDE 15' (ft. or m) REAR 25' (ft. or m)
8) MAXIMUM FAR: 0.2
9) MAXIMUM DENSITY: 2 (D.U./Ac or D.U./ha)
10) OPEN SPACE REQUIRED: NONE % ____ (sq.ft. or sq.m)
11) ANGLE OF BULK PLANE: FRONT 45°/35' SIDE 40°/15' REAR 40°/25' SEE DETAIL SHEET 2
12) OVERLAY DISTRICT(S): N/A

VICINITY MAP SCALE: 1"=1000'

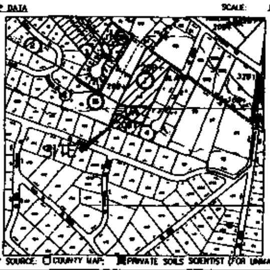


TRAIL MAINTENANCE: DOOO-FFX CO
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

TAX MAP REFERENCE NUMBER(S)

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE) #	LOT/PARCEL(S) #
072-1	01		0084

SOILS MAP DATA SCALE: 1"=500'



SOILS MAP SOURCE: ☐ COUNTY MAP; ■ PRIVATE SOILS SCIENTIST (FOR UNMAPPED SITES)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
20B+	MEADOWVILLE	MARGINAL-W	FAIR-B,W	GOOD	SLIGHT	B
20B1	MEADOWVILLE	MARGINAL-W	FAIR-B,W	GOOD	SLIGHT	B
1A+	MIXED ALLUVIAL	POOR-F, B, W	POOR-F, W	GOOD	SLIGHT	A

SOILS WITH IDENTIFICATION NUMBERS 39, 68, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SITE ADDRESS:	4214 PINE LANE ALEXANDRIA, VA 22312
SITE AREA:	4.54 ACRES
PROPOSED USE:	CHURCH
PROPOSED # SEATS:	337
REQUIRED PARKING:	85 (1 SPACE PER 4.0 SEATS)
PARKING PROVIDED:	132 (1 SPACE PER 2.55 SEATS)
HANDICAPPED PARKING REQUIRED:	5
HANDICAPPED PARKING PROVIDED:	5 (4 VAN ACCESSIBLE)
PROPOSED BUILDING GROSS FLOOR AREA:	
CHURCH:	±6,300 SQUARE FEET
RECTORY:	±1,600 SQUARE FEET
TOTAL:	±7,900 SQUARE FEET
MAXIMUM FLOOR AREA RATIO	0.20
PROPOSED FLOOR AREA RATIO BEFORE DEDICATION (7,900 / 197,762):	±0.039
PROPOSED FRONT YARD:	±30'
PROPOSED SIDE YARD:	±32' (WEST) ±60' (EAST)
PROPOSED REAR YARD:	±290'
PROPOSED BUILDING HEIGHT:	60'
RIGHT OF WAY DEDICATION (50'):	13,538 SQUARE FEET
LOT WIDTH ALONG RIGHT OF WAY:	±271'

NOTES:

1. THERE IS RPA LOCATED ON THE SITE AND IS SHOWN PER THE CURRENT FAIRFAX COUNTY MAPS AND BASED ON A FIELD VERIFIED DELINEATION. A RPA DELINEATION PLAN HAS BEEN SUBMITTED FOR REVIEW. APPROVAL OF PLAN WILL BE REQUIRED AT TIME OF FINAL SITE PLAN.
2. A FLOODPLAIN STUDY HAS BEEN PREVIOUSLY SUBMITTED AND APPROVED UNDER FAIRFAX COUNTY #4606-FP-001.
3. BOUNDARY AND TOPOGRAPHY DELINEATED HEREIN IS BASED ON A FIELD RUN SURVEY BY RICE ASSOCIATES DATED FEBRUARY 3, 2006. HORIZONTAL DATUM IS NAD83 AND VERTICAL DATUM IS NAVD29
4. THE SITE IS SERVED BY PUBLIC WATER AND SEWER. ADDITIONAL IMPROVEMENT MAY BE NECESSARY TO UPGRADE THE WATER SUPPLY FOR THE PROPOSED USE.
5. THE LOCATION OF ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE AND ALL MAJOR UNDERGROUND UTILITIES IS SHOWN HEREIN.
6. THE EXISTING HOUSE HAS A HEIGHT OF APPROXIMATELY 35 FEET AND THE TIMING OF CONSTRUCTION IS APPROXIMATELY 1916. THE EXISTING SHED IS APPROXIMATELY 7' X 10' WITH AN APPROXIMATE HEIGHT OF 10'. THE HOUSE AND SHED WILL BE REMOVED.
7. THERE ARE NO KNOWN GRAVES OR EVIDENCE OF ANY GRAVES ON THE SITE.
8. THE PROPOSED SITE SIGNAGE WILL MEET ALL ZONING REQUIREMENTS.
9. THERE IS NO TRAIL REQUIRED PER THE COMPREHENSIVE TRAILS PLAN.
10. THE CURRENT CHURCH BUILDING DESIGN INCLUDES AN APPROXIMATELY 4800 SQ. FT. CELLAR AS DEFINED BY FAIRFAX COUNTY ZONING ORDINANCE. THE CHURCH RESERVES THE RIGHT TO PROVIDE MORE OR LESS CELLAR SPACE IN ACCORDANCE WITH THE COUNTY DEFINITION.
11. APPLICANT PROPOSES TO DEDICATE APPROXIMATELY 13,538 SQ. FT. IN CONNECTION WITH STREET IMPROVEMENTS. THE APPLICANT RESERVES THE RIGHT, PURSUANT TO SECTION 2-308 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO RESERVE DENSITY CREDIT AS MAY BE PERMITTED UNDER THE ORDINANCE.
12. APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE SPECIAL PERMIT PLAT BASED ON FINAL ENGINEERING AND DESIGN.
13. THE PROPOSED SITE WILL MEET ALL ZONING REQUIREMENTS EXCEPT AS NOTED ON THE SPECIAL PERMIT PLAT.

WAIVERS/MODIFICATION REQUEST:

1. A WAIVER OF THE TRANSITIONAL SCREENING, BARRIER AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG THE SOUTHERN PROPERTY BOUNDARY IS HEREBY REQUESTED.
2. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD PLANTING REQUIREMENTS IS REQUESTED TO ALLOW THE USE OF EXISTING VEGETATION TO SATISFY THOSE REQUIREMENTS ALONG PORTIONS OF THE EAST AND WEST, AND ENTIRE SOUTHERN PROPERTY LINES AS SHOWN HEREON
3. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD WIDTH IS REQUESTED FOR THAT PORTION OF THE NORTHWEST PROPERTY CORNER ADJACENT TO THE TEMPORARY TURN AROUND, TO THAT SHOWN HEREON.
4. A WAIVER OF THE BARRIER REQUIREMENTS IS REQUESTED ALONG THOSE PORTIONS OF THE EAST, WEST, AND ENTIRE SOUTHERN PROPERTY LINES AS SHOWN HEREON.

SHEET INDEX

1. COVER SHEET
2. NOTES AND DETAILS
3. SPECIAL PERMIT PLAT
4. PRELIMINARY LANDSCAPE PLAN
5. STORMWATER MANAGEMENT PLAN
6. STORMWATER MANAGEMENT COMPUTATIONS
7. EXISTING VEGETATION MAP
8. TREE PRESERVATION PLAN
9. TREE PRESERVATION NARRATIVE AND DETAILS
10. CHURCH BUILDING ELEVATIONS
11. CHURCH CELLAR FLOOR PLAN
12. RECTORY BUILDING ELEVATIONS
13. SITE CROSS SECTION EXHIBIT

Bury+Partners
ENGINEERING SOLUTIONS

COVER SHEET

MAHEDERE SEBEHAT LEDETA LE-MARIAM ETHIOPIAN ORTHODOX CHURCH

MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

SP 2010-MA-041
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA — WILLIAM D. HUME, LIC. No. 037880, 11/9/10, 12/2/10, PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
5-27-10	REV PER COUNTY COMMENTS 5-19-10
7-26-10	PER PRE-STAFFING COMMENTS
8-12-10	PER-STAFFING COMMENTS
10-14-10	PER-STAFFING COMMENTS
11-9-10	PER COMMENTS
12-2-10	Per Comments

MT DESIGN	KF DRAWN	MT CHKD

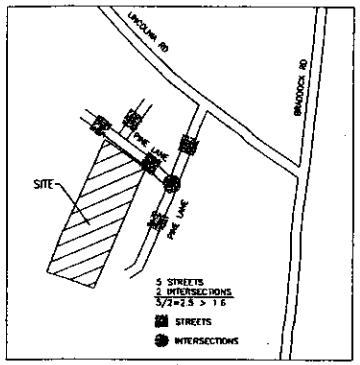
SCALE H: V:

JOB No. 3165-01-001

DATE: MARCH 01, 2010

FILE No.

SHEET 1 OF 13



STREET CONNECTIVITY INDEX REQUIREMENT
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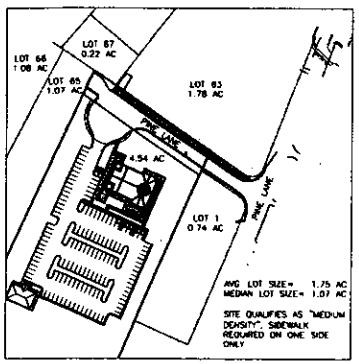

PEDESTRIAN CONNECTIVITY INDEX REQUIREMENT
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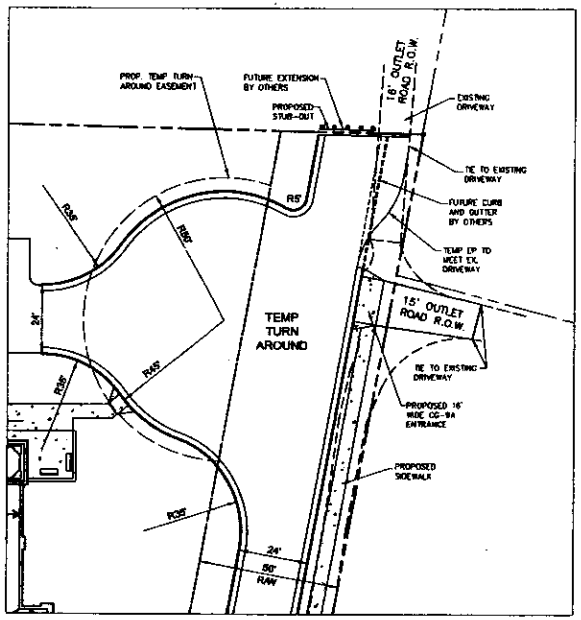
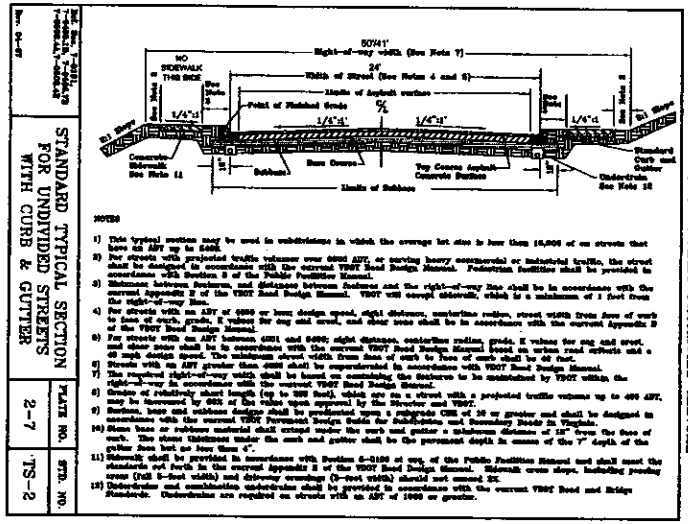


TEMPORARY TURN AROUND AND EXTENSION EXHIBIT
SCALE: 1"=20'

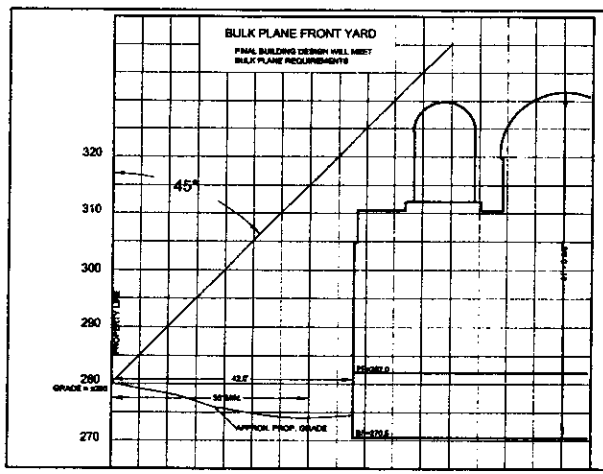


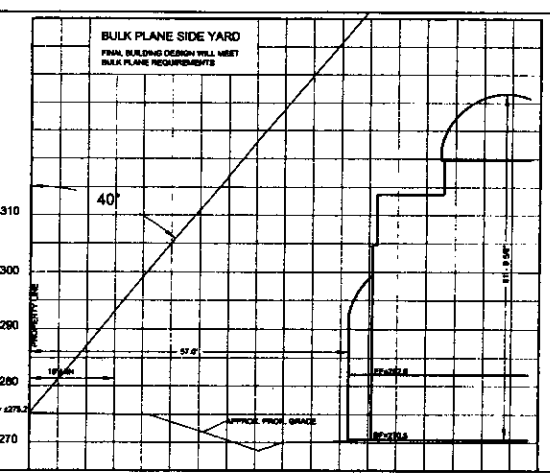
NOTES

1) This typical section may be used in subdivisions in which the average lot size is less than 10,000 sf on streets that have an ADT up to 6400.
2) For streets with projected traffic volumes over 6000 ADT, or serving heavy commercial or industrial traffic, the street shall be designed in accordance with the current VDOT Road Design Manual. Pedestrian facilities shall be provided in accordance with Section 5 of the Public Facilities Manual.
3) Minimum between features, and distances between features and the right-of-way line shall be in accordance with the current Appendix B of the VDOT Road Design Manual. VDOT will accept sidewalk, which is a minimum of 1 foot from the right-of-way line.
4) For streets with an ADT of 6000 or less design speed, sight distance, centerline radius, street width from face of curb to face of curb, grade, K values for sag and crest, and other data shall be in accordance with the current VDOT Road Design Manual based on urban road methods and a 25 mph design speed. The minimum street width from face of curb to face of curb shall be 28 feet.
5) Streets with an ADT greater than 6000 shall be superelevated in accordance with VDOT Road Design Manual.
6) The required right-of-way width shall be based on accommodating the features to be maintained by VDOT within the right-of-way in accordance with the current VDOT Road Design Manual.
7) Grades of relatively short length (eg. to 500 feet), which are on a street with a projected traffic volume up to 400 ADT, may be increased by 50% of the value upon approval by the Director and VDOT.
8) Curbs, base and subbase designs shall be prepared using a minimum CBR of 20 or greater and shall be designed in accordance with the current VDOT Pavement Design Guide for Subdivision and Secondary Roads in Virginia.
9) Stone base or subbase material shall extend under the curb and gutter a minimum distance of 12" from the face of curb. The stone thickness under the curb and gutter shall be the permanent depth in excess of the 7" depth of the gutter does not go less than 4".
10) Underdrain shall be provided in accordance with Section 5-0100 et seq. of the Public Facilities Manual and shall meet the standards set forth in the current Appendix B of the VDOT Road Design Manual. Sidewalk cross slope, including passing areas (not 5-foot width) and driveway crossings (5-foot width) should not exceed 2%.
11) Subgrade and combination subdivision shall be prepared in accordance with the current VDOT Road and Bridge Standards. Underdrains are required on streets with an ADT of 1000 or greater.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

PINE LANE
PROPOSED RIGHT-OF-WAY WIDTH = 50' (PROJECT FRONTAGE)
EXISTING RIGHT OF WAY WIDTH = 41' (OFF-SITE)
PAVEMENT WIDTH (P) = 24' (CURB TO CURB) PER TABLE 1 (NO PARKING)





REAR YARD BULK PLANE

AT AN ANGLE OF 40° AND A DISTANCE OF 510' FROM THE REAR LOT LINE, THE PROPOSED BUILDING HEIGHT WILL BE FAR BELOW THE BULK PLANE.

THE BUILDING WILL MEET THE REQUIREMENT FROM THE REAR.

SCALE 1" = 10'

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
8615 Rockville Pike, Suite 100
Bethesda, Maryland 20814
Ph: 703/684-1700 Fx: 703/684-1705
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NOTES AND DETAILS
MAHEDERE SEBEHAT LEDETA LE-MARIAM ETHIOPIAN ORTHODOX CHURCH
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

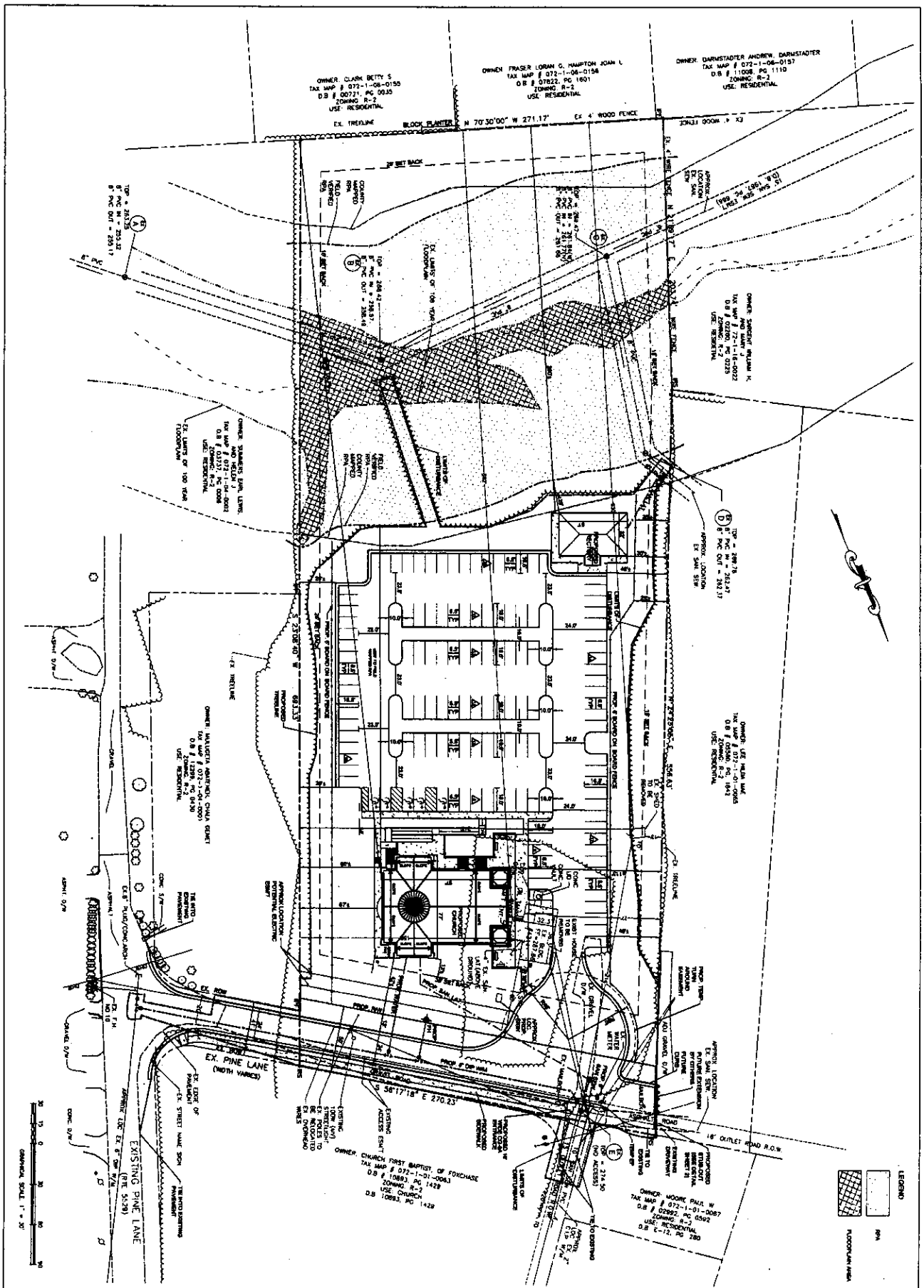
SP 2010-MA-041
COUNTY PROJECT NUMBER

WILLIAM D. HUNT
LIC. No. 037880
12/2/10

PLAN STATUS		
5-27-10	REV PER COUNTY COMMENTS 3-19-10	
7-26-10	PER PRE-STAFFING COMMENTS	
8-12-10	PER STAFFING COMMENTS	
10-14-10	PER STAFFING COMMENTS	
11-8-10	PER COMMENTS	
12-2-10	PER COMMENTS	
DATE	DESCRIPTION	
MT DESIGN	NF DRAWN	MT CHKD

