



# County of Fairfax, Virginia

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

September 18, 2007

Shahid Malik, President  
NVA Chapter  
Ahmaidiyya Movement in Islam Inc.  
2800 Centerville Rd.  
Herndon, VA 20170

Re: Interpretation for FDP 94-Y-006-2, Tax Map 44-2 ((20)) 1B pt.: building height, minaret addition, building footprint, building connection and cellar space

Dear Mr. Malik:

This is in response to your letter of March 13, 2007, prior correspondence dated January 16, 2007, several meetings with staff, the latest of which took place on August 7, 2007, and supplemental information submitted on July 10, 2007 (landscaping), and September 10, 2007 (floor area). You request an interpretation of the Final Development Plan (FDP) and development conditions approved by the Planning Commission with FDP 94-Y-006-2. As I understand it, there are three questions which will be addressed individually below. This determination is based on the plan attached to your letter of March 13, 2007, entitled "Ahmaidiyya Mosque and Hall" and prepared by James Hricko Architect LLC, which is dated March 12, 2007; the submitted landscaping illustration, and floor area tabulations. Copies of your letters and relevant exhibits are attached.

Your first question is whether a proposed increase in the height of the dome on the mosque building to 47'9" would be in substantial conformance with the approved FDP and development conditions. The approved FDP depicts an elevation for the mosque building showing a maximum building height, including the dome, of 40 feet. A copy of the FDP is attached for reference. FDP Development Condition 4 also states the following.

The maximum building height of the mosque shall be 40 feet; however, the minaret which is to be designed solely as an architectural feature as shown on the typical mosque elevation on Sheet 2 of the FDP may extend to 60 feet. The building height of the community hall and accessory residential dwelling shall be limited to 35 feet.

Given that the FDP and development condition explicitly limit the building height of the mosque, including the dome, to 40 feet, it is my determination that the proposed increase in dome height is not in substantial conformance with the FDP and development conditions. In order to allow the proposed change in height, the submission of a final development plan amendment application, and its approval by the Planning Commission, will be required.

Department of Planning and Zoning  
Zoning Evaluation Division  
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Your next question is whether the addition of a second minaret to the roof of the mosque would be in substantial conformance with the approved FDP and development conditions. The approved FDP illustrates one minaret in the typical mosque elevation. Development Condition 4, as quoted above, references a singular ("the") minaret. Given the FDP depiction and the Development Condition construction, it is my determination that the addition of a second minaret to the roof of the mosque building is not in substantial conformance with the approved FDP and development conditions. The submission and approval of a final development plan amendment application would be required to allow the addition of a second minaret.

Your third question is whether the proposed revised building footprints, the addition of a connection between the mosque and the meeting hall, an increase in the size of the mosque building and residence, and the addition of occupied cellar space, would be in substantial conformance with the approved FDP and development conditions. No change is proposed to the total overall floor area approved for the mosque.

The approved FDP shows a total floor area for the project to be 26,100 square feet broken down as follows.

Mosque	4800
Hall	19200
Residence	2100
Total	26100

As indicated in the tabulations submitted on September 10, 2007, the proposed building floor area is broken down as follows.

Mosque	5600
Hall	8176
Residence	3000
Addition	2480
Cellar	6844
Total	26100

The revised building footprint of the mosque is proposed to be increased to 71.08' x 41.84' from 60' x 40' shown on the approved FDP and would include 5600 square feet of floor area on two stories. The revised footprint of the community hall is proposed to be decreased to 104' x 78'

from 120' x 80' shown on the FDP and would include 8176 square feet of floor area on one story. A new building connection between the mosque and the meeting hall is proposed. It would measure 28.25' x 45.90' and include 2480 square feet on two stories. The residence footprint is not proposed to be changed; however its floor area would be increased to 3000 square feet on two stories from 2100 square feet shown on the FDP. In addition, 6800 square feet of occupied cellar space is proposed in the mosque, community hall and new connection, yielding a total floor area of 26,100 square feet. No cellar space was shown on the approved FDP.

