



APPLICATION ACCEPTED: April 8, 2008
APPLICATION AMENDED: January 6, 2011
PLANNING COMMISSION: May 11, 2011
BOARD OF SUPERVISORS: May 24, 2011 @ 3:30pm

County of Fairfax, Virginia

CRD

May 5, 2011

STAFF REPORT

APPLICATION SE 2008-MA-011

MASON DISTRICT

APPLICANT: Washington Baptist University, Inc.

PRESENT ZONING: C-3, CRD, HC, SC

PARCEL(S): 71-2 ((2)) 13 and 071-2 ((30)) (1) 101-104, 201, 202, 204

ACREAGE: 1.15 ac (50,225 square feet)

FAR/DENSITY: 0.43 (Lot 13)
0.56 (Total site area)

PLAN MAP: Commercial: Office

SE CATEGORY: Category 3; Colleges, Universities

PROPOSAL: The applicant proposes to legally establish a college/university use in an existing office building(s) and also requests waivers in the Commercial Revitalization District (CRD).

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-MA-011, subject to the development conditions found in Appendix 1 of this report.

S. Zottl

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

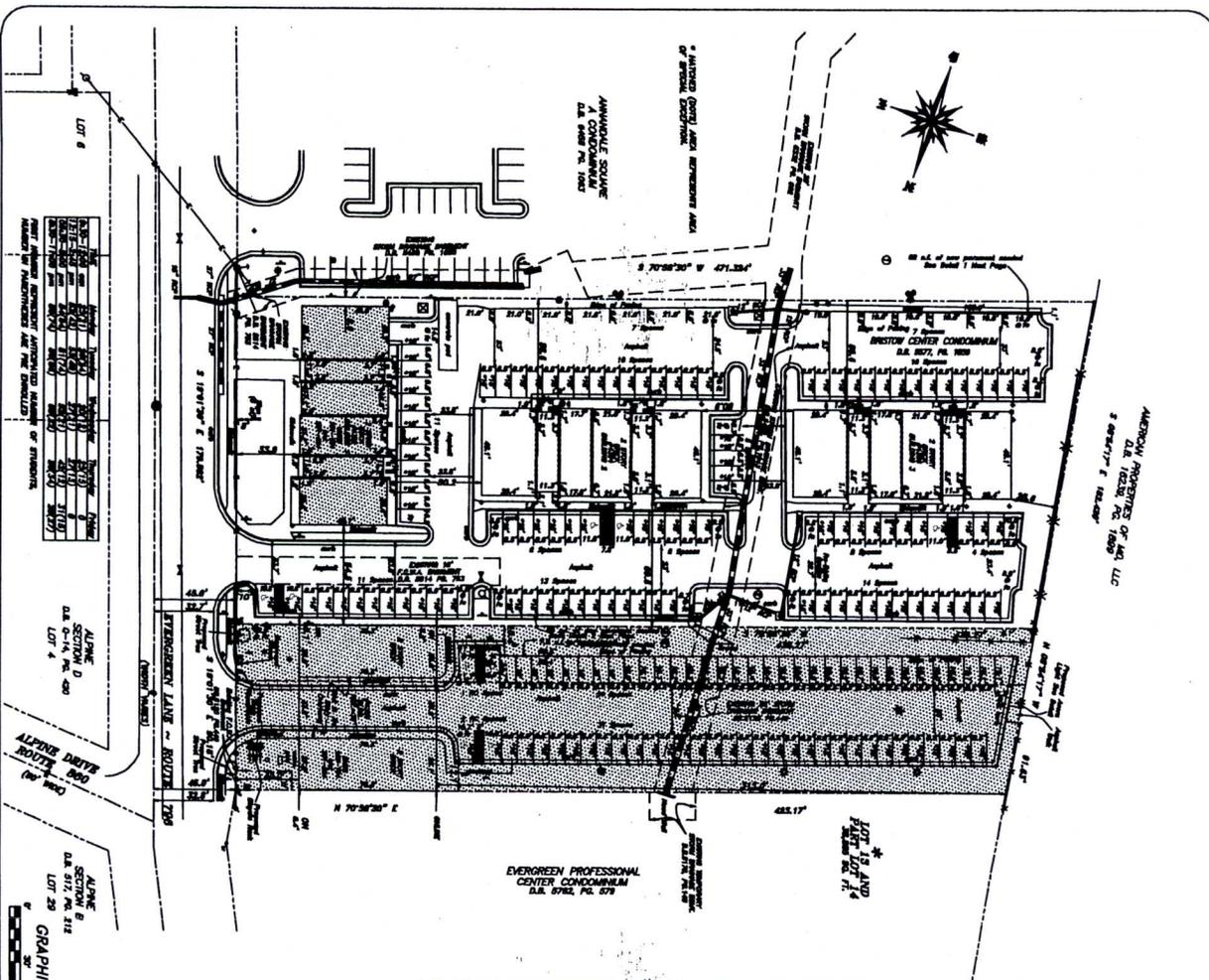
The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\Sbatti\SE\SE 2008-MA-011 Washington Baptist Univ\Staff Report_Cover.Doc



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).



GRAPHIC SCALE

1" = 30'

0 30 60 90 120 150 180 210 240 270 300 330 360 390 420 450 480 510 540 570 600 630 660 690 720 750 780 810 840 870 900 930 960 990 1020 1050 1080 1110 1140 1170 1200 1230 1260 1290 1320 1350 1380 1410 1440 1470 1500 1530 1560 1590 1620 1650 1680 1710 1740 1770 1800 1830 1860 1890 1920 1950 1980 2010 2040 2070 2100 2130 2160 2190 2220 2250 2280 2310 2340 2370 2400 2430 2460 2490 2520 2550 2580 2610 2640 2670 2700 2730 2760 2790 2820 2850 2880 2910 2940 2970 3000 3030 3060 3090 3120 3150 3180 3210 3240 3270 3300 3330 3360 3390 3420 3450 3480 3510 3540 3570 3600 3630 3660 3690 3720 3750 3780 3810 3840 3870 3900 3930 3960 3990 4020 4050 4080 4110 4140 4170 4200 4230 4260 4290 4320 4350 4380 4410 4440 4470 4500 4530 4560 4590 4620 4650 4680 4710 4740 4770 4800 4830 4860 4890 4920 4950 4980 5010 5040 5070 5100 5130 5160 5190 5220 5250 5280 5310 5340 5370 5400 5430 5460 5490 5520 5550 5580 5610 5640 5670 5700 5730 5760 5790 5820 5850 5880 5910 5940 5970 6000 6030 6060 6090 6120 6150 6180 6210 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TABLE 12.1.3 PERIMETRY PARKING LOT LANDSCAPE CALCULATIONS

AREA TO BE COVERED	21,578 S.F.
PERIMETRY PARKING LOT LANDSCAPE REQUIRED	1,479 S.F.
TOTAL AREA TO BE COVERED (TOTAL)	23,057 S.F.

