



APPLICATION ACCEPTED: November 18, 2010  
BOARD OF ZONING APPEALS: May 11, 2011  
MOVED AT APPLICANT'S REQUEST  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

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May 4, 2011

## STAFF REPORT

**SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 81-A-002-05**

**BRADDOCK DISTRICT**

**APPLICANT/OWNER:** Pilgrim Community Church, Inc.

**STREET ADDRESS:** 4925 Twinbrook Road

**TAX MAP REFERENCE:** 69-3 ((1)) 29 and 29A

**LOT SIZE:** 5.16 acres

**F.A.R.:** 0.09

**ZONING DISTRICT:** R-1

**ZONING ORDINANCE PROVISIONS:** 3-103

**PLAN MAP:** Residential, 2 - 3 du/ac

**SPECIAL PERMIT PROPOSAL:** Amend previously approved Special Permit for a church to permit site modifications (additional parking).

**STAFF RECOMMENDATION:** Staff recommends approval of SPA 81-A-002-05, subject to approval 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:\SMCKN\SPA\Pilgrim Comm Church, SPA 81-A-002-05\STAFF REPORT\Staff Report Pilgrim.doc

Shelby Johnson

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Excellence \* Innovation \* Stewardship  
Integrity \* Teamwork \* Public Service

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/](http://www.fairfaxcounty.gov/dpz/)



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. 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**

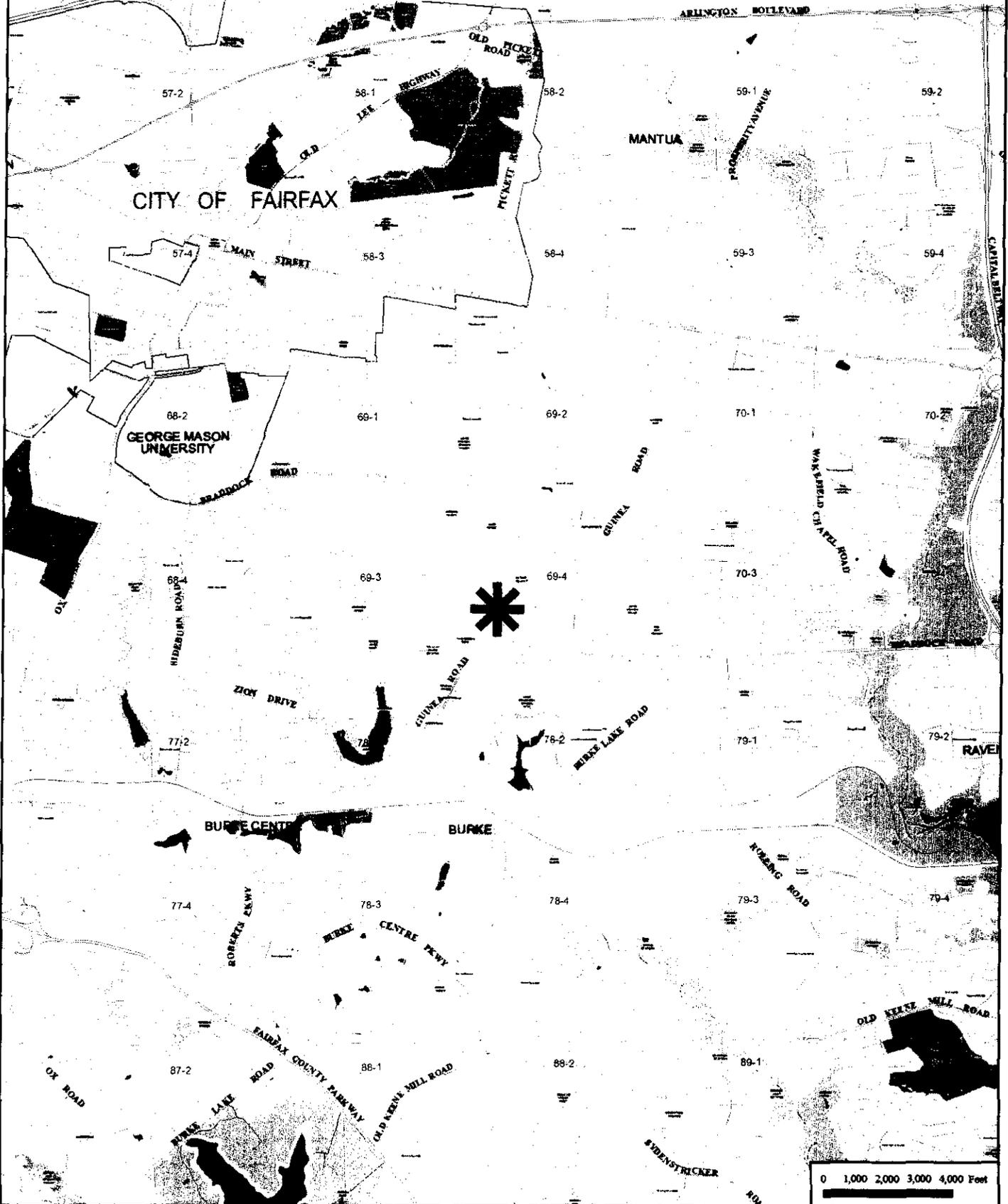


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit Amendment

SPA 81-A-002-05

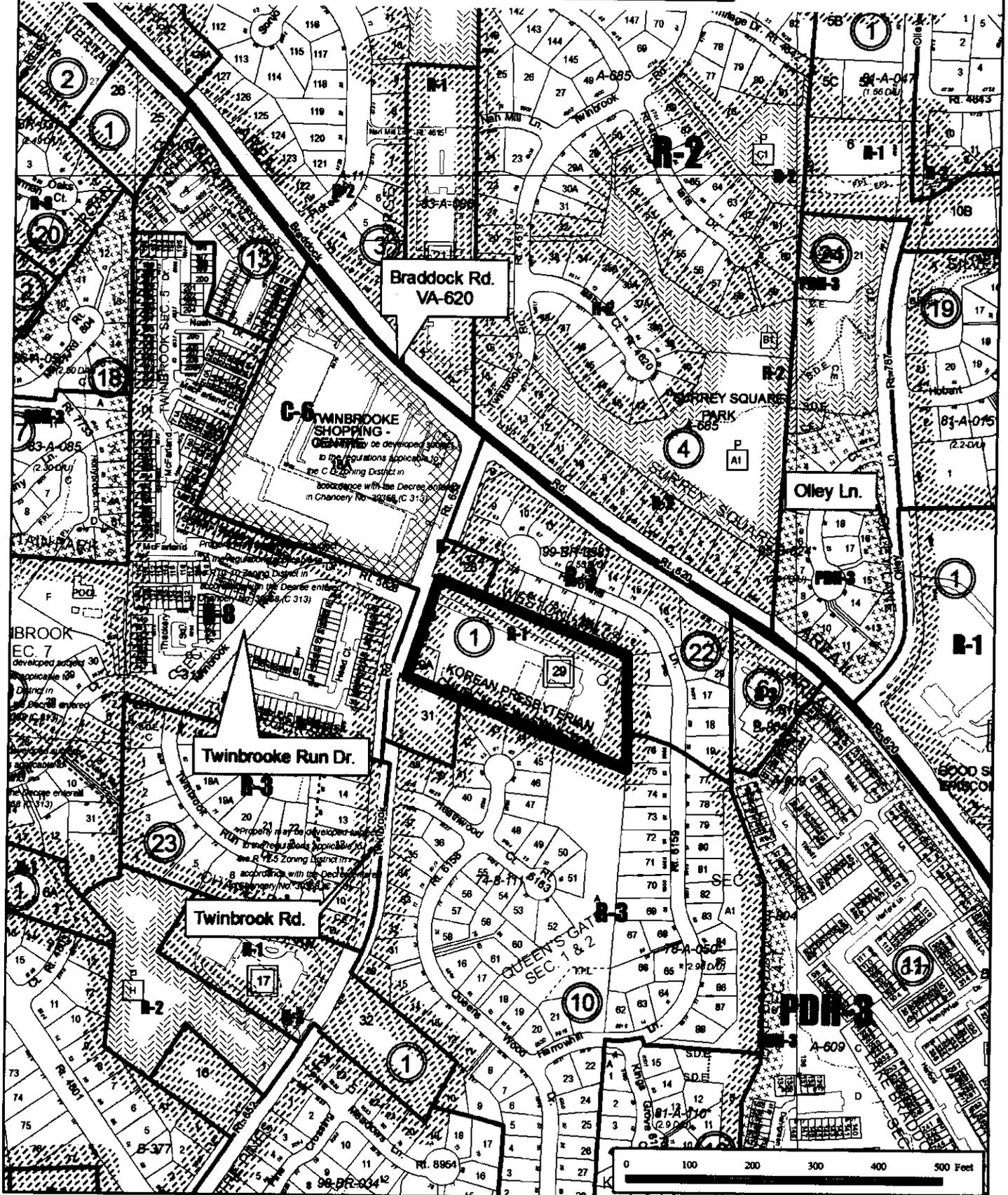
PILGRIM COMMUNITY CHURCH, INC.

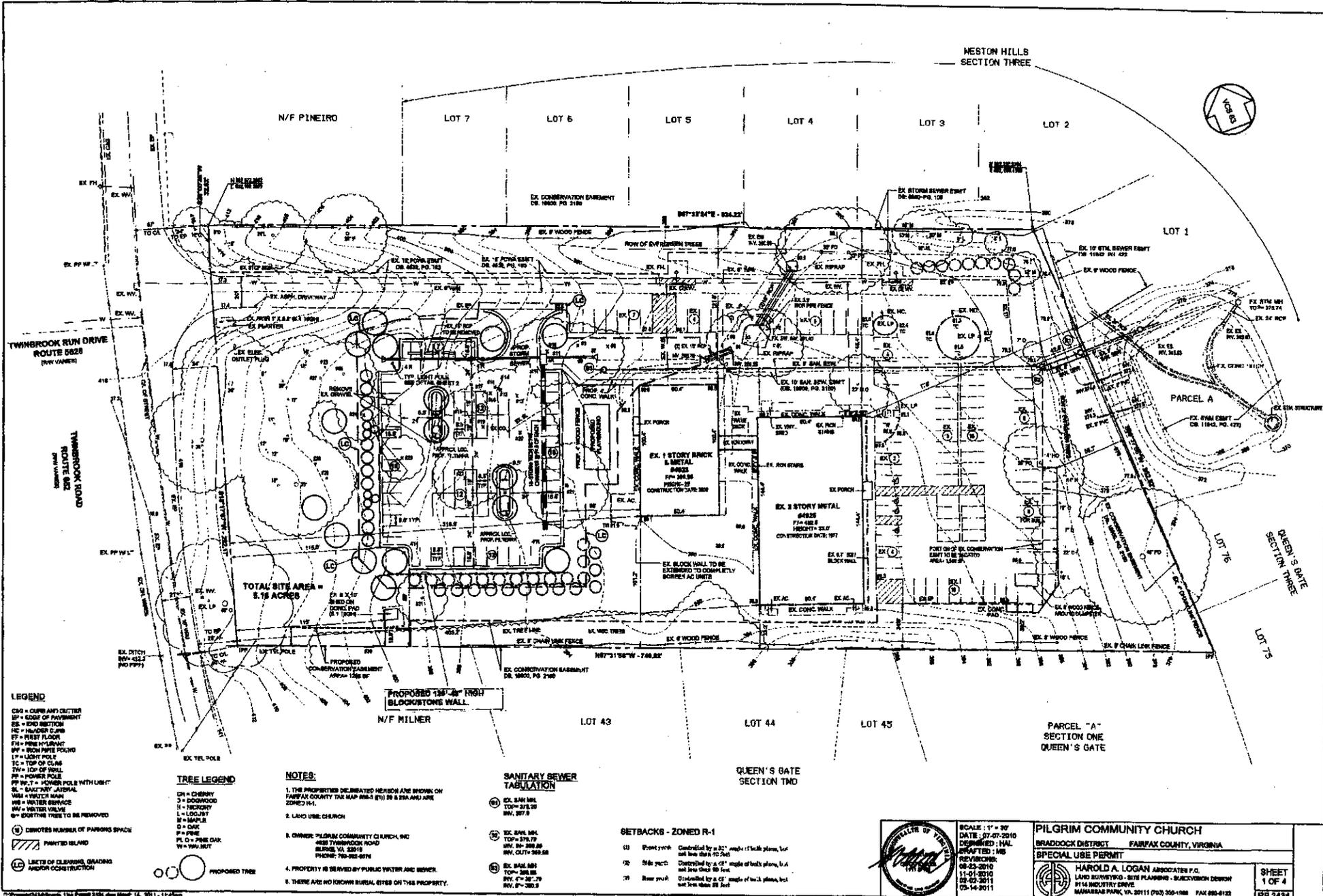


# Special Permit Amendment

SPA 81-A-002-05

PILGRIM COMMUNITY CHURCH, INC.





