



County of Fairfax, Virginia

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

February 28, 2012

Reverend Joan Bell-Haynes
United Christian Parish
11508 North Shore Drive
Reston, VA 20190

Re: Interpretation for PRC A-502 and SE 2008-HM-024; Tax Map 17-2 ((1)) 6;
United Christian Parish: Bus Shelter Pad

Dear Rev. Bell-Haynes:

This is in response to your letter dated January 19, 2012, requesting an interpretation of the Planned Residential Community (PRC) Plan and the Special Exception (SE) Plat and development conditions approved by the Board of Supervisors (Board) in conjunction with PRC A-502 and SE 2008-HM-024. As I understand it, the question is whether the relocation of and provision of funds for a concrete bus shelter pad at a future location determined by Fairfax County Department of Transportation (FCDOT) would be in substantial conformance with the combined PRC Plan/SE Plat and development conditions. This determination is based on your letter with attachments, including a reduction of the PRC Plan/SE Plat; site photos; a graphic titled "Exhibit Showing Potential Alternative Location for Bus Shelter Pad," dated December, 2011; and a copy of the SE Plat and development conditions. A copy of the letter and relevant documents are attached for reference.

On June 22, 2009, the Board approved PRC A-502, concurrently with SE 2008-HM-024, for the church to permit a building expansion and an increase in sanctuary seats. The PRC Plan/SE Plat depicts a bus shelter pad adjacent to North Shore Drive to the south near the intersection with Fairway Drive. SE Development Condition 13 states: *Prior to the issuance of the first non-RUP for the proposed development, a 14' x 15' concrete bus pad shall be installed in the location as shown on the Special Exception Plat for future use by Fairfax County or WMATA. Easements shall be provided for the installation of the bus shelter by others.*

According to your letter, the church began construction of the concrete bus shelter pad in early 2011, as required prior to occupancy, at the location shown on the PRC Plan/SE Plat. At that time, they discovered the planned bus shelter pad and associated retaining wall encroached into utility easements containing underground utility fiber optic and copper cables, which were not present at the time of approval. You indicate that the church then pursued an alternate bus shelter pad location to the northeast adjacent to North Shore Drive, and discovered that location also was not feasible, according to Department of Public Works and Environmental Services (DPWES), as it would encroach into existing storm sewer and stormwater easements.

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Reverend Joan Bell-Haynes

Page 2

You state that the church has coordinated with DPWES, FCDOT, and the Hunter Mill Supervisor's office, to consider other potential locations for the bus shelter pad that would meet the location specifications required by FCDOT. You indicate that subsequently the applicant met with FCDOT Senior Transportation Planner/Bus Stop Coordinator Andrew Suggs on site to evaluate a location on the adjacent school site west of the church. However, the location is not adequate since it does not meet sight-distance and visibility requirements. According to Mr. Suggs, FCDOT's preference and recommendation is for the applicant to provide funds for the future construction of a concrete bus shelter pad at the location of a future bus stop, to be determined by FCDOT, in coordination with the DPWES and/or WMATA. The provision of funds for future construction would allow FCDOT to evaluate and acquire a suitable bus stop location to service the area.

It is my determination that in lieu of constructing a concrete bus shelter pad, providing funds to Fairfax County for future construction of a concrete bus shelter pad, at a location to be determined by FCDOT, would be in substantial conformance with the PRC Plan/SE Plat and development conditions. Prior to the issuance of the Non-RUP for the proposed development, funds shall be provided to DPWES, in an amount determined by DPWES and FCDOT, for acquisition of an easement and construction of the bus shelter pad. This determination has been coordinated with FCDOT and DPWES and has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please contact Carrie Lee at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

BCB/CDL/N:\Interpretations\SE\United Christian Parish_bus shelter pad.doc

Attachments: A/S

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ
Ken Williams, Technical Processing, Land Development Services, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management, ZED, DPZ
Andrew Suggs, Senior Transportation Planner/Bus Stop Coordinator, FCDOT
File: PRC A-502, SE 2008-HM-024, SEI 12 01 004, Imaging, Reading File



**UNITED
CHRISTIAN
PARISH**

*Making spiritual
connections for life*

11508 North Shore Dr.
Reston, VA 20190
Office 703 620 3065
Fax 703 707 0622
www.ucpreston.org

An ecumenical church
uniting four denominations
in mission



RECEIVED
Department of Planning & Zoning
RECEIVED
Department of Planning & Zoning
JAN 19 2012
Zoning Evaluation Division
Zoning Evaluation Division

January 19, 2012

Ms. Regina C. Coyle
Director of Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Interpretation of SE 2008-HM-024 and PRC A-502, United Christian Parish of Reston, Tax Map 17-2 ((1))6: Development Condition 13

Dear Ms. Coyle

The United Christian Parish of Reston is requesting an interpretation relating to Development Condition # 13 stated in the letter from the Clerk to the Board of Supervisors date June 26, 2009 which is included on Sheet 35 of the approved site plans 5823-SP-002.