NOTE: THE TREE COVER AREA HAS COMPRISED FROM EXISTING ONLY, REMOVE THE AREA OF THE TREES ARE REMOVED, REMOVED AREA SHOULD BE NOT RELIED ON TOTAL.

* = TREES USED IN TABLE 12.1.3
 ** ALL TREES SHOWN ARE EXISTING AND TO REMAIN

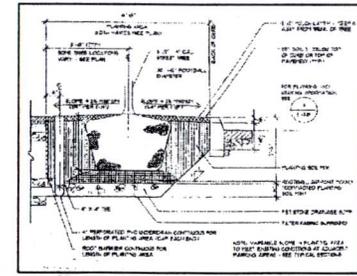
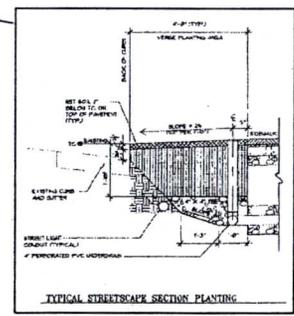
TREE COVER CALCULATIONS

GRASSY SITE AREA (ZONED C-3) = 20,000 SQ. FT.
 % OF TREE COVER REQUIRED = 7.5%
 TREE COVER REQUIRED = 1,500 SQ. FT.
 TREE COVER PROVIDED = 12,879 SQ. FT.

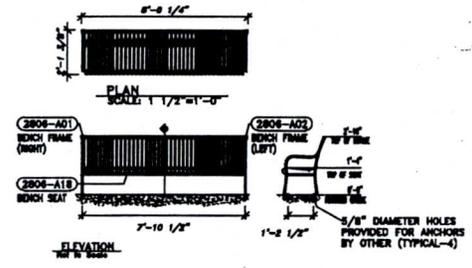
NO ADDITIONAL PLANTINGS REQUIRED.
 (9 SQ. FT. ADDITIONAL + 12,879 SQ. FT. EXISTING = 12,879 SQ. FT. (COMBINED)
 12,879 SQ. FT. (PROVIDED) > 1,500 SQ. FT. (REQUIRED)

** ALL TREES SHOWN ARE EXISTING AND TO REMAIN

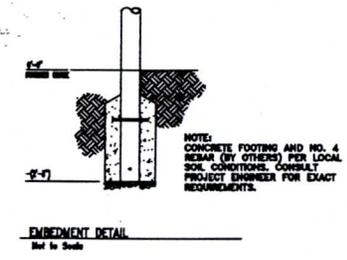
STREETSCAPE PLANTING DETAILS



BENCH INSTALLATION DETAIL



BICYCLE RACK INSTALLATION DETAIL



LEGEND

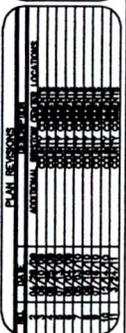
- IRON PIPE FOUND
- RECORD DATA
- CALCULATED DATA
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- OVERHEAD ELECTRIC
- HYDRANT
- BROAD LEAF TREE
- PIKE TREE
- SHEDDING MANHOLE
- TELEPHONE POLE/VALVE
- CELESTIAL
- STORM DRAIN LINE
- STORM STRUCTURE
- TELEPHONE BOX
- BOX
- ANT. CONDITIONER UNIT (ACU)
- GUY WIRE
- CABLE TV
- BOLLARD
- ONE METER



Plot	Number	Number	Number	Number	Number
8000-1000	25(7)	25(2)	25(1)	25(1)	8
7515-500	25(1)	25(1)	25(1)	25(1)	8
8000-500	25(2)	25(2)	25(1)	25(1)	31(1)
8000-1100	25(2)	25(2)	25(2)	25(2)	31(2)

FIGURE NUMBERS REPRESENT ANTICIPATED NUMBER OF STUDENTS, NUMBER OF FACILITIES AND PINE CHANGES

LS₂ PC
 LAND SURVEYING SERVICES
 2850 GAMA LANE STREET, SUITE 200
 FALLS CHURCH, VIRGINIA 22044
 703.241.8888 FAX: 703.241.8888



SPECIAL EXCEPTION PLAN
 #300 EVERGREEN LANE
 LOT 15 AND PART OF LOT 14
 ALPINE SECTION B
 DEED BOOK D-13, PAGE 600 A
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

DATE: 02-27-08

DRAWN BY: PJP

CHECKED BY: LHE

SHEET 2 OF 3

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Washington Baptist University, Inc., seeks approval for a university use within two existing office buildings, located at 4300 and 4302 Evergreen Lane. The hours of operation for the college/university will be Monday through Friday, 9:00 a.m. to 11:00 p.m. There will be no more than four sessions held per day. A maximum of 89 students and 14 faculty members will be on site at any one time.

The site is on the eastern edge of the Annandale CRD, as the boundary runs down the middle of Evergreen Lane

Waivers and Modifications:

The applicant seeks the following waivers and modifications in a CRD:

- Waiver of Lot Width
- Parking Reduction in a CRD
- Waiver of Interior Parking Lot Landscaping Requirement
- Waiver of Loading Space Requirement

LOCATION AND CHARACTER

The 1.15 acre subject property is located on the western side of Evergreen Lane at 4300 and 4302 Evergreen Lane, north of its intersection with Little River Turnpike and south of its intersection with Columbia Pike. The buildings are part of the Evergreen Professional Center Condominium and consist of office condos. The K-Mart Plaza abuts to the west and commercial and residential uses are located to the east.