**LEGEND**

CMB = CURB AND GUTTER  
 EP = EDGE OF PAVEMENT  
 ES = END SECTION  
 HC = HATCH CURB  
 FF = FIRST FLOOR  
 FH = FIRE HYDRANT  
 WF = WOOD FENCE  
 LP = LIGHT POLE  
 TC = TOP OF CURB  
 TW = TOP OF WALL  
 PP = POWER POLE  
 PPW = POWER POLE WITH LIGHT  
 VMS = WATER MAIN  
 WS = WATER SERVICE  
 WV = WATER VALVE  
 RW = EXISTING TREE TO BE REMOVED  
 ( ) = CIRCLES NUMBER OF PARKING SPACES  
 [ ] = PAINTED ISLAND  
 [ ] = LINES OF TELEPHONE, CABLE AND/OR CONSTRUCTION  
 ○ = PROPOSED TREE

**TREE LEGEND**

CH = CHERRY  
 DW = DOGWOOD  
 H = HICKORY  
 L = LOCUST  
 M = MAPLE  
 O = OAK  
 P = PINE  
 FLD = FINE LEAF  
 NY = NYLON NET

**NOTES:**

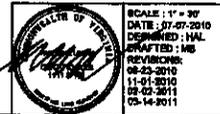
1. THE PROPERTIES DELINEATED HEREON ARE SHOWN ON FAIRFAX COUNTY TAX MAP AND 5 (11) B & 2 (A) AND ARE ZONED R-1.
2. LAND USE: CHURCH
3. OWNER: PILGRIM COMMUNITY CHURCH, INC. 4828 TWINBROOK ROAD, BURNING WOOD, VA 22025. PHONE: 703-922-6976
4. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
5. THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.

**SANITARY SEWER TABULATION**

(1) EX. SAN. MAN. TOP = 216.79 INV. 8' - 308.86 INV. CUT = 368.86  
 (2) EX. SAN. MAN. TOP = 216.79 INV. 8' - 308.86 INV. CUT = 368.86  
 (3) EX. SAN. MAN. TOP = 216.79 INV. 8' - 308.86 INV. CUT = 368.86

**SETBACKS - ZONED R-1**

(1) Front yard: Controlled by a 2' angle of back plane, but not less than 10 feet.  
 (2) Side yard: Controlled by a 45° angle of back plane, to a not less than 10 feet.  
 (3) Rear yard: Controlled by a 45° angle of back plane, but not less than 10 feet.



**PILGRIM COMMUNITY CHURCH**  
 BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA  
 SPECIAL USE PERMIT

**HAROLD A. LOGAN ASSOCIATES P.C.**  
 LAND SURVEYING - SITE PLANNING - SURVEYOR DESIGN  
 9114 INDUSTRY DRIVE  
 MANASSAS PARK, VA 20110 (703) 355-1188 FAX 888-6122

SCALE: 1" = 30'  
 DATE: 07-07-2010  
 DESIGNED: HAL  
 DRAFTED: MS  
 REVIEWING: MS  
 08-23-2010  
 11-01-2010  
 02-02-2011  
 05-14-2011

**SHEET 1 OF 4**  
 RP 2434

SPECIAL PERMIT AMENDMENT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF PILGRIM COMMUNITY CHURCH, 874 S.W. 114th Ave., Suite 100, Ft. Lauderdale, FL 33309... Resolution No. 2011-0010

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes...

WHEREAS, following proper notice to the public, a public hearing was held by the Board on May 25, 2010, and...

- 1. The applicant is the owner of the land.
2. The applicant has met the procedural requirements for a special permit amendment.
3. The permit had already been approved by the Board and development has taken place on the site.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:
1. The applicant has presented testimony indicating compliance with the general standards for Special Permits...

NOW, THEREFORE, BE IT RESOLVED that the subject application is APPROVED with the following conditions:

- 1. This approval is granted to the applicant only and is not transferable without further notice of this Board...
2. This Special Permit is granted only for the proposed, unincorporated church services...
3. A copy of this Special Permit and the Non-Residential Use Permit (NOR-RUP) shall be posted in a conspicuous place on the property...

There shall be a minimum of 300 seats in the sanctuary of this church.
The single family dwelling on the property shall be limited to the minimum and actual parking spaces.

- 7. Transmittal recording shall be completed by:
a. A single row of 20 evergreen trees, containing a mixture of red cedar, white pine, and cypress...
b. A double row of evergreen trees shall be planted along the southern boundary...
c. Any terminal lot landscaping trees that have died along the southern boundary...

8. The fence requirement shall be modified to only require construction of a six (6) ft. solid masonry fence of masonry block along the north side of the driveway...

- 9. To soften the visual impact of this facility, a grouping of four (4) evergreen trees shall be provided along the landscaped side and four (4) evergreen trees shall be provided along the landscaped side of the proposed building...
10. If the existing plan is relocated from its current location, evergreen trees, a minimum of 10 (10) in height at time of planting, shall be planted around the perimeter to delineate the site...

11. Subject to the review and approval of DPWES, a study prepared by an independent engineer shall be provided on the site of parking to determine the number of parking spaces...

12. New landscaping Corridor #14, the proposed landscape shall be architecturally compatible, in respect to design, materials, and colors used, with the residential structures in the surrounding area.

13. Internal floor layout shall include classrooms along the northern and southern ends of the building to provide a well-defined circulation path...
14. The exterior building materials used in construction of the facility shall be consistent with the exterior building materials used in the primary church structure...

15. A five (5) ft. wide sidewalk connecting the existing and new buildings, and the new building and the parking lot shall be shown on the site plan to any site plan approval.

16. Any outdoor lighting on this site shall be in accordance with the performance standards for outdoor lighting contained in Part 8 of Article 14 of the Zoning Ordinance...

17. The site of existing and existing shall be greater than on about on the Special Permit. Plus, labeled Utility of County and Greater, and shall be utility adjusted to. A grading plan which establishes the slope of existing and existing shall be submitted to the DPWES...

18. A Stormwater Management (SWM) facility, for detention and water quality control, shall be provided using a combination of measures that will include the use of on- or off-site detention and innovative BMP, including infiltration basins, rain gardens, or other environmentally sensitive measures...

19. The applicant shall be responsible for the maintenance of the Public Facilities shown unless advised or modified by DPWES. Additional required maintenance may be provided by the existing owner...

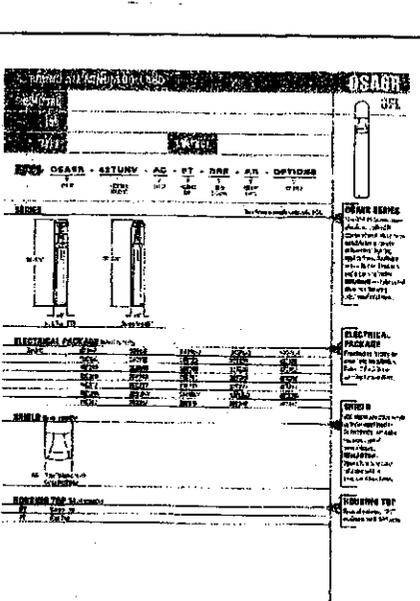
20. Prior to the issuance of a Non-RUP, approval of the asphalt system shall be obtained from the Health Department. If such approval is not received, the site shall be constructed to the existing asphalt system.

The applicant, contingent on the above-stated conditions, shall not receive the approval from compliance with the provisions of any applicable ordinance, regulation, or other governmental action. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and the required permit shall not be valid until the same has been accomplished.

\*This Ordinance was officially filed in the Office of the Board of Zoning Appeals and became final on June 3, 2010. This date of filing is deemed to be the final approval date of this special permit.

A Copy To: [Signature] Board of Zoning Appeals

NOTE: TYPE AND LOCATION OF LIGHT FIXTURES ARE SUBJECT TO CHANGE.



NOTICE TO THE PUBLIC

1. THE SITE IS LOCATED WITHIN A NATURE OVERLAY DISTRICT. THE BOARD OF ZONING APPEALS HAS GRANTED A SPECIAL PERMIT AMENDMENT TO THE BOARD OF ZONING APPEALS...

2. THE PROPOSED DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE SITE. THE PROPOSED DEVELOPMENT IS LOCATED ON THE EAST SIDE OF THE SITE...

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SCALE: AS NOTED DATE: 05-20-2010 DEPARTMENT: UPL DRAFTED: MSB REVISIONS: 01-23-2010 11-01-2010 02-20-2011 05-14-2011

PILGRIM COMMUNITY CHURCH BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA NOTES AND DETAILS HAROLD A. LOGAN, ATTORNEY AT LAW 3114 BRADDOCK PARK, VA 22111 (703) 288-1083 FAX (703) 288-1082 SHEET 2 OF 4 RP 2434

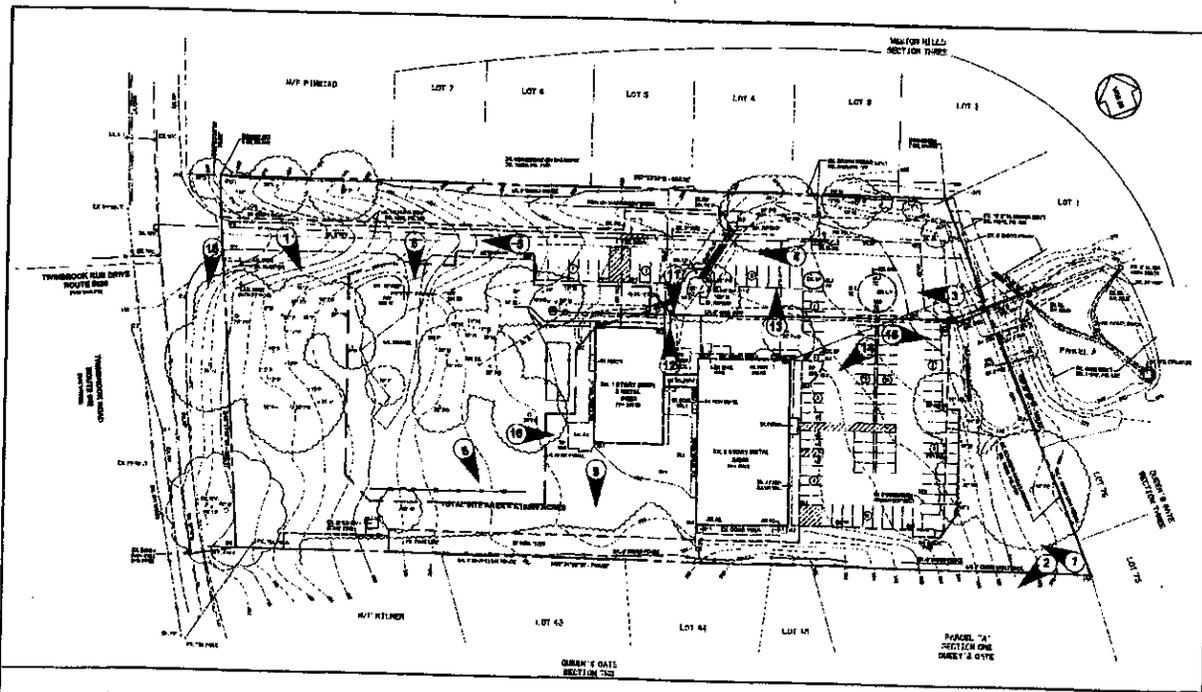
**Table 13.12 10-year Tree Canopy Calculation Worksheet**

