



APPLICATION ACCEPTED: March 9, 2012
BOARD OF ZONING APPEALS: June 6, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

May 30, 2012

STAFF REPORT
SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 99-Y-065-02
SULLY DISTRICT

APPLICANT: Trustees of Centreville Presbyterian Church

ZONING: R-C, WS

LOCATION: 15450 Lee Highway

ZONING ORDINANCE PROVISIONS: 3-C03

TAX MAP: 64-1 ((1)) 7

LOT SIZE: 20.38 acres

F.A.R.: 0.085

PLAN MAP: Residential .1-.2 du/acre

SP PROPOSAL: An amendment to SP 99-Y-065 previously approved for church, childcare center and private school of general education to permit increase in number of students.

STAFF RECOMMENDATION: Staff recommends approval of SPA 99-Y-065-02 subject to the proposed development conditions contained in Appendix 1.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

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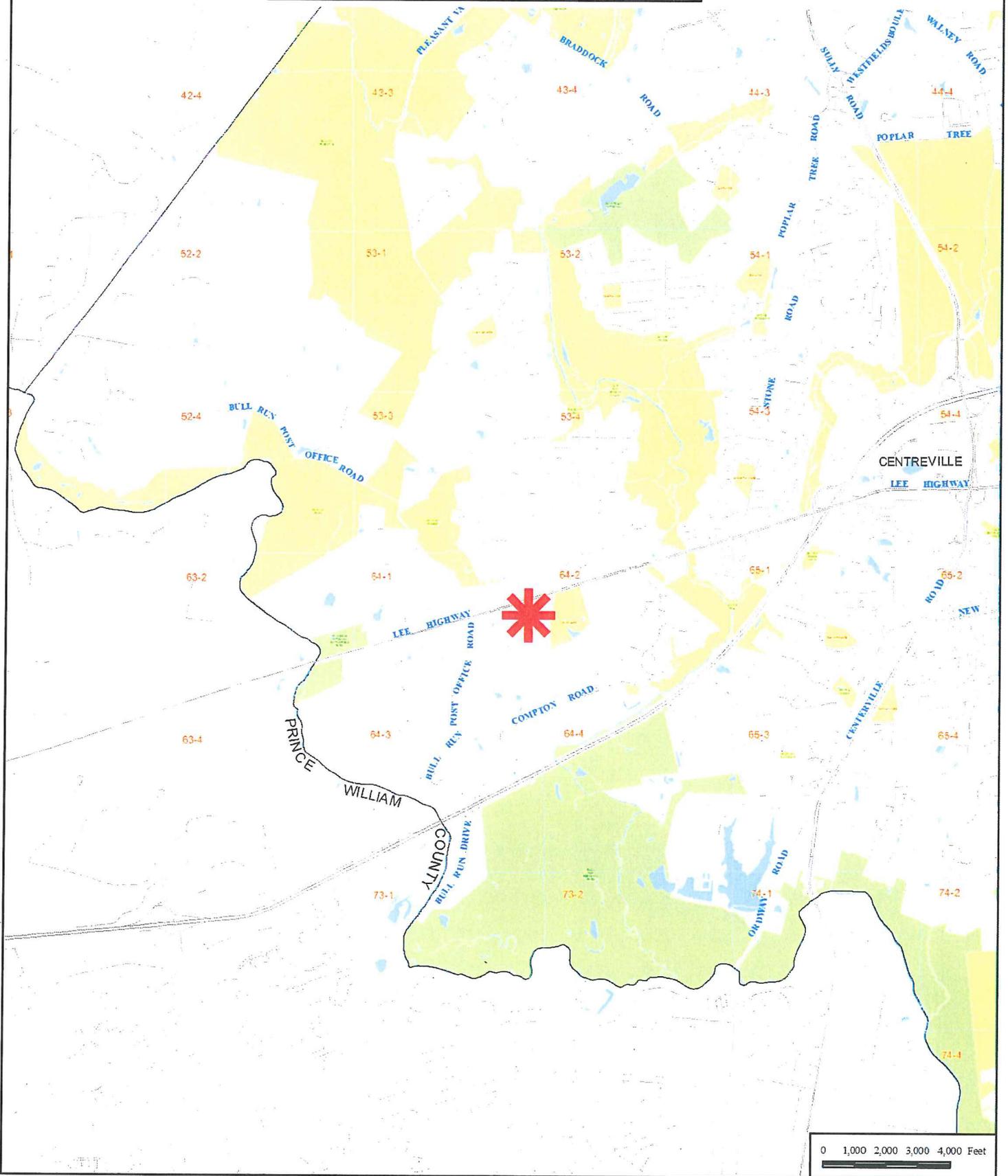