SCALE: N/A
JOB No. 6185-01-001
DATE: MARCH 01, 2010
FILE No.
SHEET 2 OF 13

P:\Planning Department temp directory\Projects Pending\Ethiopian Orthodox Church\20368-Ethiopian Church\01 - Ethiopian Church\1100 20368- (2) Detail Sheet.dwg Dec 02, 2010



SPECIAL PERMIT PLAT

MAHEDERE SEBEHAT LEDETA LE-MARIAM ETHIOPIAN ORTHODOX CHURCH

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

SP 2010-MA-041
COUNTY PROJECT NUMBER

DATE	DESCRIPTION	BY
5-27-10	REV. PER COUNTY COMMENTS 5-18-10	
7-26-10	PER PRE-STAFFING COMMENTS	
8-12-10	PER STAFFING COMMENTS	
10-14-10	PER STAFFING COMMENTS	
11-9-10	PER COMMENTS	
12-2-10	PER COMMENTS	

DATE	
SCALE	1" = 30'
JOB No.	8105-01-001
DATE	MARCH 01, 2010
FILE No.	
SHEET	3 OF 13

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
2010 Cantarella Parkway, Suite 3000
Chantilly, Virginia 20151
Tel. 703/500-3000 Fax 703/500-1600
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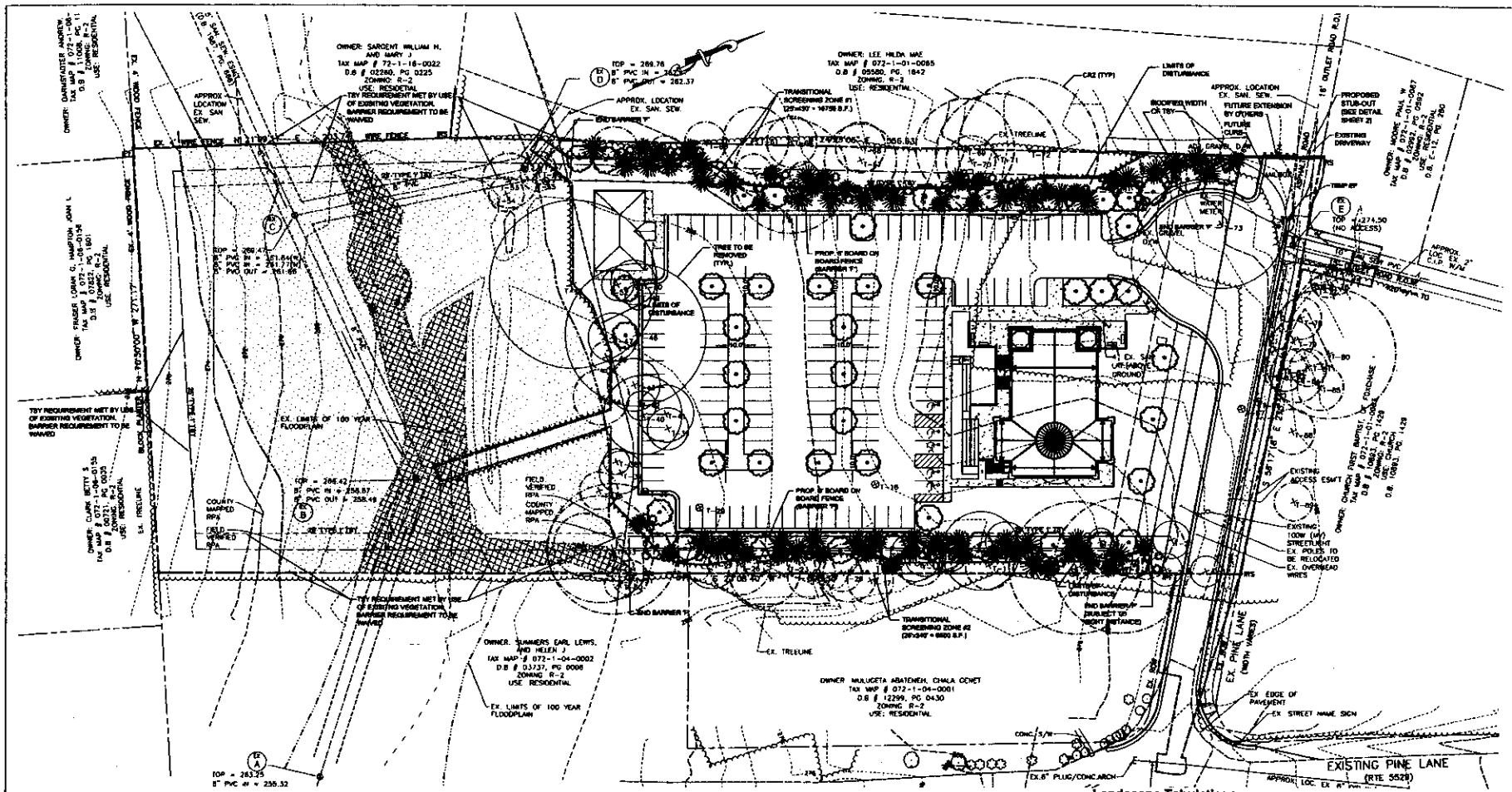


POSSIBLE PLANT SPECIES SHOULD INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

LARGE EVERGREEN TREES:	**COMMON NAME**
PINUS RIGIDA	PITCH PINE
PINUS STYLVESTRIS	SCOTCH PINE
PINUS VIRGINIANA	VIRGINIA PINE
MEDIUM EVERGREEN TREES:	
ILEX OPACA	AMERICAN HOLLY
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
TSUGA CANADENSIS	EASTERN HEMLOCK
LARGE DECIDUOUS TREES:	
ACER RUBRUM	RED MAPLE
LIQUIDAMBAR STYRACIFLUA	SWEETGUM
PLATANUS OCCIDENTALIS	SYCAMORE
QUERCUS PALUSTRIS	PIN OAK
SHRUBS:	
ILEX SPECIES AND VARIETIES	BOXWOOD
LEX SPECIES AND VARIETIES	HOLLIES
RHODODENDRON SPECIES AND VARIETIES	AZALEAS
TAXUS SPECIES AND VARIETIES	YEWS

SEE SHEET 9 FOR EXISTING TREE TABLE

Plant Schedule

Proposed Plant Material	Qty.	Plant Size	Plant Type	10-yr Tree Canopy (s.f.)	Tree Canopy Sub-total (s.f.)
Large Deciduous Tree	50	2" cal.	B&B	200	10,000
Large Evergreen Tree	34	8' ht.	B&B	200	6,800
Medium Evergreen Tree	33	6' ht.	B&B / CONT	100	3,300
Evergreen Shrub	77	24" ht.	CONT	0	0
		Total 10-yr Canopy of Proposed Plantings			20,100

LEGEND

- LARGE DECIDUOUS TREE (CAT. IV; 200 S.F. CANOPY)
- LARGE EVERGREEN TREE (CAT. IV; 200 S.F. CANOPY)
- MEDIUM EVERGREEN TREE (CAT. III; 100 S.F. CANOPY)
- MEDIUM EVERGREEN SHRUB
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE REMOVED)
- PROPOSED TREE LINE
- TRANSITIONAL SCREENING YARD — TSY

Landscape Tabulations

Interior Parking Lot Landscaping (IPLL)

Parking Lot Area	42,400sf
Required IPLL (42,400 sf x 5.0%)	2120sf
Provided IPLL (3600 sf = 8.5%)	3600sf

Peripheral Parking Lot Landscaping (PPLL)

North Property Line	
Required Landscaping	2trees
(1 Tree per 40')	
Provided Landscaping	2trees

Parking Lot Landscape Note:

1. The PPLL requirements for the east and west property lines are being met by the required transitional screening.
2. A waiver of the required PPLL along the southern property line is hereby requested. Refer to Waiver Note 1 on Sheet 1.
3. 34 large deciduous trees (Cat. IV; 200 sf) have been proposed to meet the IPLL and PPLL requirements.

Transitional Screening Requirements - Western Property Line

Total Property Length = 710 LF
Area of TSY Met By Existing Vegetation = 3550 LF
Remaining Transitional Screening Area =(25' x 430' R)=16750 sf

Required Landscaping = 8063 sf (75% of TSY or 10-yr canopy)

Provided Landscaping: 8100sf

19 - Large Evergreen Trees (Cat. IV; 200 sf avg.)	3800sf
17 - Medium Evergreen Trees (Cat. III; 100 sf avg.)	1700sf
19 - Large Deciduous Trees (Cat. IV; 200 sf avg.)	2600sf
43- Medium Evergreen Shrubs (3 per 10 lf of transitional screen)	0sf

Transitional Screening Requirements - Eastern Property Line

Total Property Length = 649 LF
Area of TSY Met By Existing Vegetation = 303 LF
Remaining Transitional Screening Area = (25' x 340' R)= 8500 sf

Required Landscaping = 4376 sf (75% of TSY or 10-yr canopy)

Provided Landscaping: 8400 sf

18 - Large Evergreen Trees (Cat. IV; 200 sf avg.)	3600sf
16 - Medium Evergreen Trees (Cat. III; 100 sf avg.)	1600sf
9 - Large Deciduous Trees (Cat. IV; 200 sf avg.)	1800sf
34 - Medium Evergreen Shrubs (3 per 10 lf of transitional screen)	0sf

Transitional Screening Yard and Barrier Relief Waivers (Modifications):

1. A modification of the Transitional Screening Yard planting requirements is requested to allow the use of existing vegetation to satisfy these requirements along portions of the the East and West, and entire Southern property lines as shown hereon.
2. A modification of the Transitional Screening Yard width is requested for that portion of the northeast property corner adjacent to the temporary turn around, to that shown hereon.
3. A waiver of the Barrier requirements is requested along those portions of the East, West, and entire Southern property lines as shown hereon.
4. Proposed planting within Transitional Screening Areas are to consist of no more than 30% of any single of evergreen or deciduous tree.

NOTE: SEE SHEET 8 FOR 10-YR CANOPY CALCULATION WORKSHEET

GRAPHICAL SCALE 1" = 30'

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
3914 Centreville Road, Suite 330
Chantilly, Virginia 20151
Tel 703/263-0884 Fax 703/263-0189
BuryPartners.com

PRELIMINARY LANDSCAPE PLAN
MAHEDERE SEBEHAT LEDETA LE-MARIAM
ETHIOPIAN ORTHODOX CHURCH
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

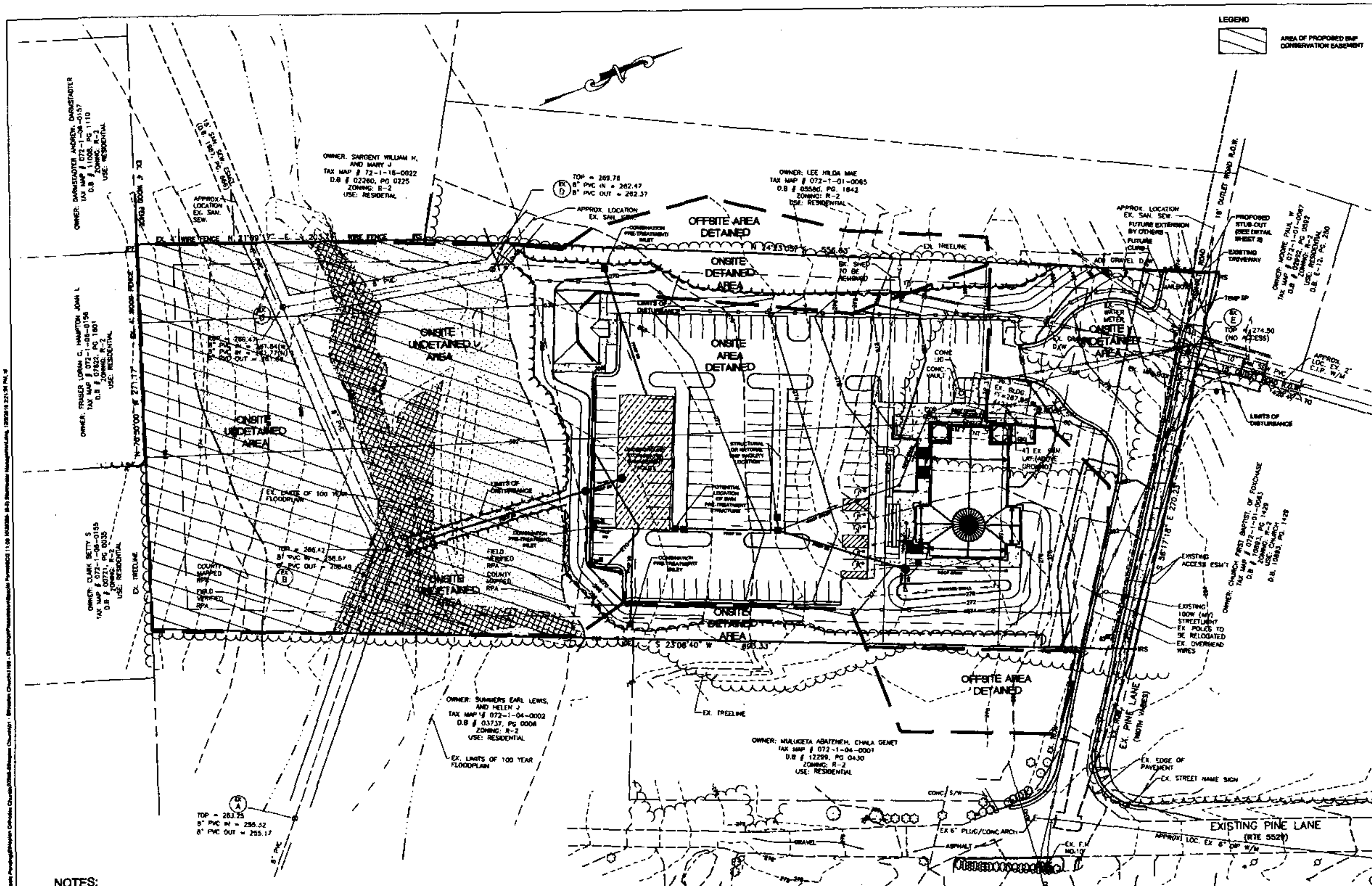
SP 2010-MA-041
COUNTY PROJECT NUMBER

WILLIAM D. HUNT
LIC. No. 037880
12/2/10

PLAN STATUS	
3-23-10	REV PER COUNTY COMMENTS 3-18-10
7-26-10	PCA PRE-STAFFING COMMENTS
8-12-10	PER-STAFFING COMMENTS
10-14-10	PER-STAFFING COMMENTS
11-8-10	PER COMMENTS
12-2-10	PER COMMENTS

DATE	DESCRIPTION
MT DESIGN	KF DRAWN
MT CHKD	

SCALE 1"=30'
JOB No. 9185-01-001
DATE : MARCH 01, 2010
FILE No.
SHEET 4 OF 13



NOTES:

1. SEE SHEET 6 FOR PRELIMINARY STORMWATER MANAGEMENT COMPUTATIONS
2. A WATER QUALITY IMPACT ASSESSMENT WILL BE SUBMITTED AT TIME OF FINAL SITE PLAN FOR THE PROPOSED OUTFALL WITHIN THE RPA.
3. ADDITIONAL INFILTRATION TESTS REQUIRED TO FINALIZE LOCATION OF SWM/BMP FACILITIES. IF INFILTRATION TESTS INDICATE THAT INFILTRATION ON THE SITE IS POSSIBLE, THE SIZING OF THE UNDERGROUND DETENTION FACILITY MAY BE REDUCED AT THE TIME OF SITE PLAN SUBMISSION; PROVIDED THAT THE SITE PLAN AND THE PROVISION OF INFILTRATION FACILITIES ARE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL PERMIT PLAT
4. ALL PROPOSED GRADING SHOWN ON THIS SHEET IS APPROXIMATE AND FOR REFERENCE ONLY. ACTUAL FINAL GRADES FOR CONSTRUCTION SHALL BE INDICATED WITH THE SITE PLAN SUBMISSION DRAWINGS.
5. UPON APPROVAL OF FIELD DELINEATED RPA, PROPOSED GRADING WILL BE PROVIDED OUTSIDE OF RPA IN ORDER TO CONSTRUCT IMPROVEMENTS.

Bury+Partners
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Consulting Engineers and Surveyors

STORMWATER MANAGEMENT PLAN

MAHEDERE SEBEHAT LEDETA LE-MARIAM ETHIOPIAN ORTHODOX CHURCH

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SP 2010-MA-041
COUNTY PROJECT NUMBER

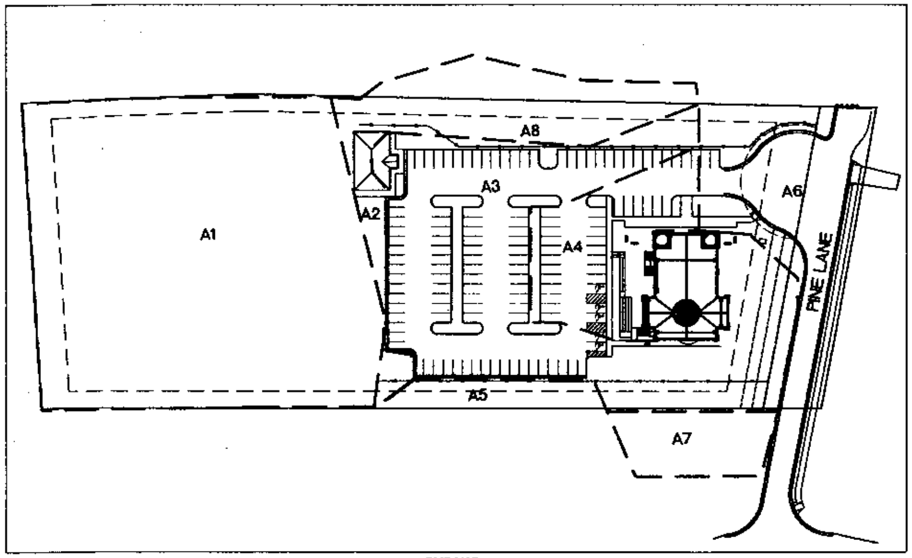
WILLIAM D. HUME
LIC. No. 037060
12/2/10
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
5-27-10	REV PER COUNTY COMMENTS 5-19-10
7-26-10	PER PRE-STAFFING COMMENTS
8-12-10	PER-STAFFING COMMENTS
10-14-10	PER-STAFFING COMMENTS
11-9-10	PER COMMENTS
12-2-10	PER COMMENTS

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE H: V:
JOB No. 8105-01-001
DATE: MARCH 01, 2010
FILE No.
SHEET 5 OF 13



BMP MAP
NOT TO SCALE

BMP FACILITY DESIGN CALCULATIONS
Watershed: Cameron Run
Plan Name: Ethiopian Orthodox Church Date: October 11, 2010
Plan Number: [illegible] Engineer:

PART 1: SUBAREA DESIGNATION AND DESCRIPTION

Subarea	Description	"C"	ACRES
A1	ON-SITE, UNDEVELOPED (UNCONTROLLED)	0.30	1.896
A2	ON-SITE, DEVELOPED (UNCONTROLLED)	0.30	[illegible]
A3	ON-SITE, DEVELOPED (CONTROLLED)	0.75	1.385
A4	ON-SITE, DEVELOPED (CONTROLLED)	0.75	0.497
A5	ON-SITE, DEVELOPED (UNCONTROLLED)	0.30	[illegible]
A6	ON-SITE, DEVELOPED (UNCONTROLLED)	0.75	[illegible]
A7	OFF-SITE, UNDEVELOPED (CONTROLLED)	0.30	[illegible]
A8	ON-SITE, DEVELOPED (UNCONTROLLED)	0.30	[illegible]
	TOTAL		[illegible]

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE
(A) AREA OF SITE (a) [illegible] Ac

Subarea	Description	"C"	ACRES	C X A
A1	ON-SITE, UNDEVELOPED (UNCONTROLLED)	0.30	1.896	[illegible]
A2	ON-SITE, DEVELOPED (UNCONTROLLED)	0.30	[illegible]	[illegible]
A3	ON-SITE, DEVELOPED (CONTROLLED)	0.75	1.385	[illegible]
A4	ON-SITE, DEVELOPED (CONTROLLED)	0.75	0.497	[illegible]
A5	ON-SITE, DEVELOPED (UNCONTROLLED)	0.30	[illegible]	[illegible]
A6	ON-SITE, DEVELOPED (UNCONTROLLED)	0.25	[illegible]	[illegible]
A7	OFF-SITE, UNDEVELOPED (CONTROLLED)	0.30	[illegible]	[illegible]
A8	ON-SITE, DEVELOPED (UNCONTROLLED)	0.30	[illegible]	[illegible]
			TOTAL =	2.192

WT."C" = 0.46

PART 3: Calculate Total Phosphorous Removal for Site.