Item	Description	Value	Reference
A.1	See the Tree Preservation Target on a separate sheet and determine if the proposed site meets the 10-year tree canopy calculation.		See 22-100-2 for 10-year required elements and requirements.
<b>Table 13.13 Tree Preservation Target Calculations and Minimums</b>			
A	Predevelopment tree canopy (from existing vegetation)	24,770 SF	
B	Percentage of gross site area reserved by existing canopy	40.2%	
C	Percentage of 10-year tree canopy required for all sites (Table 13.12)	10%	
D	Final stage of 10-year tree canopy requirement that is the most through the site process	30%	
E	Proposed percentage of canopy that will be retained or replaced	33.8%	
F	Does the tree preservation target exceed the proposed percentage of canopy that will be retained or replaced?	YES	Provide tree plan
G	Is the tree preservation target exceeded by the proposed percentage of canopy that will be retained or replaced? If not, provide a narrative that describes the specific quantities of trees to be preserved or replaced. Provide a tree plan or tree retention report if required.	N/A	
H	Is any U-replacement necessary to be provided in accordance with the 10-year tree canopy calculation?	N/A	
I	Does the information in the 10-year Tree Canopy Calculation Worksheet indicate that the site meets the 10-year tree canopy calculation?		
<b>B. Tree Canopy Requirements</b>			
B1	Estimated area proposed to be planted and kept in place	154,770 SF	13-100-2(1)
B2	Minimum area of new canopy	0 SF	13-100-2(1)(C) through 13-100-2(1)(D)
B3	Minimum area of new canopy (if not provided by the applicant)	154,770 SF	13-100-2(1)(C) through 13-100-2(1)(D)
B4	Percentage of 10-year tree canopy required for all sites (Table 13.12)	10%	
B5	Final stage of 10-year tree canopy requirement that is the most through the site process	30%	
B6	Proposed percentage of canopy that will be retained or replaced	33.8%	
B7	Does the tree preservation target exceed the proposed percentage of canopy that will be retained or replaced?	YES	Provide tree plan
<b>C. Tree Preservation</b>			
C1	Total tree canopy and existing canopy (Table 13.12)	24,770 SF	
C2	Total tree canopy provided by project (Table 13.12)	154,770 SF	13-100-2(1)
C3	Total tree canopy provided by project (Table 13.12)	0 SF	13-100-2(1)
C4	Total tree canopy provided by project (Table 13.12)	0 SF	13-100-2(1)
C5	Total tree canopy provided by project (Table 13.12)	0 SF	13-100-2(1)
C6	Total tree canopy provided by project (Table 13.12)	0 SF	13-100-2(1)
C7	Total tree canopy provided by project (Table 13.12)	0 SF	13-100-2(1)
C8	Total tree canopy provided by project (Table 13.12)	0 SF	13-100-2(1)
C9	Total tree canopy provided by project (Table 13.12)	0 SF	13-100-2(1)
C10	Total of C1, C7, C8 and C9	24,770 SF	13-100-2(1)

Item	Description	Value	Reference
D.1	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.2	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.3	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.4	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.5	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.6	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.7	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.8	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.9	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.10	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.11	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.12	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.13	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.14	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.15	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.24	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.25	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.30	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.35	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.36	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.37	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.38	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.39	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.40	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.41	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.42	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.45	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.47	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.49	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.51	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.53	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.55	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.59	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.60	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.61	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.62	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.63	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.64	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.65	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.66	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.67	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.68	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.69	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.70	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.71	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.72	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.73	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.74	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.80	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.81	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.82	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.83	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.84	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.85	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.86	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
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D.95	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.96	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.97	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.98	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.99	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)
D.100	Area of canopy to be removed (Table 13.12)	0 SF	13-100-2(1)

**Landscape Plant Schedule**

Key	Common Name	Symbolic Name	Qty	Plant Size	Plant Type	10-yr. Tree Canopy Coverage	Remarks
1	Red Maple	Acer rubrum	2	12"	Tree	100%	
2	White Birch	Betula papyrifera	2	12"	Tree	100%	
3	Red Pine	Pinus resinosa	2	12"	Tree	100%	
4	White Pine	Pinus strobus	2	12"	Tree	100%	
5	White Birch	Betula papyrifera	2	12"	Tree	100%	
6	Red Maple	Acer rubrum	2	12"	Tree	100%	
7	White Birch	Betula papyrifera	2	12"	Tree	100%	
8	Red Pine	Pinus resinosa	2	12"	Tree	100%	
9	White Pine	Pinus strobus	2	12"	Tree	100%	
10	White Birch	Betula papyrifera	2	12"	Tree	100%	
11	Red Maple	Acer rubrum	2	12"	Tree	100%	
12	White Birch	Betula papyrifera	2	12"	Tree	100%	
13	Red Pine	Pinus resinosa	2	12"	Tree	100%	
14	White Pine	Pinus strobus	2	12"	Tree	100%	
15	White Birch	Betula papyrifera	2	12"	Tree	100%	
16	Red Maple	Acer rubrum	2	12"	Tree	100%	
17	White Birch	Betula papyrifera	2	12"	Tree	100%	
18	Red Pine	Pinus resinosa	2	12"	Tree	100%	
19	White Pine	Pinus strobus	2	12"	Tree	100%	
20	White Birch	Betula papyrifera	2	12"	Tree	100%	
21	Red Maple	Acer rubrum	2	12"	Tree	100%	
22	White Birch	Betula papyrifera	2	12"	Tree	100%	
23	Red Pine	Pinus resinosa	2	12"	Tree	100%	
24	White Pine	Pinus strobus	2	12"	Tree	100%	
25	White Birch	Betula papyrifera	2	12"	Tree	100%	
26	Red Maple	Acer rubrum	2	12"	Tree	100%	
27	White Birch	Betula papyrifera	2	12"	Tree	100%	
28	Red Pine	Pinus resinosa	2	12"	Tree	100%	
29	White Pine	Pinus strobus	2	12"	Tree	100%	
30	White Birch	Betula papyrifera	2	12"	Tree	100%	
31	Red Maple	Acer rubrum	2	12"	Tree	100%	
32	White Birch	Betula papyrifera	2	12"	Tree	100%	
33	Red Pine	Pinus resinosa	2	12"	Tree	100%	
34	White Pine	Pinus strobus	2	12"	Tree	100%	
35	White Birch	Betula papyrifera	2	12"	Tree	100%	
36	Red Maple	Acer rubrum	2	12"	Tree	100%	
37	White Birch	Betula papyrifera	2	12"	Tree	100%	
38	Red Pine	Pinus resinosa	2	12"	Tree	100%	
39	White Pine	Pinus strobus	2	12"	Tree	100%	
40	White Birch	Betula papyrifera	2	12"	Tree	100%	
41	Red Maple	Acer rubrum	2	12"	Tree	100%	
42	White Birch	Betula papyrifera	2	12"	Tree	100%	
43	Red Pine	Pinus resinosa	2	12"	Tree	100%	
44	White Pine	Pinus strobus	2	12"	Tree	100%	
45	White Birch	Betula papyrifera	2	12"	Tree	100%	
46	Red Maple	Acer rubrum	2	12"	Tree	100%	
47	White Birch	Betula papyrifera	2	12"	Tree	100%	
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55	White Birch	Betula papyrifera	2	12"	Tree	100%	
56	Red Maple	Acer rubrum	2	12"	Tree	100%	
57	White Birch	Betula papyrifera	2	12"	Tree	100%	
58	Red Pine	Pinus resinosa	2	12"	Tree	100%	
59	White Pine	Pinus strobus	2	12"	Tree	100%	
60	White Birch	Betula papyrifera	2	12"	Tree	100%	
61	Red Maple						



**APPLICABLE REGULATORY NARRATIVE**

THIS PROPERTY IS LOCATED WITHIN THE 14.86-ACRE OVERSEER PARKER-83-143 ACCORD TO THE 1996 ZONING ORDINANCE. THE PROPERTY IS ZONED R-143 AND IS SUBJECT TO THE 1996 ZONING ORDINANCE. THE PROPERTY IS LOCATED WITHIN THE 14.86-ACRE OVERSEER PARKER-83-143 ACCORD TO THE 1996 ZONING ORDINANCE. THE PROPERTY IS ZONED R-143 AND IS SUBJECT TO THE 1996 ZONING ORDINANCE.

AN ANALYSIS OF THE EXISTING SWALE WAS PERFORMED TO ASSESS THE EXISTING FLOW DEPTH AND VELOCITY FOR THE PROPOSED 2" DIA AND 10'-0" DIA SWALES. THE ANALYSIS SHOWS THAT THE EXISTING SWALE IS ADEQUATE TO HANDLE THE PROPOSED DISCHARGE FROM THE CHURCH PROPERTY. THE ANALYSIS SHOWS THAT THE EXISTING SWALE IS ADEQUATE TO HANDLE THE PROPOSED DISCHARGE FROM THE CHURCH PROPERTY.

THE SWALE DISCHARGES INTO AND PAST THE 14.86-ACRE OVERSEER PARKER-83-143 ACCORD TO THE 1996 ZONING ORDINANCE. THE SWALE DISCHARGES INTO AND PAST THE 14.86-ACRE OVERSEER PARKER-83-143 ACCORD TO THE 1996 ZONING ORDINANCE.

ONCE OFFSITE THE PROPERTY IS LOCATED THROUGH THE WESTON HILLS SUBDIVISION THROUGH A SERIES OF 48" DIA SWALES. THE SWALES ARE LOCATED THROUGH THE WESTON HILLS SUBDIVISION THROUGH A SERIES OF 48" DIA SWALES. THE SWALES ARE LOCATED THROUGH THE WESTON HILLS SUBDIVISION THROUGH A SERIES OF 48" DIA SWALES.

THESE ARE CURRENT DRAINAGE ISSUES ON FILE AT FAIRFAX COUNTY REGARDING THE OUTFALL IN THIS AREA. THE COMPLAINTS SEEM TO stem FROM A LACK OF REGULAR MAINTENANCE ON THE DRAINAGE. THE DEVELOPER IS REQUESTING THE COUNTY TO ENSURE THAT ALL COUNTY REQUIRED MAINTENANCE WILL BE PERFORMED ACCORDINGLY BY THE APPLICANT'S PARTNER.

April 20, 2011

Pilgrim Community Church  
6227 Tuckers Road  
Arling, VA 22217

Attn: Mr. Frank Lee

Project: Addition to 1  
Belfry Tower  
Pilot Church and Church  
4227 Tuckers Road  
Arling, VA  
Project No. 37 282

Dear Mr. Lee:

We have prepared this report for the proposed site work and prepared this report.

**PROPOSED DRAINAGE**

We understand that the drainage system will be installed for automatic transmission. The structure will be installed to approximately 10' below the ground level. The structure will be installed to approximately 10' below the ground level. The structure will be installed to approximately 10' below the ground level.