A new bus shelter was to be located at our new street entrance near the existing bus stop on North Shore Dr. The pad for the shelter is shown on the plans. This past summer we started construction of the retaining wall and bus pad but encountered extensive Verizon cables in the hill adjacent to the street. Cutting back the hill would result in cables above the pad elevation, so we requested Verizon to relocate the cables. In December we finally received all the Verizon conditions we would have to meet for a relocation of the existing cables. Verizon has made it impossible for us to construct a bus pad at the design location to satisfy Development Condition 13. Our current goal is to obtain a Non-RUP for the new building in two months.

In order to re-route the copper and fiber optic cables around the bus pad design location Verizon proposed to replace all the cables between their nearest terminal points. This would require replacing over five thousand feet of cable on our property, across North Shore Dr, and replacement on property on the south side of North Shore Drive. Such an extensive project has the potential for underground utility conflicts and service outages.

The United Christian Parish is requesting a determination as to whether the relocating and funding of the construction of a new bus pad and bus shelter at another location along the North Shore Drive bus route selected by the Fairfax County Department of Transportation would be in substantial conformance with Development Condition #13.

Thank you for consideration of our request. We are prepared to meet with you or to answer any questions you may have by phone or email. Please contact Robert Reed, PE, member of the building committee at 7037090710 or rreston@verizon.net . Correspondence should be mailed to 11508 North Shore Dr., Reston, VA, 20190

Sincerely,



Rev. Joan Bell-Haynes

Pastor, United Christian Parish of Reston

Attachment: Check for \$500 for the Interpretation Fee

+ check for \$20 to total \$520.

Feibelman, Lisa

From: Robert Reed <rrreston@verizon.net>
Sent: Monday, January 30, 2012 2:58 PM
To: Feibelman, Lisa
Cc: Harrison, Goldie; Suggs, Andrew J.; Santiago, Aileen M.
Subject: United Christian Parish of Reston Request for Interpretation

Thank you for your phone call today regarding our letter Request for Interpretation.

Some background information:

On December 12 representatives of United Christian Parish met with Carrie Lee of Zoning Evaluation Division (324 1290), Aileen Santiago of Environmental Site Review Division (324 1464) and Goldie Harrison of the Hunter Mill District Supervisor's Office and presented the plan and details of the permitted bus pad/retaining wall location, a survey of existing Verizon cables at that location, and a proposed relocation site on our property.

Since that time we have been in contact with Aileen Santiago and Andrew Suggs of Department of Transportation (877 5619)regarding alternative locations for a bus pad and shelter near our project site.

I will forward you the information I sent to Mr. Suggs prior to his field survey of the existing conditions at the permitted bus pad location and alternate sites.

Please advise if you would like any additional information in order to review our request. Thanks.

Bob Reed
703 7090710

Feibelman, Lisa

From: Robert Reed <rrreston@verizon.net>
Sent: Monday, January 30, 2012 3:20 PM
To: Feibelman, Lisa
Subject: United Christian Parish of Reston Request for Interpretation
Attachments: DSCN0344.JPG; DSCN0346.JPG

Attached are two photos showing the location and extent of the Verizon cables in the bus pad area. Since the cables are in the hill and located from 8 ft to 18 ft back from the curb face they are above the design elevation of the bus pad and retaining wall footings.

