



# County of Fairfax, Virginia

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

October 19, 2011

Sarah E. Hall  
Blankingship and Keith, PC  
4020 University Drive, Suite 300  
Fairfax, VA 22030

Re: Special Exception Amendment Application SEA 96-B-010-02

Dear Ms. Hall:

At a regular meeting of the Board of Supervisors held on October 18, 2011, the Board approved Special Exception Amendment Application SEA 96-B-010-02 in the name of Trinity Christian School. The subject property is located at 11204 Braddock Road on approximately 25.27 acres of land zoned R-C in the Braddock District [Tax Map 56-4 ((12)) A1 and 68-1 ((1)) 1B]. The Board's action amends Special Exception Application SE 96-B-010 previously approved for private school of general education to permit church and existing private school of general education with no increase in enrollment and associated modifications to site design and development conditions pursuant to Section 3-C04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward unchanged from previous approvals are marked with an asterisk (\*):

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 this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special 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 Amendment Plat entitled "Trinity Christian School" prepared by Walter L. Phillips, Inc. dated November 17, 2010 as revised through March 10, 2011 (Sheets 1 – 4) and "Trinity Christian School" prepared by Gordon Associates, Inc. and dated April 25, 1996 as revised through July 11, 1996 (Sheet 5), 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 gross floor area for purposes of determining FAR shall be limited to a maximum of 83,762 square feet. Cellar space as defined in Article 20 of the Zoning Ordinance shall be limited to a maximum of 19,238 square feet; provided, however, that the maximum cellar space may be increased on a square foot by square foot basis in conjunction with a concurrent reduction in the gross floor area. Such increase in cellar space shall be provided within the same building footprints as shown on the SE Plat and shall not cause the building to have the appearance of more than three stories, with a maximum building height of 42 feet.\*

#### **School Use**

6. The maximum number of staff permitted on the site at any one time for the private school of general education shall not exceed 110 except for graduation and in-service days, when students are not on campus. The maximum number of students on the site at any one time shall not exceed 750 (K-12). The school may make the facilities available for adult education programs, supplementary educational programs for children, and uses by non-profit community organizations. Non-school related activities after 5:00 PM shall be limited to 150 participants on the site at any one time; however, up to six non-school related events after 5:00 PM per year may have a maximum of 240 participants on the site at any one time. A copy of this condition and the Operational conditions (10-15) shall be provided to each non-place of worship organization that utilizes the property.

#### **Place of worship**

7. All activities for the place of worship shall be conducted within the existing buildings on the property; there shall be no outdoor activities for the place of worship on the site.
8. Occupancy for the place of worship shall be limited to a maximum of 240 members.
9. A copy of conditions 7 and 8 and the Operational conditions (10-15) shall be provided to any place of worship that utilizes the property.

### **Operational**

10. The year-round primary hours of operation for all uses on the site (except place of worship) shall be limited to:  
7:00 AM to 10:30 PM Monday – Friday;  
8:00 AM to 10:30 PM on Saturday;  
1:00 PM to 9:00 PM on Sunday.

Year-round outdoor activities for all uses on the site (except place of worship) shall be limited to:

8:00 AM to 8:00 PM Monday – Friday;  
9:00 AM to 6:00 PM Saturday  
1:00 PM to 6:00PM Sunday

On weekends non-school related outdoor games shall be limited to either two (2) on Saturday or two (2) on Sunday.

The place of worship on the subject property shall be limited to:

9:00 AM to 1:00 PM on Sunday (set up for the place of worship may begin at 8:30 AM).

When any non-school related use is being made of any building on the property, at least one member of the Applicant's staff shall be on-site. When any non-school related use is being made of the outdoor areas of the property, at least two (2) members of the Applicant's staff shall be on-site.