**ADDITIONAL NOTES**

1. A 4" black diameter pipe to be prepared to meet depth.
2. A 4" black diameter pipe to be prepared to meet depth.
3. The pipe must be installed with water or 20 lbs from the bottom.
4. Water must be in the pipe center measured at every 20' for 4 hours.

The results of the pipe test are included in the report. The results of the pipe test are included in the report. The results of the pipe test are included in the report.

Pilgrim Church  
April 20, 2011

Test No.	Flow Rate (cfs)	Flow Rate (cfs)	Flow Rate (cfs)	Flow Rate (cfs)
01-1730 B	2.9	4.6	4.6	4.6
02-2206 S	0.6	0.6	0.6	0.6

The flow rate is to be maintained at the rate of 1.0 cfs for 4 hours.

Based on our test results, we are satisfied with the test results. The test results are satisfactory. The test results are satisfactory.

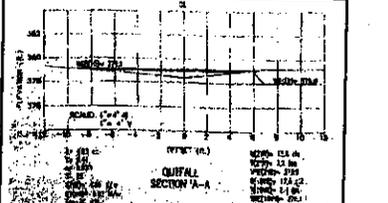
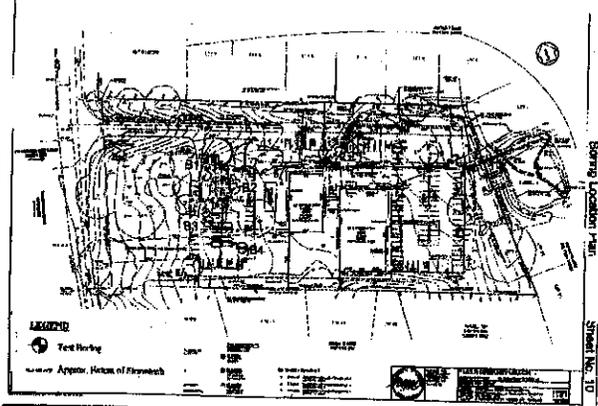
The flow rate is to be maintained at the rate of 1.0 cfs for 4 hours.

We appreciate the opportunity to be of assistance to you on this project. Please call if we can be of any further assistance to you on this project.

Sherry  
GEOFF WINDHAM, INC.

Paul Chang, P.E.  
Civil Engineer

Paul Chang, P.E.  
Civil Engineer



SCALE: 1" = 30'

DATE: 05-10-2010

DESIGNED: HAL

CHECKED: JMB

REVISIONS:

11-01-2010

02-02-2011

**PILGRIM COMMUNITY CHURCH**

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

PHOTO LOCATION AND NARRATIVE

HAROLD A. LOGAN ASSOCIATES P.C.  
LAND SURVEYING - SITE PLANNING - SURVEYING DESIGN

2114 INDUSTRY DRIVE  
MANASSAS PARK, VA 20111 (703) 790-7900 FAX 703-790-7901

SHEET 4 OF 4

RP 2434



①



②



3



4



5



6



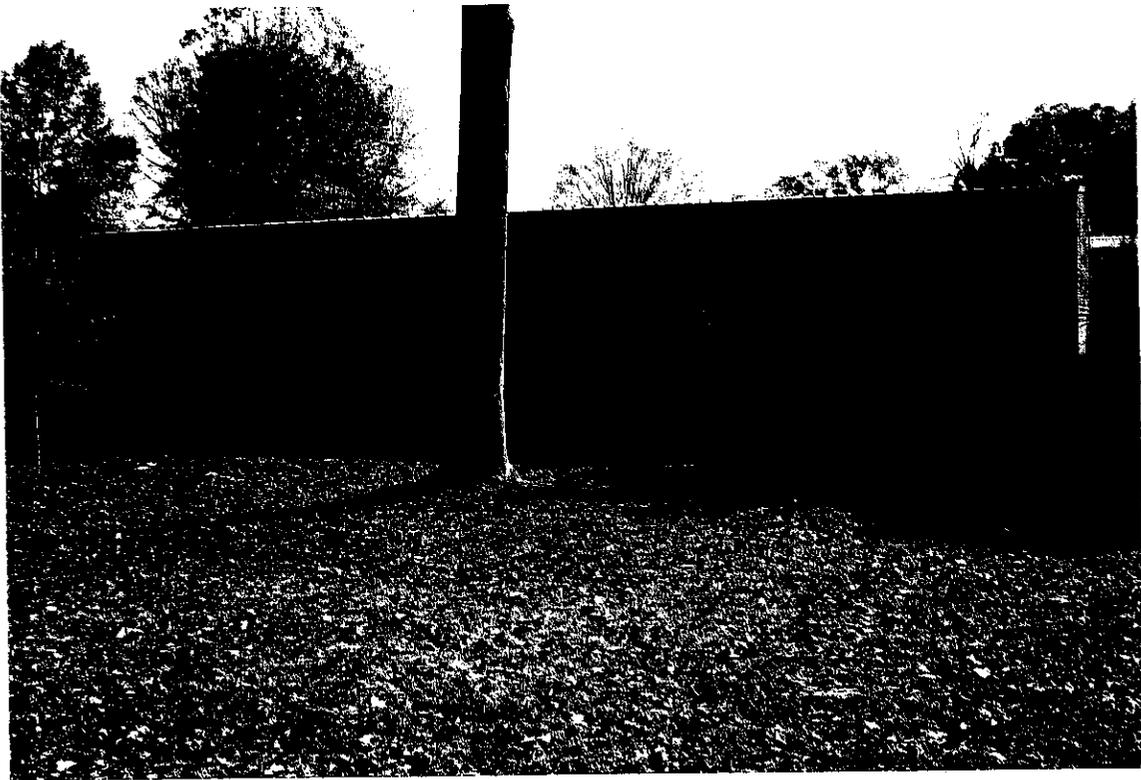
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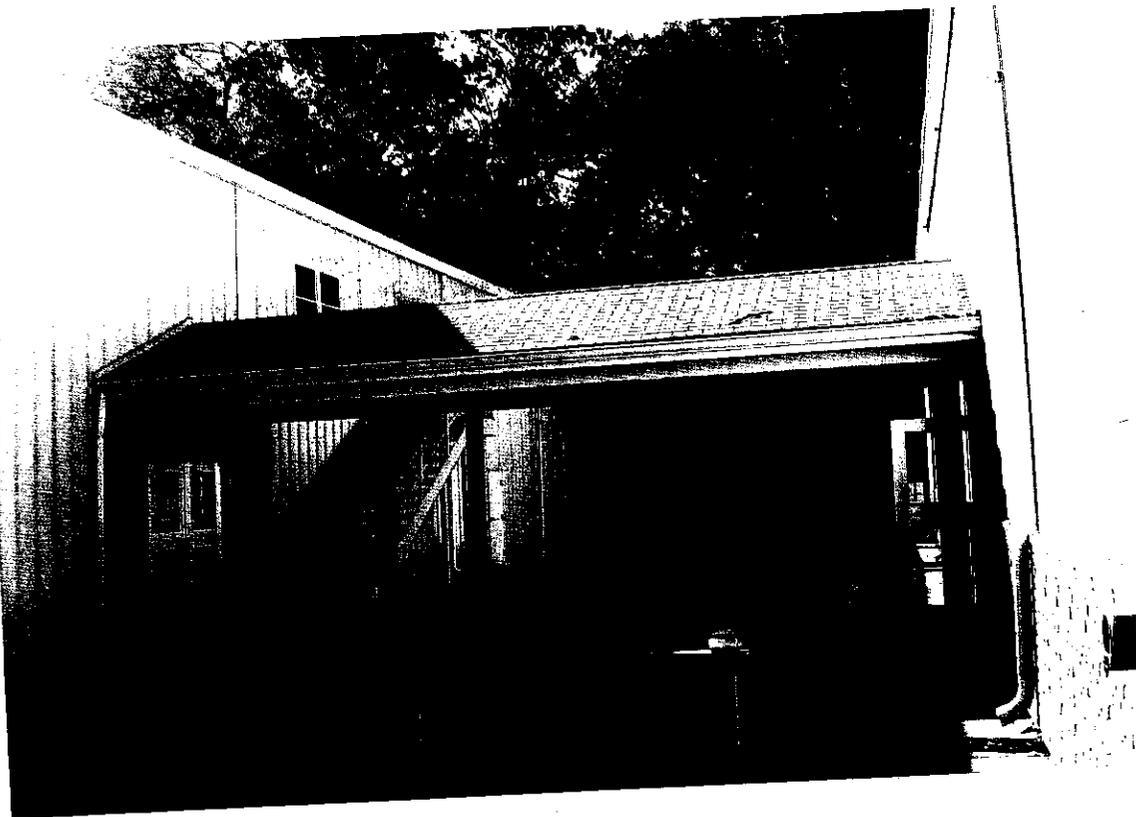
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10



(11)



(12)



13



14



15



14

**DESCRIPTION OF THE APPLICATION****Special Permit Request:**

The applicant seeks to amend SP 81-A-002 previously approved for a church with 352 seats. The applicant requests special permit approval to permit site modifications in order to construct additional on-site parking and a playground area. The number of parking spaces is proposed to increase from 88 spaces to 163 spaces.

	<u>Approved under SPA 81-A-002-04</u>	<u>Proposed under SPA 81-A-002-05</u>
<b>Size:</b>	5.16 acres (site) 19,583 sq. ft. (for all structures on site)	No change  No Change
<b>Lot Size:</b>	5.16 acres	No Change
<b>FAR</b>	.09	No Change
<b>Parking Spaces:</b>	88	163
<b>Number of Seats:</b>	352	No Change
<b>Hours of Operation:</b>	Sunday 8:00 a.m. – 9:00 p.m. Monday – closed Tuesday/ Thursday 10:00 a.m. – 2:00 p.m. 4:00 p.m. – 8:00 p.m. Wednesday 10:00 a.m. – 2:00 p.m. 6:00 p.m. – 10:00 p.m. Friday 10:00 a.m. – 2:00 p.m. 4:00 p.m. – 9:00 p.m. Saturday 8:00 a.m. – 9:00 p.m.	Sunday Sunrise Service: 5:30 a.m. – 6:30 a.m. Worship and Activities: 7:30 a.m. – 9:30 p.m. Music Practices: End of Service until 5:00 p.m. Monday through Saturday Sunrise Service: 5:30 a.m. – 6:30 a.m. Activities/ Office Hours: 9:00 a.m. – 10:00 p.m. Wednesday Music Practice: End by 9:00 p.m.
<b>Number of Employees:</b>	Three staff members	No Change
<b>FAR:</b>	0.09	No Change

**Waivers and Modifications:**

- Modification of transitional screening requirements along all lot lines to permit existing vegetation to serve as natural screening.
  
- Waiver of barrier requirements in favor of existing barriers and vegetation.

**LOCATION AND CHARACTER****Existing Site Description:**

The property is located on the east side of Twinbrook Road, south of its intersection with Braddock Road. The 5.16-acre site consists of two lots, Lot 29 (4.73 acres) and Lot 29A (0.4311 acres) and is currently developed with two buildings consisting of an existing 11,602-square foot worship center with a maximum capacity of 352 seats and a fellowship hall consisting of approximately 6,000 square feet of space that is used for youth worship, bible study, community meetings, and gymnasium space. The worship center structure measures 23 feet in height and was constructed in 1977. The fellowship hall is located west of the worship center measures approximately 25 feet in height and a 225 square foot shed that measures 8.1 feet in height is located southwest of the church buildings. The 1,756 square foot single family house that was previously used for classroom space was demolished. The church buildings are located in the southern portion of the site with the existing parking lot located between the church and the southern lot line. There is one existing access along the north edge of the site which extends west to Twinbrook Road. The middle of the site, between Twinbrook Road and the church buildings, is mostly open space and vegetated with mature upland forest and maintained grasslands. The site slopes down from Twinbrook Road to the eastern and southern sides of the lot.