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 99-Y-065-02

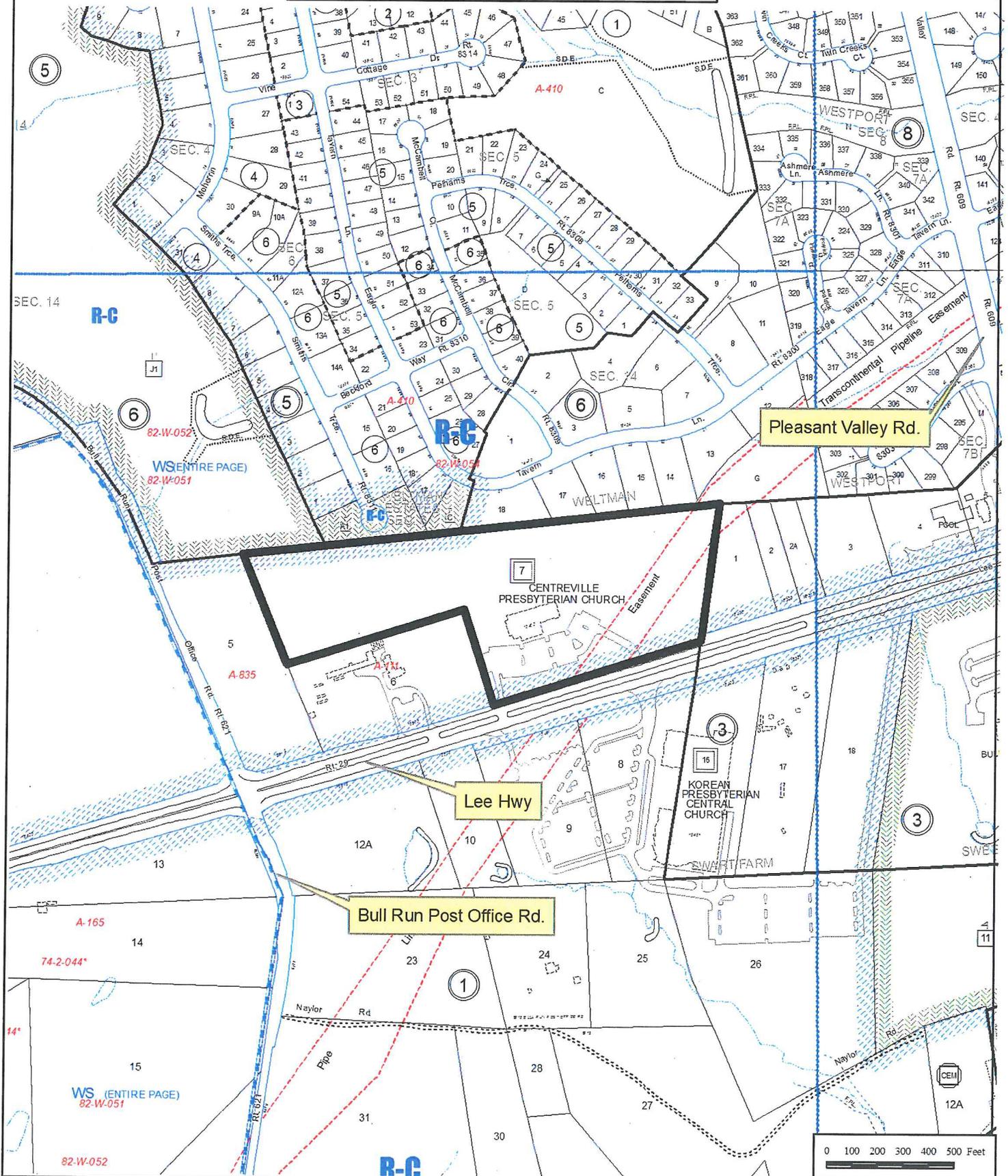
CENTREVILLE PRESBYTERIAN CHURCH, A
VIRGINIA CORPORATION



Special Permit Amendment

SPA 99-Y-065-02

CENTREVILLE PRESBYTERIAN CHURCH, A
VIRGINIA CORPORATION





1. View of the subject property entrance from across Lee Highway looking northwest into the site.



2. View of the forest area at the eastern side of the subject property entrance as seen from across Lee Highway.



3. View of the front entrance of the subject property's church building looking west.



4. View of the bike trail and open space area on the subject property from the entry drive looking north.



5. View of subject property ingress/egress looking southeast across Lee Highway.



6. View along the front property line along Lee Highway from the subject property's ingress/egress looking southwest.



7. View from northeast side of church building looking north towards the rear property boundary of the subject property.



8. View from the northeast side of church building looking west towards the rear property boundary.



9. View from northeastern corner of existing SWM Facility on the northeastern portion of the subject property looking southwest towards the church building.



10. View from northeastern corner of existing SWM Facility on the northeastern portion of the subject property looking northeast towards the northeastern property boundary.



11. View from right-out egress along Lee Highway looking northwest into the subject property.



12. View of front parking lot looking east.



13. View from front parking lot looking west towards the western property boundary.



14. View from the northwestern side of the church building looking northwest towards the rear property boundary.



15. View from water easement located at the northwestern portion of the site looking northwest towards the rear property line.



16. View toward the rear of the church building looking southeast.

Centreville Presbyterian Church – Fire Pit



May 13, 2012

DESCRIPTION OF THE APPLICATION

The request is an amendment to SP 99-Y-065 previously approved for a church and child care center or private school of general education to permit an increase in enrollment from 99 to 150 children and increase grade levels from 5-12 to K-12. The proposed school would be a full-time school with emphasis on religious studies. There are no new buildings / parking or additional construction proposed over that approved in the original special permit request. The school is proposed to be operated from existing facilities on site. The applicant proposes to retain the child care center as a permitted use but will not operate the uses concurrently.