Thanks.
Bob Reed
703 7090710



Feibelman, Lisa

From: Robert Reed <rrreston@verizon.net>
Sent: Monday, January 30, 2012 3:00 PM
To: Feibelman, Lisa
Subject: FW: Alternate Bus Shelter location near United Christian Parish on North Shore Dr in Reston;
Attachments: CivilSheet5.pdf; Bus Shelter - Alternate Location (2) 121511.pdf; BusStopgrading.JPG; NShoreDRatUCP.JPG

From: Robert Reed [mailto:rrreston@verizon.net]
Sent: Tuesday, December 20, 2011 10:17 AM
To: 'Andrew.suggs@fairfaxcounty.gov'
Cc: 'Santiago, Aileen M.'; 'Harrison, Goldie'; 'rdain@comcast.net'
Subject: Alternate Bus Shelter location near United Christian Parish on North Shore Dr in Reston;

We met with Aileen Santiago and Carrie Lee of Fairfax County and Goldie Harrison of the Hunter Mill District Supervisor's Office and discussed alternate locations for the planned bus shelter at the bus stop in front of our church project on North Shore Drive.

The need for an alternate shelter location arises from the fact that we have been unable for over 6 months to move forward with Verizon to relocate underground cables that interfere with the proposed bus pad construction near the existing bus stop. Our permit requires a bus pad prior to occupancy.

We seek your assistance as we plan to request a change in our permits to allow the bus shelter to be installed on our property at the existing bus stop at the property line with Hickory Cluster, or to have a proffer to pay for a bus pad and shelter at the next stop west on North Shore Dr in front of the elementary school.

The proposed location on our property at the Hickory Cluster border would encroach on an existing storm water easement. The location at the elementary school would have to be a proffer condition. Neither is what we desired when the project was designed but the extensive cables in the hill where the permit shows the shelter pad is not feasible from a timing nor cost standpoint.

I am attaching several diagrams provided during and since the meeting noted above and look forward to you input.

Thanks for your consideration.

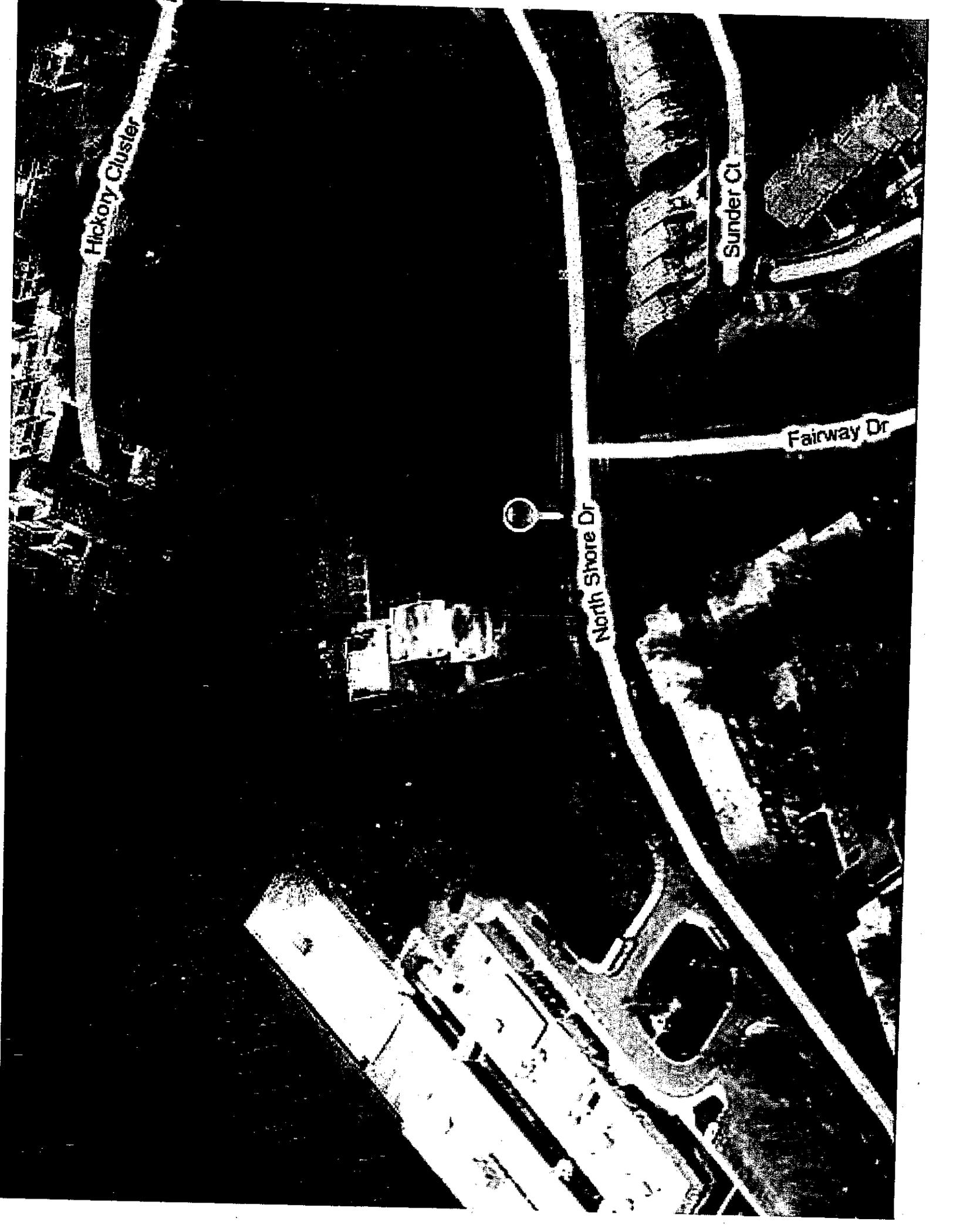
Bob Reed, PE
For United Christian Parish Building Committee
703 7090710
rrreston@verizon.net