The connection between the mosque and the community hall is designed to be setback slightly from the mosque building and to be lower in height. The mosque is shown to be 32'2" in height; the connection is shown to be 28'10" in height. Additional landscaping is proposed to be provided along the northwestern boundary of the site in the vicinity of the proposed building addition.

It is my determination that the proposed building footprints, addition of a connection between the mosque and the meeting hall, increase in the size of the mosque and residence, and addition of occupied cellar space, would be in substantial conformance with the approved FDP and development conditions provided that landscaping is installed as proposed, subject to the approval of Urban Forest Management, DPWES.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator and address only the issues discussed in this letter.

If you have any questions regarding this interpretation, please feel free to contact Kevin Guinaw at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director  
Zoning Evaluation Division, DPZ

*O:\KGUINAW\INTERPRETATIONS\AHMADIYYA MOVEMENT OF ISLAM.DOC*

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District  
Ronald W. Koch, Planning Commissioner, Sully District  
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Ken Williams, Plan Control, Land Development Services, DPWES  
Audrey Clark, Director, Building Plan Review, DPWES  
Michael Knapp, Director, Urban Forest Management, DPWES  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin J. Guinaw, Chief, Special Projects/Applications Management, ZED, DPZ  
File: No. FDP 94-Y-006-2, PI 0703 028, Imaging, Reading





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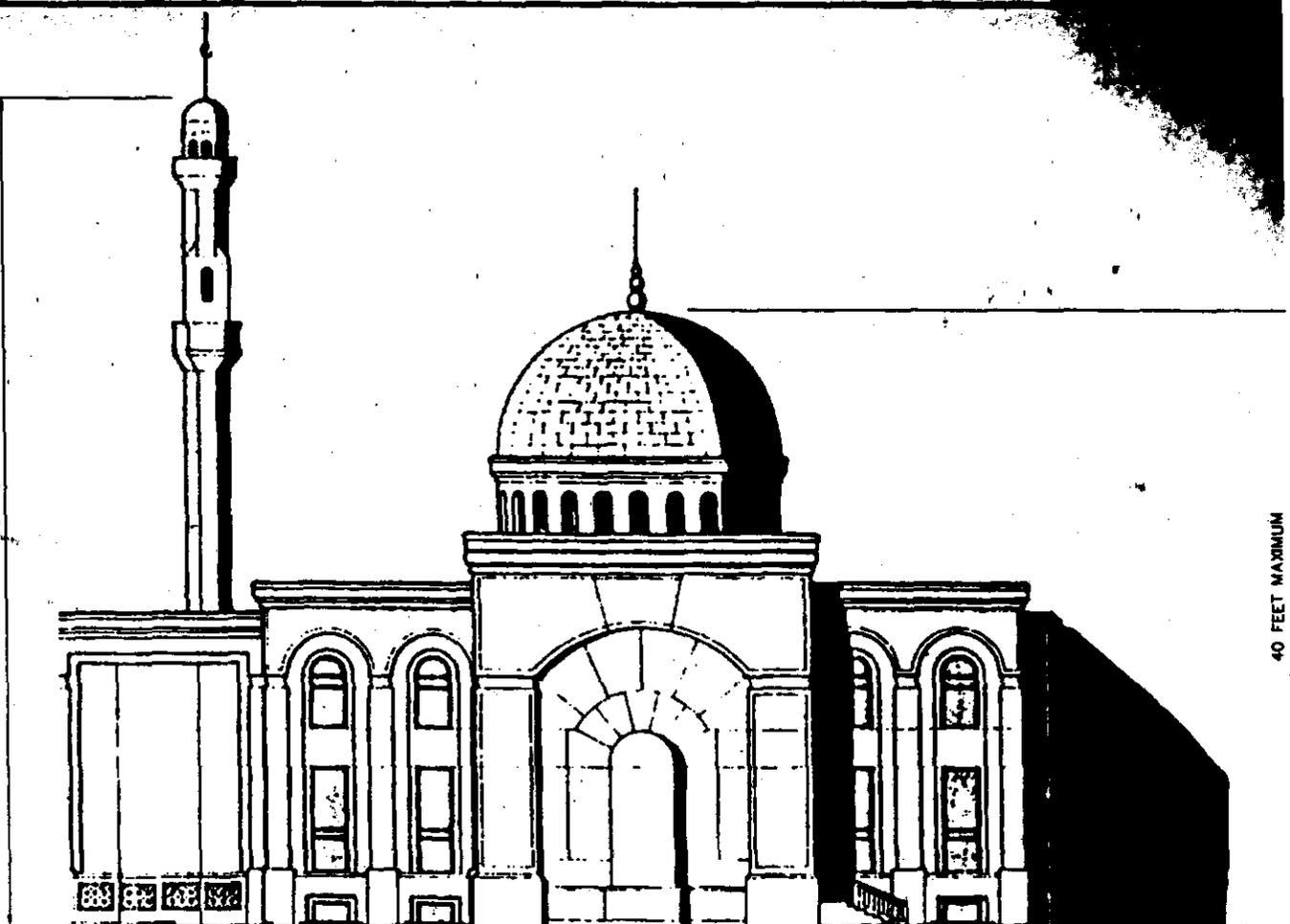
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60 FEET MAXIMUM