**BACKGROUND****Site History:**

Application	Use	BZA Action
S-158-74	To permit a church and related facilities	Approved 11/6/74
S-81-S-002	To permit a church and related facilities (change in permittee)	Approved 2/10/81
SPA 81-A-002	To amend S 81-S-002 to permit the construction of additional parking with modification of the dustless surface requirement for the parsonage driveway	Approved 5/6/86
SPA 81-A-002-02	To amend S 81-S-002 to permit building additions, parking expansion and waiver of the dustless surface requirement	Withdrawn
SPA 81-A-002-03	To amend S 81-S-002 to permit a change in permittee	Approved 10/9/01
SPA 81-A-002-04	To amend S 81-S-002 to permit a building addition and site modifications	Approved * 10/25/04
VC 2004-BR-008	To permit a structure to remain 15.0 ft. with a stoop 11.0 ft. from the front lot line	Indefinitely deferred

\*Copies of the resolution and plat associated with SPA 81-A-002-04 are included in Appendix 5.

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
<b>North</b>	Single family detached dwellings	R-3	Residential, 2-3 du/ac
<b>East</b>	Single family detached dwellings	R-3	Residential, 2-3 du/ac
<b>South</b>	Single family detached dwellings	R-3	Residential, 2-3 du/ac
<b>West</b>	Single family attached dwellings/ Shopping Center	R-8/ C-6	Residential, 5-8 du/ac/ Retail and Other

**COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Area III

**Planning Sector:** Pohick Planning District  
P2 – Main Branch Community Planning Sector

**Plan Map:** Residential, 2 – 3 du/ac

**ANALYSIS****Special Permit Amendment (SPA) Plat (Copy at front of staff report)**

**Title of SPA Plat:** Pilgrim Community Church

**Prepared By:** Harold a. Logan Associates P.C.

**Dated:** July 7, 2010, as revised through March 14, 2011

**Proposed Use:**

The applicant proposes to construct an on-site surface parking lot containing 75 parking spaces which increases on-site parking from 88 to 163 parking spaces (seat to parking ratio of 1:2.16). The additional 75 parking spaces provide on-site parking to accommodate the overflow parking that has been shuttled to and from the Twinbrooke Shopping Centre, an off-site location. The applicant proposes additional interior and perimeter parking lot landscaping, a 4-foot high retaining wall, an internal sidewalk that leads from the proposed parking area the existing church building and bollard-style lighting for the new parking lot area. The applicant will also construct additional Stormwater Management (SWM) and Best Management Practices (BMPs) facilities in the form of an underground StormTech System and/or filterras within the parking lot to accommodate runoff from the proposed improvements. In addition, the applicant proposes to provide an outdoor playground to be located west of the church buildings between the western most church building and the proposed parking lot. The playground area will be enclosed by a 4-foot high board-on-board fence. The existing masonry wall at the south end of the air conditioning equipment is proposed to be extended in height to mitigate equipment noises. There are no proposed changes to the existing church buildings, number of seats within the church or number of employees on site. The existing and proposed parking lots are accessed from a single driveway from Twinbrook Road. There are no changes proposed to the access.

A conservation easement, measuring approximately 1,288 square feet in area is proposed along the southwestern property line to meet Best Management Practices (BMP) requirements and to replace a similarly sized portion of the recorded conservation easement to the east where designated bus parking areas have encroached into the easement.

The applicant is seeking approval for a modification of the transitional screening requirements along all lot lines to permit existing vegetation to serve as natural screening. Supplemental planting along the southern and western ends of the proposed parking lot will be provided in conjunction with a retaining wall that is designed to shield views and automobile headlights/glare from the adjacent neighbors as shown on the SPA Plat. Currently, the site is screened by mature vegetation of varying widths and height along all lot lines. The most densely vegetated area of the site is north, east and a portion of the area south of the existing parking lot and church buildings. Staff proposes that the applicant provide additional plantings along the northwestern and southwestern lot lines to meet the intent of the transitional screening requirements. The applicant also requests a waiver of the barrier requirements along all property lines in favor of existing fence barriers and vegetation to satisfy the requirements.

### **Land Use Analysis**

Staff believes that the existing church with seating for 352 people is in harmony with the Comprehensive Plan and is in keeping with the residential character of the neighborhood. Although the proposed parking lot expansion and sidewalk would increase the amount of impervious surface area by 89,255 square feet, staff believes that, with recommended changes to the perimeter parking lot landscaping, the proposed 4-foot high retaining wall at the southern end of the parking lot, an increase in height of the block wall to screen the AC units and other proposed development conditions, it is in harmony with the Comprehensive Plan and meets all of the applicable Zoning Ordinance requirements. The proposal would not result in an increase in FAR for the site. The FAR is 0.09 which is below the maximum permitted FAR of 0.15.

### **Environmental Analysis**

#### **Noise**

##### **Issue:**

Zoning enforcement staff and staff from the Department of Code Compliance have received complaints related to noise emanating from the church. The church is aware that there have been noise complaints in the past, specifically those related to the music portion of the church service.

##### **Resolution:**

To address the previous complaints, the applicant installed noise muffling materials and acoustic insulation in the existing church buildings. A letter responding to the use of acoustical insulation in the church buildings is included as Appendix 5 of this report. In addition, the applicant hosted a community outreach meeting and has proposed a number of development conditions to address some of the concerns that were aired at this meeting including, but not limited to, appointing a community liaison, installing automatic door closures on all exterior doors, posting signs that instruct parishioners

and guests not to leave the doors open while music is playing and agreeing to limit music practices to two days per week. Staff has incorporated these conditions into Appendix 1. These conditions are shown as 21-26.

### **Transportation Analysis (Appendix 6)**

The Fairfax County Department of Transportation (FCDOT) has requested that the applicant construct sidewalks that lead from the church building to the street and an internal sidewalk that connects the church to the proposed parking lot area to enhance pedestrian circulation to, from and within the site. No other transportation issues have been identified. The applicant has agreed to construct a 4-foot wide internal concrete sidewalk that leads from the proposed parking lot area to the western church building.

### **Stormwater Management (SWM) and Best Management Practices (BMP) Analysis (Appendix 7)**

#### **Issue: Stormwater Detention and Adequate Outfall Calculations**

The Department of Public Works and Environmental Services (DPWES) has identified downstream drainage complaints on file, specifically regarding a downstream dry pond not draining properly and adequacy of the stormwater outfall. The adequate outfall requirements were updated in the Public Facilities Manual (PFM). Staff asked the applicant to update these calculations to demonstrate that the site will remain in substantial conformance with the SPA plat once the requirements are addressed. The applicant elected to defer the matter until the time of Site Plan review.

#### **Resolution:**

Staff has proposed development conditions that require the applicant to meet stormwater detention and adequate outfall requirements at the time of Site Plan review. If the proposed stormwater management facility (StormTech System) has to be enlarged or adequate outfall measures extend into the undisturbed open space or tree save areas, or require modifications to the application site that are not in substantial conformance with the approved SPA Plat, the applicant will be required to obtain a special permit amendment (SPA). Staff believes that this issue can be resolved, but only with the adoption of this development condition.

#### **Issue: Water Quality**

The recorded conservation easement has been encroached upon by the existing nine bus parking spots located along the eastern lot lines. The conservation easement must be re-recorded with the bus parking areas subtracted from the easement. The balance of BMP requirements for the site needs to be controlled by the proposed StormTech Chambers.

**Resolution:**

The applicant has proposed 1,288 square feet of area located in the southwest section of the lot to be placed in a conservation easement in exchange for the encroachment into the existing easement by the bus parking areas. The area of the proposed conservation easement is shown on the plat. Staff has proposed a development condition requiring the applicant to demonstrate that the site can meet water quality requirements at the time of site plan review. Staff believes that this issue can be resolved, but only with the adoption of this development condition.

**Urban Forestry Management Analysis (Appendix 8)****Issue: Tree Cover**

The development of the proposed new fellowship hall will result in the loss of several existing mature trees. Additionally, it should be noted that the applicant has not provided any information on possible landscaping which might be introduced to help offset the loss of that area of tree cover.

**Resolution:**

The recommendation of the Urban Forestry Division to redesign and relocate the parking lot to minimize removal of tree cover, to maximize use of areas that do not have tree cover, and to use areas that already have been affected by parking and compaction. While the loss of trees is regrettable, staff supports the area chosen for the parking lot because it provides the applicant a suitable amount of parking while still maintaining some of the existing tree cover to the west, adjacent to Twinbrook Drive. Staff has proposed a development condition upholding the recommendation of the Urban Forestry Division to add landscaping along the perimeter of the site.

**Discussion: Tree Conservation**

The applicant's proposed revisions appear to be sensitive to the existing forest to the extent possible for the proposed parking lot expansion. Staff has proposed development conditions that require a pre-construction inspection and approval of the limits of clearing and grading by Urban Forest Management Division (UFMD), DPWES in order to ensure the full intent of the proposed tree/forest preservation and to ensure that adequate vegetative screening is provided. Supplemental plantings will be required to support the approval of a modification of the transitional screening requirements. Staff supports the applicant's request for a modification of the transitional screening with supplemental planting and with the adoption of these development conditions.

**ZONING ORDINANCE PROVISIONS**

<b>Residential (R-1)</b>		
<b>BULK REGULATIONS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>Lot Size</b>	36,000 sf	5.16 acres (224,700 sf)
<b>Lot Width</b>	150 feet	+ 324 feet
<b>Building Height</b>	Maximum of 60 feet	25 feet (classroom building and fellowship hall) 23 feet (church)
<b>Front Yard</b>	50° angle of bulk plane not less than 40 feet	+ 280 feet
<b>Side Yard</b>	45° angle of bulk plane not less than 20 feet	±121.8 feet (north) ±32.2 feet (south)
<b>Rear Yard</b>	45° angle of bulk plane not less than 25 feet	178 feet
<b>Floor Area Ratio</b>	0.15	0.09
<b>Parking Spaces</b>	88	163

<b>STANDARD</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
<b>Transitional Screening</b>		
<b>North (single family residential)</b>	TS 1 <sup>1</sup>	±20-30 feet of existing vegetation*
<b>East (single family residential)</b>	TS 1	±30-120 feet of existing vegetation*
<b>South (single family residential)</b>	TS 1	±18-34 feet of existing vegetation*
<b>West (single family residential)</b>	TS 1	±115 feet of existing vegetation*
<b>Barrier</b>		
<b>North (Single family residential)</b>	Barrier D, E or F <sup>2</sup>	6-foot high wood fence
<b>East (Single family residential)</b>	Barrier D, E or F	6-foot high wood fence
<b>South (Single family residential)</b>	Barrier D, E or F	5-foot high chain link fence** and 6-foot high wood fence
<b>West (Single family residential)</b>	Barrier D, E or F	None**

\* Transitional Screening Requirement modified by SPA 81-A-002-04

\*\* Barrier requirement waived by SPA 81-A-002-04

1. Transitional Screening 1 (TS 1) shall consist of an unbroken strip of open space a minimum of 25 feet wide planted with: One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, OR, with approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet
2. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and or shrubs. Barrier E shall consist of a 6 foot tall wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

## **WAIVERS/MODIFICATIONS REQUESTED**

### **Waiver/Modification:**

**Basis:** Par. 3 of Sect. 13-304 states that transitional screening and barrier requirements may be waived or modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through the combination of architectural and landscaping techniques. The applicant is seeking modification of the transitional screening requirements to the north, east and west, and a waiver of the respective barrier requirements to permit the existing vegetation to satisfy the requirements, with supplemental plantings as shown on the SPA Plat.