	EXISTING PHASE I AND II BUILT	APPROVED NOT BUILT PHASE III	APPROVED NOT BUILT PHASE IV	PROPOSED
Lot Size	20.38 acres	No Change	No Change	No Change
Gross Floor Area	33,492 sf	58,234 sf.	75,839 sf.	No Change
FAR	0.038	0.061	0.085	No Change
Parking Spaces	190	236	435	No Change
Number of Seats Church	500	650	1200	No Change
Number of Children Approved for Child Care Center	66	99	99	No Change
Number of Students requested for private school	99	99	99	<u>150</u>
Grade levels of School	5-12	5-12	5-12	<u>K-12</u>
Hours of Operation Approved for Child Care Center	(Monday through Friday): 6:30 a.m. to 7:00 p.m.	No Change	No Change	No Change
Hours of Operation Requested for School	(Monday through Friday): 6:30 a.m. to 7:00 p.m.	No Change	No Change	No Change
Number of Employees				No Change
School:	14	No Change	No Change	No Change

Waivers and Modifications:

The applicant was previously granted a waiver of barrier requirements and modification of transitional screening requirements to use existing vegetation supplemented as depicted on the special permit plat along all lot lines.

Existing Site Description:

The subject property is located on the north side of Lee Highway (Route 29), east of Bull Run Post Office Road. The existing site contains a 33,492 square foot church and 190 parking spaces which are accessed by two driveways from Lee Highway. The phase one and two portions of the structure have been completed. The playground is currently open space adjacent to the building. The existing topography of the site is slightly higher in the western portion of the property than the balance of the site, and is covered with natural vegetation consisting of pine, cedars, oak and hickory trees. A utility easement is present in the eastern portion of the property. Peripheral parking lot landscaping and screening have been planted along the western, eastern and southern boundaries of the site.

Since the approval of the special permit, the church constructed a fire pit in the area of existing woods where a future parking lot will be located. They cleared a small area surrounding the fire pit, according to fire code regulations, and use it approximately two times per year for Boy Scout ceremonies. The fire pit is now shown on the special permit plat and a development condition is included to govern the use of the fire pit.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Detached Residential, Homeowners Open Space	R-C, WS	Residential .1-.2 du/acre
South	Single Family Detached Residential, Undeveloped	R-C, WS	Residential .1-.2 du/acre
East	Undeveloped	R-C, WS	Residential .1-.2 du/acre
West	Office, Undeveloped	R-C, WS	Residential .1-.2 du/acre

BACKGROUND

On February 22, 2000, the BZA approved special permit SP 99-Y-065 for a church and child care center.