Subarea	BMP Type	Removal Eff. (%)	Area Ratio	"C" Factor Ratio	Product
A1	CONSERVATION EASEMENT	100	[illegible]	1.000	39.12
A2	NONE	0	[illegible]	[illegible]	0.00
A3	NONE	0	[illegible]	[illegible]	0.00
A4	BIORETENTION/OTHER	50	[illegible]	1.633	7.01
A5	NONE	0	[illegible]	[illegible]	0.00
A6	NONE	0	[illegible]	[illegible]	0.00
A7	NONE	0	[illegible]	[illegible]	0.00
A8	NONE	0	[illegible]	[illegible]	0.00
				TOTAL =	46.14

Percent (%)

PART 4: Determine compliance with requirements.

Water Supply Overlay District
(Occoquan Watershed) Req'd Removal 40%

If Part 3 46.14% is greater than 40% ;
Then the Phosphorous removal requirement is satisfied.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3 AND 6

3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
UNDERGROUND VAULT	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	n/a
[illegible]						
Totals						

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 5 AND 6.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet n/a.

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4 & 5.

7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 6.

8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 6.

9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6.

10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 AND 6.

11. A submission waiver is requested for n/a

12. Stormwater management is not required because n/a

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STORMWATER MANAGEMENT NARRATIVE

THE ON-SITE STORM WATER DETENTION SYSTEM IS DESIGNED TO DETAIN THE STORMWATER RUNOFF, WHILE DECREASING POST DEVELOPMENT FLOW TO PRE-DEVELOPMENT FLOW RATES.

IT IS ANTICIPATED AT THIS TIME THAT AN UNDERGROUND DETENTION FACILITY WILL BE UTILIZED IN A SYSTEM TO BE APPROVED BY FAIRFAX COUNTY DPWES AT THE TIME OF FINAL SITE PLAN. THIS FACILITY, (LOCATION AS SHOWN ON THE STORMWATER MANAGEMENT PLAN SHEET 5) WILL ACCOMMODATE THE REQUIRED STORAGE VOLUME UNLESS SOIL TESTS INDICATE THAT INFILTRATION ON THE SITE IS POSSIBLE. IF ACCEPTABLE INFILTRATION RATES ARE ACHIEVED ELSEWHERE ON SITE, THE SIZING OF THE UNDERGROUND DETENTION FACILITY MAY BE REDUCED, PROVIDED THAT THE SITE PLAN AND THE PROVISION OF INFILTRATION FACILITIES ARE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL PERMIT PLAT

PRE-TREATMENT OF THE STORMWATER RUNOFF PRIOR TO IT ENTERING THE UNDERGROUND FACILITY WILL BE ACHIEVED VIA ISOLATED OR COMBINATION INLET STRUCTURAL SYSTEM TO BE LOCATED WITHIN THE DEVELOPMENT AREA, AS SHOWN ON SHEET 5

BEST MANAGEMENT PRACTICES NARRATIVE:

THE MAJORITY OF THE BEST MANAGEMENT PRACTICES FOR PHOSPHOROUS REMOVAL WILL BE MET THROUGH A CONSERVATION EASEMENT PLACED OVER THE RPA AREA. THE REMAINDER OF REQUIRED BMP WILL BE MET THROUGH NATURAL OR STRUCTURAL SYSTEMS LOCATED WITHIN THE DEVELOPMENT AREA (SEE SHEET 5).

AT THE TIME OF FINAL SITE PLAN, SUBMISSION OF A RPA DELINEATION PLAN WILL BE REQUIRED. RESULTS OF THE DELINEATION MAY ALTER THE LIMITS OF THE RPA SHOWN HEREON. BASED ON RESULTS OF THE APPROVED DELINEATION, THE DEVELOPER RESERVES THE RIGHT TO REVISE THE CONSERVATION AREA AND PROVIDE MORE DETENTION/INFILTRATION TO MEET THE BMP'S IF NEEDED. FINAL BMP COMPUTATIONS WILL BE CALCULATED AT TIME OF FINAL SITE PLAN.

PRE-DEVELOPMENT - ALLOWABLE RELEASE

2 YR STORM = Q = CIA = (0.35)(5.45)(4.54) = 8.66 CFS
10 YR STORM = Q = CIA = (0.35)(7.27)(4.54) = 11.55 CFS

POST DEVELOPMENT

2-YR = [(1.886+0.086+0.459)(5.45)(0.4)] + 2.11 = 7.37 CFS
10-YR = [(1.886+0.886+0.469)(7.27)(0.4)] + 3.34 = 10.36 CFS

POST DEVELOPMENT ROUTING SUMMARY

Type.... Pond Routing Summary Page 1.01
Name.... STORAGE OUT Tag: 2 Event: 2 yr
Storm... 2 Tag: 2

LEVEL POOL ROUTING SUMMARY
Inflow HYG file = NONE STORED - STORAGE IN 2
Outflow HYG file = NONE STORED - STORAGE OUT 2

Pond Node Data = STORAGE
Pond Volume Data = STORAGE
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 263.21 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 7.95 cfs at 5.08 min
Peak Outflow = 2.11 cfs at 30.08 min

Peak Elevation = 265.69 ft
Peak Storage = 3881 cu.ft

Type.... Pond Routing Summary Page 1.02
Name.... STORAGE OUT Tag: 10 Event: 10 yr
Storm... 10 Tag: 10

LEVEL POOL ROUTING SUMMARY
Inflow HYG file = NONE STORED - STORAGE IN 10
Outflow HYG file = NONE STORED - STORAGE OUT 10

Pond Node Data = STORAGE
Pond Volume Data = STORAGE
Pond Outlet Data = Outlet 1

No Infiltration

INITIAL CONDITIONS

Starting WS Elev = 263.21 ft
Starting Volume = 0 cu.ft
Starting Outflow = .00 cfs
Starting Infiltr. = .00 cfs
Starting Total Qout= .00 cfs
Time Increment = 2.00 min

INFLOW/OUTFLOW HYDROGRAPH SUMMARY

Peak Inflow = 10.55 cfs at 5.00 min
Peak Outflow = 3.34 cfs at 25.00 min

Peak Elevation = 266.73 ft
Peak Storage = 5432 cu.ft

ADEQUATE OUTFALL NARRATIVE

THE PROPOSED STORMWATER MANAGEMENT FACILITY OUTFALLS ON SITE INTO AN EXISTING INCISED AND BEDBANK CHANNEL (WITHIN THE LIMITS OF THE RPA AND FLOODPLAIN) THAT RUNS FROM WEST TO EAST THROUGH THE SITE. FROM THIS POINT THE CHANNEL TRAVELS ANOTHER 80 FEET TO THE PROJECT'S EASTERN BOUNDARY. AN OVERALL DRAINAGE AREA OF APPROXIMATELY 86 ACRES DRAINS TO THE OUTFALL OF THE SITE.

THE EXISTING CHANNEL (INCISED AND BEDBANK) LEAVES THE SITE AND TRAVELS APPROXIMATELY 180 FEET EAST TO A 30 INCH RCP CULVERT (DEBRIS FILLED) LOCATED BENEATH THE DRIVEWAY ACCESS ROAD SERVING LOT 2, AT THE END OF PINE LANE (RTE 5828). FROM THIS POINT THE OUTFALL CONTINUES IN AN INCISED, BEDBANK CHANNEL ANOTHER 80 FEET TO A TWIN 30 INCH RCP CULVERT UNDER BRADDOCK ROAD (RTE 620), THEN ANOTHER 380 FEET TO ANOTHER CULVERT UNDER BROOKSIDE DRIVE (RTE 749). FROM THERE THE CONVEYANCE CHANNEL TURNS SOUTH AND TRAVELS APPROXIMATELY 3,060 FEET TO THE CULVERT AT LITTLE RIVER TURNPIKE. FROM THIS CULVERT APPROXIMATELY 730 FEET SOUTH THERE IS ANOTHER EXISTING CHANNEL THAT COMBINES WITH TURKEYCOCK RUN. AT THIS POINT THE DRAINAGE AREA IS 1,095 ACRES (1.71 SQUARE MILES) AND THE PROJECT SITE IS 0.4% OF THIS DRAINAGE AREA.

IN CONCLUSION IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE OUTFALL IS ADEQUATE. CROSS SECTIONS WILL BE MODELED AT THE APPROPRIATE LOCATIONS IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES TO MEET THE ADEQUATE OUTFALL REQUIREMENTS AT TIME OF FINAL SITE PLAN.

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ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
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STORMWATER MANAGEMENT COMPUTATIONS
MAHEDERE SEBEHAT LEDETA LE-MARIAM
ETHIOPIAN ORTHODOX CHURCH
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA

SP 2010-MA-041
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM D. HUME
Lic. No. 037880
11/9/10
PROFESSIONAL ENGINEER

PLAN STATUS	
5-27-10	REV PER COUNTY COMMENTS 5-19-10
7-28-10	PER PRE-STAFFING COMMENTS
8-12-10	PER-STAFFING COMMENTS
10-14-10	PER-STAFFING COMMENTS
11-9-10	PER COMMENTS
DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

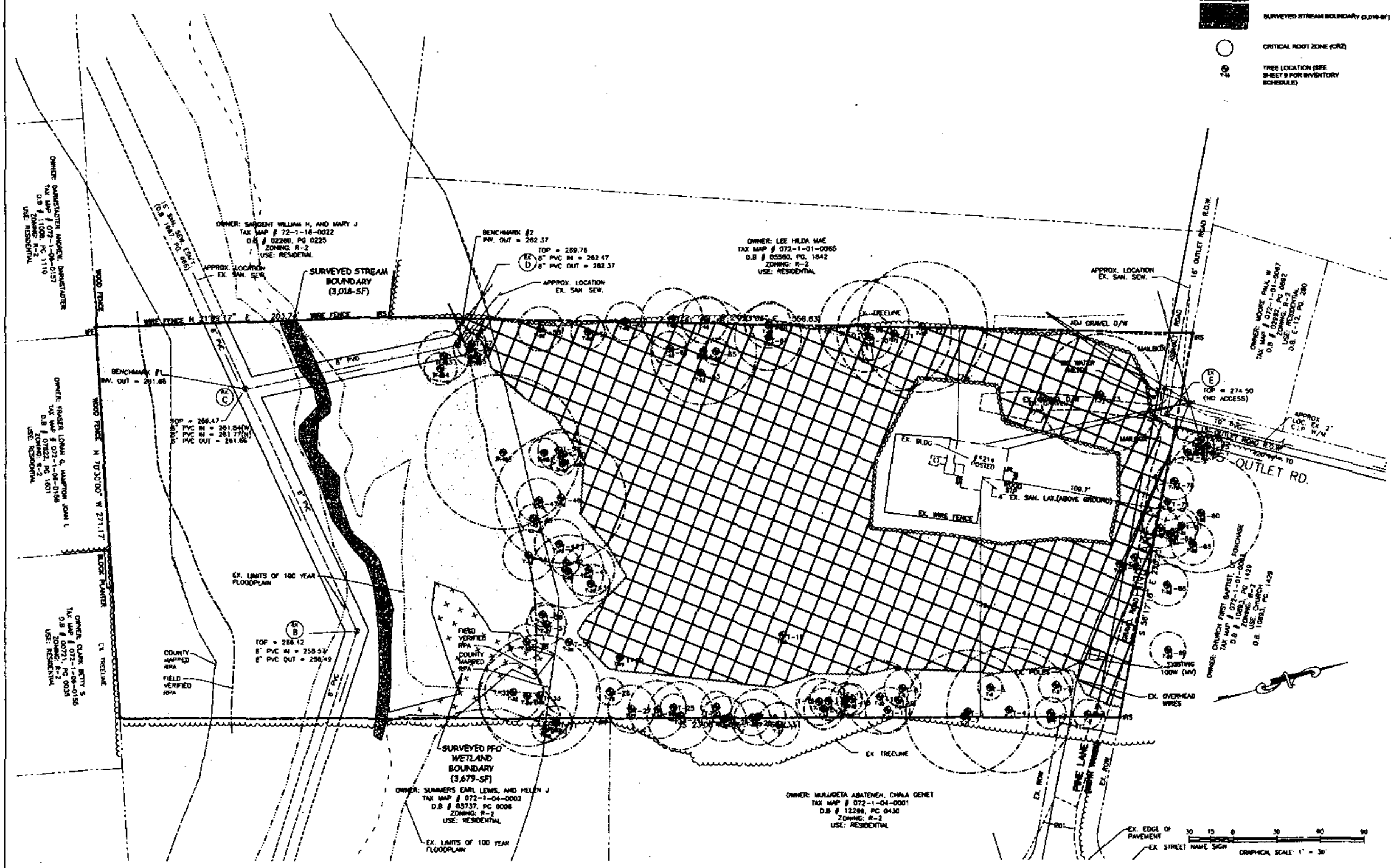
SCALE: N/A
JOB No. 9105-01-001
DATE: MARCH 01, 2010
FILE No.
SHEET 6 OF 13

NOTE:

1. SEE SHEETS 8 & 9 FOR TREE PRESERVATION INFORMATION.
2. EXISTING VEGETATION MAPPING AND ANALYSIS PROVIDED BY ECS-MID ATLANTIC LLC. DATED SEPTEMBER 2010.

LEGEND

- TREELINE
- EXISTING CANOPY (3) EARLY SUCCESSIONAL FOREST (82,302-SF)
- EXISTING CANOPY (2) UPLAND FOREST (73,806-SF)
- EXISTING CANOPY (1) BOTTOMLAND FOREST (8,887-SF)
- SURVEYED STREAM BOUNDARY (3,018-SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION (SEE SHEET 9 FOR INVENTORY SCHEDULE)



Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors

EXISTING VEGETATION MAP

MAHEDERE SEBEHAT LEDETA LE-MARIAM ETHIOPIAN ORTHODOX CHURCH

MASON DISTRICT — FAIRFAX COUNTY, VIRGINIA

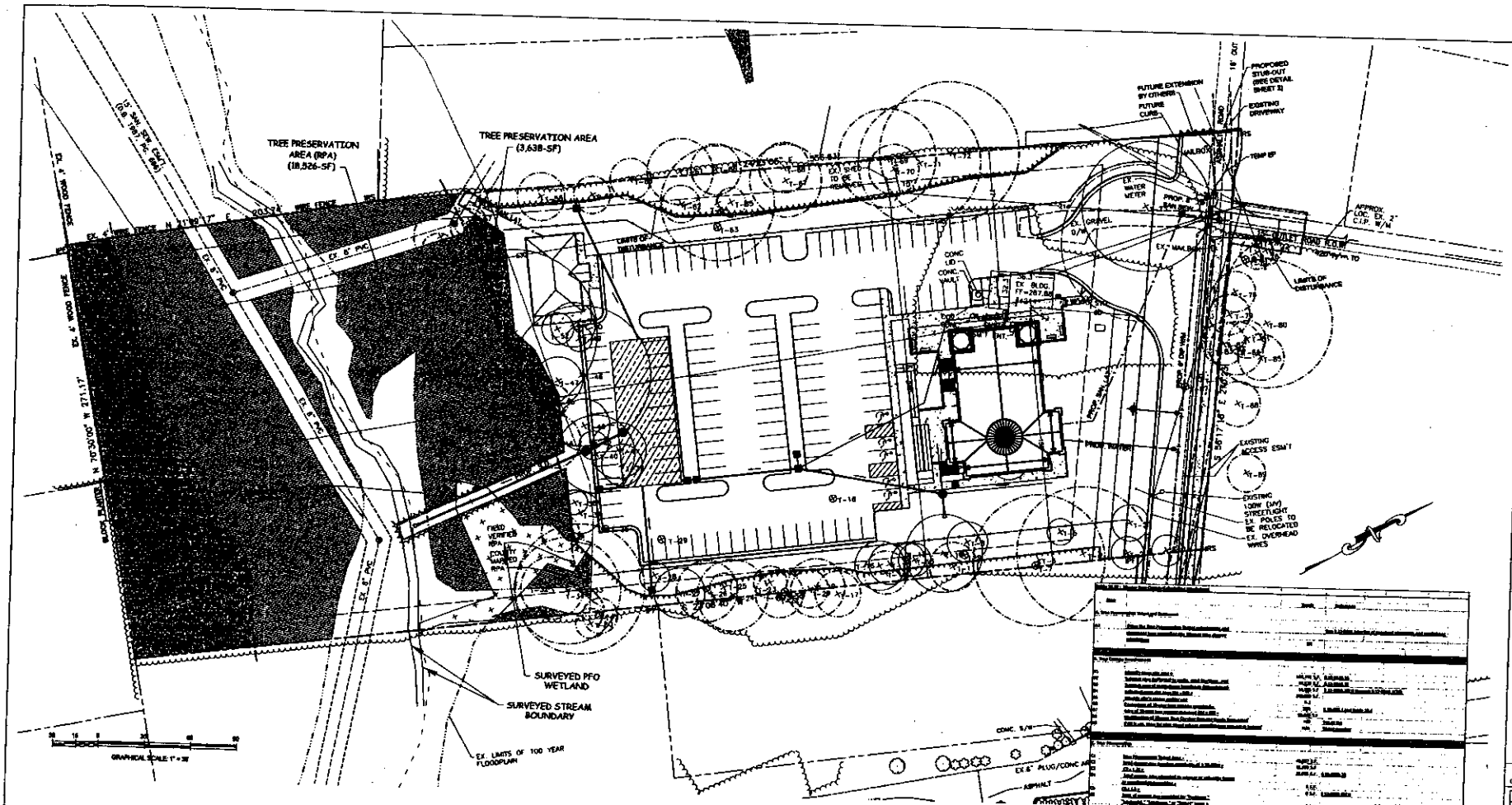
SP 2010-MA-041
COUNTY PROJECT NUMBER

WILLIAM D. HUME
LIC. No. 037880
11/9/10
12/2/10

PLAN STATUS	
5-27-10	REV PER COUNTY COMMENTS 5-19-10
7-26-10	PER PRE-STAFFING COMMENTS
8-12-10	PER-STAFFING COMMENTS
10-14-10	PER-STAFFING COMMENTS
11-9-10	PER COMMENTS
DATE	DESCRIPTION

MT	KF	MT
DESIGN	DRAWN	CHKD

SCALE: H: V:
JOB No.
DATE: MARCH 01, 2010
FILE No.
SHEET 7 of 13



TREE PRESERVATION & CANOPY CALCULATIONS

A.	GROSS SITE AREA	4.54-AC	197,762 SF
	ROAD DEDICATION		-13,538 SF
	FLOODPLAIN & WETLAND		-14,665 SF
B.	NET SITE AREA		169,559 SF
C.	CANOPY COVERAGE PERCENTAGE REQUIRED (ZONED R2)	30%	50,867 SF
	TREE PRESERVATION AREA OUTSIDE RPA (18,526 SF)	(X 1.25 CREDIT)	23,578 SF
	TREE PRESERVATION AREA INSIDE RPA (30,650 SF)	(X 1.00 CREDIT)	30,650 SF
D.	TOTAL AREA OF EXISTING TREES TO BE PRESERVED		82,635 SF
E.	PROPOSED CREDIT PROVIDED BY PLANTING (SEE SHEET 4)		20,109 SF
F.	TOTAL TREE COVER PROVIDED (D+E)	48%	82,635 SF
	HAS THE TREE PRESERVATION TARGET BEEN MET?		YES

LEGEND

- TREE PRESERVATION AREA OUSIDE RPA (18,526 S.F.)
- TREE PRESERVATION AREA INSIDE RPA (30,650 S.F.)
- CRITICAL ROOT ZONE (CRZ) (EXISTING TREE TO REMAIN - SEE NOTE 3)
- CRITICAL ROOT ZONE (CRZ) (EXISTING TREE TO REMOVED)
- EXISTING DEAD TREE

NOTES

1. SEE SHEET 7 FOR EXISTING CONDITIONS. SEE SHEET 9 FOR TREE INVENTORY
2. TREE CONSERVATION MAY BE REDUCED UPON APPROVAL OF THE RPA DELINEATION PLAN AND ADJUSTMENT OF CLEARING LIMITS FOR ADDITIONAL PARKING
3. APPLICANT SHALL WALK THE SITE WITH THE URBAN FORESTER TO FURTHER REVIEW THE CONDITION OF THE MAPPED TREES AND DETERMINE ADDITIONAL POTENTIAL TREES TO BE SAVED. ALL SHARED TREES WILL BE SAVED UNTIL THIS WALK THROUGH.
4. EXISTING ENVIRONMENTAL FEATURES MAPPING PREPARED BY ECS MID ATLANTIC.