11. During each calendar year, two indoor events per month may extend beyond 10:30 PM to 11:30 PM on Friday and Saturday nights. In addition, one indoor overnight event per year shall be permitted.\*
12. A residence for a caretaker/night watchman and his/her family may be permitted within the existing primary buildings.\*
13. All outdoor lighting fixtures used to illuminate the parking area and walkways between the classroom buildings shall meet the provisions of Sect. 9 of Article 14 of the Zoning Ordinance and not exceed 16 feet in height. Outdoor building security lighting shall be directed internally toward the site and shall be shielded to prevent off-site glare. No lighting shall be provided for the outdoor playing fields.\*
14. The use of outdoor public address speaker systems, bull horns, or other sound amplifying or noise making devices shall be prohibited. However, this shall not preclude the use of a temporary public address speaker system to be used for outdoor activities up to three times a year. The use of temporary public address systems shall not be permitted prior to 8:00 AM.\*

15. Indoor recreation space shall be provided for each student enrolled in the school in accordance with the provisions of Chapter 30 of the Code.\*

### **Transportation**

16. The school shall maintain a ride-share program to encourage and assist in the organization of student and employee car/van pools. A car pool shall be defined as consisting of two or more students and/or employees. The school business office shall be responsible for maintaining and monitoring the ride-share program, including drop-off and pick-up procedures. The business office shall also be designated as the point of contact for any questions or concerns from the community. The ride-share program and its carpool procedures shall be reviewed and updated annually by the school.\*
17. Prior to the issuance of a Non-RUP for this SEA, a minimum of 50% of the student enrollment shall be transported by car pool or bus/van. There shall be no on-site maintenance of school buses or activity vans; however, school buses and activity vans may be stored on-site in a location not readily visible from the adjacent residential neighborhoods.\*
18. There shall be no parking or overflow parking during school or school sponsored events permitted along any of the surrounding subdivision streets or Braddock Road.\*
19. In order to minimize the number of cars waiting on Braddock Road to turn onto the campus during the morning and afternoon carpool hours, the school shall implement the following stacking zones (see Attachment 1): Zone A shall be the second call lot; Zone B will hold 10 stacked cars; Zone C will hold 12 stacked cars; Zone D will double stack 24-36 cars; Zone E will allow 15 cars to circle through the lot; Zone F will stack 25 cars around the semicircle, allowing space for emergency vehicles to reach the building. The morning carpool will unload 25 cars in Zone F and use Zone E to alleviate any backup on Braddock Road as reported via radio from the driveway entrance to the school. The school shall assign at least one staff member with a radio to the driveway entrance during both morning and afternoon carpools. The school shall use shuttle buses to off-site parking for larger events and employ the use of off-duty Fairfax police officers to manage traffic for known peak times such as the opening first week of school. A written copy of the ride-share program, including car pool and pick up/drop off provisions, shall be filed with the Zoning Administrator and Braddock District Supervisor's office prior to the issuance of each Non-RUP.\*
20. There shall be no use of the one-way travelway connecting the main driveway to the front parking lot as a two way travelway. Signage shall be posted at entrance point of the drive designating it as a one-way drive.\*

### **Environmental**

21. Stormwater Best Management Practices (BMPs) designed to meet the requirements of the Water Supply Protection Overlay District shall be provided on-site in the form of a dry detention pond, infiltration trenches, natural conservation areas or other means as approved by DPWES. These facilities shall be installed as determined by DPWES. The existing lake shall be retained as an aesthetic feature of the site and shall not be used as a BMP treatment facility for meeting the requirements of the Water Supply Protection Overlay District (WSPOD).\*
22. To prevent the degradation of Popes Head Creek, its downstream tributaries and the existing lake from erosion and increased sedimentation resulting from construction activities on the site, extraordinary erosion and sedimentation control measures, such as the use of double silt fencing, earth berms and diversion dikes, as determined by DPWES, shall be instituted prior to any site disturbance activities.\*
23. The Sewage disposal system for the school shall be designed to meet all State and County requirements as determined by the Fairfax County Health Department. The Applicant shall prepare an emergency back-up plan approved by the Health Department for the disposal of sewage in the event of failure of the primary system. Prior to the issuance of a Non-RUP for this Special Exception Amendment, the Applicant shall reconfigure the existing sewage disposal system design, and the Health Department must approve the septic capacity for the expanded uses. The Applicant shall provide the Health Department with such periodic usage reports and soil testing reports as may be requested. Based on the Health Department's determination, any use above and beyond the school and place of worship may be further restricted or may be prohibited. A maximum of four portable toilets for the use of the outdoor fields may be located adjacent to the northeast parking lot (see Attachment 2), and shall be maintained on a weekly basis or more frequently if necessary.\*
24. A minimum of 56% of the site shall remain as undisturbed open space to include the areas identified on the SE Plat as Environmental Quality Corridors (EQC), the existing lake and those areas shown to be outside the limits of clearing and grading. No structures and no clearing shall be permitted within these areas, except to remove dead, dying or diseased trees.\*
25. Prior to approval of any grading plan, site plan or any clearing and grading on the site, a tree preservation plan for the areas potentially impacted by construction shall be prepared and submitted to DPWES for review and approval. The tree preservation plan shall minimize clearing and grading activities and preserve healthy and quality trees as determined by DPWES in the impact areas.\*