The entire 4300 Evergreen Lane building is owned by Washington Baptist University, Inc. The university also owns seven out of the eight units in building 4302; unit 203, the unit they do not control, is not part of this application. 4300 Evergreen Lane is currently developed with a 3-story brick building where the ground level of the building is split by an asphalt driveway entrance to the rear parking area. There is a deli and hair salon operating on the ground floor of the building. The second and third stories cantilever over the driveway entrance; these floors are primarily used by the university. A "Washington Baptist University" sign is mounted on the building, over the top of the driveway entrance. The front yard is landscaped with grass, a few medium sized deciduous trees, and several low shrubs.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Columbia Pike (Commercial & Residential)	C-2; PDH 5 CRD	Commercial: Retail & Other
South	Bristow Center; Annandale Square	C-3 CRD	Public Parks; Residential: 1-2 du/ac
East	Evergreen Heights	C-8	Residential: 2-3 du/ac and 8-12 du/ac
West	K-Mart Plaza	C-6 CRD	Commercial: Retail & Other

BACKGROUND (Appendix 4)

On March 16, 2007, the applicant was served a Notice of Violation for operating a college/university at 4300 Evergreen Lane, which is subject to Special Exception (Category 3) approval in the C-3 District. The previous occupant had been permitted by-right as a private school of general education, which is what the university improperly assumed it would operate under.

The applicant filed a Special Exception application in 2008 for the site and building at 4300 Evergreen Lane. During the review of the Special Exception, it was determined that the college/university use had expanded to the adjacent property (4302 Evergreen Lane). As a result, that building was added to the Special Exception application. There were also questions about the parking tabulations for the existing uses in the building and how the calculations for the university use were completed. During the review of the Special Exception application, a field survey of the properties was conducted, which revealed that a number of the existing parking spaces on the site were not constructed to the minimum dimensions as shown on the approved site plans. The current parking does not meet Public Facilities Manual (PFM) standards for parking space and travel aisle dimensions, and there is no evidence that the parking, as constructed, was approved by the Department of Public Works and Environmental Services. It was at this time that the application was indefinitely deferred in order for the applicant to investigate the parking issues further. In 2009, the determination was made by ZAD that the existing parking could not be grandfathered because the statute of limitations only applies to structures, not to parking or site plans. As a result, the site was deemed non-compliant with respect to the parking. Once the applicant was able to validate the amount of parking required for each use in the buildings and demonstrate that they could park their proposed use, the application was reactivated.

In order to address the parking issues, the applicant has proposed to add a small additional area of pavement to the parking lot associated with the building at 4302 Evergreen Lane. As the disturbed area is less than 55 square feet, it is not anticipated that a site plan or permits will be needed to complete this work. A development condition has been proposed which requires the applicant to complete the additional pavement

project and a restriping plan prior to the issuance of a non-RUP for the university use. Staff believes that these improvements, combined with the applicant's demonstrating that their use can be sufficiently parked on the site, will adequately address the parking problems on the site. With the approval of this SE, the applicant will be able to clear the active violation on the site.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area I
Planning District: Annandale Planning District
Planning Sector: Annandale Community Business Center, Sub-Unit F in the Annandale Commercial Revitalization District (CRD)
Plan Map: Commercial: Office

Plan Text:

Beginning on page 35 of the Fairfax County Comprehensive Plan, 2007 Edition, as amended through July 27, 2010, Area I, Annandale Community Business Center, under the heading Land Unit Recommendations, the Plan states:

“Land Unit F

This land unit is primarily planned for office development at the existing intensity. Office, retail, residential or mixed-use development may be considered for those parcels along and facing Columbia Pike. Inter-parcel connections should be provided to Sub-unit E-4. Redevelopment efforts should provide for streetscape improvements, parking lot landscaping, and improvements to signage, building facades and circulation.”

Additional relevant Plan text may be found in Appendix 5.

ANALYSIS

Special Exception Plan (Copy at front of staff report)

Title of SE Plat: #4300 Evergreen Lane Lot 13 and part of Lot 14
Prepared By: LS2PC Land Surveying Services
Original and Revision Dates: February 27, 2008, as revised through March 24, 2011

Sheet Index

Sheet 1: SE Plat, Bulk Standards, Notes
Sheet 2: Streetscape and Landscape Details
Sheet 3: Parking Tabulation and Lot Paving Details

Description of Proposal

Proposed Use

- College/university
- Maximum of 14 staff on-site at any one time
- Hours of operation: 9:00 a.m. to 11:00 p.m., Monday through Friday

Site Layout and Landscaping

The applicant proposes to utilize two existing buildings for the university use. No new construction is proposed. The applicant has proposed to add a few streetscape elements along the 4300 Evergreen Lane site, including a trash can, street trees, a bike rack, and a bench. These elements would meet the intent of the *Annandale Streetscape Guidelines*. The parking lot behind 4302 Evergreen Lane will be slightly modified so that the spaces meet PFM requirements.

Parking and Access

The applicant proposes to utilize the existing parking lot for their use, providing 111 spaces for the units they control within the two buildings. This reflects the 20% parking reduction for the Annandale CRD. This will accommodate the maximum proposed 89 students and 14 faculty on-site at any one time. The site will continue to be accessed through the existing driveway entrances along Evergreen Lane.

Stormwater Management

As no land disturbance or significant change in impervious area is proposed with this application, the applicant proposes no new stormwater management facilities.

Land Use Analysis (Appendix 5)

The applicant is proposing to bring an existing university campus into zoning compliance with an SE application for that use located within two buildings. While the Comprehensive Plan does not specifically note an option for a higher education campus at this location, the use may be permitted by special exception in the C-3 zoning district. The proposal also meets the intent of mixed-use development in the CRD. Staff finds that the use is in harmony with the land use recommendations of the Comprehensive Plan.