8	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
2	[illegible]	[illegible]	[illegible]
1	[illegible]	[illegible]	[illegible]

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors
[illegible]

TREE PRESERVATION PLAN
MAHEDERE SEBEHAT LEDETA LE-MARIAM
ETHIOPIAN ORTHODOX CHURCH
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SP 2010-MA-041
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM B. HUME
LIC. No. 037880
PROFESSIONAL ENGINEER
12/2/10

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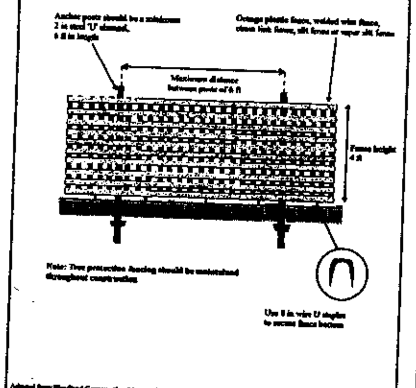
12-2-10	PER COMMENTS

DATE	DESCRIPTION		
MT DESIGN	KF DRAWN	MT CHKD	
SCALE	H: V:		
JOB No. 0105-01-001			
DATE: MARCH 01, 2010			
FILE No.			
SHEET 8 OF 13			

P:\Planning Department\...\Ethiopian Orthodox Church\...

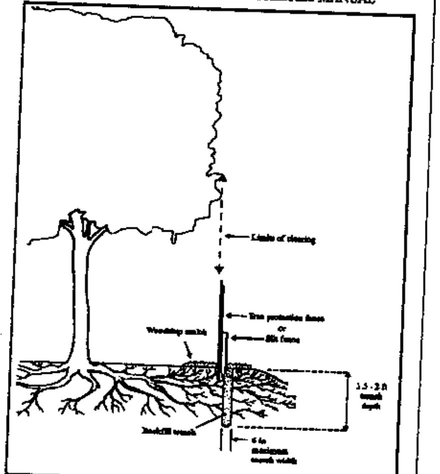
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Adapted from Woodland Conservation Manual, Prince George's County, Maryland

Ref. Sec. 12-0702.1B	TREE PROTECTION FENCE INSTALLATION	PLATE NO. 6-12	STD. NO.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0702.1	ROOT PRUNING	PLATE NO. 7-12	STD. NO.

Tree Inventory & Condition Analysis

ECS Mid-Atlantic, LLC (ECS) conducted a site reconnaissance to evaluate the wooded habitat on the project site in March 2010. Dominant site vegetation is listed below in Table 1. The undeveloped portions of the site are comprised of Upland Hardwoods (i.e.: Oak) Softwoods and maintained grasslands.

Table 1 Dominant Site Vegetation

Common Name	Scientific Name
Black Walnut	*Juglans nigra*
Northern Red Oak	*Quercus rubra*
Red Maple	*Acer rubrum*
Pin Oak	*Quercus palustris*
Black Cherry	*Prunus serotina*
Pignut Hickory	*Carya glabra*
Sweetgum	*Liquidambar styraciflua*
Common Greenbriar	*Smilax rotundifolia*
Japanese Honeysuckle	*Lonicera japonica*
Poison Ivy	*Toxicodendron radicans*
Virginia Pine	*Pinus virginiana*
Tulip Poplar	*Liriodendron tulipifera*
Southern Red Oak	*Quercus falcata*
White Oak	*Quercus alba*

Based on our site reconnaissance, invasive and/or noxious species (i.e.: Japanese Honeysuckle) are present within the property boundary. The invasive species are predominantly located within the proposed limits of clearing and grading, and as such, should be eradicated during the proposed construction activities; however some are located within the preservation areas. Any invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. Towards the end of the growing season, an application of an environmentally sensitive approved herbicide may be applied to these areas by a Virginia certified applicator. The trees onsite are in fair/good condition, except where otherwise noted on the EVM (i.e.: Poor or Dead). Onsite trees within 100-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.2A and 12-0403.2B and are identified on the Existing Vegetation Map. At the time of inspection there were poor and dead trees located within 100-feet of the proposed limits of clearing and are identified on the Existing Vegetation Map.

In accordance with § 12-0508.3B(1), all trees designated for preservation shall be protected during construction.

Tree Preservation Narrative

§ 12-0508.3B: Any dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead trees not within this area shall be left in place to serve as wildlife habitat. Dead or potentially hazardous trees will be removed by hand (i.e.: chainsaw) wherever practical and will be conducted in a manner that insures the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0508.3C: Based on the current condition of the existing wooded areas, no adverse human health risks are anticipated.

§ 12-0508.3D: Invasive and/or noxious species (i.e.: Japanese Honeysuckle) are present within the property boundary. This species is fairly prevalent throughout the site and is located within the proposed limits of clearing and grading and the preservation areas. Any invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. Towards the end of the growing season, an application of an environmentally sensitive approved herbicide may be applied to these areas by a Virginia certified applicator. Most of the forested areas within the tree preservation area do not contain invasive plant species at levels that endanger the long-term ecological functionality, health, and regenerative capacity of any native plant communities present onsite.

§ 12-0508.3E: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multiplier for tree canopy calculations.

§ 12-0508.3F: Non-impacted Specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by § 12-0508.3B(1).

§ 12-0508.3G: Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Locations of root pruning and tree protection fencing are shown on the Tree Preservation & Protection Plan.

§ 12-0508.3H: No trees will be transplanted as part of the proposed construction activities.

§ 12-0508.3I: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances.

§ 12-0508.3J: No work shall occur within the areas to be protected. All onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

§ 12-0508.3K: There are no known proffer conditions which would require a tree inventory, tree condition, tree valuation or tree banding information.

Tree Number	Common Name	Size (inches) DBH	Critical Root Zone (inches)	Condition	Remove	Notes
1	Northern Red Oak	10.6	10.6	Good	x	
2	Pignut Hickory	19.6	19.6	Poor	x	Poor Condition
3	Northern Red Oak	11.9	11.9	Fair	x	
4	Pignut Hickory	43.3	43.3	Good		
5	Pignut Hickory	8.8	8.8	Good	x	
6	Post Oak	42.8	42.8	Poor		Poor Condition
7	Dead			Dead		Shared Tree, Dead
8	Black Walnut	13.0	13.0	Fair	x	
9	Dead			Dead	x	Dead - To Be Removed
10	Black Walnut	28.2	28.2	Good	x	
11	Black Walnut	15.6	15.6	Fair		
12	Black Walnut	10.6	10.6	Fair	x	
13	Black Walnut	10.9	10.9	Fair	x	
14	Pignut Hickory	13.9	13.9	Poor		Poor Condition
15	Black Cherry	13.1	13.1	Poor	x	Poor Condition
16	Black Walnut	18.9	18.9	Fair	x	
17	White Oak	14.8	14.8	Fair		Offsite Tree
18	Dead			Dead	x	Dead - To Be Removed
19	Black Cherry	18.6	18.6	Good		Shared Tree
20	Black Cherry	12.2	12.2	Good		Shared Tree
21	Dead			Dead		Shared Tree
22	Black Cherry	15.5	15.5	Poor		Shared Tree
23	Black Cherry	10.6	10.6	Fair		
24	Black Walnut	25.1	25.1	Good		
25	Southern Red Oak	9.1	9.1	Poor		Poor Condition
26	Pignut Hickory	19.8	19.8	Good		
27	Black Cherry	16.2	16.2	Poor	x	Poor Condition
28	Pignut Hickory	8.6	8.6	Poor	x	Poor Condition
29	Dead			Dead	x	Dead
30	Pignut Hickory	8.5	8.5	Fair		Offsite Tree
31	Pignut Hickory	11.3	11.3	Fair		Offsite Tree
32	Northern Red Oak	20.1	20.1	Good		
33	Pignut Hickory	41.9	41.9	Fair		
34	Red Maple	34.3	34.3	Fair		
35	Dead	40.0	40.0	Dead	x	Dead - To Be Removed
36	Red Maple	12.1	12.1	Good		
37	Red Maple	13.6	13.6	Good	x	
38	Red Maple	8.2	8.2	Good	x	
39	Northern Red Oak	13.4	13.4	Good	x	
40	Black Cherry	25.2	25.2	Poor	x	Poor Condition
41	Northern Red Oak	18.2	18.2	Fair	x	
42	Red Maple	8.4	8.4	Fair	x	
43	Tulip Poplar	16.7	16.7	Good	x	
44	Black Cherry	17.7	17.7	Poor		Poor Condition
45	Red Maple	9.7	9.7	Good		
46	Red Maple	46.2	46.2	Fair	x	
47	Red Maple	18.4	18.4	Good	x	
48	Tulip Poplar	33.6	33.6	Fair	x	
49	Black Cherry	8.2	8.2	Poor	x	Poor Condition
50	Dead			Dead	x	Dead - To Be Removed
51	Black Cherry	14.3	14.3	Poor	x	Poor Condition
52	Red Maple	10.7	10.7	Poor	x	Poor Condition
53	Tulip Poplar	17.4	17.4	Fair	x	
54	Red Maple	11.1	11.1	Poor		Poor Condition
55	Dead			Dead	x	Dead - To Be Removed
56	Black Cherry	11.4	11.4	Poor		Poor Condition
57	Black Cherry	10.2	10.2	Poor		Poor Condition
58	Black Walnut	18.3	18.3	Fair		
59	Black Walnut	11.9	11.9	Poor		Poor Condition
60	Pignut Hickory	13.3	13.3	Fair		Shared Tree
61	Black Walnut	21.1	21.1	Good		Offsite Tree
62	Black Walnut	11.8	11.8	Fair		
63	Dead			Dead	x	Dead - To Be Removed
64	Black Cherry	30.6	30.6	Poor		Poor Condition
65	Black Cherry	8.3	8.3	Poor		Poor Condition
66	Black Walnut	10.2	10.2	Fair		Offsite Tree
67	Black Cherry	23.1	23.1	Poor		Poor Condition
68	Black Walnut	18.8	18.8	Fair		Shared Tree
69	Black Walnut	31.4	31.4	Fair		Shared Tree
70	Black Walnut	16.0	16.0	Poor		Poor Condition
71	Black Walnut	30.5	30.5	Poor		Poor Condition
72	Black Walnut	44.5	44.5	Poor		Offsite Tree
73	Black Cherry	41.4	41.4	Poor	x	Poor Condition
74	Dead			Dead		Offsite Tree
75	Virginia Pine	8.8	8.8	Poor		Offsite Tree, Poor Condition
76	Virginia Pine	16.8	16.8	Poor		Offsite Tree, Poor Condition
77	Dead			Dead		Offsite Tree
78	Virginia Pine	13.2	13.2	Poor		Offsite Tree, Poor Condition
79	Black Walnut	13.0	13.0	Fair		Offsite Tree
80	Virginia Pine	41.5	41.5	Fair		Offsite Tree
81	Black Cherry	12.8	12.0	Fair		Offsite Tree
82	Black Walnut	13.0	13.0	Poor		Offsite Tree, Poor Condition
83	Virginia Pine	17.1	17.1	Poor		Offsite Tree, Poor Condition
84	Dead			Dead		Offsite Tree
85	Northern Red Oak	14.8	14.8	Fair		Offsite Tree
86	Dead	18.0	18.0	Dead	x	Dead
87	Dead			Dead	x	Dead
88	Northern Red Oak	14.8	14.8	Fair		Offsite Tree
89	Pignut Hickory	12.3	12.3	Fair		Offsite Tree

* APPLICANT SHALL WALK THE SITE WITH THE URBAN FORESTER TO FURTHER REVIEW THE CONDITION OF THE MAPPED TREES AND DETERMINE ADDITIONAL POTENTIAL TREES TO BE SAVED OR REMOVED. ALL SHARED TREES WILL BE SAVED UNTIL THIS WALK THROUGH.

Bury+Partners
ENGINEERING SOLUTIONS
Consulting Engineers and Surveyors

TREE PRESERVATIONS NARRATIVE AND DETAILS

MAHEDERE SEBEHAT LEDETA LE-MARIAM ETHIOPIAN ORTHODOX CHURCH

MASON DISTRICT — FAIRFAX COUNTY, VIRGINIA

SP 2010-MA-041
COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA — WILLIAM O. HUNE — LIC. No. 037880 — PROFESSIONAL ENGINEER

PLAN STATUS	
5-27-10	REV PER COUNTY COMMENTS 5-19-10
7-26-10	PER PRE-STAFFING COMMENTS
8-12-10	PER -STAFFING COMMENTS
10-14-10	PER-STAFFING COMMENTS
11-9-10	PER COMMENTS
DATE	DESCRIPTION

DESIGN MT	DRAWN KF	CHKD MT

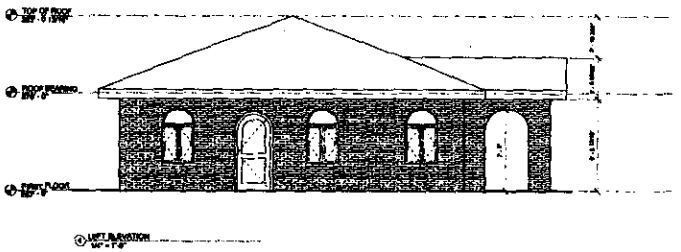
SCALE H: V:

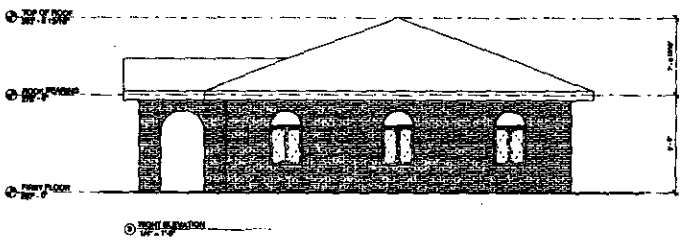
JOB No.

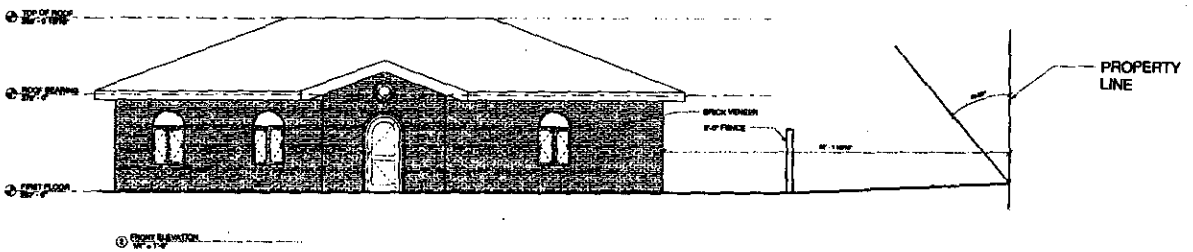
DATE: MARCH 01, 2010

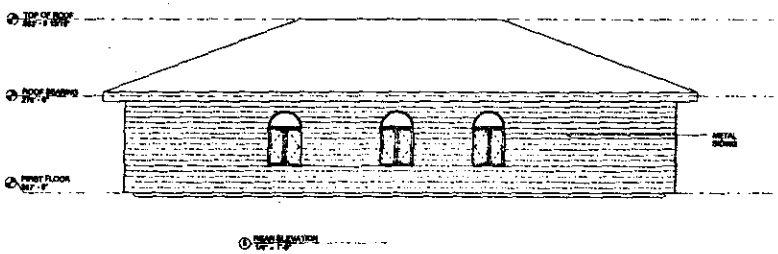
FILE No.