On February 13, 2007, the BZA approved special permit amendment SPA 99-Y-065 to permit a private school of general education, grades 5-12 for 99 students. A copy of the

SPA 99-Y-065-02

approved development conditions and plat for SPA 99-Y-065-2 is included as Appendix 4 of this report.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Bull Run Planning District, Area III
Planning Sector: Stone Bridge Community Planning Sector
Plan Map: Residential .1-.2 du/acre

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Centreville Presbyterian Church
Prepared By: Robson Group Architects, revised by Christopher Consultants
Dated: October 31, 2001, revised to May 10, 2012

Proposed Use:

The request is an amendment to SPA 99-Y-065 previously approved for a church and child care center or a private school of general education to allow an increase in enrollment and grade levels to the school. The school remains a full-time school with emphasis on religious studies. Enrollment would be for grades K-12 and would not exceed 150 students. The hours of operation are from 6:30 a.m. to 7:00 p.m. which is the same as previously approved. The phase one and two portions of the structure have been completed and comprise 33,492 square feet. The playground is proposed to be completed as part of phase three construction. A development condition has been added to require playground equipment when grades k-3 are added. Peripheral parking lot landscaping and screening have been planted along the western, eastern and southern boundaries of the site.

There is no increase in building size associated with the application. The school is proposed to be operated in classroom facilities in the existing structure on the site. SPA 99-Y-065 was previously approved for a child care facility with a maximum daily enrollment of 66 children in phases 1 and 2 and a maximum daily enrollment of 99 in phases 3 and 4 or a school, grades 5-12, for up to 99 students. The applicant proposes to retain the child care center as a permitted use but will not operate the uses concurrently, in other words either use may be implemented, but not operated at the same time. The school is proposed to have a maximum daily enrollment of 150 children in all phases. The applicant also proposes to increase the outdoor play area from 3,000 square feet to 5,000 square feet and add an outdoor recreation area within the existing easement area. The easement was originally part of the calculation for undisturbed open space therefore the applicant has shown additional areas for preservation so the minimum undisturbed open space is 50%.

Transportation Analysis (Appendix 5)

There are no transportation issues associated with this application.

Urban Forestry Analysis (Appendix 6)

Urban Forestry notes parking lot trees that are not healthy enough to count toward the ten-year canopy requirement and recommends these trees be replaced. The forested area along the western property line, which was previously shown for removal, is now shown to remain and staff recommends that new undergrowth trees be planted in order to provide for the long term health of the forested area. A development condition has been added to address this concern. Full comments are attached.

Environmental and Land Use Analysis (Appendix 7)

The original approval allowed the credit of area within the gas easement to be counted toward undisturbed open space. The applicant revised the site plan to show a new playground area within the gas easement. Staff worked with the applicant to reduce the area of clearing and grading and preserve forested area in the northeast portion of the site, as well as along the west lot line adjacent the existing drive aisle. This increased the area of undisturbed open space from 48.3% to 50%, a total of 50,900 square feet of additional undisturbed open space provided with this amendment. Staff believes there are no environmental issues. Full comments are attached.

ZONING ORDINANCE PROVISIONS

'R-1 DISTRICT Bulk' REGULATIONS	REQUIRED	PROVIDED
Lot Size	5 acres	20.38 acres
Lot Width	200 feet	853.71 feet
Building Height	60 feet	45 feet
Front Yard	50 degree angle of bulk plane, but not less than 40 feet	195 feet
Side Yard	45 ^o angle of bulk plane, but not less than 20 feet	116 feet
Rear Yard	45 ^o angle of bulk plane, but not less than 25 feet	150 feet
FAR '	0.10	0.085

Parking Spaces (Phase 1 and 2 parking of the full build out) *	Church – 125 School – 45 Child Care Center – 19 Total 170 (with private school) or 144 (with nursery)	190*
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* Sect. 11-106 of the Zoning Ordinance requires that the Places of Worship provide (1) parking space per four seats in the sanctuary. The number of required parking spaces for the existing seating capacity of 450 is 113, which is less than the phase 1 and 2 parking requirement. The school is required to have 0.3 spaces per student. Based on an enrollment of 99 the required parking for the school is 45 spaces. The nursery school is required to have 0.19 spaces per student. Based on an enrollment of 99 the required parking for the nursery school is 19 spaces.