Streetscaping and Landscaping Analysis

Planning Division and the Office of Community Revitalization and Reinvestment (Appendices 5 and 6)

Plan guidance envisions streetscapes within the Annandale CBC to include a well-designed road edge that contributes to area identity and provides for safe and attractive pedestrian experience. Elements of streetscapes include sidewalks, street furniture, streetlights, trees and other plantings, paving, crosswalks, bus shelters, bicycle racks, public art, and seating areas. Along Evergreen Lane in front of the three-story building, the applicant is proposing additional street trees, a public bench and a bicycle rack near existing sidewalks. Public art fronting Evergreen Lane would be a desirable addition to the subject property. All proposed

streetscape elements should be consistent with the recommendations of the *Annandale Urban Design Guidelines*. In order to ensure this standard is met, staff has included a development condition requiring all proposed streetscape elements to be in conformance with the Guidelines, subject to review and approval by OCRR and the Planning Division at the time of site plan review. Given that the applicant is not proposing any exterior changes to the existing buildings, staff finds that the proposed additional trees and streetscape amenities to be acceptable with the development condition.

Transportation Analysis (Appendix 7)

The Department of Transportation has reviewed this application; there are no outstanding issues.

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-3, Office District)		
Standard	Required	Provided
Lot Size	20,000 sq. ft. (minimum)	38,885 sq. ft.
Lot Width	100 feet (minimum)	± 90.18 feet
Building Height	90 feet (maximum)	40 feet
Front Yard	40 feet (minimum)	35 feet
Side Yard	No Requirement	± 0.1 feet
Rear Yard	25 feet (minimum)	± 313.0 feet
FAR	Office – up to 0.50 FAR	0.43 (lot 13 only) 0.56 total (total site area)
Open Space	15%	30.95%
Parking Spaces	-Fast Food w/Seating/Accessory Service Use: 6 spaces -Personal Service Estab: 11 spaces -Other Office: 11 spaces -College/University: Faculty & Staff = 14 spaces <u>Students to drive = 89 spaces</u> Total: 131 spaces w/ 20% Reduction = 105 spaces	111 spaces (CRD Parking Reduction)
Transitional Screening & Barrier: None required		

Provisions for Modifications/Waivers/Increases and Uses in a Commercial Revitalization District (Sect. 9-622)

Paragraph 2 of Sect. A7-106 of the Zoning Ordinance permits the Board to waive the lot width requirements of the underlying zoning district regulations so long as the approval of the waiver shall be in accordance with and shall further the implementation of the adopted Comprehensive Plan for the Commercial Revitalization District. The required lot width in a C-3 District is 100 feet, while the lot width provided with the proposed SE area is 90.18 feet. The applicant notes that this requirement is only related to the 4300 Evergreen Lane, and that the entire Alpine office condo development exceeds the 100 foot requirement. Staff notes that approval of this request will encourage the continued use of an existing building and that the entire office condo development has a lot width well in excess of the 100 foot requirement. Staff finds that this waiver will not adversely affect the relationship of this use to nearby uses and, thus supports the requested waiver.

Paragraph 3 of Section A7-109 of the Zoning Ordinance permits the Board to reduce the minimum off-street parking requirements by 20 percent when it is demonstrated by the applicant and determined by the Board that such reduction is in furtherance of the goals of the CRD as set forth in the Comprehensive Plan. The intent of the Annandale CRD is to encourage economic development activities in an older commercial area of the County in order to provide desirable employment and increase the tax base, consistent with the Code of Virginia. In this situation, the university is already operating out of this location, and no new construction is proposed. The applicant has demonstrated that they can meet the parking requirements (with the reduction) to accommodate up to 89 students and 14 faculty on site at any one time. Staff finds that this waiver will further the goals of the Annandale CRD.

Paragraph 5 of Sect. A7-109 of the Zoning Ordinance permits the Board to not require additional parking lot landscaping when there is a proposed expansion or enlargement of an existing development which does not involve the addition of 20 or more parking spaces. No new construction is proposed as part of this application, and no parking spaces are being added as a result of this SE for the university use. Staff supports the waiver of the interior parking lot landscaping requirement; the existing trees on the site are mature, and there is no space to plant new trees.

The applicant has requested a waiver of the loading space requirement. There is no designated loading space for 4300 Evergreen Lane. A concrete pad at 4302 Evergreen Lane provides a location for trash pickup on the site. As there is no construction proposed with this application, staff does not object to this waiver.

Special Exception Requirements (Appendix 8)

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

General Special Exception Standards (Sect. 9-006)

General Standard 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and the general purpose and intent of the applicable zoning district regulations. Staff finds that the proposed application is in harmony with the Comprehensive Plan, which recommends office use for this site. Also, the applicant's requested waivers further the goals of the Comprehensive Plan as it allows for the continued use of an existing office condo building. In addition, with approval of the proposed waivers and modifications, the application is in conformance with the applicable zoning district regulations.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties. Staff finds that this use, located within existing buildings, will be harmonious with neighboring properties and notes that a series of development conditions regarding hours of operation, lighting, and security will further protect nearby property owners.

General Standard 4 requires that the proposed use 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. The applicant has proposed no changes to the pedestrian or vehicular access to this site and the existing entrances will adequately serve this use.

General Standard 5 requires that, in addition to the standards that may be set forth in this Article for a particular category or use, landscaping and screening be provided in accordance with the provisions of Article 13. No particular landscaping or screening is required for the special exception area and the applicant is proposing no significant landscaping in conjunction with this request.

General Standard 6 requires that open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The required open space amount is 15%, and the applicant is providing 30.95%. This standard is satisfied.

General Standard 7 requires adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided and that Parking and loading requirements shall be in accordance with the provisions of Article 11. Adequate utility and parking facilities have been provided onsite. The applicant has requested a loading space modification due to the existing conditions on the site. In addition, as no significant land disturbance or expansion is proposed, staff finds that the proposal will not affect existing drainage onsite. Staff thus finds this standard is satisfied.

General Standard 8 states that signs are regulated by Article 12 but that stricter requirements may be imposed by the Board. The existing signage on the site meets the requirements of Article 12 of the Zoning Ordinance, and any future signage will be expected to meet it as well. Staff finds this standard is satisfied.

Category 3 Standards (Sect. 9-304)

Standard 1 requires that, except as qualified, all uses are to comply with the lot size and bulk regulations of the zoning district in which located. As noted above, the applicant has requested specific waivers to the size and bulk regulations based on its existing buildings and location in a CRD. With approval of these waivers, this use does satisfy this standard.

Standard 2 requires that all uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan or photometric plan as may be required by Part 9 of Article 14. This use will not require a sports illumination plan and staff notes that the applicant will be expected to meet all elements of the Zoning Ordinance unless otherwise waived in this application. Therefore, staff finds this standard is satisfied.