SHEET 9 of 13









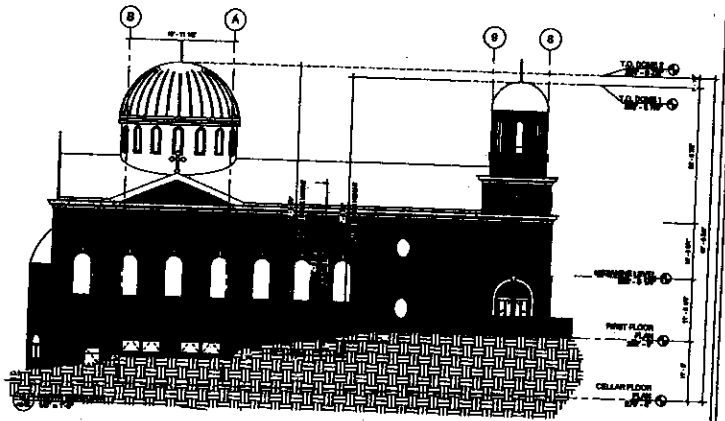
THIS SHEET FOR INFORMATION AND ILLUSTRATIVE PURPOSES ONLY (12 OF 13)

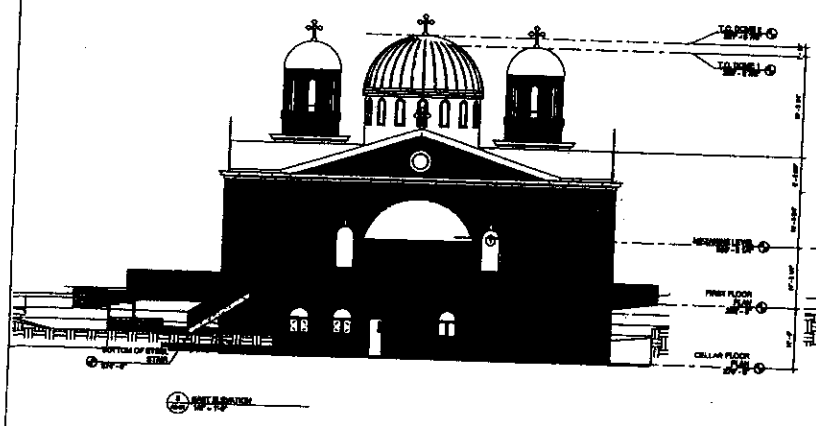
MAHDERE SEBEHAT LEDETA LEMARIAM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH

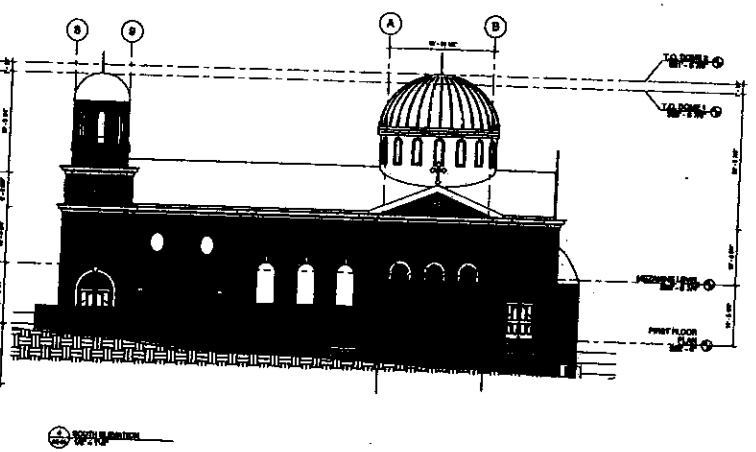
SAMSON KEBEDE, AIA, ARCHITECTS PLC

RECTORY BUILDING ELEVATIONS

A1







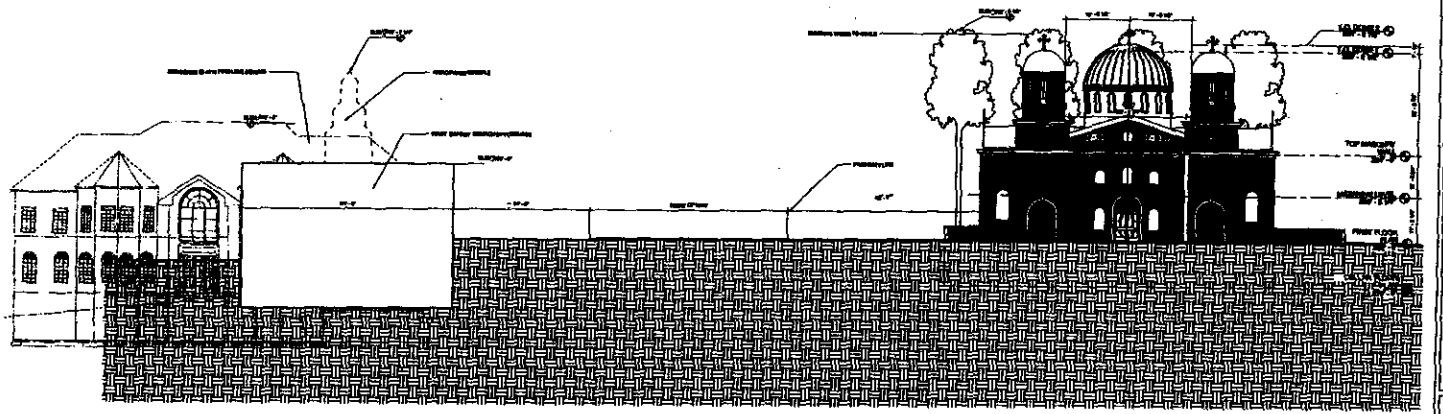
MAHEDERE SEBEHAT LEDETA LEMARIAM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH

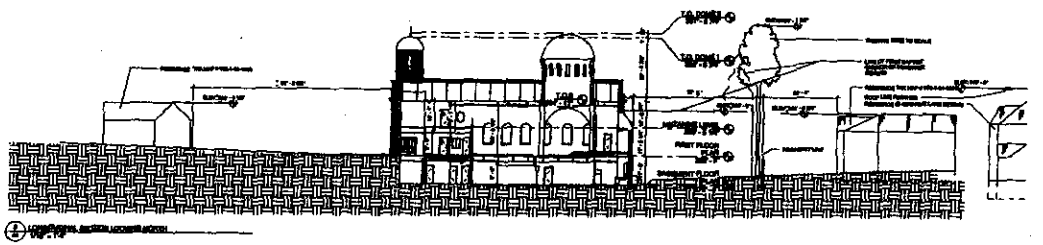
SAMSON KEBEDE, AIA, ARCHITECTS PLC

CHURCH BUILDING ELEVATIONS

A2-01

THIS SHEET FOR INFORMATION AND ILLUSTRATIVE PURPOSES ONLY (10 OF 13)





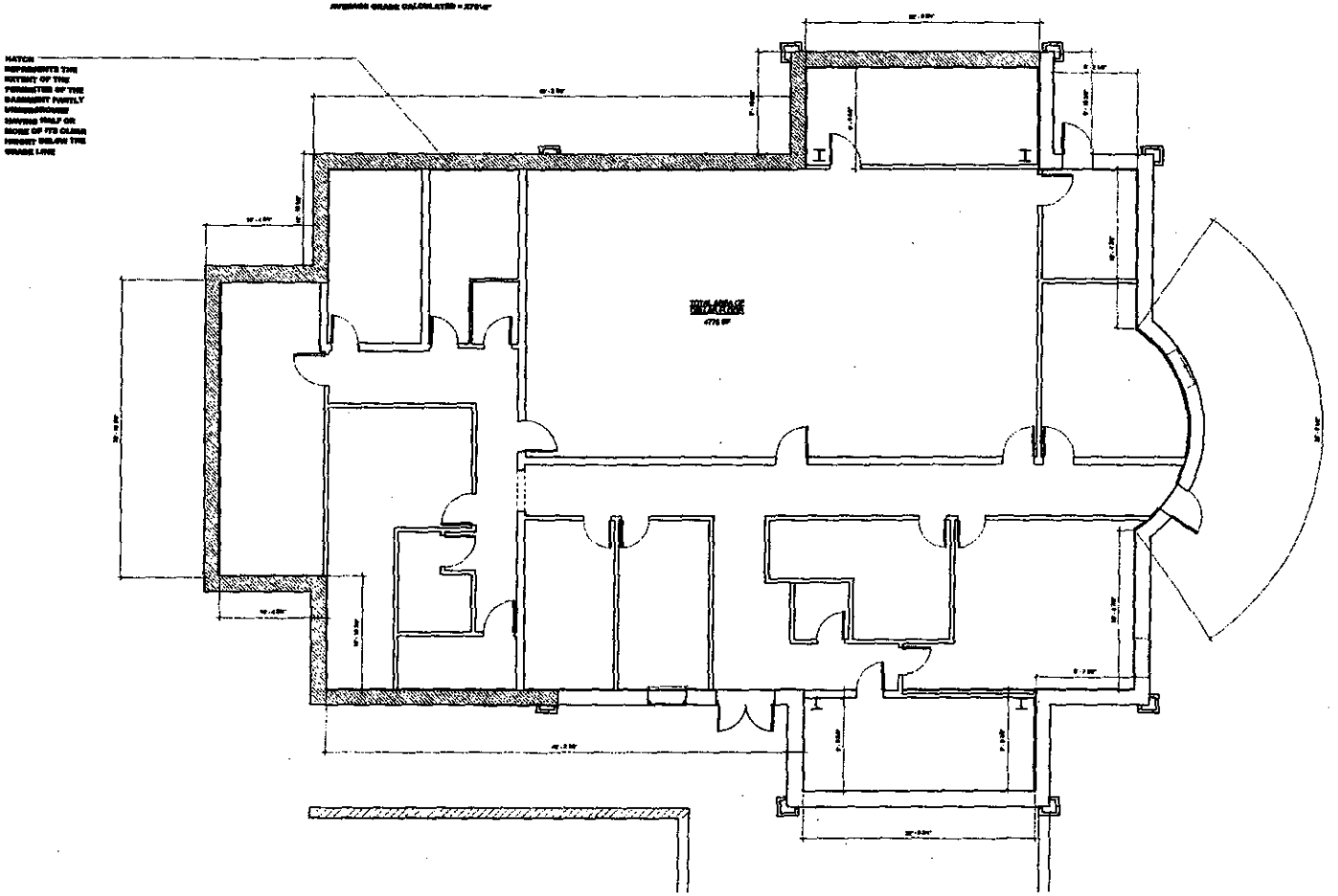
THIS SHEET FOR INFORMATION AND ILLUSTRATIVE PURPOSES ONLY (13 OF 13)

MAHEDERE SEBEHAT LEDETA LEMARIAM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH

SAMSON KEBEDE, AIA, ARCHITECTS PLC

SITE CROSS SECTION EXHIBIT

A3



CELLAR FLOOR PLAN

THIS SHEET FOR INFORMATION AND ILLUSTRATIVE PURPOSES ONLY (11 OF 13)

MAHEDERE SEBEHAT LEDETA LEMARIAM ETHIOPIAN ORTHODOX TEWAHEDO CHURCH

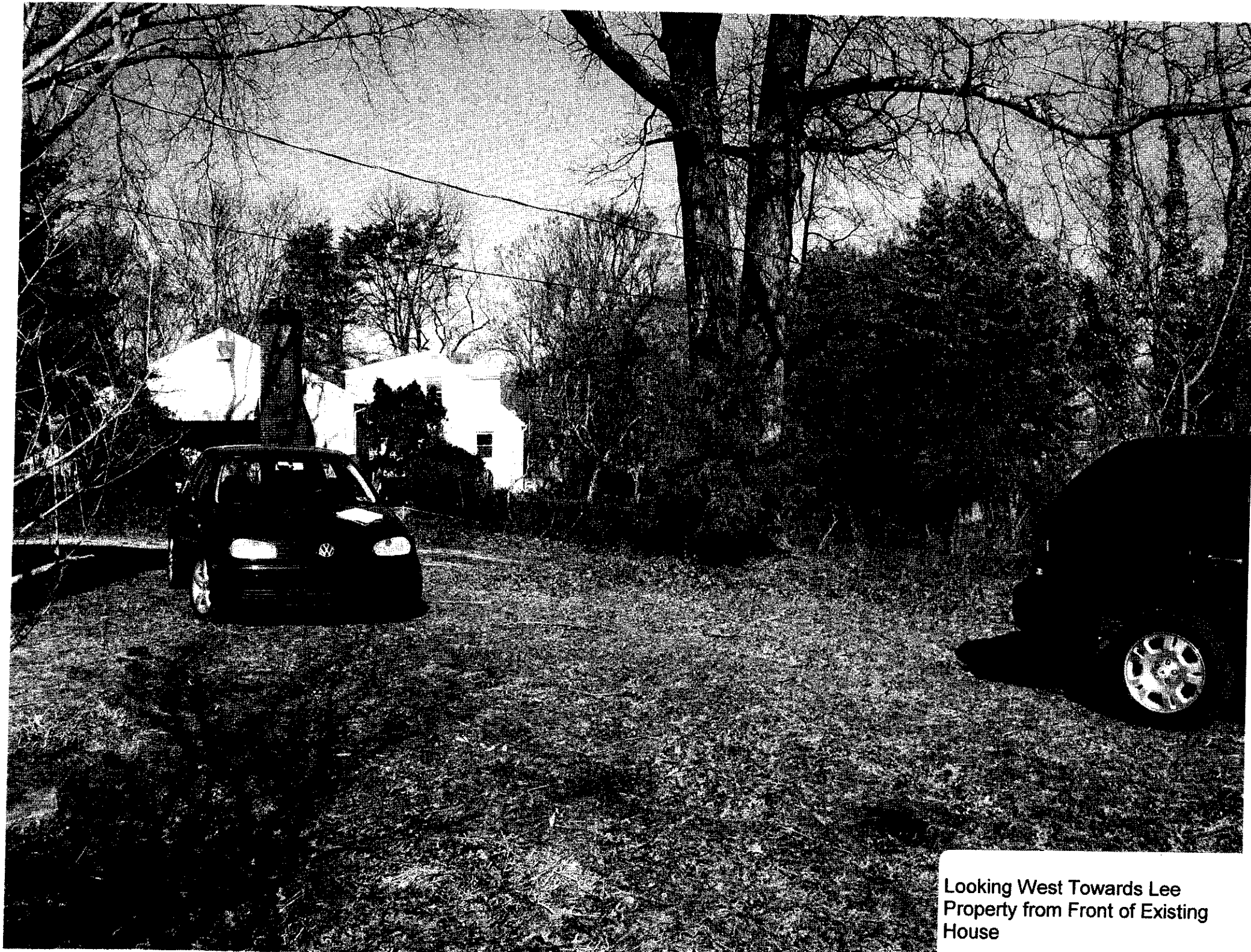
SAMSON KEBEDE, AIA, ARCHITECTS PLC

CHURCH CELLAR FLOOR PLAN

A4

Looking East From Existing House

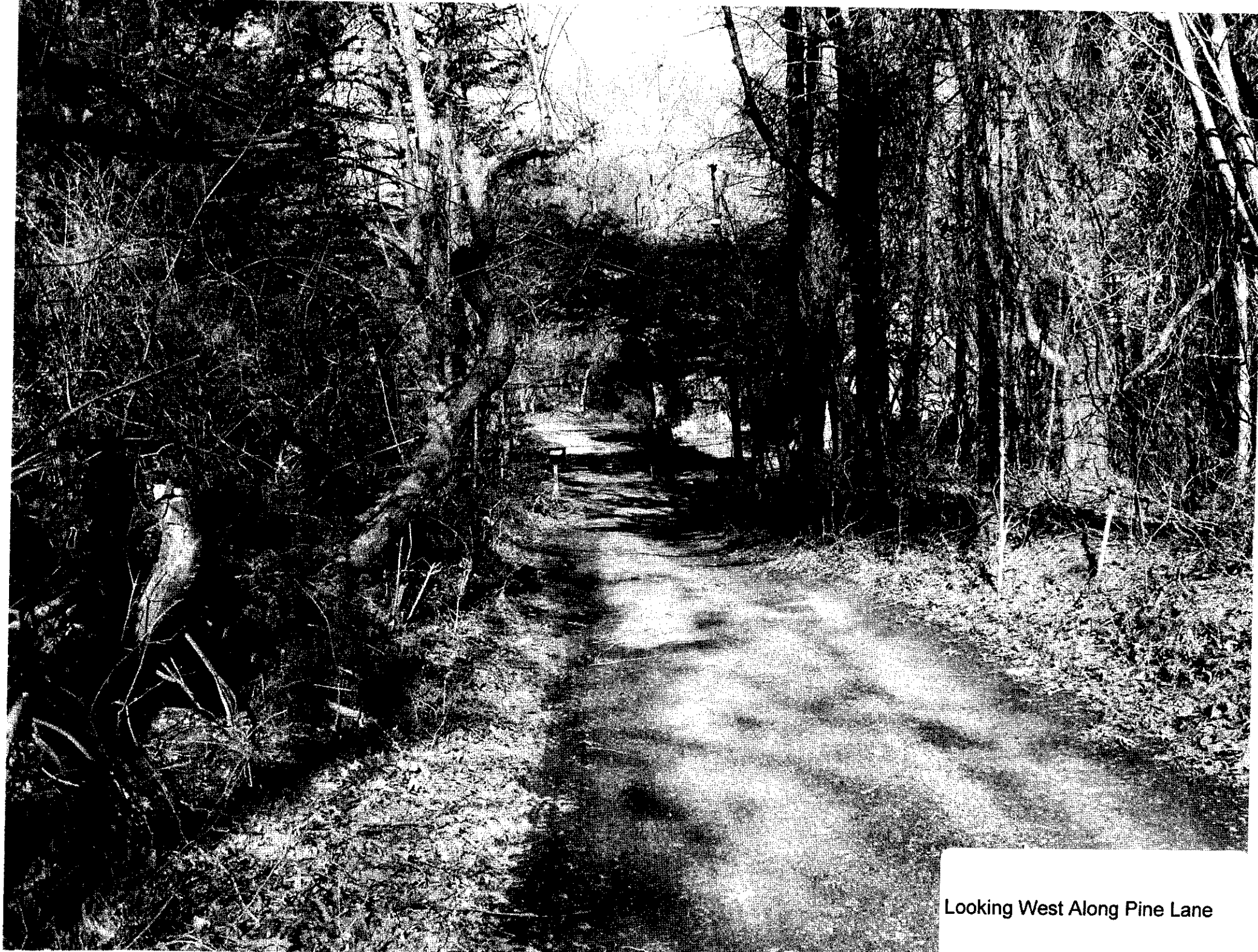
Looking North Towards Pine Lane From Front of Existing House



Looking West Towards Lee Property from Front of Existing House

Looking West Towards Lee Property From Back of Existing House

Looking East From Back of Existing House



Looking West Along Pine Lane

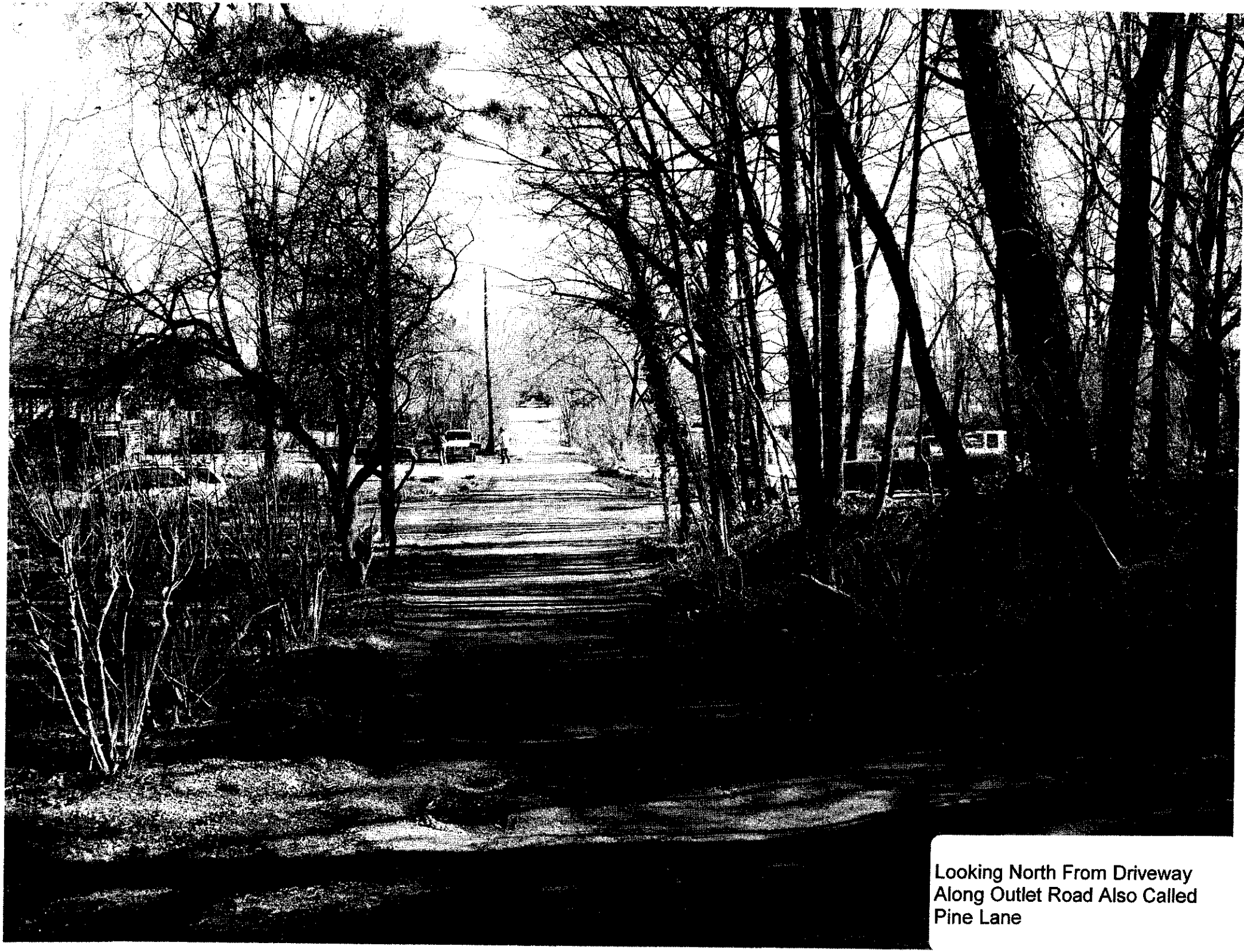
Looking North From Front of
Property Across Pine Lane