### **Request**

The applicant requests modifications for screening, and waiver of the barrier requirements as shown on the SPA Plat and previously approved under SPA 81-A-002-04. In accordance with the recommendations of the Urban Forestry staff, it is appropriate to require an enhancement of the existing screening landscaping to ensure that it is truly serving its intended purpose. While the existing screening areas may meet the minimum width requirements in most areas, other areas, in particularly areas along the northern and southwestern boundaries do not meet the intent of the transitional screening and barrier requirements. Enhancement of the transitional screening buffers should be addressed along the northern and southwestern boundaries of this site. Staff does not believe it is necessary to provide the full screening requirements for the entire length, but does recommend a modification as listed in the proposed development condition.

The applicant also requests a reaffirmation of the previously approved waiver of barrier requirements along all lot lines. Again, with concerns of neighborhood impacts, staff believes it appropriate to require installation of a wooden fence along the developed portions of the site as described in a proposed development condition contained in Appendix 1 of this staff report. In order for the neighbors to enjoy the transitional screening landscaping being required, the fence should be located on the church side of the screening. The combination of the new barrier and enhancement of the existing vegetation should minimize neighborhood impact of the expanded parking lot facility. It

also ensures conformance with the Comprehensive Plan language related to institutional uses needing screening in excess of ordinance requirements to ensure neighborhood compatibility. Therefore, staff supports a modification to the transitional screening and barrier requirement along all lot lines, with supplemental planting as described in the development conditions.

## **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**

Subject to the proposed development conditions, staff believes all applicable standards have been satisfied.

## **CONCLUSIONS**

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

## **RECOMMENDATIONS**

Staff recommends approval of SPA 81-A-002-05, but only with 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. Approved Development Conditions and Plat, SPA 81-A-002-04
5. Acoustical Design Letter
6. Transportation Analysis
7. Stormwater Management/ BMP Analysis
8. Urban Forest Management Analysis
9. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****May 4, 2011****SPA 81-A-002-05**

If it is the intent of the Board of Zoning Appeals to approve SPA 81-A-002-05 located on property described as Tax Map 69-3 ((1)) 29 and 29A to amend SP 81-A-002 previously approved for a church to permit site modifications pursuant to Section 3-103 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

Previously approved development conditions have been carried forward and marked with an asterisk (\*). Minor changes in wording have been underlined.

1. This approval is granted to the applicant only, Pilgrim Community Church, Inc., and is not transferable without further action of this Board, and is for the location indicated on the application, 4925 Twinbrook Road (5.16 acres) and is not transferable to other land. \*
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit amendment (SPA) plat prepared by Harold A. Logan Associates P.C., dated July 7, 2010, as revised through March 14, 2011, and approved with this application, as qualified by these development conditions. \*
3. A copy of this special permit and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use. \*
4. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance. \*
5. There shall be a maximum of 352 seats in the sanctuary of the church. \*
6. Parking shall be provided as depicted on the SPA Plat. All parking for this use shall be on site. The proposed 48-inch high block/stone wall shown on the plat shall be constructed of decorative block/stone material (not cinderblock).
7. Notwithstanding what is shown on the plat, interior parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance, as determined in consultation with the Urban Forest Management Division

(UFMD) staff.

8. Peripheral parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance and shall be supplemented as shown on the SPA Plat. All landscape trees shall be a minimum of six feet in height, at time of planting, and planted per the Fairfax County Public Facilities Manual in consultation with the Urban Forest Management Division.
9. Transitional screening and barriers shall be provided and maintained in conformance with Article 13 of the Zoning Ordinance. Existing vegetation may be used to partially satisfy this requirement, however, notwithstanding what is shown on the plat, supplementation shall be provided along the northwestern and southwestern lot lines to the satisfaction of Urban Forest Management Division (UFMD), DPWES to provide TS 1.
  - a. Any transitional screening trees that have died shall be replaced to satisfy the transitional screening requirements.
  - b. All evergreen trees shall be a minimum of six feet in height, at time of planting, and planted per the Fairfax County Public Facilities Manual.
10. The proposed play area shall be screened by a 4-foot high board-on-board fence as depicted on the SPA Plat. Evergreen trees, a minimum of four feet in height at time of planting, shall be planted along the southern end of the play area to provide screening from the adjacent residential properties. Number, species and location shall be determined in consultation with the Urban Forester.
11. Internal floor layout shall continue to locate classrooms along the northern and southern ends of the building to provide a separation between the fellowship area and the adjacent properties. Double layers of drywall shall be maintained to provide additional thickness to interior walls. \*
12. Irrespective of that shown on the plat, a five-foot wide sidewalk connecting the existing buildings to the proposed parking lot shall be constructed prior to Site Plan approval.
13. Proposed lighting within the new parking lot area shall be Bollard-style lighting fixtures at a maximum height of four feet, measured from the ground to the highest point of the fixture. Any light poles existing on the site shall be a maximum height of 12.0 feet and shall be in accordance with the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance.
14. The limits of clearing and grading shall be no greater than as shown on the special permit amendment Plat, labeled Limits of Clearing and Grading, and shall be strictly adhered to. A grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to the DPWES, including the Urban Forestry Division, for review and

approval. Irrespective of the limits shown on the special permit plat, the extent of clearing and grading shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities, a pre-construction conference shall be held between DPWES, including the Urban Forestry Division, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. \*

15. 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 and grading as determined in the previous development condition and require that the areas outside of the limits of clearing and grading be preserved and labeled as "tree save". 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.
16. 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.
17. 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

18. A Stormwater Management (SWM) facility, for detention and water quality control, shall be provided as shown on the SPA Plat that include the use of innovative BMPs, including infiltration trenches, rain gardens, or other environmentally sensitive measures, in accordance with the requirements of the Public Facilities Manual unless waived or modified by DPWES. Innovative BMP facilities shall be subject to a maintenance agreement acceptable to DPWES. If a modification of the PFM to permit the proposed stormwater management/best management practices as shown on the SPA Plat is not granted by DPWES and SWM/BMP facilities in substantial conformance with the SPA 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
19. Adequate outfall shall be demonstrated in accordance with the Public Facilities Manual (PFM), as determined by DPWES, at the time of Site Plan review.
20. Any sign on site is permitted only with an approved sign permit in accordance with the provisions of Article 12 of the Zoning Ordinance. No new signs on site shall be lit.
21. A community liaison shall be appointed and made available by the applicant to receive neighborhood complaints regarding the use of the church site. The name and contact information of the liaison shall be posted on the main entrance doors of the two church buildings.
22. Music practices shall be limited to Sunday and Wednesday only and shall conclude by 9:00 p.m.
23. All activities shall cease by 10:00 p.m. daily and all interior and exterior lighting shall be turned off by 10:30 p.m. with the use automatic timers, except overnight security lights in accordance with Zoning Ordinance requirements. Activities for special occasions shall cease by 11:00 p.m. and lighting turned off by 11:30 p.m.; special occasions shall be limited to three times per year.
24. Air conditioning units shall be turned off by 10:30 p.m., except for on special occasions that coincide with the lighting development condition, limited to three times per year.
25. The existing block wall at the southern end of the air conditioning equipment shall be extended to a height not to exceed 15 feet for the purpose of screening the units from sight. Landscape planting at a minimum of six feet in height, at time of planting, shall be planted on the southern side of the wall to screen it from view. Plant material and species shall be approved by the Urban Forest Management Division.

26. Automatic door closures shall be installed on all exterior doors. Signs instructing parishioners and guest to keep the doors closed while music is playing shall be posted on the inside and outside of all exterior doors.

These conditions incorporate and supersede all previous conditions. 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. 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 A 81-A-002-05  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 2/3/11  
 (enter date affidavit is notarized)

I, William B. Lawson, Jr., 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      109702c

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 <b>BOLD</b> above)
Pilgrim Community Church, Inc.	4925 Twinbrook Rd., Burke, VA 22015	Applicant/Title Owner
Pastor Hyong Sohn	4925 Twinbrook Rd., Burke, VA 22015	<b>Applicant's Agent</b>
Lawson, Tarter & Charvet, P.C.	6045 Wilson Blvd., #100, Arlington, VA 22205	Attorney/Agent
William B. Lawson, Jr.	6045 Wilson Blvd., #100, Arlington, VA 22205	Attorney/Agent
Benjamin T. Danforth	6045 Wilson Blvd., #100, Arlington, VA 22205	Attorney/Agent
Harold A. Logan Associates, PC	9114 Industry Dr., Manassas, VA 20111	Engineer/Agent
Harold A. Logan	9114 Industry Dr., Manassas, VA 20111	Engineer/Agent
Mark D. Crain	9114 Industry Dr., Manassas, VA 20111	Engineer/Agent

(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): SPA 81-A-002-05  
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**Special Permit/Variance Attachment to Par. 1(a)**

DATE: 2/3/11  
(enter date affidavit is notarized)

109702c

**(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Baskin, Jackson & Duffett, PC	301 Park Ave., Falls Church, VA 22046	Former Attorney/Agent
William M. Baskin, Jr.	301 Park Ave., Falls Church, VA 22046	Former Attorney/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): SPA 81-A-002-05  
(county-assigned application number(s), to be entered by County Staff)

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DATE: 2/3/11  
(enter date affidavit is notarized)

109702c

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)

Pilgrim Community Church, Inc., 4925 Twinbrook Rd., Burke, VA 22015

**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)

Pilgrim Community Church, Inc. is a non-stock not for profit corporation with no shareholders.

(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): SPA 81-A-002-05  
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**Special Permit/Variance Attachment to Par. 1(b)**

DATE: 2/3/11  
(enter date affidavit is notarized)

109702c

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

Lawson, Tarter & Charvet, P.C., 6045 Wilson Blvd., #100, Arlington, VA 22205

**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)

William B. Lawson, Jr.  
P. David Tarter

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

Harold A. Logan Associates, P.C., 9114 Industry Dr., Manassas, VA 20111

**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)

Harold A. Logan

(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): SPA 81-A-002-05  
(county-assigned application number(s), to be entered by County Staff)

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

DATE: 2/3/11  
(enter date affidavit is notarized)

109702c

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

Baskin, Jackson & Duffett, PC, 301 Park Ave., Falls Church, VA 22046

**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)

William M. Baskin, Jr.  
John G. Jackson  
Robert J. Duffett

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

**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)

(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): SPA 81-A-002-05  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 2/3/11  
(enter date affidavit is notarized)

109702c

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)

N/A

(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): SPA 81-A-002-05  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 2/3/11  
(enter date affidavit is notarized)

109702c

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): SPA 81-A-002-05  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 2/3/11  
(enter date affidavit is notarized)

109702c

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:

(check one)

William B. Lawson, Jr.  
 Applicant  Applicant's Authorized Agent

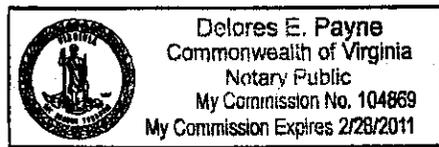
William B. Lawson, Jr.

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3rd day of February 2011, in the State/Comm. of Virginia, County/City of Cheney.

Delores E. Payne  
Notary Public

My commission expires: 2-28-11



HAROLD A. LOGAN ASSOCIATES, P.C.  
Land Surveying • Subdivision Design • Site Planning  
9114 Industry Drive • Manassas Park, Virginia 20111

President  
Harold A. Logan  
Registered Land Surveyor  
Virginia • Maryland (Retired) • West Virginia (Inactive)

Phone: (703) 330-1988  
Fax: (703) 690-8132

November 1, 2010

Virginia Ruffner  
Fairfax County DPZ  
12055 Government Center Parkway  
Suite 801  
Fairfax, VA 22035

RECEIVED  
Department of Planning & Zoning

NOV 03 2010

Zoning Evaluation Division

Mrs. Ruffner,

This application is being submitted as an amendment to Special Permit Amendment (SPA) SPA 81-A-002-4, approved on May 25, 2004, to construct an additional parking lot and playground.