Hickory Cluster

Sunder Ct

Fairway Dr

North Shore Dr





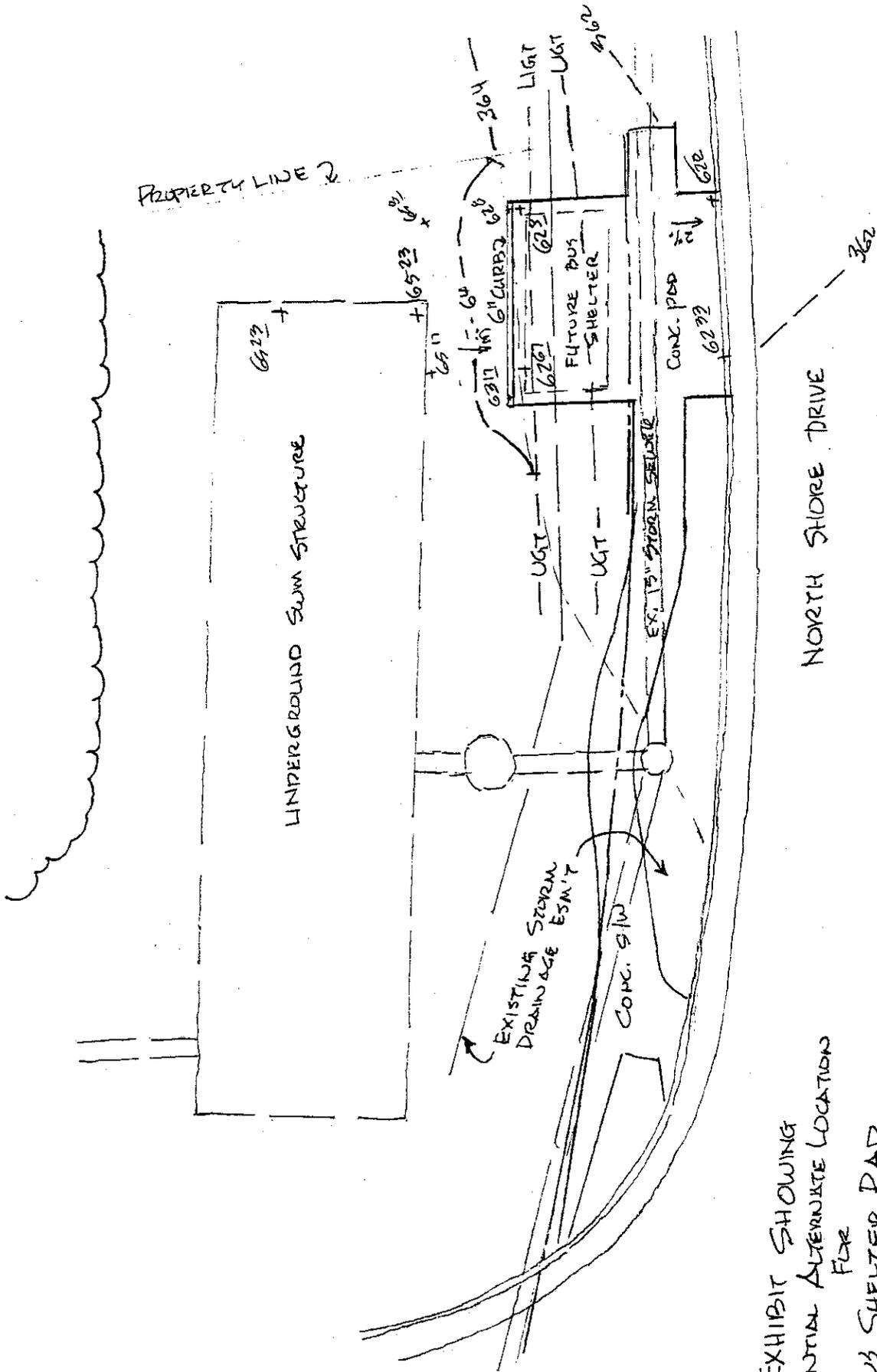
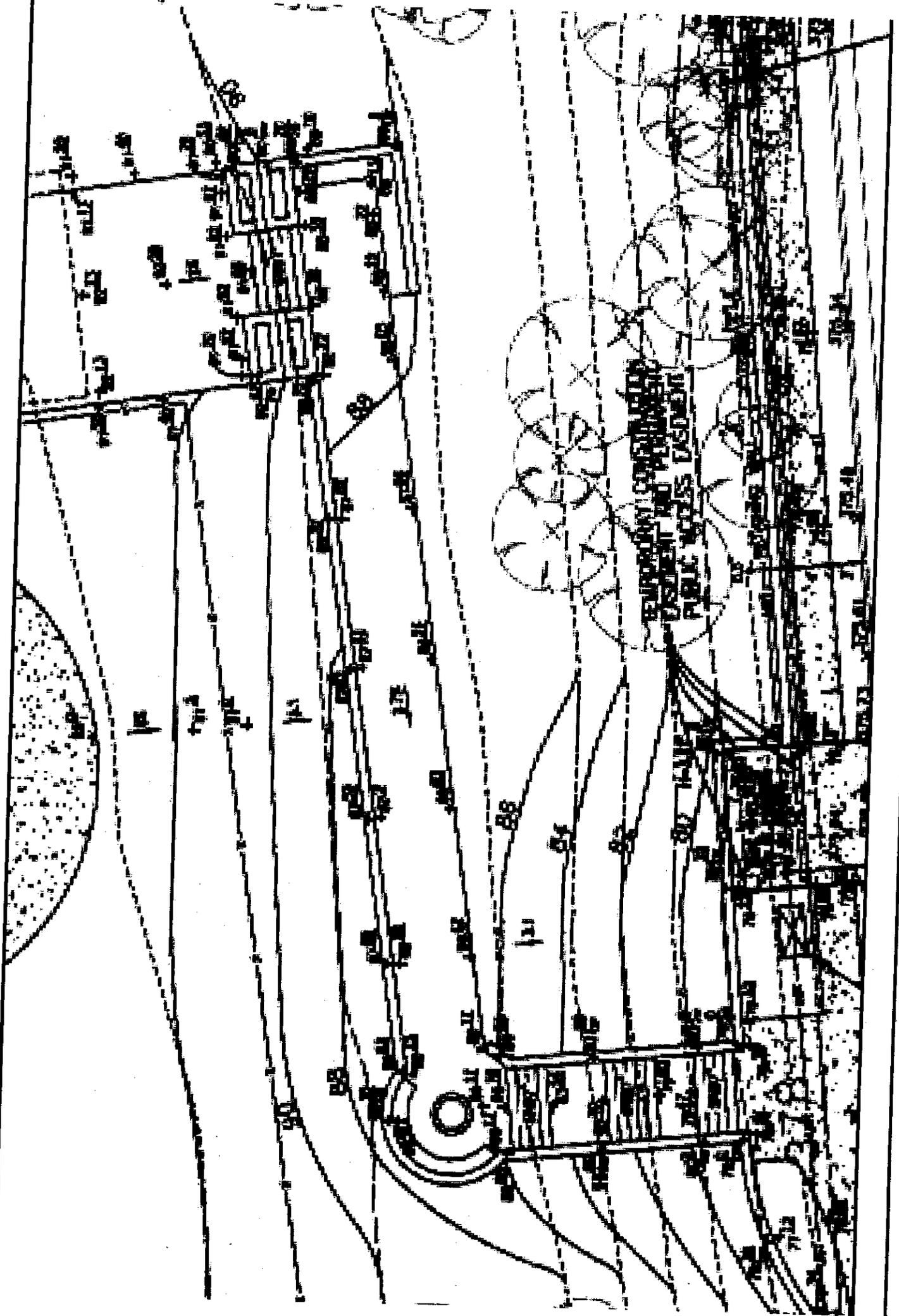