Looking East Along Pine Lane

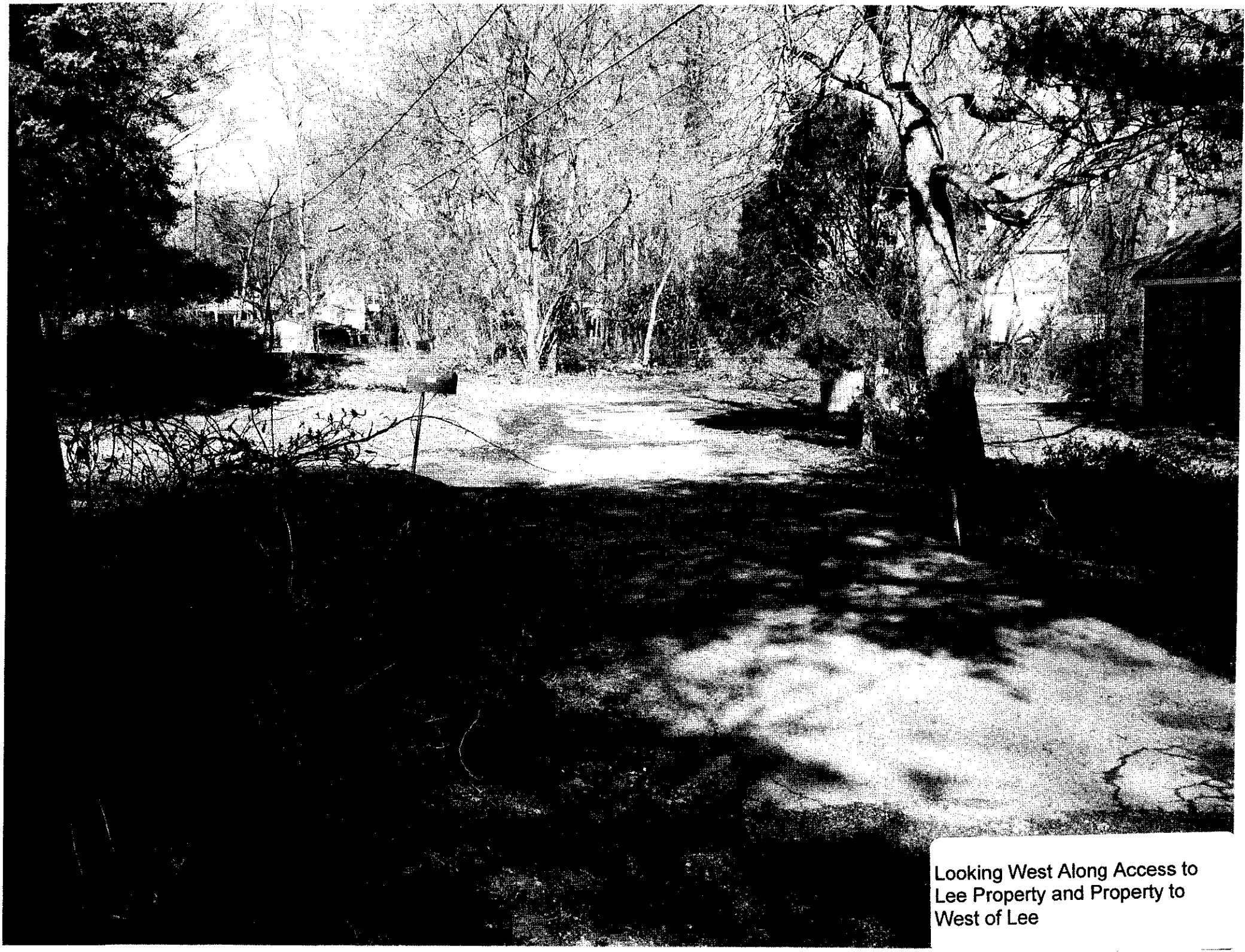
Looking South Along East Property Line

Looking South at Existing Driveway on to Site

Looking East Along Pine Lane
From Driveway



Looking North From Driveway Along Outlet Road Also Called Pine Lane



Looking West Along Access to Lee Property and Property to West of Lee

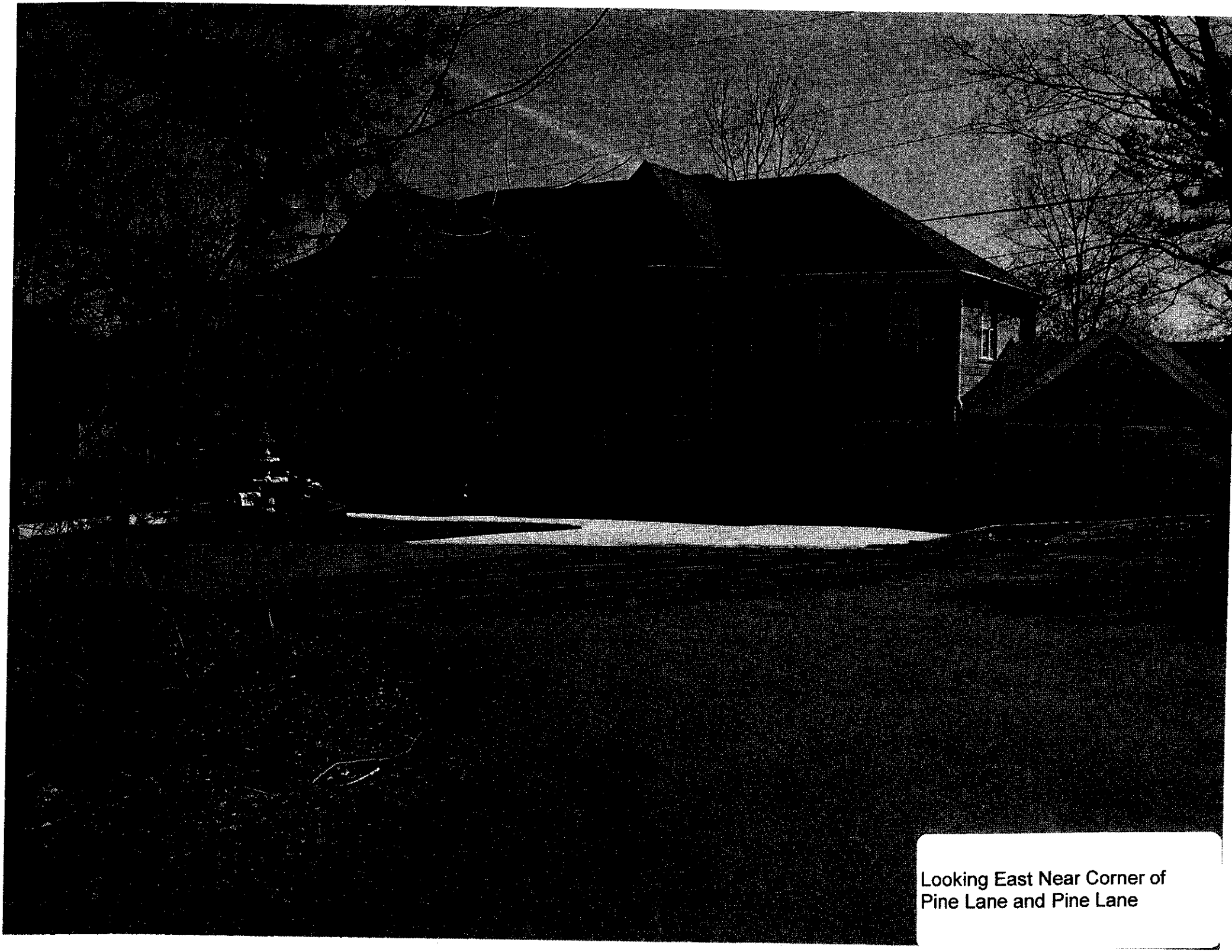
Near RPA Line, East Side of Property, Looking South

Middle of East Property Line,
Looking East

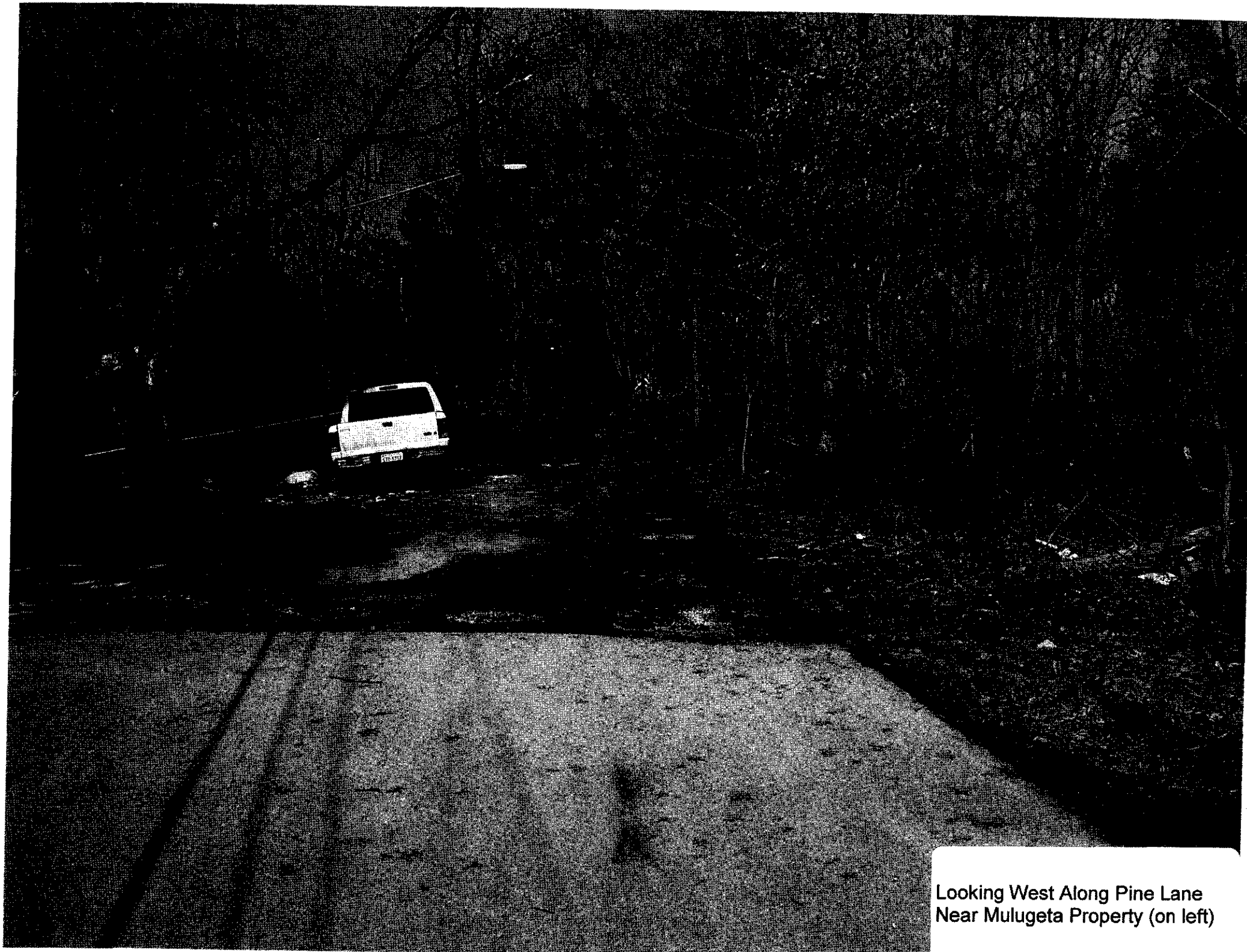
Looking West Near West
Property Line, Near RPA Line

From Manhole D on Western Portion of Site Facing Southwest

View From Existing Sanitary Manhole D to Manhole C, Looking South



Looking East Near Corner of
Pine Lane and Pine Lane



Looking West Along Pine Lane
Near Mulugeta Property (on left)

DESCRIPTION OF THE APPLICATION

Special Permit Request:

The applicant seeks to construct a place of worship consisting of a 6,300 square-foot church building at a height of 60 feet with 337 seats, church offices, a multi-purpose room and classroom space. The applicant also proposes to construct a 1,632 square foot rectory located at the southwest end of the proposed parking lot area.

Hours of Operation: Proposed under SP 2010-MA-041

Sunday Worship Services and Religious Activities:
6:00 a.m. to 12 p.m.

Administrative Offices:
9:00 a.m. – 5:00 p.m., Monday through Friday

Church Employees: Church:
(3) Employees at any one time

LOCATION AND CHARACTER

Existing Site Description:

The 4.54-acre application property is located one block south of Lincolnia Road on Pine Lane. This section of Pine Lane is a variable width (10-15 feet) gravel drive which currently serves as the primary access and as the frontage of the property. A vacant dwelling which County records indicated was built in 1910 and a shed currently exist on the site. Both structures are proposed to be removed. An unnamed tributary to Turkeycock Run traverses across the southern portion of the subject property in an east-west direction. The subject property falls within the Fairfax County Cameron Run Watershed. A significant portion of the subject property contains a Resource Protection Area (RPA) and an Environment Quality Corridor (EQC). The boundary of the RPA and EQC is coterminous.

Surrounding Area Description:

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	First Baptist Church of Foxchase; Parklawn Elementary School	R-2	Public Facilities
South	Residential – Single Family Detached Dwellings	R-2	Residential: 1 – 2 du/ac
East	Residential – Single Family Detached Dwellings	R-2	Residential: 1 – 2 du/ac
West	Residential – Single Family Detached Dwellings	R-2	Residential: 1 – 2 du/ac; 3-4 du/ac

BACKGROUND

County records indicate that the single family dwelling was constructed in 1910. The lot and dwelling is not on the County or National Historic Register. There are no previous zoning actions on this property.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I

Planning Sector: Lincolnia Planning District,
L1 Pinecrest Community Planning Sector

Plan Map: Residential: 1 – 2 du/ac

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Special Permit Plat Mahedere Sebehat Ledeta Le-Mariam Ethiopian Orthodox Church, Mason District Fairfax County, Virginia

Prepared By: William D. Hume, P.E., Bury + Partners Engineering Solutions

Dated: March 1, 2010, as revised through December 2, 2010

Proposed Use:

The applicant proposes to construct a 6,300 square-foot church building at a height of 60 feet to be located along the northeastern property line, approximately 42 feet from the front lot line (after dedication) and 60 feet from the eastern side lot line. The front entrance of the building is proposed to orient to the west. The approach from Pine Lane is to the rear of the building. The structure will have three levels: a mezzanine, the main level, and a cellar, to accommodate a sanctuary with 337 seats, church offices, a multi-purpose room and classroom space and is proposed to be constructed of high quality brick/masonry materials. The church facility will include three (3) domes and an arched entryway. The two domes at the west end by the entrance are proposed to measure approximately 53 feet at mid-height and the larger dome around the middle of the building is proposed at approximately 55feet at mid-height (the absolute height is approx 62 feet). The applicant also proposes to demolish the existing single-family residence on the lot and construct a new brick, 1,632 square-foot residence at a height of 15' 7" to house a single clergy member and his family.

Stormwater Management (SWM) requirements are proposed to be met via an underground storage system shown at the southern end of the parking lot. Best Management Practices (BMPs) are proposed to be met primarily via a conservation easement placed over the RPA area and via extended detention. Proposed tree cover is approximated at 50.0% of the property, primarily located in the RPA which is to remain undisturbed and is proposed as a conservation area. The applicant proposes road improvements to include constructing a two-lane street providing 24 feet of pavement with curb and gutter along Pine Lane to access the site. A 5-foot wide concrete sidewalk is proposed along the northern portion of the improved roadway. A 50'radius cul-de-sac (applicant plans to request a reduction to 45-foot radius at site plan) is shown at the site's entrance. An asphalt road connection is proposed to be constructed west of the cul-de-sac to provide access to Lots 65 and 66 as well as an asphalt connection to the existing Outlet Road (gravel road) to the north. To accommodate these improvements, the applicant proposes to dedicate 13,538 square feet of right-of-way (ROW) along the property's Pine Lane frontage. Parking will be provided via a surface parking lot located south and west of the church building containing 132 parking spaces for a parking to seat ratio of 1:2.55. A 5-foot wide concrete sidewalk is shown along the eastern, southern and western perimeter of the building to provide pedestrian circulation. The western sidewalk connects to a sidewalk along the site's street frontage to the north.

Land Use Analysis

The Comprehensive Plan recommends residential development at a density of 1-2 dwelling units per acre. There is no parcel specific text for this lot, however land use recommendations for this sector state that development should maintain the character

of the low density single-family residential neighborhoods south of Lincolnia Road and east of Old Columbia Pike through infill development.

Issue: Intensity

An Environmental Quality Corridor (EQC), Resource Protection Area (RPA) and 100 year floodplain covers a significant portion of this site; approximately 1.37 acres of the rear portion of the site. While there is another 21,000 plus square feet of land not covered by the RPA to the south, this area is rendered virtually unbuildable because of it lies primarily within the minimum required yard, south of the RPA, and the area is too narrow to support any development. Functionally, the development is proposed to occur on approximately 2.5 acres. While the proposed ultimate FAR (0.039) is below that which is permitted for non-residential uses within the R-2 District (0.20 FAR), coupled with the environmental constraints of the property, the overall intensity of the proposed uses at this location (church building with a residential dwelling) seemed to exceed the level anticipated by the Zoning Ordinance for such uses. A residential dwelling on its own could be designed in a manner that is consistent with similar uses in this area. However, staff believed that the scale and intensity of this development which is proposed on an environmentally sensitive site and is shoe-horned between two adjacent residences could make the development incompatible with the surrounding properties immediately adjacent to the use. A place of worship has been approved, but not yet constructed, to be located directly across the street from the proposed development. That approved church is smaller in building size (4,860 square feet) and seating size (240 seats) and the facility is located at a corner, not embedded within the neighborhood. Staff remains concerned that the proposed use as it is currently designed is very intense for this location.

Resolution:

Over the course of the review of the application, the applicant has reduced the worship building square footage down from a high of 11,800 square feet to the present 6,300 square feet and the number of seats down from 423 to 337, while increasing parking from 106 to 132 spaces. These changes have reduced the intensity of the proposed use considerably. Staff had hoped that the applicant would further reduce the building size and number of seats to be more in line with the church approved across the street on Lot 63, whose lot is similar in size to the buildable area on the application property. Staff is concerned that not only will the two churches be a strain on the surrounding residential community, but that the applicant has reduced their original request to a size below the number of seats they really need. However, since the applicant has addressed all the technical aspects related of the application, staff does not oppose the request as now depicted on the SP plat.