Standard 3 requires that, before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. This application will be subject to provisions of Article 17, although staff notes that interior renovations would not require a site plan. Therefore, staff finds this standard is satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's opinion, with the adoption of the proposed development conditions, this Special Exception is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SE 2008-MA-011, subject to the development conditions found in Appendix 1 of this report.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing development conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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 Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Determination of Compliance Letter, ZAD
4. Statement of Justification and Parking Tabulations
5. Plan Citations
6. Revitalization Analysis
7. Transportation Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-MA-011

May 5, 2011

If it is the intent of the Board of Supervisors to approve SE 2008-MA-011 located at 4300 and 4302 Evergreen Lane [Tax Maps 71-2 ((2)) 13 and 071-2 ((30)) (1) 101-104, 201, 202, 204] for a college/university, pursuant to Sect. 4-300 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. A copy of these conditions 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 Fairfax County during the hours of operation on the permitted site.
4. This Special Exception 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 exception shall be in substantial conformance with the approved Special Exception Plat entitled "#4300 Evergreen Lane Lot 13 and part of Lot 14", prepared by LS2PC Land Surveying Services, Inc., consisting of 3 sheets, and dated February 27, 2008, as revised through March 24, 2011, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. The maximum number of students on-site at any one time shall be 89. The maximum number of staff on-site at any one time shall be 14.
6. The hours of operation shall be limited to Monday through Friday, 9:00 a.m. to 11:00 p.m.
7. All signs shall be in conformance with Article 12 of the Zoning Ordinance. Pole mounted and pylon signs shall be prohibited, with the exception of those signs permitted by Section 12-103 of the Zoning Ordinance.
8. All streetscape elements shall be in conformance with the *Annandale Urban Design Guidelines*, subject to review and approval at the time of site plan by the Office of Community Revitalization and Reinvestment and the Department of Planning and Zoning, Planning Division.
9. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.

APPENDIX 1

10. The applicant shall complete the parking lot modifications and complete a parking lot restriping plan prior to the issuance of a Non-RUP for the college/university use at 4300 and 4302 Evergreen Lane.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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 himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or 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 exception. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 5, 2011 - Revised
 (enter date affidavit is notarized)

I, William M. Baskin, 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 1020784

in Application No.(s): SE 2008-MA-011
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information 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 are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Washington Baptist University, Inc.	4300 Evergreen Lane Annandale, Virginia 22003	Applicant/Title Owner of TM Nos: 0712 30010101 0712 30010102 0712 30010103 0712 30010104 0712 30010201 0712 30010202 0712 30010204 0712 02 0013
Baskin, Jackson & Duffett, PC	301 Park Avenue Falls Church, Virginia 22046	Attorney/Agent
William M. Baskin, Jr.	301 Park Avenue Falls Church, Virginia 22046	Attorney/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

Special Exception Attachment to Par. 1(a)

DATE: March 5, 2011 - Revised
(enter date affidavit is notarized)

102078-5

for Application No. (s): SE 2008-MA-011
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
LS2PC	2890 Emma Lee Street, #200 Falls Church, Virginia 22042	Surveyor/Agent
Lawrence H. Spillman, III	2890 Emma Lee Street, #200 Falls Church, Virginia 22042	Surveyor/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 5, 2011 - Revised
(enter date affidavit is notarized)

1020785

for Application No. (s): SE 2008-MA-011
(enter County-assigned application number(s))

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 and number, street, city, state, and zip code)

Washington Baptist University, Inc.
4300 Evergreen Lane
Annandale, Virginia 22003

This is a non-stock Corporation

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)

N. Eugene Brymer, Chairman Rev. Michael S. Mattar, Sr., Secretary
Dr. Peter Chang, President Dr. Jong Soo Park, Director
J. David Holden, Director Dr. Robert H. Spiro, Jr., Director
Rev. Young K. Hwang, Director
Gerhard Kelm, Director
Paul A. Layton, Director

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: March 5, 2011 - Revised
(enter date affidavit is notarized)

1620784

for Application No. (s): SE 2008-MA-011
(enter County-assigned application number (s))

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

Baskin, Jackson & Duffett, PC
301 Park Avenue
Falls Church, Virginia 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)

LS2PC
2890 Emma Lee Street, #200
Falls Church, Virginia 22042

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)

Lawrence H. Spillman, III

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 5, 2011 - Revised
(enter date affidavit is notarized)

1020784

for Application No. (s): SE 2008-MA-011
(enter County-assigned application number(s))

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, and number, street, city, state, and zip code)

NONE

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 5, 2011 - Revised
(enter date affidavit is notarized)

102078e

for Application No. (s): SE 2008-MA-011
(enter County-assigned application number(s))

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 Supervisors, 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 Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: March 5, 2011 - Revised
(enter date affidavit is notarized)

1020786

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 Exception 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:

William M. Basin, Jr.

(check one) [] Applicant [x] Applicant's Authorized Agent

William M. Basin, Jr., Attorney/Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 5th day of March 2011, in the State/Comm. of Virginia, County/City of Falls Church

Brigitte Chabo Burke
Notary Public

My commission expires: 11-30-2013





County of Fairfax, Virginia

MEMORANDUM

DATE: January 7, 2010

TO: Kris Abrahamson, Chief, Rezoning & Special Exception Branch,
DPZ/ZED

FROM: Mavis Stanfield, Deputy Zoning Administrator for Appeals,
DPZ/ZAD *MAS*

SUBJECT: Determination of Compliance
Special Exception SE 2008-MA-011
Appeal 2007-MA-011
4300 Evergreen Lane, Tax Map: 71-2 ((2)) 13
Evergreen Professional Center Condominium, Tax Map: 71-2 ((31)) 1-13

This memorandum is in response to your recent email and our subsequent conversations requesting a formal determination from this division regarding the non-compliant status of the parking areas associated with the above-referenced properties. By way of background, Special Exception SE 2008-MA-011 was submitted in response to a Notice of Violation (NOV) and a subsequent appeal of the determination that the appellant has established a college/university in the C-3 District without special exception approval for 4300 Evergreen Lane (Tax Map 71-2 ((2)) 13). During the review of the special exception application, it was determined that the college/university use had expanded to the adjacent property, into one of three buildings comprising the Evergreen Professional Center Condominium. As a result, the building containing the college/university use located on the condominium property was added to the special exception application.