**Aesthetic Character**

26. The buildings shall be comprised of pitched roofs with varying roof lines to be consistent with the character of the architectural elevations shown on Sheet 5 of the SEA Plat. The maximum building height shall not exceed 42 feet, including the existing cupola on Building B. Building materials shall be limited to face brick, architectural pre-cast stone, wood siding or other building material which appears residential in character and which complements the existing structures.\*
27. Existing vegetation along the northern property line shall be preserved and maintained and shall be supplemented with under-story plantings, as determined necessary by Urban Forest Management (UFM) to meet the purpose and intent of Transitional Screening 1, to screen the playing fields from the adjacent residences. Similarly, along the western property boundary existing vegetation shall be preserved and maintained and shall be supplemented as determined necessary by UFM along the eastern portion of the lake edge to soften the view of the proposed buildings from those residences across the lake from the school.\*
28. In addition to the landscaping provided in Condition 27 above, building foundation plantings shown on Attachment 3 shall be provided and maintained along the northern building facade of Building B to soften the visual impact of exposed building foundations as determined by Urban Forest Management. A four-foot high solid fence or wall, and supplemental plantings as determined feasible by UFM, shall be provided and maintained along the northern, eastern and western boundaries of the parking lot located in the northeastern portion of the site, to screen headlights from the parking lot.\*
29. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance. The freestanding sign at the site's entrance on Braddock Road shall be designed to complement the existing buildings and shall not be internally lighted.\*

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.

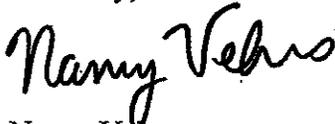
This approval, contingent on the above noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The Applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established 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.

**The Board also:**

- Waived the barrier requirement along all property lines in favor of that shown on the SEA plat.
- Modified the transitional screening requirement along all property boundaries in favor of that shown on the SEA plat.
- Directed the Director of the Department of Public Works and Environmental Services to waive the requirement for interparcel access to Forest Drive.