Environmental Analysis (Appendix 4)

Issue: Environmental Quality Corridor (EQC), Resource Protection Area (RPA) and 100 year floodplain

The subject property falls within the Fairfax County Cameron Run Watershed. A significant portion of the subject property is RPA and EQC. The boundary of the RPA and EQC is coterminous. In accordance with Policy Plan guidance, the church and related uses such as parking and rectory should be located and developed in a manner that protects and preserves the EQC. Without a field verified RPA delineation approved by the Department of Public Works and Environmental Services (DPWES), Department of Planning and Zoning staff could not originally conclude that there were no encroachments in the EQC in conformance with the Comprehensive Plan guidance.

Portions of a wetland delineation report were provided with an August 12, 2010 plan submission, but did not include a complete map of the site to accompany that study. In addition, a field-verified RPA delineation was depicted on a previous development plan, but the study which was the basis for that delineation had not been submitted to DPWES for review and approval. A county approved, field-verified RPA delineation study would provide staff with the critical information necessary to define an accurate EQC delineation.

The area of the applicant's field-verified RPA is smaller than the County mapped RPA. Staff questioned whether the applicant and County's delineations included the full extent of the RPA. Given that the topographic relief at the stream and adjacent area north of the channel increases very little suggested that the floodplain and by definition the EQC and RPA was actually broader.

Only a county approved RPA field-verified delineation would affirm that possible wetlands could exist on site or be connected by surface flow to the main Turkeycock Run stream channel. In the event that the wetland area was connected by surface flow to the stream channel, then the area of the field-verified RPA delineation could be revised to be larger than the August 12, 2010 submission.

Resolution:

The applicant recently submitted and received approval of a field-verified RPA delineation which indicates that there are no wetlands connected to the stream channel. Therefore, the proposed development should not negatively impact the RPA as long as the limits of clearing and grading are strictly adhered to. Staff has proposed a development condition which requires the edge of the limits of clearing to be marked and a pre-construction meeting be held with staff from the Urban Forest Management Division. With the implementation of this development condition, staff believes that this issue is resolved.

Issue: Soil Constraints

The 2008 Soil Survey delineates a wide swath of the soil type, Wheaton Codorus, characterizing the stream valley on both sides of the stream. The Wheaton aspect of the complex is found in disturbed areas, and the Codorus aspect of the complex is found around undisturbed floodplain areas. The entire complex is characterized by poor drainage which is prone to flooding, a high seasonal water table and slow permeability. This soil complex is also characterized by naturally occurring asbestos. While staff recognizes that information presented on the soils map serves as a general guide for the location of soils and potential soil hazards for the county, the potential presence and exposure to fibrous asbestos raises concerns. Therefore, the applicant should provide a geotechnical analysis in order to assess the full extent to which soil may affect development in advance of future construction.

Resolution:

In the event that fibrous asbestos exists on the site, the applicant should provide an asbestos compliance plan to protect construction workers. Such a plan should meet the requirements of Occupational Health and Safety Administration (OSHA) and the Fairfax County Health Department. The Fairfax County Health Department has developed directives that outline standard operating procedures designed to protect the public's health, as well as the health and safety of personnel who develop and construct these projects. These directives must be implemented in order to proceed with the project. Staff recommends a development condition to ensure that the Health Department directives for development are followed. With the implementation of the staff proposed development condition, this issue is resolved.

Stormwater Management (SWM)/ Best Management Practices (BMP) Analysis (Appendix 5)

The applicant proposes to meet Stormwater Management (SWM) requirements via an underground storage system shown to be located at the southern end of the parking lot. Roof drains along the perimeter of the building along with several stormwater pipes located along the eastern perimeter of the parking lot, are proposed to pipe stormwater runoff to the outlet pipe. The outlet pipe then discharges into the RPA to the south. Best Management Practices (BMPs) are proposed to be met primarily via a conservation easement to be placed over the RPA area which can be used for BMP credit. Final BMP computations are proposed to be calculated at site plan.

Issue: Adequate Outfall

There are downstream drainage complaints on file from downstream properties. While the applicant has provided an outfall narrative, ultimate outfall for the application site has not been provided during the review process and will be a requirement of site plan approval.

Resolution:

Staff has proposed a development condition requiring the applicant to provide SWM/BMP facilities that meet the Public Facilities Manual (PFM) requirements and to demonstrate adequate outfall in accordance with the PFM at the time of site plan review.

Urban Forest Management Analysis (Appendix 6)

Tree preservation should be optimized for this site in accordance with the Tree Preservation Ordinance. As notated on the SP Plat, the applicant intends to provide the 10-year tree canopy requirements. Consequently, staff has proposed detailed development conditions pertaining to tree protection and tree preservation on the site which is intended to help ensure the survivability of on-site and off-site vegetation.

Transportation Analysis (Appendix 7 and Appendix 8)

Site Access

The primary access to the application site is via a 10 to 15-foot variable width gravel drive shown as an unimproved portion of Pine Lane. There is another gravel outlet road northwest of the site that is used to access the adjacent residential lots to the west and north of the site. The applicant has been requested to upgrade the roadway adjacent to the application property in accordance to the Virginia Department of Transportation (VDOT) standards as prescribed in the latest VDOT Road Design Manual and tie into the improved section of Pine Lane. In addition, the applicant is required to meet the Connectivity Index requirements and construct a stub west of the turn-around to provide access to Lots 65 and 66 as well as tie into the northern Outlet Road right-of-way to provide access to the lots along the outlet road. The proposed road improvements must contain a sidewalk along at least one side of Pine Lane that connects to the turn-around at the site's entrance. The applicant has agreed to provide the required road improvements and staff has proposed a development condition to ensure that these commitments are fulfilled.

ZONING ORDINANCE PROVISIONS

Residential (R-2) District, Two Dwelling Units/Acre		
Standard	**Required**	**Proposed**
Lot Size	5 acres (minimum)	4.54 acres
Lot Width	200 feet (minimum)	271 feet
Building Height	60 feet (maximum)	60 feet (excl. domes)
Front Yard	45° ABP but not less than 35 feet	42 feet
Side Yard	40° ABP but not less than 15 feet	57 feet (East) 113 feet (West)

Residential (R-2) District, Two Dwelling Units/Acre		
Standard	**Required**	**Proposed**
Rear Yard	40° ABP but not less than 25 feet	592 feet
Open Space	No requirement	N/A
FAR	0.20	0.039 0.042 (after dedication)
Parking Spaces	Church @ 337 seats = 85 spaces	132 spaces (Ratio – 1:2.55)
Interior Parking Lot Landscaping	5% (2,120 sq ft)	8.5 % (or 3,600 sq ft)
Transitional Screening (South, East & West)	TS 1*	Modification requested south, southeast and southwest property line in favor of existing vegetation in the RPA. TS1 to the east and west (north of the RPA) with modification to the west.
Barrier (East , South & West)	D, E or F**	Waiver of south, southeast and southwest. Barrier F: 6-foot high board-on-board fence to the east and west (north of the RPA).

* TS1 consists of Min. 25 feet in width planted with evergreen trees or a mixture of evergreen and deciduous trees

** Barrier D shall consist of a 42-48 inch chain link fence; Barrier E shall consist of a 6-foot wall, brick or architectural block; Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

WAIVERS/MODIFICATIONS REQUESTED

- Modification of Transitional Screening on the southern, southeast and southwest lot lines to allow existing vegetation to be utilized. Modification along the northwestern lot line to reduce the width along the turn around and add supplemental planting.
- Waiver of barrier on the southern, southeast and southwest lot lines.

Staff does not object to modifications of the transitional screening and/or modifications and a waiver of the barrier requirements to allow existing vegetation in the RPA to fulfill the requirements. Additional screening is shown to be provided east and west of the parking areas. Staff believes additional vegetation should be provided along the Pine

Lane frontage and west of the turn-around as determined by UFMD since very little vegetation is shown and has included a development condition to address this issue.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 9)

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

Summary of Zoning Ordinance Provisions

General Standard 1 requires that the proposed uses be in harmony with the adopted comprehensive plan. As previously discussed, the applicant has worked diligently with staff to meet all of the technical requirements to develop this site as proposed. While the proposed land use is in harmony with the Comprehensive Plan and satisfies requirements of the Zoning Ordinance, the constraints of the site put this development in a precarious position. The intensity and location of the development, mid-block of a low-density residential block, is very concerning to staff. Staff has consistently recommended that the applicant reduce the building size, number of seats and remove or incorporate the rectory into the proposed church building. The applicant has made strides to accommodate staff's request, and as such, staff concludes that the application is in harmony with the land use recommendations of the Comprehensive Plan and does satisfy General Standard 1 of the Zoning Ordinance.

General Standard 4 requires that 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. Both Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) have no further objections to this development, therefore, staff believes that this standard has been met.

CONCLUSIONS

The proposed application for a place of worship with 337 seats on this site with a 6,300 square-foot church building square feet (plus cellar space) and a 1,632 square-foot rectory does satisfy all applicable standards and is in harmony with the Comprehensive Plan and the applicable Zoning Ordinance Provisions.

RECOMMENDATIONS

Staff recommends approval of SP 2010-MA-041, but only subject to the adoption of 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.

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.

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.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Environmental Analysis
5. Stormwater Management/ BMP Analysis
6. Urban Forest Management Analysis
7. FCDOT Transportation Analysis
8. VDOT Transportation Analyses
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

December 8, 2010

If it is the intent of the Board of Zoning Appeals to approve SP 2010-MA-041 located on property described as Tax Map 72-1 ((1)) 64 to permit a place of worship pursuant to Section 3-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant only, Mahedere-Sebehat Ledeta LeMariam Ethiopian Orthodox Tewahedo Church of Arlington, Virginia and is not transferable without further action of this Board, and is for the location indicated on the application, 4214 Pine Lane, 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 William D. Hume, P.E., Bury + Partners Engineering Solutions, dated March 1, 2010, as revised through December 2, 2010.

3. A copy of this special permit amendment 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 uses.

4. This special permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit amendment, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. The seating capacity in the main area of worship shall be a maximum of 337 seats.

6. The design of the buildings shall be in substantial conformance with the architectural renderings included as Sheet A2-01, Church Building Elevations of the Special Permit Plat.

7. The building heights shall not exceed 60 feet for any the proposed structures shown on the SP Plat per the height definition in the Zoning Ordinance, except that domes and towers shall not exceed 62 feet in absolute height.

8. A minimum of 51% of the clear height of the lower level cellar/basement space shall be underground in order to be considered as cellar space in accordance to Sheet A4 of the SP Plat.

9. The Applicant shall comply with DPWES should it determine that a potential health risk exists due to the presence of asbestos containing rock on the application property. The Applicant shall:

    a) Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risks, and

    b) Commit to appropriate construction techniques as determined by DPWES in coordination with the Health Department to minimize this risk. Such techniques may include, but are not limited to, dust suppression measures during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal

10. Environmentally sustainable elements shall be incorporated into the proposed structures. These elements may include, but are not necessarily limited to, high-efficiency mechanical systems, use of materials with recycled content, a high performance and insulated building envelope, water efficient fixtures, low volatile organic compounds in paints, sealants and finish materials, construction waste management and storage and collection and recyclables.

11. The Resource Protection Area (RPA) shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation within the RPA except for dead or dying trees and shrubs. Play equipment, fencing and a patio and/or deck may be provided at the rear of the rectory, however there shall be no structures or fences located at a distance further than 25 feet from the rear (south) of the proposed rectory or within the RPA.

12. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including the Urban Forester, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of the Resource Protection Area (RPA), clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction. The limits of the RPA and the limits of clearing shall be clearly marked for this meeting and during all phases of construction.

13. The applicant shall conform strictly to the limits of clearing and grading subject to allowances for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. For each phase of development, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES, including the Urban Forest Management Division (UFMD), for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible as determined by DPWES. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SP Plat, they shall be located in the least disruptive manner necessary as determined by

UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

14. The applicant shall submit a Tree Preservation Plan as part of the first and all subsequent site plan submissions or grading plan submissions, whichever occurs first. This plan shall designate the limits of clearing as determined in the previous development condition and require that the Resource Protection Area (RPA) and areas outside of the limits of clearing and grading be preserved and labeled as "perpetually undisturbed open space." There shall be no mowing of grass or structures in the perpetually undisturbed open space. This plan shall be prepared by a professional with experience in the preparation of tree preservation, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the UFMD, DPWES. The tree preservation plan shall be prepared in conformance with the requirements of the Public Facilities Manual (PFM) and shall be submitted for review by UFMD. 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.

15. 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. Tree protection fencing shall be erected along the limits of clearing and grading wherever construction activities are proposed adjacent to areas to remain undisturbed. Super silt fence may be approved by UFMD 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. All tree protection fencing shall be installed after the tree preservation walk-through meeting but 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.

    Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

16. The applicant shall root prune and mulch, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of

the subdivision plan submission. The details for these treatments shall be reviewed and approved by 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.
- Immediately after the Phase II erosion and settlement (E&S) control activities are complete, mulch shall be applied at a depth of three (3) inches within designated areas without the use of motorized equipment.
- Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

17. The applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD, DPWES approvals. The applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris and traffic by construction equipment and personnel do not occur within the designated tree save areas. During any clearing of tree/vegetation/structure removal on the applicant property, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted in conformance with these conditions and as approved by UFMD, DPWES. The applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFMD, DPWES if these are found to be damaged, removed or altered in any manner not allowed in writing by UFMD, DPWES. The monitoring schedule shall include weekly inspections during demolition activities and once monthly inspections during construction activities. This schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFMD, DPWES.

18. The applicant shall meet the requirements of the Tree Conservation Ordinance pursuant to County Code, Chapter 122.

19. Existing vegetation along the southern, southeastern, and southwestern lot lines shall be preserved and maintained and shall satisfy Transitional Screening 1 (TS1). TS1 shall be provided along the northeastern and northwestern lot line, except it may be modified along the western lot line adjacent to the turn around with additional plantings to meet the intent of Transitional Screening 1 as determined by UFMD;

    - Landscaping shall include substantial ornamental and shade trees,

shrubs, foundation and understory plantings in order to soften the impact of the proposed use and screen the dwelling and proposed church structure.

- The number, size, species and location of plantings shall be provided in consultation with UFMD and DPWES. All vegetation shall be maintained in good condition and any dead or dying vegetation shall be replaced with like kind as determined by the Urban Forester.

20. The barrier requirement shall be waived along the southern, southeast and southwest lot lines (south of the RPA). The existing vegetation shall be used to satisfy the barrier requirement along these lot lines. Barrier F (a 6-foot high board-on-board fence), subject to sight distance, shall be provided along the eastern and western lot lines north of the RPA, in a location as determined in consultation with UFMD.

21. Parking shall be provided as depicted on the special permit plat, and shall consist of a minimum of 132 parking spaces. All parking shall be on site.

22. Peripheral parking lot landscaping shall be waived along the south side of the parking lot in favor of existing vegetation. All other parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.

23. Prior to issuance of a Non-RUP, the applicant shall construct all road improvements to include a proposed stub out along the western end of Pine Lane and a tie-in to the right-of-way onto Outlet Road in consultation with the Fairfax County Department of Transportation (FCDOT), and as approved by the Virginia Department of Transportation (VDOT). The applicant shall provide all ancillary easements, including emergency vehicle and sidewalk easements.

24. Adequate outfall shall be demonstrated in accordance with the Public Facilities Manual (PFM), as determined by DPWES, at the time of site plan review.

25. Stormwater Management (SWM) measures may be provided via an underground detention facility as shown on the SP Plat as determined by DPWES. The majority of Best Management Practices (BMPs) shall be met through a conservation easement placed over the RPA. The remainder of required BMP will be met through natural or structural systems. If a modification of the PFM to permit the proposed stormwater management/best management practices as shown on the SP Plat is not granted by DPWES and SWM/BMP facilities in substantial conformance with the SP Plat cannot be provided, then a special permit amendment (SPA) shall be filed to provide water quantity and quality control measures in accordance with the PFM as determined by DPWES.

26. All 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. All lighting shall be full cut-off luminaries, shall be controlled by timers and shall be cut off when the site is not in use, except for

security lighting. Lighting shall not be installed in landscape islands. No uplighting of landscaping, signage or architecture shall be provided.

27. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.

28. The use of loudspeakers shall not be permitted outside the building.

29. The residential structure on site shall only be occupied as a rectory for the place of worship use.

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 construction has commenced and been diligently prosecuted. Establishment of Phase I shall establish the use as approved pursuant to this special permit amendment. The Board of Zoning Appeals may grant additional time 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.

Application No.(s): SP 2010-MA-041
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2010
(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 108185a

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)
Mahedere-Sebehat Ledeta LeMariam Ethiopian Orthodox Tewahedo Church of Arlington, Virginia	2600 S. Veitch Street, #105 Arlington, Virginia 22206	Applicant/Title Owner of Tax Map 72-1 ((1)) 64
Agents: Philipos (nmi) Kebede Ristu (nmi) Lakew Yewnet (nmi) Lakew Samson (nmi) Kebede Kebede (nmi) Tato		

(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): SP 2010 - MA-041

(county-assigned application number(s), to be entered by County Staff)

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

DATE: October 15, 2010

(enter date affidavit is notarized)

108185a

(**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)
Bury + Partners-Virginia, Inc. Agents: Martin F. Smith, Jr. Anthony T. Owens	3810 Concorde Parkway, Suite 100 Chantilly, Virginia 20151	Civil Engineer/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 Megan C. Rappolt f/k/a Megan C. Shilling Elizabeth A. McKeeby Kara M. W. Bowyer	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Bowman Consulting Group, Ltd. Agents: Matthew J. Tauscher Jonathan D. Bondi	14020 Thunderbolt Place Suite 300 Chantilly, Virginia 20151	Engineers/Planners/Agent
ECS Mid-Atlantic, LLC Agent: Avi M. Sareen	14026 Thunderbolt Place, Suite 100 Chantilly, Virginia 20151	Geotechnical Consultant/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): SP 2010 - MA -041
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2010
(enter date affidavit is notarized)

108185a

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)
Mahedere-Sebehat Ledeta LeMariam Ethiopian Orthodox Tewahedo Church
2600 S. Veitch Street, #105
Arlington, Virginia 22206

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)
A non-stock, not-for-profit corporation.

(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): SP 2010-MA-041

(county-assigned application number(s), to be entered by County Staff)

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

DATE: October 15, 2010

(enter date affidavit is notarized)

108185a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bury + Partners-Virginia, Inc.
3810 Concorde Parkway, Suite 1000
Chantilly, Virginia 20151

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)
Bury + Partners Holdings, Inc.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Bury + Partners Holdings, Inc.
3345 Bee Caves Road, Suite 200
Austin, Texas 78746

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)
Paul J. Bury, III

(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): SP 2010-MA-041

(county-assigned application number(s), to be entered by County Staff)

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

DATE: October 15, 2010

(enter date affidavit is notarized)

108185a

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

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

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, Virginia 20151

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)

Gary P. Bowman

(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): SP 2010 -MA-041
(county-assigned application number(s), to be entered by County Staff)

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

DATE: October 15, 2010
(enter date affidavit is notarized)

108185a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
ECS Mid-Atlantic, LLC
14026 Thunderbolt Place, Suite 100
Chantilly, Virginia 20151

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)
Engineering Consulting Services, Ltd.,
Managing Member

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Engineering Consulting Services, Ltd.
14026 Thunderbolt Place, Suite 100
Chantilly, Virginia 20151

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)
Henry L. Lucas

(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): SP 2010-MA-041
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2010
(enter date affidavit is notarized)

108185a

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): SP 2010-MA-041
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2010
(enter date affidavit is notarized)

108185a

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): SP 2010-MA-041

(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2010

(enter date affidavit is notarized)

108185a

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: Sara V. Mariska

(check one) [ ] 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 15 day of October 2010, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin

Notary Public

My commission expires: 11/30/2011

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

Sara V. Mariska
(703) 528-4700 Ext. 5419
smariska@arl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

REVISED
August 12, 2010

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: Proposed Special Permit Application
Applicant: Mahedere-Sebehat Ledeta LeMariam Ethiopian Orthodox Tewahedo Church of Arlington, Virginia

Dear Ms. Coyle:

Please accept the following as a statement of justification for a special permit on property identified among the Fairfax County tax map records as 72-1 ((1)) 64 (the "Subject Property").