EXHIBIT SHOWING
 POTENTIAL ALTERNATE LOCATION
 FOR
 BUS SHELTER PAD
 UNITED CHRISTIAN PARISH SITE
 DEC., 2011
 1"=10'

SOUTHERN PEDESTRIAN ACCESS





County of Fairfax, Virginia

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

June 26, 2009

Frederick R. Taylor
Bean, Kinney & Korman, P.C.
2300 Wilson Boulevard, 7th Floor
Arlington, Virginia 22201

Re: Special Exception Application SE 2008-HM-024
(Concurrent with Planned Residential Community Application PRC A-502)

Dear Mr. Taylor:

At a regular meeting of the Board of Supervisors held on June 22, 2009, the Board approved Special Exception Application SE 2008-HM-024 in the name of Trustees of the United Christian Parish of Reston. The subject property is located at 11506 and 11508 North Shore Drive on approximately 4.26 acres of land zoned PRC in the Hunter Mill District [Tax Map 17-2 ((1)) 6 and 13]. The Board's action permits an existing church with child care center and nursery school with a maximum daily enrollment of 135 children to permit a building expansion and increase in seats within the church up to 350 pursuant to Section 9-301 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions (those conditions carried forward from previous approval are marked with an asterisk*):

1. This Special Exception is granted for and runs with the land indicated in this application and is no transferable to other land.
2. This Special Exception is granted only for the purpose(s), structures and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with Special Exception (SE) Plat entitled "United Christian Parish of Reston"; prepared by Burgess & Niple dated June, 2008 as revised through May 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception and the Non-Residential Use Permit 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.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

5. There shall be a maximum of 350 seats in the sanctuary.
6. The total maximum daily enrollment in the nursery school and child care center programs combined shall be 135, with no more than 105 children on site at any one time.
7. The maximum number of children using the play area at any one time shall be 44.
8. The maximum hours of operation of the nursery school/child care center programs shall be 8:45 am to 4:00 pm, Monday through Friday.
9. All appliances, fixtures, systems and building components used in the project, as applicable, shall be ENERGY STAR qualified: heating and cooling systems, vending machines, ceiling fans, ventilation fans (including kitchen and bathroom fans), light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances, and televisions and other home electronic equipment such as videocassette recorders and DVD players. Prior to issuance of the Non-RUP, certification of compliance with this commitment shall be submitted to the Environment and Development Review Branch of DPZ. Records of compliance shall be maintained for review and inspection by County Staff.
10. A parking reduction request shall be submitted to DPWES for review and approval as required by Sect. 11-106.3 of the Zoning Ordinance for the church and nursery school/child care center to permit the shared use of the church parking lot for both the church use and the nursery school/child care center uses. If approval of a parking reduction is not obtained, the number of seats in the worship area and/or the number of children in the nursery school/child care center shall be reduced to meet the parking requirements as determined by DPWES, prior to issuance of a new Non-RUP.
11. Parking shall be provided in substantial conformance with that depicted on the Special Exception Plat; or, in the alternative, the northeastern parking lot may be reconfigured as generally depicted on Exhibit A. All parking shall be on site.
12. All drop-off and pick-up activities for the church and nursery school/child care uses shall occur on-site. The bus shelter area along North Shore Drive shall only be used by Fairfax County or WMATA bus services.
13. Prior to the issuance of the first Non-RUP for the proposed development,