Sincerely,

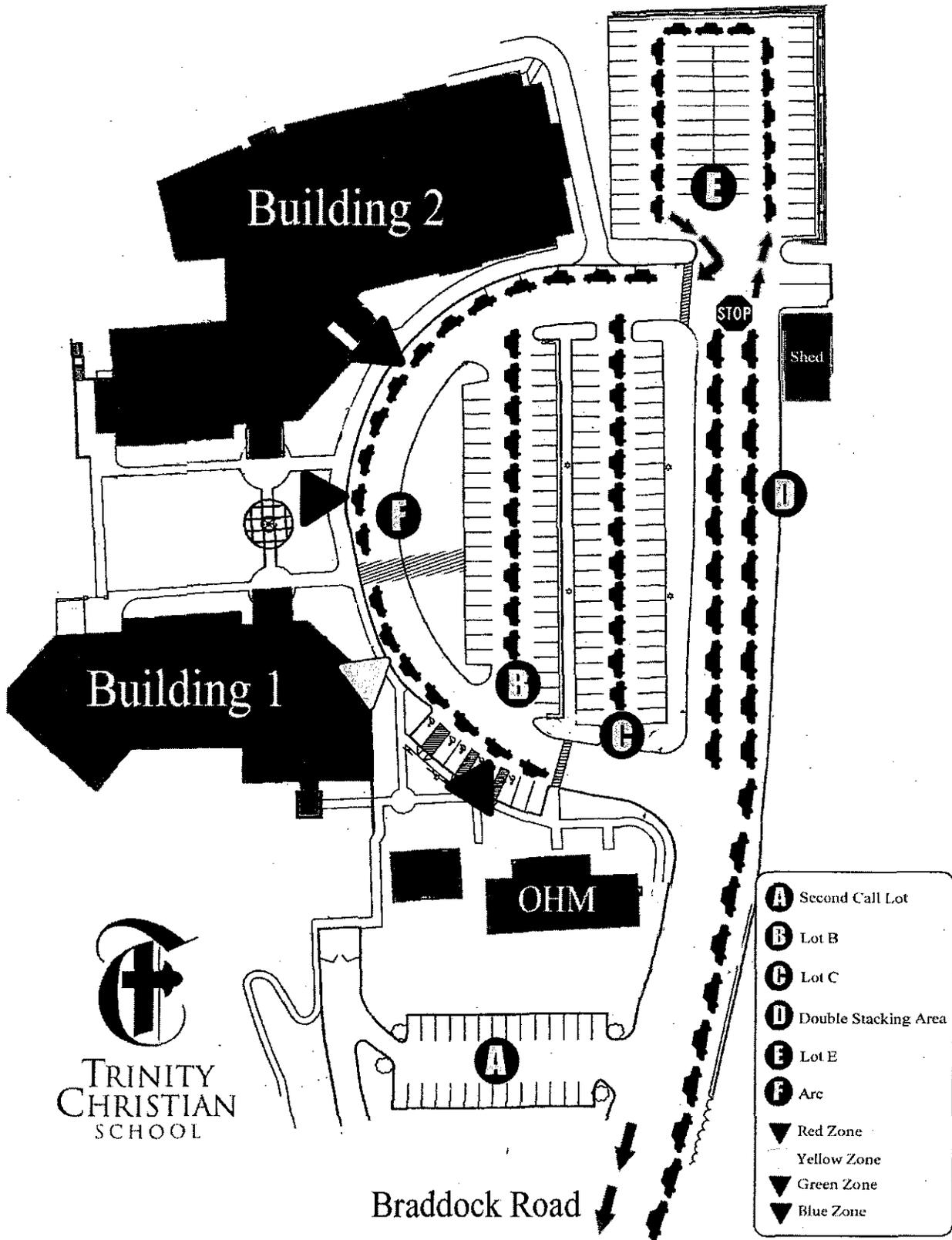


Nancy Venrs  
Clerk to the Board of Supervisors  
NV/ph

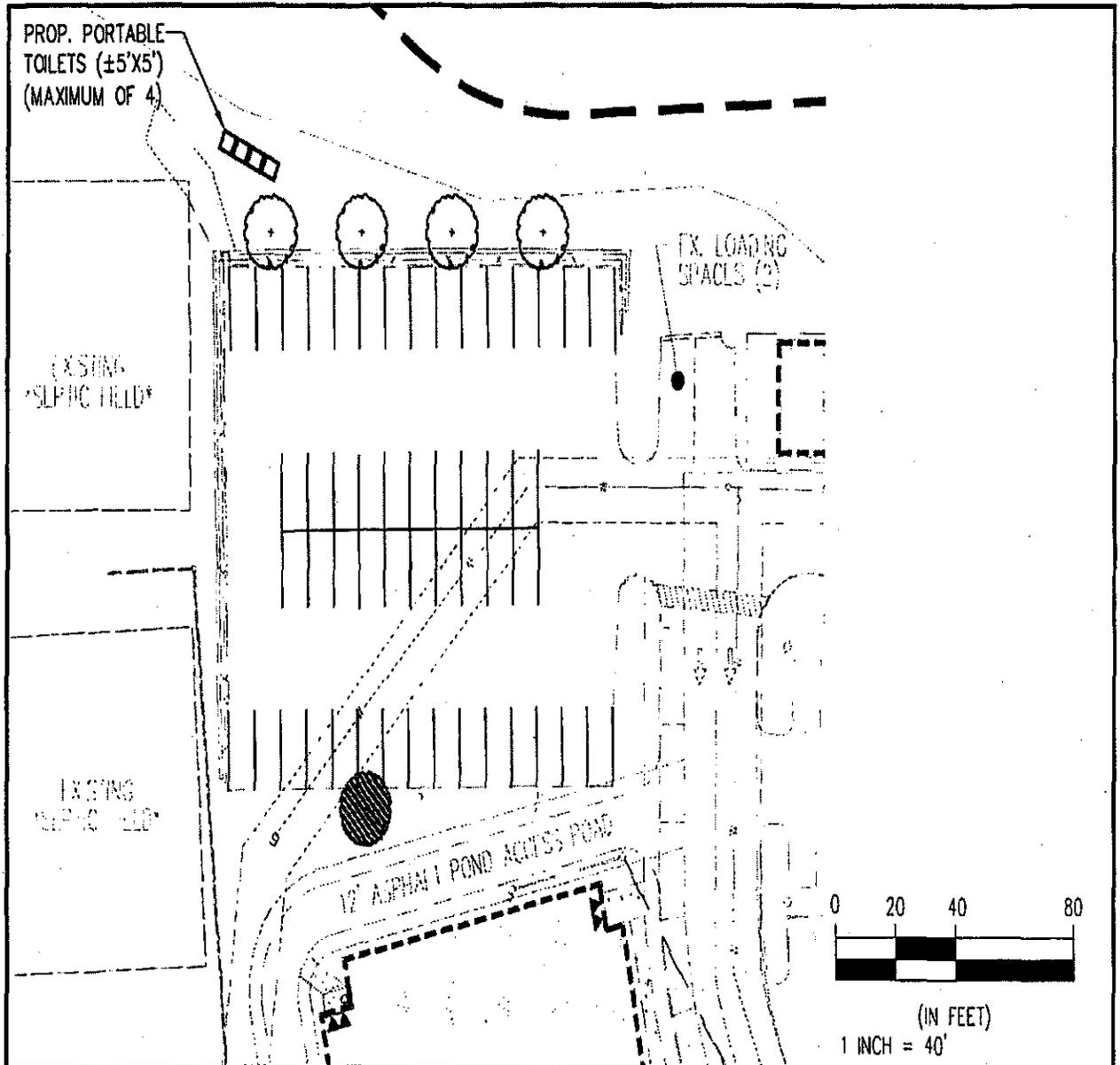
Cc: Chairman Sharon Bulova  
Supervisor John Cook, Braddock District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
District Planning Commissioner  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