During your staff's evaluation of the special exception application, a field survey of the properties was conducted which revealed that a number of the existing parking spaces were not constructed to the minimum dimensions as depicted on the approved site plans. For example, the site plan for 4300 Evergreen Lane depicts parking spaces that are 18 feet long all along the north side of the lot; the actual field survey indicates that none of these spaces is 18 feet in length, and in fact, the parking space which comes closest to the correct dimension is only 16.7 feet long. Similar disparities are seen on the adjacent Evergreen Professional Center Condominium property. For example, one space is shown as having dimensions of 9 feet wide by 18 feet long on the site plan, but the actual dimensions, as shown on the SE plat, are 6.9 feet wide by 16 feet long.

Accordingly, it appears that the current delineation of parking spaces on both properties does not represent what was shown on the approved site plan as set forth in the Public Facilities Manual. Further, there is no evidence that the current configuration and size of the parking spaces was ever approved by the Department of Public Works and Environmental Services in conjunction with a revised site plan. Therefore the site is non-compliant with respect to parking.

Par. 7 of Sect. 9-006, General Standards, requires that parking shall be provided in accordance with Article 11 of the Zoning Ordinance for all special exception uses. Further, Par. 12 of Sect. 11-102, General Provisions, requires all parking spaces to be clearly marked in accordance with the design guidelines set forth in the Public Facilities Manual. The current standards require minimum parking dimensions of 8.5 feet wide by 18 feet long. As such, a large percentage of the parking spaces shown in association with the special exception do not meet the minimum standards and these minimum standards must be addressed through review and approval of a parking restriping plan or some other parking re-designation mechanism. Therefore, even if the current configuration could somehow be deemed compliant, the site would still require, in the context of the SE review, a parking reconfiguration to meet the current minimum standards.

MS

cc: Penelope A. Gross, Supervisor, Mason District
Eileen M. McLane, Zoning Administrator
Douglas W. Hansen, Senior Assistant to the Zoning Administrator
Suzianne M. Zottl, Staff Coordinator, Special Permit and Variance Branch
Susan Epstein, Property Maintenance/Zoning Enforcement Supervisor
Tammy Brown, Senior Zoning Inspector
William M. Baskin, Attorney for the Appellant

STATEMENT OF JUSTIFICATION ~ REVISED 3/23/2011
 For Washington Baptist University
 4300 & 4302 Evergreen Lane,
 Annandale, Virginia

RECEIVED
 Department of Planning & Zoning
 MAR 28 2011
 Zoning Evaluation Division

1. DESCRIPTION OF PROPOSED USE

A. TYPE OF OPERATION

The applicant operates a school of special education offering courses and training in religious education. The building at 4300 Evergreen houses classrooms and four offices for staff. The building at 4303 houses a library and twelve offices for staff. Condominium units 101, 102, 103, 104, 201, 202, and 204 of the Bristow Center Condominium are owned by the applicant and are submitted as part of this Special Exception, along with the number of parking spaces which are allocable to those units. Unit 203, the only other unit in the condominium building at 4302 is under different ownership and is not subject to the Special Exception application.

B. HOURS OF OPERATION

The applicant will offer classes at various times between 9:00 a.m. and 11:00 p.m., Monday thru Friday.

C. ESTIMATED NUMBER OF PUPILS

Monday: 20-30 students (morning session); 50-60 students (afternoon session); 80-89 students (first evening session); 80-89 (second evening session)

Tuesday: 20-30 students (morning session); 70-80 (first evening session); 80-88 (second evening session)

Wednesday: 20-30 students (both morning and afternoon sessions); 50-60 (first evening session); 60-70 (second evening sessions)

Thursday: 30-40 students (both morning and afternoon sessions); 40-50 students attending evening session.

Friday: 40-50 students, evening only.

*These numbers indicate maximum figures that the school intends to maintain for the semester.

D. PROPOSED NUMBER OF TEACHERS/EMPLOYEES

The school has a total staff of 15 full-time and 30 part-time faculty members.

E. ESTIMATE OF TRAFFIC IMPACT OF THE PROPOSED USE INCLUDING THE MAXIMUM EXPECTED TRIP GENERATION AND DISTRIBUTION OF TRIPS BY MODE AND TIME OF DAY

The traffic impact will be distributed throughout the day as follows:

9:00 am-10:00 am	40 vehicles coming to site
11:30 am-12:00 pm	10 vehicles leaving, 40 arriving
2:30-3:00pm	50 vehicles leaving site
5:30-6:00 pm	80-90 vehicles coming to site
8:00-8:30 pm	20-30 vehicles leaving; 10-20 coming
10:45-11:00 pm	all vehicles leaving site

(See Parking Tabulation attached.)

F. VICINITY OR GENERAL AREA TO BE SERVED BY THE USE

The school primarily serves students in the Northern Virginia Metropolitan area.

G. DESCRIPTION OF THE BUILDING FACADE

The main building is a three story brick building containing 17,700 gross square feet, of which the applicant uses 10,489 net square feet. Additionally, the school occupies seven condominium units in Building 1, Bristow Center Condominium, 4302 Evergreen Lane, which it uses for offices and a library.

H. A LISTING, IF KNOWN, OF ALL HAZARDOUS OR TOXIC SUBSTANCES

The site contains no known hazardous or toxic substances as identified in Section 9-011(7)(H).

I. THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS.

J. WAIVERS.

The applicant requires two waivers.

1. A waiver of the requirement for interior parking lot landscaping is needed. A waiver is justified for several reasons. The buildings and parking lots are existing conditions, and due to the narrowness of the lots no landscaping areas are available. Additionally substantial tree canopy on the perimeter offers shade for the parking areas.
2. A waiver of the requirement for a loading space is needed and is justified by the fact that the proposed use does not have deliveries that require a loading space.

The subject property is owned by Washington Baptist University, Inc.

Inasmuch as the current proposal merely uses existing structures without proposing any expansion of the building and is operating conducting a use consistent with the previous occupant of the premises, the proposed use will be harmonious with the comprehensive plan. The subject parcel is within sub-unit F of the Annandale Business Center, which calls for office uses along Evergreen Lane. The proposed use is compatible with office uses.