The Subject Property contains approximately 4.54 acres and is located south of Lincolnia Road and west of Braddock Road in the Mason Magisterial District. Zoned to the R-2 District, the Subject Property is not subject to any proffers or development conditions and is currently developed with a single family dwelling that is vacant. The Applicant proposes to remove the existing residential structure and add a place of worship with associated parking as well as a rectory to the Subject Property.

The Applicant is an existing congregation that is leasing space in a school auditorium in the Alexandria area. The Applicant has recently acquired the Subject Property and proposes to construct a place of worship with approximately 6,300 square feet of gross floor area. The sanctuary will be sized to accommodate approximately 337 people. The structure will also have space for church offices, a multi-purpose room, and classroom space. A parking lot will be added to the rear of the church structure and will have 132 spaces. The existing single family dwelling will be removed and the Applicant proposes to construct a rectory comprised of approximately 1,800 square feet. The rectory will serve the congregation's pastor and family.

There is approximately 1.37 acres of resource protection area (RPA) in the rear of the Subject Property that will remain undisturbed by the Applicant's proposal. The RPA, as well as proposed transitional screening along the eastern and western property lines, will provide a buffer to surrounding properties. The Applicant looks forward to establishing a church home in the Alexandria section of Fairfax County. Because the majority of the church's members live in proximity to the Subject Property, the church looks forward to better serving its members with its own facility and also serving the needs of the surrounding community.

The Subject Property is located in the Lincolnia Planning District in the Pinecrest Community Planning Sector (LI) of the Fairfax County Comprehensive Plan (the "Plan"). There is no site specific text for the Subject Property; however, the Plan recommends residential uses with a density range of 1-2 dwelling unit/acre. Plan text for this area states that development should maintain the character of the low density single-family residential neighborhoods south of Lincolnia Road and east of Old Columbia Pike through infill development at a density of 1-2 dwelling units per acre. The improvements have been carefully designed to preserve the low density residential character of the surrounding community. The Applicant's proposal includes retaining existing vegetation and preserving the existing RPA. Community uses such as places of worship are permitted in residential areas and provide a valuable service to the surrounding community. The Applicant's proposal is in keeping with the recommendations of the Plan.

In accordance with the requirements of Section 8-011 of the Fairfax County Zoning Ordinance (the "Ordinance"), please consider the following information regarding the Applicant's proposed use of the Subject Property:

A. Type of Operation

The primary use of the Subject Property will include the following:

- A place of worship, including a sanctuary with 337 seats, with services typical of religious facilities. The place of worship will offer accessory uses typically found in association with this use, such as religious education, community events, weddings, funerals, and adult education.

B. Hours of Operations

- The place of worship will hold worship services and religious education classes, between the hours of 6:00 a.m. and 12:00 p.m. on Sundays. The Applicant intends to hold only one (1) service and children will attend religious education classes during the service.

- The church administrative office will be open from 9:00 a.m. to 5:00 p.m., Monday through Friday.

- Community meetings, funerals, and other church events will be held periodically and will vary by time of day and day of the week.

C. Occupants

- The current attendance for worship services is 250 people on average at a single service.

D. Proposed Number of Employees/Teachers

- The Church will have three (3) employees.

E. Estimate of Traffic Impact of the Proposed Use

- The estimated traffic impact associated with the church will be approximately 500 trips on Sundays with minimal trips during the weekdays associated with office staff and occasional meetings.

F. Vicinity or General Area to be Served by the Use. The place of worship will serve the Annandale, Falls Church, and Alexandria areas.

G. Description of Proposed Building. The building façades will be of high quality brick masonry construction and the structure will feature domes and an arched entryway.

H. Listing of Hazardous Substances. To the best of the Applicant's knowledge, there are no hazardous or toxic substances to be generated, utilized, stored, treated or disposed of on-site.

I. Conformity to Regulations. The proposed development conforms to the provisions of all applicable ordinances, regulations, and adopted standards, except as may be noted herein or on the special permit plat.

In summary, the Applicant proposes a project that is in keeping with the character of the surrounding development, while enhancing and meeting the needs of an active religious community within Fairfax County. The Church looks forward to serving as a valuable asset to this area of Fairfax County.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

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

Sara V. Mariska

Sara V. Mariska

cc: Samson Kebede
Martin Smith
Lynne J. Strobel
Martin D. Walsh

{A0200343.DOC / 1 Revised Statement of Justification 006961 000002}

County of Fairfax, Virginia

MEMORANDUM

DATE: August 26, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief PGN by MAX
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment: SP 2010-MA-041
Mahedere-Sebehat Ledeta LeMariam Ethiopian Orthodox Tewahedo Church

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject special permit application for this property and the revised special permit plat, dated August 12, 2010. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7-9, the Plan states:

"**Objective 2:** **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy d. Preserve the integrity and the scenic and recreational value of EQCs when locating and designing storm water detention and BMP facilities. In general, such facilities should not be provided within EQCs unless they meet one of the following conditions:

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

- They are consistent with recommendations of a watershed management plan that has been adopted by the Fairfax County Board of Supervisors; or

- They will:

  Either:
  - Be more effective in protecting streams and better support goals of watershed management plans than stormwater management measures that otherwise would be provided outside of EQCs; or
  - Contribute to achieving pollutant reduction necessary to bring waters identified as impaired into compliance with state water quality standards or into compliance with a Municipal Separate Storm Sewer System (MS4) permit in a manner that would be more effective and/or less environmentally-disruptive than approaches that would be pursued outside of EQCs;

  and
  - Replace, enhance and/or be provided along with other efforts to compensate for any of the EQC purposes, as described in Environmental Objective 9, Policy a below, that would be affected by the facilities. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .

- Where feasible, convey drainage from impervious areas into pervious areas. . . .
- Encourage the preservation of wooded areas…adjacent to the stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas. . . .

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements....
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements.

Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. . . ."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 10, the Plan states:

"**Objective 3:** **Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . ."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 12, the Plan states:

"**Objective 6:** **Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils. . . ."**

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 14-18, the Plan states:

"**Objective 9:** **Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). . . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- Connectivity: This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.

- Hydrology/Stream Buffering/Stream Protection: The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.

- Pollution Reduction Capabilities: Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements. . . :

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation. . . ."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 18, the Plan states:

"Objective 10: **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 19-21, the Plan states:

"Objective 13: **Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*)
- Optimization of energy performance of structures/energy-efficient design
- Use of renewable energy resources
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies
- Reuse of existing building materials for redevelopment projects
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris
- Use of recycled and rapidly renewable building materials
- Use of building materials and products that originate from nearby sources
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs...."

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Background: The 4.54 acre subject property is located one block south of Lincolnia Road on Pine Lane, a variable width (10-15 foot) gravel drive. Pine Lane currently serves as the primary access and as the frontage of the property. A vacant dwelling built in 1910 and a shed currently exist on the site. Both structures are proposed to be removed. An unnamed tributary to Turkeycock Run traverses across the southern portion of the subject property in an east-west direction. The applicant proposes to build a 6,300 square foot place of worship with 337 sanctuary seats, 1,800 square foot rectory and 132 parking spaces.

Environmental Quality Corridor (EQC), Resource Protection Area (RPA) and 100 year floodplain: The subject property falls within the Fairfax County Cameron Run Watershed. A significant portion of the subject property is RPA and EQC. The boundary of the RPA and EQC is coterminous. In accordance with Policy Plan guidance, the church and related uses such as parking and rectory should be located and developed in a manner that protects and preserves the EQC. Without a field verified RPA delineation approved by the Department of Public Works and Environmental Services (DPWES), Department of Planning and Zoning staff cannot conclude that there are not any encroachments in the EQC in conformance with the Comprehensive Plan guidance.

Portions of a wetland delineation report were provided with the August 12, 2010 submission, but no complete map of the site was provided with that study. In addition, a field verified RPA delineation is depicted on the most current development plan, but the study which is the basis for that delineation has not been submitted to DPWES for review and approval. A county approved, field verified RPA delineation study will provide staff with the critical information necessary to define an accurate EQC delineation.

The area of the applicant's field verified RPA is smaller than the County mapped RPA. Staff questions whether the applicant and County's delineations include the full extent of the RPA. Given that the topographic relief at the stream and adjacent area north of the channel increases very little may suggest that the floodplain and by definition the EQC and RPA is actually broader.

Only a county approved RPA field verified delineation would affirm that possible wetlands which may exist on site are not connected by surface flow to the main Turkeycock Run stream channel. In the event that the wetland area is connected by surface flow to the stream channel, then the area of the field verified RPA delineation should be revised to be larger than the August 12, 2010 submission.

Without an approved field verified RPA, staff remains concerned that some of the parking area and rectory and other land disturbance may be encroaching in the EQC contrary to Policy Plan guidance. No encroachments should occur in the EQC. Special measures should be provided to ensure that construction and land disturbance will not negatively affect the environmentally sensitive stream valley and wetland features which are associated with the EQC. This issue remains outstanding.

Soil Constraints: The 2008 Soil Survey delineates a wide swath of the soil type, Wheaton Codorus, characterizing the stream valley on both sides of the stream. The Wheaton aspect of the complex is found in disturbed areas, and the Codorus aspect of the complex is found around undisturbed floodplain areas. The entire complex is characterized by poor drainage which is prone to flooding, a high seasonal water table and slow permeability. In addition, this soil complex is also characterized by naturally occurring asbestos. While staff recognizes that information presented on the soils map serves as a general guide for the location of soils and potential soil hazards for the county, the potential presence and exposure to fibrous asbestos raises concerns. The presence of soil with drainage constraints may affect the site layout and the stormwater management measures proposed for the development. Therefore, the applicant should provide a geotechnical analysis in order to assess the full extent to which soil may affect development in advance of future construction.

In the event that fibrous asbestos exists on the site, the applicant should provide an asbestos compliance plan to protect construction workers. Such a plan should meet the requirements of Occupational Health and Safety Administration (OSHA) and the Fairfax County Health Department.

Stormwater Management and Adequate Outfall: The narrative on sheet 6 of the special permit plat indicates underground detention facilities will provide control for surface runoff. Additional infiltration facilities and an easement protecting the RPA are proposed to meet the water quality control requirements for this development. Infiltration measures may not be the most appropriate choice to meet water quality and water quantity controls for this site given the presence of the poorly draining soil which characterizes this site. Therefore, the applicant is encouraged to provide the geotechnical analysis at this stage of development because the information derived from that analysis may alter the types of measures chosen to meet the requirements as well as the development footprint.

The outfall narrative indicates that a proposed outfall channel will drain into the Turkeycock Run RPA onsite and that the channel will be made adequate. However, DPWES staff indicates that the outfall narrative is deficient and notes that downstream drainage complaints exist. The applicant is encouraged to provide additional information in order for staff to fully analyze the adequacy of the outfall. The adequacy of any proposed SWM/BMP facilities and outfall measures will be subject to review and approval by DPWES.

Landscaping and Tree Preservation/Restoration: The site is characterized a dense tree canopy across the entire property with the most mature vegetation located on the southern

portion of site in and around the stream valley. The applicant is encouraged to work with the County's Urban Forest Conservation Branch to preserve as much of the tree canopy as possible.

Green Building: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant has indicated that green building practices, such as high efficiency mechanical systems, use of materials with recycled content and a high performance building envelope will be used for this development. The applicant should re-affirm a previous commitment to the use of Energy Star qualified appliances, fixtures, the heating and cooling system for this development. The applicant has provided a draft development condition to address this issue.

COUNTYWIDE TRAILS MAP:

The Countywide Trails Plan does not depict any trails immediately adjacent to the subject property.

PGN: MAW

County of Fairfax, Virginia

MEMORANDUM

DATE: November 3, 2010

TO: Shelby Johnson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Application #SP 2010-MA-041, Mahedere Sebehat Ledeta Le-Mariam Ethiopian Orthodox Church, Special Permit Plat dated October 14, 2010, LDS Project #4906-ZONA-002-4, Tax Map #72-1-01-0064, Mason District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)
There is Resource Protection Area (RPA) on this site. The approval of a site-specific, field-verified RPA delineation will be required before site plan approval (LTI 08-12). A delineation study has been submitted to DPWES, #4906-RPA-001-1. It appears that any encroachment exception required for this development can be processed administratively. A water quality impact assessment for the storm drain improvements proposed within the RPA will be required as a part of the site plan submission.

Water quality controls are required for this development (PFM 6-0401.2A). Locations of a conservation easement, a grassed swale, and a second constructed BMP are depicted on the plat. In addition, should the soils support infiltration, an infiltration trench below a portion of the parking lot may be constructed.

Floodplain
There is minor floodplain on the property. A floodplain study, #4906-FP-001-2, was approved for this property on July 19, 2006.

Downstream Drainage Complaints
There are downstream drainage complaints on file.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359

Stormwater Detention
Stormwater detention is required, if not waived (PFM 6-0301.3). The location of an underground vault or infiltration trench is depicted on the plat.

Site Outfall
An outfall narrative is included.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

October 27, 2010

TO: Shelby Johnson, Staff Coordinator
Department of Planning and Zoning, Zoning Evaluation Division

FROM: Ineke Dickman, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Mahedere Sebehat Ledeta Le-Mariam Ethiopian Orthodox Church, SP 2010-MA-041

These comments are based on a review of the above referenced SP request stamped as received by the Department of Planning and Zoning on October 22, 2010.

1. **Comment:** A transitional screening type #1 and barrier D, E or F is required along the entire western boundary of the site, but a portion shows a reduced transitional screening area of 20 feet with the barrier located at 20 feet (near the proposed rectory). Furthermore, no barrier or screening is provided in the front of the parcel west of the temporary turn around. Existing vegetation is proposed to meet the required transitional screening along the southwestern boundary and no barrier is proposed.

   Recommendation: Additional plantings should be provided west of the temporary turn around and the rectory. The barrier should be moved to 25' near the rectory and a barrier should be provided at the temporary turn around. If the required transitional screening and barriers cannot be provided along the entire western boundary a modification/waiver should be requested with this application based on the justifications as per ZO 13-305 and a motion to waive and modify the transitional screening and barrier requirements for the western boundary should be brought before the Board.

2. **Comment:** This application includes a transitional screening modification/barrier waiver request for the southern boundary.

   Recommendation: A motion should be brought before the board requesting the above mentioned modifications/waivers based on justifications as found in ZO 13-305, and directing UFMD to approve the transitional screening and barrier waiver/modification as shown on the SP plat.

3. **Comment:** A transitional screening type #1 and barrier D, E or F is required along the entire eastern boundary of the site, but no barrier is provided in the southeastern portion, and the existing vegetation is proposed to meet the intent of transitional screening.

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

Recommendation: A motion should be brought before the board requesting a modification/waiver of the transitional screening and barrier requirements along the eastern boundary based on justifications as found in ZO 13-305, and directing UFMD to approve the transitional screening and barrier waiver/modification as shown on the SP plat.

4. **Comment:** This application includes a request to waive the peripheral parking lot landscaping requirements on the south side of the project.

   Recommendation: A motion should be brought before the board requesting a waiver of the peripheral parking lot landscaping requirements on the south side of the project.

5. **Comment:** The calculations for the transitional screening area to be planted appear to be incorrect. It is unclear why the western property line only requires 350 linear feet of planting and the eastern property line only 300. The entire cleared area up to the ROW should be planted. Along the western property line the cleared area measures 430 linear feet, on the eastern property line about 320 linear feet.

   Recommendation: Calculations for the transitional screening planting should be updated based on the correct length of transitional screening yard that requires planting.

6. **Comment:** The plant schedule incorrectly takes 100 and 200 sf respectively for a 6' height stock size medium and large evergreen. The proposed 10-year tree canopies for 8' high medium and large evergreens are 100 and 200 sf respectively.

   Recommendation: The plant schedule should be updated to correctly state the size of evergreens corresponding with 100 and 200 sf tree cover respectively.

7. **Comment:** Tree cover requirements are based on a percentage of a site's gross site area. PFM 12-510.1C allows for subtraction of areas with certain uses from the gross site area. This includes wetlands and floodplains, but not sewer easements. The area of a sewer easement may not be subtracted from the gross site area for determining the required tree cover area. Additionally, no tree cover credit may be taken for trees located within easements.

   Recommendation: The gross site area should be adjusted and the area of the sewer easement should be included in the gross site area.

Please let me know if you have any questions.

AID/
UFMID #: 151180

cc: RA File
DPZ File

APPENDIX 7

County of Fairfax, Virginia

MEMORANDUM

DATE: August 11, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 2010-MA-041)

SUBJECT: Transportation Impact

REFERENCE: SP 2010-MA-041; Mahedere-Sebehat Ledeta Lemariam Ethiopian Orthodox Tewahedo Church of Arlington, Virginia
Traffic Zone: 1409
Land Identification May: 72-1 ((1)) 64

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plats made available to this office dated May 19, 2010, and revised through July 26, 2010. The applicant proposes to construct a church with 400 seats on 4.54 acres of land located on Pine Lane off Lincolnia Road in Annandale. The hours of worship are 6:00 a.m. to 12 noon on Sundays. The applicant should:

- Show all the right-of-way on Pine Lane, including on the existing Pine Lane at the intersection of the site's Pine Lane section.
- Provide a sidewalk on at least one side of the road in order for VDOT to provide maintenance; or get an exception from VDOT.
- Provide an escrow for construction of one-half of Pine Lane from the cul-de-sac to the property line.
- Obtain a waiver for a 35-foot cul-de-sac.
- The parking lot along the western boundary of the site at the northern end does not have a turn around. This results in the need for vehicles to "back out" of this area if there is no parking available. This parking area should be redesigned to eliminate this issue/problem.

AKR/LAH/lah

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COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION
GREGORY A. WHIRLEY
COMMISSIONER
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

November 3, 2010

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section
703-259-2414

Subject: **Mehedere-Sebehat Ethiopian Orthodox Church**
Fairfax County Application No.: SP 10-MA-041

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has completed review of the subject application. We have no objection to approval.

If you have any questions please feel free to contact me.

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

August 23, 2010

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: **Mehedere-Sebehat Ethiopian Orthodox Church**
Fairfax County Application No.: SP 10-MA-041

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has completed review of the subject rezoning application and offers the following comments:

1. Please show connectivity calculations as required by new provisions for street acceptance per SSAR regulations. A stub may need to be constructed at the turn-around to meet the Connectivity Index requirements.

2. Please verify the need for sidewalk on both side of the street per SSAR regulations. Median lot sizes along existing Pine Lane need to be determined in order to determine need for sidewalk on both sides.

3. Please follow Tables 1 or 2 (depending on right-of-way constraints) in Appendix B of the Road Design Manual for street design criteria. In particular, pavement width for "No Parking" (as required by the County) must be followed.

4. Tie-in to existing pavement where variable pavement width is provided is not acceptable. Please provide consistent width throughout existing Pine Lane.

If you have any questions, please contact me at (703) 383-2058.

Sincerely,

Alex Faghri

Alex Faghri
Senior Transportation Engineer

Cc: Ms. D.A. Purvis

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.