ATTACHMENT 1



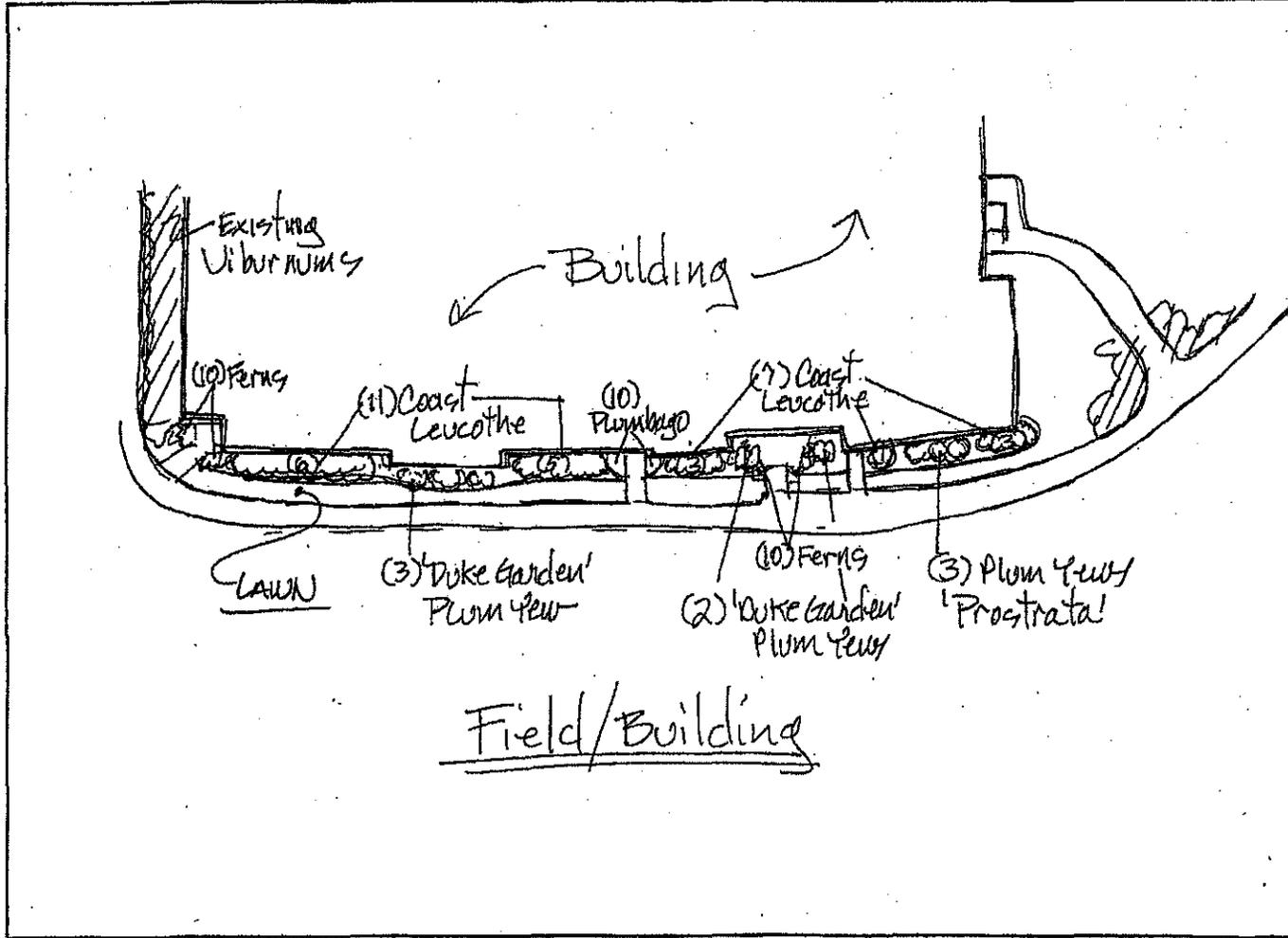
ATTACHMENT 2



 **WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS • LAND SURVEYORS  
PLANNERS • LANDSCAPE ARCHITECTS  
207 PARK AVENUE  
FALLS CHURCH, VIRGINIA 22046  
(703) 532-6163 FAX (703) 533-1301 [WWW.WLPHINC.COM](http://WWW.WLPHINC.COM)

**PORTABLE TOILET EXHIBIT**  
**PER SE CONDITION #23**  
**TRINITY CHRISTIAN SCHOOL**  
FAIRFAX COUNTY, VIRGINIA

ATTACHMENT 3



Sheet no:

5 of 6

Client:

**Merrifield Garden Center**  
 FAIR OAKS | GAINESVILLE  
 8132 Lee Hwy. | 12101 Lee Hwy. | 6895 Wellington Rd.  
 Merrifield, VA | Fairfax, VA | Gainesville, VA  
 703-560-6222 | 703-968-9688 | 703-368-1919  
 www.MerrifieldGardenCenter.com

North:

TRINITY  
 CHRISTIAN  
 School

Scale:  
 drawn by [signature]  
 [signature]