- a 14' x 15' concrete bus pad shall be installed in the location as shown on the Special Exception Plat for future use by Fairfax County or WMATA. Easements shall be provided for the installation of the bus shelter by others.
14. The existing free-standing sign shall be removed and the proposed free-standing entrance sign shall be located as shown on the SE Plat/PRC Plan. All signs including the building mounted sign shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.
 15. The parsonage building on Tax Map 17-2 ((1)) 13 shall be demolished.
 16. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions. The tree preservation plan shall be prepared by a professional, such as a certified arborist or landscape architect, with experience in the preparation of tree preservation plans and shall be subject to the review and approval of Urban Forest Management Division (UFMD). The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition analysis rating for all trees living or dead with trunks 10 inches in diameter or greater (measured at 4.5 above existing grade or as otherwise allowed in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located on the Application Property or off-site within 20 feet of the approved limits of clearing and grading shown on the SE Plat. At a minimum, the tree preservation plan shall provide for the preservation of those areas shown for tree preservation on the SE Plat. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities designed to enhance the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and installation of cables to reinforce any structural defects and others as necessary, shall be included in the plan.
 17. Post-development Condition of Trees. The necessary steps and actions shall be taken to ensure the long-term survival, and continuing structural integrity and health of trees designated to be preserved on the tree preservation plan. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFMD, at or prior to, the final release of the project bond), as a result of unapproved construction activities (also as determined by UFMD), the applicant shall provide for restoration and remuneration by:
 - a. providing for the removal of the above ground portions of trees
 - b. restoring under story plants and/or soil conditions damaged during tree removal activities (as determined by UFMD)

- c. Restoring the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual.
18. Limits of Clearing and Grading. The site plan shall conform strictly to the limits of clearing and grading as shown on the SE, subject to allowances specified in these development conditions and for the installation of utilities as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the SE, they shall be located and installed in the least disruptive manner possible as determined by the UFMD, DPWES, to minimize impacts to existing vegetation to be preserved. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
19. Tree Preservation Walk-Through. The services of a certified arborist or landscape architect shall be retained and the limits of clearing and grading shall be marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying, or trees located on or immediately adjacent to limits of clearing and grading for which adjustments cannot be made as determined UFMD, may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. Stumps may be cut as close to the ground as practical and left in place. If a stump must be removed, this shall be done using a stump-grinding machine to minimize disturbance to the root zones of other trees and vegetation designated for preservation.
20. Root Pruning. Root pruning shall be done as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen inches (18").

- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted under the direct supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
21. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below.
- All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed with the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.
22. The proposed memorial garden and pervious path accessing the garden shall be field located and designed in coordination with the Urban Forest Management Division to enhance the survivability of the existing trees to be preserved.
23. At the time of landscape implementation, a contiguous mulched area shall be created on the construction side of the limits of clearing and grading adjacent to areas of tree preservation to increase the potential for root development to re-establish in these areas. The mulched area shall be at least six (6) feet wide or the distance to any adjacent hardscape such as

sidewalk or other paved surface, whichever is less. Mulch material may be wood chips, generated during clearing operations on the site, or shredded bark. Trees and shrubs planted with the implementation of the landscape plan approved with the site plan may be planted in this mulched area as an extension of the existing woodland area.

24. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The services of a certified arborist or landscape architect, with experience in tree preservation on construction sites, shall be retained to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
25. Supplemental landscaping shall be provided along the north, south and southeast property boundaries adjacent to single-family attached uses to ensure that there shall be effective transitional screening as required by Article 13 of the Zoning Ordinance and approved by UFMD.
26. Plantings in the bio-retention facilities shall be maintained by the applicant at a height which will not impede the sight distance from the eastern entrance as determined by FCDOT. In addition, any trees that are determined to be dead or dying shall be removed by the applicant.
27. The bio-retention facilities shall be maintained and kept free from litter and debris by the applicant.
28. Existing lighting, including parking lot, security, and/or other incidental lighting, may remain. All new and replacement lighting and lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
29. The eastern entrance shall be built as a two-way entrance only if an off-site sight distance easement from the owner of the adjacent property located at Tax Map Parcel 17-2 ((2)) 4, is obtained prior to site plan approval.
30. On-site stormwater management (SWM) and Best Management Practices (BMPs) facilities shall be provided as shown on the SE Plat/PRC Plan to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual and Chapter 118 of the Fairfax County Code as determined by DPWES. If SWM/BMP facilities cannot be

provided in substantial conformance with the SE Plat/PRC Plan, then approval of a Special Exception Amendment (SEA) must be obtained to provide water quantity and/or quality control measures in accordance with the Public Facilities Manual (PFM) as determined by DPWES.

31. The SWM/BMP facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved by the Fairfax County Attorney's Office and recorded among the Fairfax County land records.