The applicant owns approximately 5.16 acres located in the Braddock Magisterial District. The properties are identified as Fairfax county Tax map parcels 069-3((1))-0029 and 069-3((1))-0029A and are located south of the intersection of Braddock Road (Route 620) and Twinbrook Road (Route 652). The subject properties are zoned R-1 and are surrounded by residential properties to north, south and east. Of the residential properties, one to the south is zoned R-1, one to the north is zoned R-2 and the remaining fourteen (14) properties are zoned R-3. To the west, across Twinbrook Road, lies townhouse subdivision zoned R-8 and the Twinbrooke Shopping Centre, zoned C-6. The church properties are currently occupied by a church building and Fellowship Hall, associated parking areas and a storage shed. The existing floor area ration (FAR) for the entire site is 0.09.

A church use was established on this site with application S-158-74, approved on November 6 1974. A church use has been maintained on-site since that time and on October 17, 2001 the Board of Zoning Appeals (BZA) approved the transfer of ownership, in good faith, from the Korean Presbyterian Church of Washington to The Pilgrim Community Church with SPA-81-A-002-3. The applicant has remained an integral part of the community, offering religious services as well as community programs. The programs consist of youth Christian education, recreational activities, and drug use prevention education. With the extreme growth seen in the County, continuing these services is even more critical than ever; resulting in the applicant's desire to expand their parking capacity.

The church lies within the Main Branch Community Planning Sector of the Pohick Planning District of the Comprehensive Plan. This planning sector does not provide a specific intended use for the church property, only recommending that the parcels be consolidated prior to a development if the church use is discontinued. Therefore, the continuance of the church use is consistent with the Fairfax County Comprehensive Plan land use recommendations and the requirements of the Zoning Ordinance.

As part of the proposed SPA, the applicant proposes to construct an additional parking lot and playground. No addition to the existing buildings or change in use is proposed with the new SPA application. The applicant merely anticipates continued use of the existing building in addition to the changes referenced above.

In 1983, the Virginia Department of Transportation (VDOT) acquired approximately 0.22 acres of the applicant's property along its Twinbrook Road frontage.

Church uses are allowed, by Special Permit, within the R-1 zoning district. The church currently operates under a valid Special Permit (SPA-81-A-002-4). Granting the amendment to the approved SPA variance will not change the character of the zoning district and will be in harmony with the Ordinance, as it again will allow continued use of an existing facility. By allowing the construction of the proposed parking lot a potentially dangerous situation will be alleviated. Currently, a shuttle bus carries some of the parishioners back and forth to their vehicles, however a substantial portion walk across Twinbrook Road to the parking area currently being utilized during church functions.

In conclusion, the Special Permit Amendment request presented here will allow the Pilgrim Community Church to continue to satisfy the needs of its parishioners, providing support and services to the community while maintaining the harmony and integrity of the surrounding residential neighborhoods.

Please feel free to contact me if you have any questions or require additional information. Thank you for your consideration of this matter.

#### **STATEMENT OF PROPOSED USE AND JUSTIFICATION**

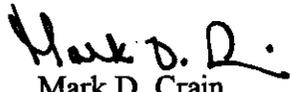
- A. The proposed use is identical to the existing use, i.e., a church which includes in addition to mass celebration: youth Christian education, and activity center for youth in the local community, preventive programs to deter drug use, and youth basketball and volleyball. The only changes to the site will be the addition of a new parking lot and playground.
- B. Hours of operation will be: Sunday 8:00am to 8:00pm; Monday thru Thursday 4:00pm to 8:00pm; Friday and Saturday 6:00am to 10:00pm; and variable hours on holidays.

- C. Weekday prayer services attendance is approximately 20 people. Sunday attendance is approximately 200 people.
- D. The church will have 3 employees.
- E. The anticipated traffic impact is between 100 and 125 cars during Sunday Services and approximately 20 Monday through Friday.
- F. The church will provide service to Northern Virginia.
- G. The propose parking lot addition will allow for the parking of 77 vehicles including 2 handicap accessible spaces. Underground stormwater management and Best Management Practices and will be provided to cover the additional impervious area.
- H. No knows hazardous or toxic substances exist on the property nor are intended to be used, distributed or received on the site.
- I. The proposed use is in conformance with all the provisions of all applicable ordinances, regulations and adopted standards. It also conforms with provisions set forth in the previously approved Special Permit (SPA 81-A-002-4). The property is currently owned by the Pilgrim Community Church.

The applicant's proposed amendment to the existing special permit (SPA81-A-002-03) is exclusively to construct an additional parking lot and playground., associated BMP/Stormwater facility and utilities without increase in the existing seating capacity of the church.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Mark D. Crain  
Harold A. Logan Associates, PC  
703-330-1988

**SPECIAL PERMIT AMENDMENT RESOLUTION OF THE BOARD OF ZONING APPEALS**

TRUSTEES OF PILGRIM COMMUNITY CHURCH, SPA 81-A-002-04 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 81-A-002 previously approved for church to permit building addition and site modifications. Located at 4925 Twinbrook Rd. on approx. 5.16 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 29 and 29A (Concurrent with VC 2004-BR-008). (Decision deferred from 3/16/04). Mr. Pammel moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on May 25, 2004; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The applicants have met the prescribed standards for a special permit amendment.
3. The permit had already been approved by this Board and development has taken place on the site.
4. Staff recommended approval, subject to the development conditions dated May 25, 2004.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-103 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 4925 Twinbrook Road (5.38 acres) and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Williams Enterprises, Inc., dated October 30, 2003, revised through February 25, 2004, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these

- conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. There shall be a maximum of 352 seats in the sanctuary of the church.
  6. The single family dwelling on the property shall be limited to use for classroom and small gathering space. It shall not serve as a rectory or worship area.
  7. Transitional screening shall be modified as follows:
    - a. A single row of 25 evergreen trees, containing a mixture of red cedar, loblolly pine and Leyland cypress (or an equivalent substitute as approved by the Urban Forestry Division), shall be planted between the westernmost parking spaces and the east end of the proposed stormwater management/Best Management Practices (SWM/BMP) facility shown on the plat dated February 25, 2004.
    - b. A double row of evergreen trees shall be planted along the southern boundary adjacent to the existing church and the proposed building to provide visual screening and noise attenuation. These trees shall consist of Leyland cypress in the open portion of this area and American holly within the shaded portions of this screening yard. Additional American Holly or Canadian hemlock shall be planted along the southern property line, west of the proposed building to supplement the existing transitional screening, as recommended by the Urban Forestry Division. An equivalent substitute for the trees stated may be used as approved by the Urban Forestry Division.
    - c. Any transitional screening trees that have died along the southern boundary between the existing parking lot and the existing church shall be replaced to satisfy the transitional screening requirement in this area. All trees will be American holly and Canadian hemlock, or an equivalent substitute as approved by the Urban Forestry Division.
    - d. All evergreen trees shall be a minimum of six feet in height, at time of planting, and planted per the Fairfax County Public Facilities Manual (12-0805).
  8. The barrier requirement shall be modified to only require construction of a six (6) ft. board on board fence of natural color along the north side of the access road between the west and east ends of the property, and along the southern boundary between the west end of the fellowship hall and the east end of the existing parking lot.
  9. To soften the visual impact of this facility, a grouping of four (4) evergreen trees shall be provided along the northeastern side and four (4) evergreen trees shall be provided along the southwestern side of the proposed building. In addition, four (4) evergreen trees shall be planted between the proposed SWM/BMP facility and the existing parking lot. All landscape trees shall be a minimum of six feet in height, at time of planting, and planted per the Fairfax County Public Facilities Manual (12-0805).
  10. If the existing play area is relocated from its current location, evergreen trees, a minimum six (6) ft. in height at time of planting, shall be planted around the play area to provide screening from the adjacent residential properties. Number, species and location shall be determined in consultation with the Urban Forester.
  11. Subject to the review and approval of DPWES, a study prepared by an acoustical engineer shall be provided at the time of building permit application in order to determine the STC

ratings of walls, roofs, doors and windows required to achieve compliance with a sound level at the property lines of no more than 50 dB. The building shall be constructed pursuant to the specifications contained within the study. The south side of the building shall incorporate a masonry façade to provide additional soundproofing.

12. Notwithstanding Condition #14, the proposed fellowship hall shall be architecturally compatible, in respect to design, materials, and colors used, with the residential structures in the surrounding area.
13. Internal floor layout shall locate classrooms along the northern and southern ends of the building to provide a separation between the fellowship area and the adjacent properties. Double layers of drywall shall be utilized to provide additional thickness to interior walls.
14. The exterior building materials used in construction of the fellowship hall shall be consistent with the exterior building materials used in the primary church structure. In addition, the design of the fellowship hall shall incorporate architectural elements, such as windows (faux or real), roof gables, pop-outs, etc., as approved by DPWES, to provide a building which is residential in appearance and similar in style to surrounding residential construction. Photographic documentation and any additional materials which DPWES requires to make such a determination shall be provided by the applicant with submittal of a building permit.
15. A five (5) ft. wide sidewalk connecting the existing and new buildings, and the new building and the parking lot shall be shown on the plat prior to any site plan approval.
16. Any proposed new lighting on the site shall be in accordance with the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance except that the maximum height of the light poles shall be 12.0 feet. At the time when proposed lighting is constructed, all existing lighting shall be modified to meet the same standards.
17. The limits of clearing and grading shall be no greater than as shown on the Special Permit Plat, labeled Limits of Clearing and Grading, and shall be strictly adhered to. A grading plan which establishes the limits of clearing and grading necessary to the construct the improvements shall be submitted to the DPWES, including the Urban Forestry Division, for review and approval. Irrespective of the limits shown on the special permit plat, the extent of clearing and grading shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities, a pre-construction conference shall be held between DPWES, including the Urban Forestry Division, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.
18. A Stormwater Management (SWM) facility, for detention and water quality control, shall be provided using a combination of measures that will include the use of on- or off-site detention and innovative BMP, including infiltration trenches, rain gardens, or other environmentally sensitive measures, in accordance with the requirements of the Public Facilities Manual unless waived or modified by DPWES. Additional required detention may be provided in the existing SWM dry pond located just off-site in the Weston Hills subdivision, if there is additional capacity and permission to utilize said capacity can be obtained. Innovative BMP facilities

shall be subject to a maintenance agreement acceptable to DPWES, including the maintenance standards set forth in Attachment A.

19. Prior to the issuance of a Non-RUP, approval of the septic system shall be obtained from the Health Department. If such approval is not received, the site shall be connected to the existing public sewer system.

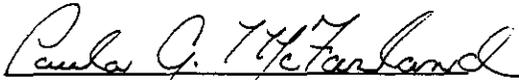
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, 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 the use has been established. The Board of Zoning Appeals may grant additional time to establish the use 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.

Mr. Hammack seconded the motion which carried by a vote of 7-0.

