



FAIRFAX COUNTY

DPZ
OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

July 9, 1999

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

Kenneth W. Getsinger
1015 Priscilla Lane
Alexandria, Virginia 22308

RE: Rezoning Application
Number RZ 1999-MV-007

Dear Mr. Getsinger:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 28, 1999, granting Rezoning Application Number RZ 1999-MV-007, in the name of Trustees of Mount Vernon Congregation of Jehovah's Witnesses, to rezone certain property in the Mount Vernon District from the PDH-8 District to the R-5 District, subject to the proffers dated June 25, 1999, on subject parcel 102-1 ((1)) 38A, consisting of approximately 4.04 acres.

The Board also:

- **Modified the transitional screening requirements along the north, south, east, and west property lines to the existing vegetation, as shown on the Generalized Development Plan (GDP) and as supplemented in the proffers.**
- **Waived the barrier requirements along the north, south, east, and west property lines to that shown on the GDP.**

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ns

RZ 1999-MV-007
July 9, 1999

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cc: Chairman Katherine K. Hanley
Supervisor-Springfield District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Fred R. Beales, Supervisor Base Property, Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

ZONING EVALUATION DIVISION

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 29 1999

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 28th day of June, 1999, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 1999-MV-007**

WHEREAS, Trustees of Mount Vernon Congregation of Jehovah's Witnesses filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDH-8 District, to the R-5 District; and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

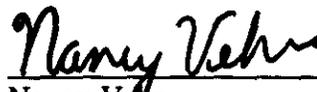
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-5 District; and said property is subject to the use regulations of said R-5 District; and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 28th day of June, 1999.



Nancy Veirs

Clerk to the Board of Supervisors

PROFFER STATEMENT

Re: Rezoning Application RZ 1999-MV-007
Tax Map No. 102-001-38A
Street Address: 7927, 7923, 7924, 7920 Andrus Road,
Alexandria, Virginia 22306
One Parcel has no street address assigned.

June 25, 1999

Pursuant to Section 15.2-2303A of the Code of Virginia 1950 and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended), subject to the Board of Supervisors' approval of the requested rezoning (RZ), the Applicant, Trustees of the Mount Vernon Congregation of Jehovah's Witnesses, its successors and assigns hereby proffer to the following conditions:

- 1 The Development shall conform to the Generalized Development Plan (GDP) dated June 25, 1999, prepared by Joseph Philip and Associates, and Toan T.V. Nguyen and Associates. This property shall be used for a church and related facilities, and any changes thereto may be made through a Special Permit Amendment. No Proffered Condition Amendment will be required so long as those changes are in substantial conformance with proffers 2 through 9.
- 2 All development shall conform to applicable County Ordinances and regulations. The applicant agrees and commits to submit any requested soil and geotechnical reports, studies and analyses at the time of site plan review. All structures shall be constructed as slab on grade. As may be required by the Department of Public Works and Environmental Services (DPWES) in order to meet the requirements of the Public Facilities Manual and will implement the recommendations of such study to the satisfaction of DPWES, the applicant will conduct such further geotechnical engineering studies.
- 3 At the time of final site plan approval, or upon the demand of Fairfax County, whichever comes first, the applicant shall dedicate to the Board of Supervisor in fee simple up to twenty-six (26) feet from center line on Andrus Road along the western boundary of the property.
- 4 All entrances shall be designed and constructed to Virginia Department of Transportation (VDOT) standards.
- 5 Subject to VDOT approval, the applicant shall provide a painted crosswalk across Holland Road at the Holland Road/Sherwood Hall Lane intersection.

- 6 Prior to site plan approval, the applicant shall retain a certified arborist to prepare a tree preservation plan for the review and approval of the Urban Forestry Branch (UFB) of the Department of Public Works and Environmental Services (DPWES). The following elements shall be incorporated as part of the preparation of the tree preservation plan:
- A. A tree survey shall be done as part of the tree preservation plan, and trees eight (8) inches or greater in the northern half of the property should be surveyed at the perimeter of, and fifteen (15) to twenty (20) feet from, the property lines to determine their potential for preservation. That tree survey should include the species, location, dripline and condition of the trees in the areas noted above; and
 - B. The methods used to preserve trees in relation to the demolition of existing features and structures shall be included in the tree preservation plan.
 - C. The plan shall preserve existing trees within the limits of clearing and grading as generally shown on the GDP.

In addition, prior to site plan approval, the applicant will provide a landscaping plan for the review and approval of UFB.

- 7 Within the transitional screening yards, the applicant shall preserve existing trees to meet the transitional screening requirements. These areas shall be supplemented with evergreen trees where necessary to meet the requirements of Transitional Screening 1.
- 8 The southern half of the property shall remain as open space.

9. The Applicant shall provide storm water management / best management practices in the area designated on GDP as determined by DPWES.

TRUSTEES OF MOUNT VERNON CONGREGATION OF
JEHOVAH'S WITNESSES, APPLICANT/TITLE OWNER

By: Kenneth W Getsinger (Trustee)
Kenneth W. Getsinger, Trustee

By: Donald Howze Trustee
Donald Howze, Trustee

By: James A Chavis, TRUSTEE
James A. Chavis, Trustee

Date: June 25, 1999



KINGDOM HALL OF JEHOVAH'S WITNESSES

MOUNT VERNON CONGREGATION

**7920 HOLLAND ROAD, MT. VERNON
FAIRFAX, VIRGINIA**

INDEX OF DRAWINGS

CS TITLE SHEET
C-1 SITE DEMOLITION AND DEMOLITION NOTES
C-2 SITE DEVELOPMENT PLAN

VICINITY MAP

ABBREVIATIONS

AC	ACRE
CB	CATCH BASIN
CCMC	CONCRETE
DIP	DUCTILE IRON PIPE
EX	EXISTING
GI	GATE INLET
GPM	GALLON PER MINUTE
INV.	INVERT ELEVATION
IP	INLET PROTECTION
IPF	IRON PIPE FOUND
JB	JUNCTION BOX
LP	LIGHT POLE
MM	MANHOLE
OH	OVERHEAD
Q	WATER FLOW
RCP	REINFORCED CONCRETE PIPE
SAN	SANITARY
SF	SQUARE FOOT
SS	SANITARY SEWER
SW	STORM WATER MANAGEMENT
VWF	WELDED WIRE FABRIC