40 FEET MAXIMUM

TYPICAL MOSQUE ELEVATION

N.T.S.



March 13, 2007

To Fairfax County Zoning Evaluation Department.

Subject: Ahmadiyya Movement in Islam, Mosque (Place of Worship)

Attention: Kevin

Dear Kevin,

This letter is to clarify and identify the subject matters as discussed and required by you in the last meeting.

- 1-Height of the Dome on the Mosque.
- 2-Connection interpretation of hall to Mosque.

1-As stated in the FDP-94-Y-006-2, on page 2 Para 4 (attached), the maximum height of the mosque should be 40 feet and the height of the minaret should not exceed 60 feet. In approved Site Development plan it states that the final building design, height and size can be little different with in the allowed limitations. Since minarets and Dome definition is the same in paragraph # 4 and considered to be the same, they are none useable space (dummy structures) "The minarets and Dome are to be designed solely as an architectural feature" Dome is not open in the ceiling; it is placed and secured on the roof top only.

Mr. Guinaw has advised us to get the approval of the Home Owners Association for the Dome height and number of Minarets, after their approval it will be submitted to the Planning division for final approval.

2-Connection of hall to the Mosque: As requested by Mr. Guinaw, We are submitting drawing of the Hall connection to the mosque showing dimensions of each area in square feet (Mosque, Hall & connection Foyer). Design also shows the different height between the Mosque & Foyer (connection area).

3- As requested additional landscaping for the area behind the connection is drawn, with increase in tree Plantation. (Three more trees will be added as requested by Mr. Guinaw) To remain in the same size (square footage) as per the FDP-94-Y-006-2 approved by the Fairfax County, we have reduced the size of the hall accordingly to stay in the allowed requirements of the County and FDP. Copies of all the drawings will be provided to Mr. Abernathy (DPWES).

We will highly appreciate if the approval letter is issued from the zoning department clearly interpreting these two matters for all the parties concerned. Thank you

Sincerely,

  
Shahid Malik  
President NVA Chapter  
Ahmadiyya Movement in Islam Inc. (AMII)

Attached: Architectural Drawings/Site plan

RECEIVED  
Department of Planning & Zoning  
MAR 21 2007  
Zoning Evaluation Division



01/16/2007

To Fairfax County Zoning Evaluation Department.

Subject: Ahmadiyya Movement in Islam, Mosque (Place of Worship)

Attention: Barbara Byron

Dear Barbara,

This letter is to clarify and identify two subject matters.