\*This decision was officially filed in the office of the Board of Zoning Appeals and became final on June 2, 2004. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

  
Paula A. McFarland, Deputy Clerk  
Board of Zoning Appeals

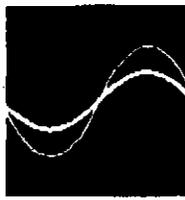
## ATTACHMENT A

### SPECIFICATIONS FOR MAINTENANCE OF RAIN GARDENS

Description	Method	Frequency	Timing
<b>Inspect and Repair Erosion</b>	Visual	Monthly	Monthly
<b>MULCH LAYER</b>			
Remulch any void areas	By hand	Whenever needed	Whenever needed
Remove previous mulch layer before applying new layer (optional)	By hand	Once every two to three years	Spring
Any additional mulch added (optional)	By hand	Once a year	Spring
<b>PLANTS</b>			
Removal and replacement of all dead and diseased vegetation considered beyond treatment	See planting specifications	Twice a year	3/15 to 4/30 and 10/1 to 11/30
Treat all diseased trees and shrubs	Mechanical or by hand	N/A	Varies, depends on insect or disease infestation
Watering of plant material shall take place at the end of each day for fourteen consecutive days after planting has been completed	By hand	Immediately after completion of project	N/A
Replace stakes after one year	By hand	Once a year	Only remove stakes in the Spring
Replace any deficient stakes or wires	By hand	N/A	Whenever needed
Check for accumulated sediments	Visual	Monthly	Monthly







**ACOUSTICAL DESIGN  
COLLABORATIVE, LTD**

F. APPENDIX 5  
MR MARK Cram

**e-MEMO**

**DATE:** 08 July 2008  
**TO:** Harry Jones  
County of Fairfax  
**COPY:** Hyong Sohn  
Pilgrim Community Church  
**PAGES:** One (1)  
**FROM:** Neil Thompson Shade  
**SUBJECT:** Pilgrim Community Church  
Response to Acoustical Rating of Exterior Wall

RECEIVED  
Department of Planning & Zoning  
JAN 06 2011  
Zoning Evaluation Division

This memorandum is in response to the question on the acoustical rating of the exterior wall at the South elevation of Pilgrim Community Church.

The wall is shown on the drawings as follows, from the exterior to the interior face:

*1 inch thick exterior-interior finished system (EIFS) with 1/2 inch thick plywood substrate applied over sheet metal panels attached to 8 inch girt studs 16 inches on center, R-19 fiberglass insulation in stud cavity, rubber sound insulation barrier stretched over the studs, separate 4 inch metal studs supporting 2 layers 5/8 inch gypsum wall board at the interior.*

This wall construction has a minimum sound transmission class (STC) rating of 51 based on calculations using the INSUL acoustical analysis computer program.

The STC rating of 45 shown on the design drawings is a mistake and is based on a single 12 inch stud depth, not the two separate 8 inch and 4 inch studs that comprise the actual construction of the south elevation wall.

We are of the professional opinion that the in-situ sound isolation performance will meet or exceed the minimum STC-50 requirements stipulated by the County of Fairfax.

Please contact me at 410.821.5930 (telephone) or [neil@akustx.com](mailto:neil@akustx.com) (email) if you have any questions.

7509 L'Hirondelle Club Road  
Ruxton, MD 21204-6418

v: 410.821.5930 f: 410.821.5931 e: [neil@akustx.com](mailto:neil@akustx.com) www.akustx.com



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: December 20, 2010

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

**FROM:** Angela Kadar Rodeheaver *AKR by CAA*  
Site Analysis Section  
Department of Transportation

**FILE:** 3-6 (SP 81-A-002)

**SUBJECT:** Transportation Impact

**REFERENCE:** SPA 81-A-002-5 Pilgrim Community Church, Inc.  
Traffic Zone: 1409  
Land Identification May: 69-3 ((1)) 29 & 29A

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 July 7, 2010, and revised through November 11, 2010. The applicant proposes to construct an additional parking lot and playground between the existing building and Twinbrook Road. There will be no other changes to the site or the existing building or to the uses.

The applicant should add sidewalks from the church to the street and internally to connect the church to the parking lots.

AKR/LAH/lah



## County of Fairfax, Virginia

## MEMORANDUM

**DATE:** JAN 15 2011

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

**FROM:** Elfatih Salim, Senior Engineer III   
Stormwater and Geotechnical Section  
Environmental and Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Special Permit Amendment Application #SPA 81-A-002-05; Pilgrim Community Church, Inc.; Special Permit Amendment Plat revised January 5, 2011; Pohick Creek Watershed; LDS Project #001532-ZONA-001-1; Tax Map #069-3-01-00-0029 and 069-3-01-00-0029-A; Braddock District

RECEIVED  
Department of Planning & Zoning  
JAN 20 2011  
Zoning Evaluation Division

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

**Chesapeake Bay Preservation Ordinance (CBPO)**

There is no Resource Protection Area (RPA) on the site.

**Floodplain**

There are no regulated floodplains on the site.

**Downstream Drainage Complaints**

There are downstream drainage complaints on file. A drainage complaint about the downstream dry pond *not draining and smells bad* and another drainage complaint about *standing water in outfall* need to be addressed as part of the adequacy of the stormwater outfall.

**Stormwater Quantity and Quality Control**

Applicant stated that stormwater detention and BMP requirements for this project would be provided by SC-740 StormTech chambers.

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



A private maintenance agreement for the StormTech system will be required prior to final approval of the construction plans.

The in-situ soil infiltration test locations INF-1 and INF-2 need to be shown on the plat. The soil infiltration test show an average field infiltration rate of 1.3 inches per hour and half of this field average shall used for design per Letter to Industry #10-04. In addition, 4-ft separation between the invert of the StormTech chambers and the highest seasonal groundwater table is required.

The recorded conservation easement has been encroached upon by the existing nine bus parking spots. The conservation easement must be rerecorded with the bus parking areas subtracted. The balance of BMP requirements for the site needs to be controlled by the proposed StormTech chambers.

The BMP computations worksheet on sheet 2 of the plat does not demonstrate that a water quality control requirement for this site is satisfied. When construction plan is submitted, site area (a) must match the site area on the cover sheet.

**Site Outfall**

The stormwater outfall narrative was provided on sheet 4 without mentioning an extent of review of 100 times the contributing drainage area or to one square mile according to ZO § 8-011.2.J.2(C). The PFM § 06-0203 outfall requirements of the extent of review and analysis shall be addressed during final engineering plan submissions.

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

ES/tl

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES  
Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section, ESRD, DPWES  
Mike Zakkak, Chief Site Review Engineer, ESRD West, DPWES  
Zoning Application File



MEMORANDUM

April 19, 2011

**TO:** Shelby Johnson, Staff Coordinator  
Zoning Evaluation Division, DPZ

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

**SUBJECT:** Pilgrim Community Church, SPA 81-A-002-05

This review is based upon the Special Permit Amendment, SPA 81-A-002-05, stamped "Received, Department of Planning and Zoning, March 14, 2011." A site visit was conducted on December 28, 2010.

**General Comment:** Comments on the previously submitted SPA's were submitted to DPZ in memos dated December 20, 2010 and January 18, 2011. Several comments contained in those memos were not adequately addressed.

1. **Comment:** The amendments to the Tree Conservation Ordinance in the Public Facilities Manual (PFM) went into affect on November 17, 2010. There is no "grandfathering" period associated with these changes.

**Recommendation:** Subsequent submissions of this SPA, site plans or grading plans should be in conformance with the amendments to the PFM and its numbering system.

2. **Comment:** The Existing Vegetation Map (EVM) provided does not appear in conformance with the required elements as detailed in PFM 12-0506. Not all existing woody vegetation that exceeds 5 feet in height at time of plan submission has been included and shown by their outer canopy edge. Many new trees were required and planted after the previous SP was approved; for example all the trees surrounding the new building. They are not shown on the plan nor included in this EVM. Therefore the tree canopy calculations are incorrect.

**Recommendation:** Provide an EVM that depicts the location of any cover types identified in PFM Table 12.2 and one that provides the required elements as detailed in PFM 12-0506. The EVM should accurately depict the location of the outer edge of the tree canopy of individual trees and forested areas at time of plan submission. The EVM should identify the percentage of the development site covered by tree canopy comprised of self-supporting tree and woody plants that exceed 5-feet in height. The tree preservation target calculations should be up-dated accordingly.



3. **Comment:** The tree inventory and condition analysis that has been submitted is not legible. Critical root zones of inventoried trees are not clearly shown and it is impossible to tell which trees are inventoried since corresponding tree numbers are illegible.

**Recommendation:** A clear tree inventory and condition analysis in conformance with PFM 12-0507 should be submitted with the Special Permit Amendment request. All trees 12 inches or greater in diameter located within 25 feet of the proposed limits of clearing within the undisturbed area and within 10 feet of the limits of clearing in the disturbed area should be clearly shown by their critical root zone on the Tree Conservation Plans. (PFM 12-0507.1 and following and 12-0507.2 and following)

4. **Comment:** The “area to be counted” for interior parking lot landscaping calculations is unclear as no graphic showing the “area to be counted” has been submitted. It is also unclear which trees are counted towards meeting the interior parking lot landscaping requirements and therefore it is unclear if interior parking lot landscaping requirements have been met.

**Recommendation:** Applicant should provide interior parking lot landscaping calculations and a graphic to show that interior parking lot landscaping requirements will be met. Trees used to meet the interior parking lot landscaping requirements should be clearly indicated on the plan.

5. **Comment:** A multiplier of 1.5 for native trees has been taken for many of the proposed plantings. As mentioned in the previous comment it is unclear if interior parking lot landscaping requirements per ZO article 13 have been met. A multiplier may not be used in order to meet the basic ZO requirements of interior and peripheral parking lot landscaping or transitional screening.

**Recommendation:** Applicant should provide interior parking lot landscaping that meets the requirements of ZO article 13 without using a multiplier.

6. **Comment:** A multiplier of 1.5 for native trees has been taken for many of the proposed plantings. It is unclear which trees received a “native” multiplier as some of the proposed plantings would not qualify for this multiplier.

**Recommendation:** Applicant should provide a plant schedule that clearly indicates which trees received a “native” multiplier.

7. **Comment:** It is unclear which trees are shown to be preserved and which trees will be removed.

**Recommendation:** All existing vegetation that is proposed to provide 10-year canopy credits shall be shaded and labeled with their square footage on the plans to indicate the



amount of canopy coverage being claimed. Trees to be removed should be clearly shown and labeled on the plan with their inventory number.

8. **Comment:** Transitional screening 1 (25 feet wide) and barrier D, E or F are required along the northern, eastern and southern property boundaries. Transitional screening is not labeled and it is unclear if the transitional screening meets all requirements. A request to waive/modify the requirements in favor of existing vegetation accompanies this request. The modification request should include a detailed justification in conformance with ZO-13-305.

**Recommendation:** Applicant should provide transitional screening and barriers in conformance with present ZO requirements. All transitional screening yards should be labeled. Existing vegetation appears to meet the intent of the ZO in some but not all locations. Additional plantings should be required along the northern and southwestern boundaries to meet the intent of transitional screening. A motion to allow existing vegetation to serve as transitional screening with the addition of trees along the northern and southwestern boundaries should be brought before the Board

9. **Comment:** Many mature trees and several newly planted trees are proposed to be removed for the new parking lot. The Church has previously parked cars on a portion of the site under existing canopy where they had placed gravel as a temporary parking area. The former house driveway was used as an entrance for this parking area. The house has been removed and a large open area is present that should be considered as an alternative location for the parking lot.

**Recommendation:** Applicant should redesign and relocate the parking lot to minimize removal of tree cover, to maximize use of areas that do not have tree cover, and to use areas that already have been affected by parking and compaction. By using the former house driveway and removing two trees (identified on the plan as 16' VA pine and 18" walnut) the large area formerly taken up by the house lot could be used for additional parking. Additional screening trees should be planted on the eastern side of the parking area.

10. **Comment:** It is unclear where the existing conservation easement is located along the northern portion of the site.

**Recommendation:** Label the conservation easement (with arrows pointing to the boundaries) along the northern portion of the site.

11. **Comment:** The landscape plan and plant schedule that was submitted does not meet the diversity criterion of the Public Facilities Manual. Too many eastern red cedar and Nellie Stevens hollies are proposed.

**Recommendation:** A landscape plan and plant schedule should be submitted that meets the diversity criterion of the Public Facilities Manual.



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Please feel free to contact me at 703-324-1770 if you have any further questions or concerns.

AID/  
UFMID #: 157741

cc: RA File  
DPZ File



**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.