The proposed use is in harmony with the purpose and intent of the C-3 zoning district which district is to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions.

The proposed use will not adversely affect the use or development of neighboring properties nor will it hinder or discourage the appropriate development and use of adjacent or nearby property or impair the value thereof.

The proposed use will be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Adequate utility, drainage, parking, loading and other necessary facilities to serve the use shall be provided.

The subject property is owned by Washington Baptist University, Inc.

PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION

FEE: \$555.00

Engineer: Larry H. Spilman LS2PC Land surveying services Address: 2890 EMMA LEE STREET FALLS CHURCH, VA 22042 Phone #: (703)-241-5515
 Plan Name: #4300 Evergreen lane, Lot 13 & p/o of Lot 14 Alpine Original Site Plan #: 3309-PS-01-03 Tax Map #: 071-2-((2)) PARCEL 13
 Zoning: C-3 (Office District) Rezoning Case #: N/A Proffered: [] Yes [X] No Proffered Use Restrictions (See Note 1 below)

ADDRESS	LIST EACH FLOOR (include basement)	SUITE #	USE (See Notes 2, 3 and 4 below)	USE PERMITTED BY										PARKING RATE REQUIRED PER CODE (See Note 5 below)	TOTAL PARKING SPACES REQUIRED FOR THIS USE		
				RIGHT	SPECIAL PERMIT	SPECIAL EXCEPTION	SQUARE FEET GROSS FLOOR AREA	SQUARE FEET NET FLOOR AREA	# SEATS AND/OR STOOLS	# COMPANY VEHICLES	# SERVICE BAYS	# OF EMPLOYEES	# STUDENTS			OTHER	
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	1	100	OFFICE (14A)	X			655	686								3.6/1000sf	2.4
#4300 EVERGREEN LANE "SKIN CARE PARLOR"	1	101	B.S.&S S.E.(2)	X			498	437								1/300sf	1.7
#4300 EVERGREEN LANE "EVERGREEN CAFE"	1	102	E.E./C.C.R. (7B)	X			635	440	8			2				1/2 SEAT 1/2 EMP	5.0
#4300 EVERGREEN LANE "LA MIRAGE HAIR SALON & SCHOOL"	1	103	B.S.&S S.E.(2)	X			1,276	1,089								1/300sf	4.2
(If additional space is required use Page 2)																	
REQUIRED TOTAL FOR ENTIRE SITE PLAN																96	
NUMBER OF ACCESSIBLE SPACE(S) PROVIDED																2	
+VAN ACCESSIBLE SPACE(S) PROVIDED																2	
=TOTAL ACCESSIBLE PARKING SPACE(S) on site per ADA Act and VUSBC (See Note 6 below)																4	
(The total number of parking spaces, including accessible parking spaces, available and useable for vehicular parking on the area covered by this site plan [See Note 6 below])																	
TOTAL PARKING SPACE(S) PROVIDED																67	

¹List proffered use Prohibitions or Limitations.

²In building where one floor has more than one use (personal services, general office & retail), use a separate line for each use. The uses must correspond to those identified in Article 11 of the Zoning Ordinance, or else documentation of the Zoning Administration determination must be attached to the tabulation.

³Units which are vacant shall be included, the intended use shall be indicated and parking allocated.

⁴Developer should make an initial parking assignment for each unit on the site plan. If developer, condominium, association or landlord wishes to make changes to assigned number of spaces after final site plan bond release, a site plan revision for reallocation of parking will be required. This form, when properly completed and certified, is intended to be such a site plan revision.

⁵If use is a Grandfathered use, it may be calculated at previous code parking rate if so identified and justification is submitted with the parking tabulations.

⁶Certification is taken to mean that the number of parking spaces shown as being provided is actually available on the site and the site (not occupied or blocked by dumpsters, air conditioners, incinerators, storage trailers, etc.), that all uses on the site have been included in the above listing, and that the requisite number of spaces and site conditions for compliance with ADA are provided. The number of parking spaces must be in conformance with the associated rezoning, special exception, special permit and variance.

Certified Correct⁶ (Applicant) Engineer's Signature: [Signature]

Date: 06/25/09

County Approval by: _____

Date: _____

Property Owners, Landlords, Condominium Association - Concurrence with Tabulation

Print Name & Title (Include company name when appropriate): _____

Signature: _____

Date: _____

Submit to: Land Development Services, Plan and Document Control, 12055 Government Center Parkway, Fairfax, Virginia 22035-5503
 REVISED FORM (5/2006)

Number of copies required: One (1) original with Engineer's Seal, Signature and date, plus four (4) copies.



PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION

Engineer: Larry H. Spilman LS2PC Land surveying services Address: 2890 EMMA LEE STREET FALLS CHURCH, VA 22042 Phone #: (703)-241-5515
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#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	2	200	CHAPEL (14A)	X			1,130	1,130								3.6/ 1000sf	4.1
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	2	201	CLASS ROOM			X	564	564					6			1F/1S 1 STU.	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	2	202	CLASS ROOM			X	439	439					6			1F/1S 1 STU.	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	2	203	CLASS ROOM			X	630	630					6			1F/1S 1 STU.	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	2	204	CLASS ROOM			X	395	395					6			1F/1S 1 STU.	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	2	204A	STORAGE (14A)	X			292	292								3.6/ 1000sf	1.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	2	205	CLASS ROOM			X	620	620					6			1F/1S 1 STU.	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	2	207	STUDENT LOUNGE	X			1,222	1,222								3.6/ 1000sf	4.4
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	300	CLASS ROOM			X	395	395					6			1F/1S 1 STU.	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	302	FACULTY LOUNGE			X	488	334								3.6/ 1000sf	1.8

All Sheets

Enter Totals on ~~Sheet 1 of 2~~. Number of copies required: One (1) original copy with Engineer's Seal and Signature, plus four (4) copies.

PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION

Engineer: Larry H. Spilman LS2PC Land surveying services Address: 2890 EMMA LEE STREET FALLS CHURCH, VA 22042 Phone #: (703)-241-5515
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#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	302A	DLP OFFICE	X			261	261								3.6/ 1000sf	1.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	302B	CLASS ROOM			X	403	403					6			1F/1S 1 STU	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	303	CLASS ROOM			X	649	649					6			1F/1S 1 STU.	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	304	CLASS ROOM			X	340	340					6			1F/1S 1 STU	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	305	CLASS ROOM			X	558	498					6			1F/1S 1 STU	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	306	CLASS ROOM			X	402	402					6			1F/1S 1 STU	6.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	306A	STORAGE (14A)	X			356	356								3.6/ 1000sf	1.3
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	307	CLASS ROOM			X	529	529					3			1F/1S 1 STU	3.0
#4300 EVERGREEN LANE "WASHINGTON BAPTIST UNIVERSITY"	3	309	OFFICE (14A)	X			161	161								3.6/ 1000sf	0.6

All Sheets

Enter Totals on Sheet 1 of 2. Number of copies required: One (1) original copy with Engineer's Seal and Signature, plus four (4) copies.



County of Fairfax, Virginia

MEMORANDUM

DATE March 21, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PWN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis and Environmental Assessment:** SE 2008-MA-011
Washington Baptist University

The memorandum, prepared by Bernard Suchicital, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception plat as revised through December 14, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 1.15-acre subject property is located at the southwest corner of the intersection of Evergreen Lane and Alpine Drive in the Annandale area. The applicant seeks approval of a special exception (SE) request to operate an existing university campus. The parcels contain two buildings and are zoned C-3. The applicant is not seeking any further additions to the facilities. This application is in response to a zoning violation that was filed in 2008. The university has been operating without a special exception and seeks to remedy that now.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Land Unit F in the Annandale Community Business Center of the Annandale Planning District, Area I of the Comprehensive Plan. The parcels are zoned C-3. Properties to the north and south are developed with office uses and zoned C-3. The property to the east is developed with retail shopping and zoned C-6. Properties to the west are developed with single family homes and zoned R-5.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, Area I, 2007 edition, Annandale Planning District as amended through July 27, 2010, Annandale Community Business Center, Land Unit Recommendations, page 35:

“Land Unit F

This land unit is primarily planned for office development at the existing intensity. Office, retail, residential or mixed-use development may be considered for those parcels along and facing Columbia Pike. Inter-parcel connections should be provided to Sub-unit E-4. Redevelopment efforts should provide for streetscape improvements, parking lot landscaping, and improvements to signage, building facades and circulation.”

Fairfax County Comprehensive Plan, Area I, 2007 edition, Annandale Planning District as amended through July 27, 2010, Annandale Community Business Center, Urban Design, pages 54-69:

Refer to: <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area1/annandale.pdf>

COMPREHENSIVE PLAN MAP: Alternative Uses

LAND USE ANALYSIS

Proposed Use

The applicant is proposing to bring an existing university campus into zoning compliance with an SE application for that use located within two buildings. While the Comprehensive Plan does not specifically note an option for a higher education campus at this location, the use may be permitted by special exception in the C-3 zoning district. The Planning Division staff finds that the use is in harmony with the land use recommendations of the Comprehensive Plan.

Streetscaping and Landscaping

Plan guidance envisions streetscapes within the Annandale CBC to include a well-designed road edge that contributes to area identity and provides for safe and attractive pedestrian experience. Elements of streetscapes include sidewalks, street furniture, streetlights, trees and other plantings, paving, crosswalks, bus shelters, bicycle racks, public art, and seating areas. Along Evergreen Lane in front of the three-story building, the applicant is proposing additional street trees, a public bench and a bicycle rack near existing sidewalks. Public art fronting Evergreen Lane would be a desirable addition to the subject property. Given that the applicant is not proposing any exterior changes to the existing buildings, staff finds that the proposed additional trees and streetscape amenities to be acceptable.

ENVIRONMENTAL ANALYSIS

This application does not raise any environmental issues.

PGN: BSS

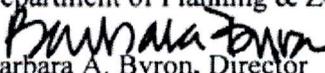


County of Fairfax, Virginia

MEMORANDUM

DATE: March 7, 2011

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning & Zoning

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: Washington Baptist University – Comments on SEA 2008-MA-011

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced Special Exception application marked "Received" by the Department of Planning and Zoning on January 18, 2011. Plat drawings with the most current revisions are dated December 14, 2010.

The applicant is requesting an exception to allow for the operation of a school of special education at 4300 and 4302 Evergreen Lane. The school has been in operation at a portion of this location for some time. The application has requested two waivers, one for interior parking lot landscaping and the other for the loading space requirement. Further, the application assumes a 20 percent parking reduction in the parking tabulations, as is allowed within the Commercial Revitalization District.

OCRR Comments:

The application requests operation of a school within an existing building, and the Washington Baptist University currently occupies part of the site. Streetscape improvements are proposed along Evergreen Lane. These include new street trees, trash receptacles, and bicycle racks. All proposed streetscape elements should be consistent with the recommendation of the *Annandale Urban Design Guidelines*.

The applicant should confirm the parking tabulation and the parking reduction request. If necessary, the opportunity for shared parking with adjacent properties could be explored, especially for evening and night classes when parking might be compatible with the neighboring office uses.

CC: Suzianne Zottl, Staff Coordinator, DPZ/ZED
OCRR File



Office of Community Revitalization and Reinvestment
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrrvit.org

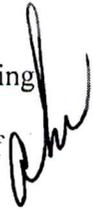


County of Fairfax, Virginia

MEMORANDUM

DATE May 3, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation 

FILE: 3-5 (SE 2008-MA-011)

SUBJECT: Transportation Impact

REFERENCE: SE 2008-MA-011 Washington Baptist University, Inc..
Traffic Zone: 1407
Land Identification Map: 71-2 ((2)) 11; 71-2 ((30)) (1) 101-104;
70-2 ((30)) (1) 201, 202, 204

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on a plat made available to this office dated February 27, 2008, and revised through December 14, 2010. The applicant proposes to operate a school of special education offering courses and training in religious education between 9:00 a.m. and 11:00 p.m., Monday through Friday.

This department has no remaining issues with this application provided that all required parking occurs on-site at all times.

AKR/LAH/lah

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot



9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such 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 category or use, the Board 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 Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		