- 1-Height of the Dome on the Mosque.
- 2-Connection interpretation of hall to Mosque.

1-As stated in the FDP-94-Y-006-2, on page 2 Para 4 (attached), the maximum height of the mosque should be 40 feet; and the height of the minaret should not exceed 60 feet.

Since minarets and Dom definition is the same in paragraph # 4 and considered to be the same, they are non useable space (dummy structures) "The minarets and Dom are to be designed solely as an architectural feature" Dom is not open in the ceiling; it is placed and secured on the roof top only.

2-Connection of hall to the Mosque: We would like to connect the two buildings by creating a foyer area in the middle of the two structures. To remain in the same size (square footage) as per the FDP-94-Y-006-2 approved by the Fairfax County, we will reduce the size of the hall accordingly to stay in the allowed requirements of the County. ( In Architectural Drawings)

Attached are the approved copies of the plat for your reference.

We will highly appreciate your guidance and help in clearly interpreting these two matter for all the parties concerned.

Thank you

Sincerely,

  
Shahid Malik

President NVA Chapter  
Ahmadiyya Movement in Islam Inc. (AMII)



July 9, 2007

To Fairfax County Zoning Evaluation Department.

Subject: Ahmadiyya Movement in Islam, Mosque (Place of Worship)

Attention: Kevin

Dear Kevin,

This letter is to clarify and identify the subject matters as discussed and required by you in the last meeting.

- 1-Square Footage per floor for each building
- 2-Landscaping around the connection between Mosque & Hall.

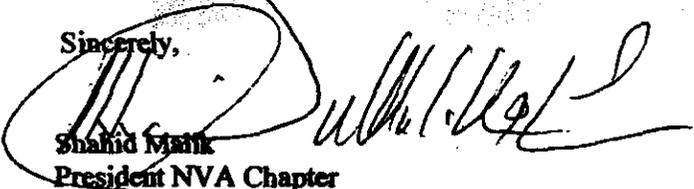
1-Total Square Footage per floor and number of floors of each structure on the site: As requested by you (Mr. Guinaw), we are submitting the drawing of the all the structures (Hall, connection to the mosque & Mosque showing dimensions of each area in square feet) corrected.

2- As requested additional landscaping for the area behind the connection is drawn, with increase in tree Plantation. (more trees has been added as requested by Mr. Guinaw)

Copies of all the drawings will be provided to Mr. Abernathy (DPWES).

We will highly appreciate if the approval letter is issued from the zoning department clearly interpreting these matter for all the parties concerned. Thank you

Sincerely,

  
Shahid Malik  
President NVA Chapter  
Ahmadiyya Movement in Islam Inc. (AMII)

Attached: Architectural Drawings/Site plan

Cc: Meghan Keifer

RECEIVED  
Department of Planning & Zoning  
JUL 10 2007  
Zoning Evaluation Division









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**ACCUMULATED AREA TABULATION**  
**Re : AHMADIYYA MOVEMENT IN ISLAM**

Building Description	PER APPROVED FDP			PROPOSED					Occupied	
	Foot Print area (SF)	# of Story	GFA (SF)	Foot Print area (SF)	# of Story	GFA (SF)	Cellar level Total (SF)			
Mosque		2	4,800	2,800	2	5,600	2,390	2292	Include: Multi Purpose Hall, Lobby,	
Community Hall		1	19,200	8176	1	8,176	7,837	4020	Include: Class Rooms and Library,	
Residence		2	2,100	1,500	2	3,000	1,314	0		
New Addition		N/A	N/A	1,240	2	2,480	1,149	532	Include: Kitchen and Toilet Rm and Lobby	
<b>Total</b>			<b>26,100</b>			<b>19,256</b>		<b>6844</b>		
						<b>Total proposed GFA =</b>	<b>26,100.00 SF</b>			