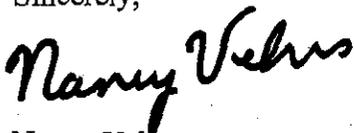
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 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 the construction of Phase I of the church expansion shown on the SE Plat/PRC Plan 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:

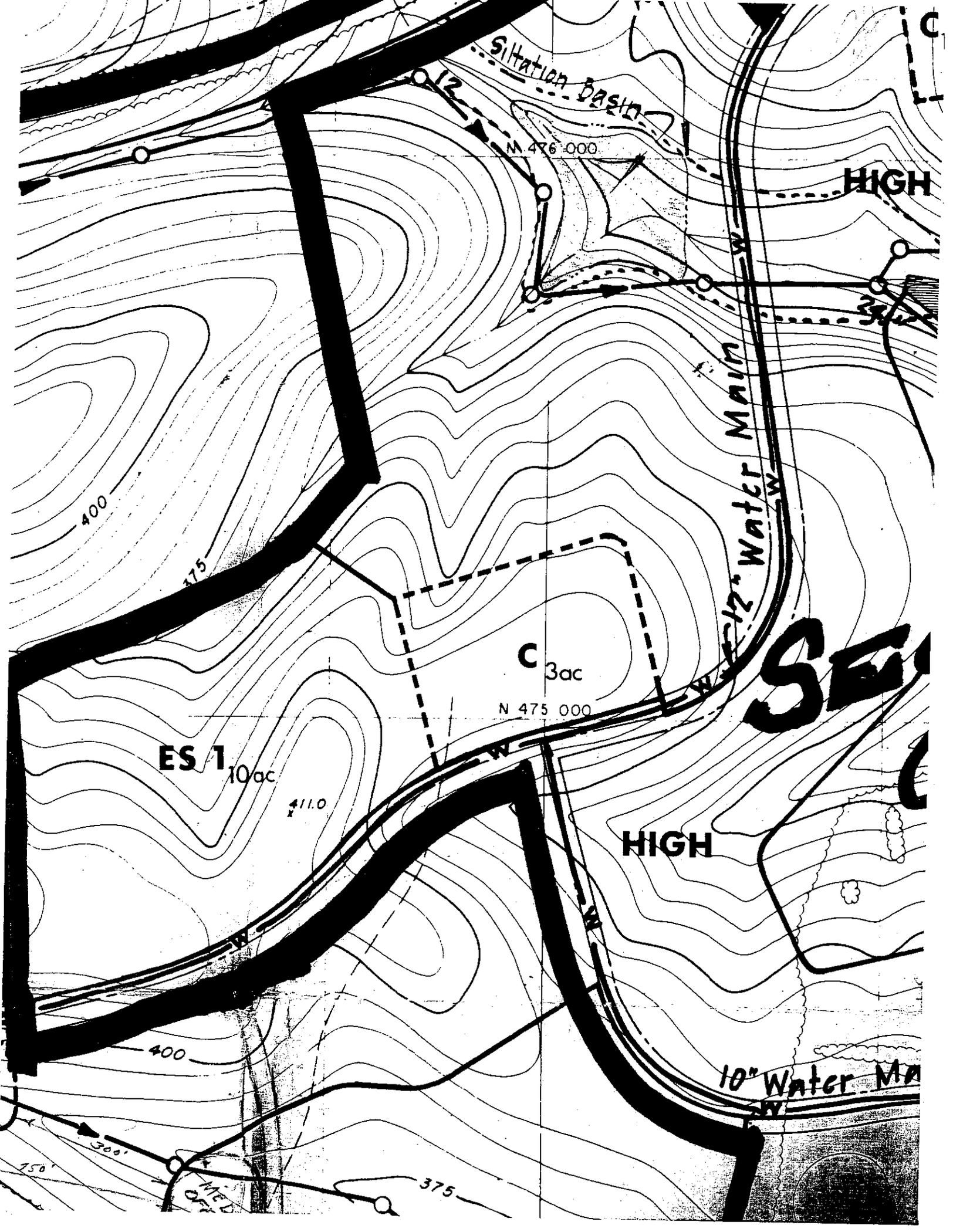
- Modified the transitional screening requirements along the northern, southern, and eastern property lines to that shown on the SE Plat and the PRC Plan.
- Waived the barrier requirements along the northern, southern, and eastern property lines to that shown on the SE Plat and the PRC Plan.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/dms

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



Siltation Basin

HIGH

N 476 000

12" Water Main

C 3ac

N 475 000

SE

ES 1 10ac

HIGH

10" Water Main

400

411.0

300

375

MED OFF