Standard	Required	Provided
Transitional Screening		
North (single family residential) *	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees.	Existing vegetation with a minimum width of 85 feet supplemented by Leyland Cypress.
South (single family residential) *	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees.	3- foot high berm with an approximate width of 15 feet landscaped with a 3 to 4 foot high evergreen hedgerow.
East (single family residential)*	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees.	TRANSCO Pipeline easement and a natural vegetative buffer with widths ranging from 45 feet to 400 feet.
West (single family residential)*	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees.	Landscaped strip with a width of 32 feet, natural vegetative buffer with widths ranging from 45 feet to 400 feet.
Barrier		
Northeast (Single family residential)*	Barrier D, E or F	None
Southeast (single family residential)*	Barrier D, E or F	None
Southwest (PDC)*	Barrier D, E or F	None
Northwest (PDC)*	Barrier D, E or F	None

SPA 99-Y-065-02

* Waiver approved in conjunction with SP 99-Y-065.

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: A waiver of barrier requirements and modification of transitional screening requirements to use existing vegetation supplemented as depicted on the special permit plat along the all property boundaries were granted in conjunction with the approval of SP 99-Y-065. Since there is no new construction staff believes that these waivers and modifications continue to be appropriate.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 6)

General Special Permit Standards (Sect. 8-006)

Standards for all Group 3 Uses (Sect. 8-303)

Additional Standards for Churches, Chapels, etc. (Sect. 8-308)

Summary of Zoning Ordinance Provisions

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

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

RECOMMENDATIONS

Staff recommends approval of SPA 99-Y-065-02 subject to the Proposed Development Conditions in Appendix 1.

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

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Conditions and Plat Approved for SPA 99-Y-065
5. Transportation Analysis
6. Urban Forestry Analysis
7. Environmental and Land Use Analysis
8. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS

May 30, 2012

If it is the intent of the Board of Zoning Appeals to approve SPA 2012-Y-065-02 located at Tax Map 64-1 ((1)) 7 for a church, childcare center and private school of general education to permit increase in number of students under Section 3-C03 to the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Conditions that are carried over from the previous approval are marked with an *, modifications to previously approved conditions are made in **bold underline**.

1. This approval is granted to the applicant only, Trustees of Centreville Presbyterian Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 15450 Lee Highway, consisting of 20.38 acres, and is not transferable to other land. *
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by William M. Robson, dated September 13, 1999, as revised through May 10, 2012 by John C. Levto, and approved with this application, as qualified by these development conditions. *
3. A copy of this special permit 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. *
4. This special permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance. *
5. The maximum number of seats within the main area of worship shall not exceed 400 at the completion of Phase 1 with 158 parking spaces, 500 at the completion of phase II with 190 parking spaces, 650 at the completion of Phase III with 250 parking spaces, and 1200 seats at the completion of Phase IV with 435 parking spaces, as shown on the special permit plat. *
6. The total maximum daily enrollment for the child care center shall be 99 or private school of general education shall be **150**. Either use may operate on the site; however they shall not operate concurrently. **The school may include grades K through 12.** *
7. The hours of operation for the child care center or private school of general education shall not exceed 6:30 a.m. to 7:00 p.m., Monday through Friday. *

8. The total height of all structures on site, including the steeple, shall not exceed 45 feet. *
9. Any outdoor lighting shall be in conformance with the following:
 - The combined height of the light standards and fixtures shall not exceed 12 feet,
 - The lights shall be focused downward directly on the subject property,
 - Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use, and
 - Up-lighting of buildings or signs shall not be permitted on the site except at the recessed entrances to the building. *
10. At the time of either site plan submission or grading plan submission, whichever occurs first for each phase of development, a tree preservation plan shall be provided for review and approval by Urban Forest Management. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate drip line, and condition of all trees 12 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the most current edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space, and to preserve additional trees near these limits where such preservation is determined to be both feasible and desirable by Urban Forest Management. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas. *
11. Transitional screening shall be as shown on the special permit plat along the northern, eastern and western property boundaries and shall consist of natural vegetation, supplemented with landscaping as shown along the western property boundary, subject to the review and approval of Urban Forest Management of DPWES. A 3 foot high landscaped area 25 feet wide with a berm shall be provided along the southern property boundary and a landscaped area between the eastern parking lot and the TRANSCO easement shall be planted using a combination of deciduous and evergreen trees, and understory

plant materials to soften the view of the building. The size, number, and type of plant materials shall be subject to the review and approval of Urban Forestry Management of DPWES. The barrier requirement along all property boundaries shall be waived. *

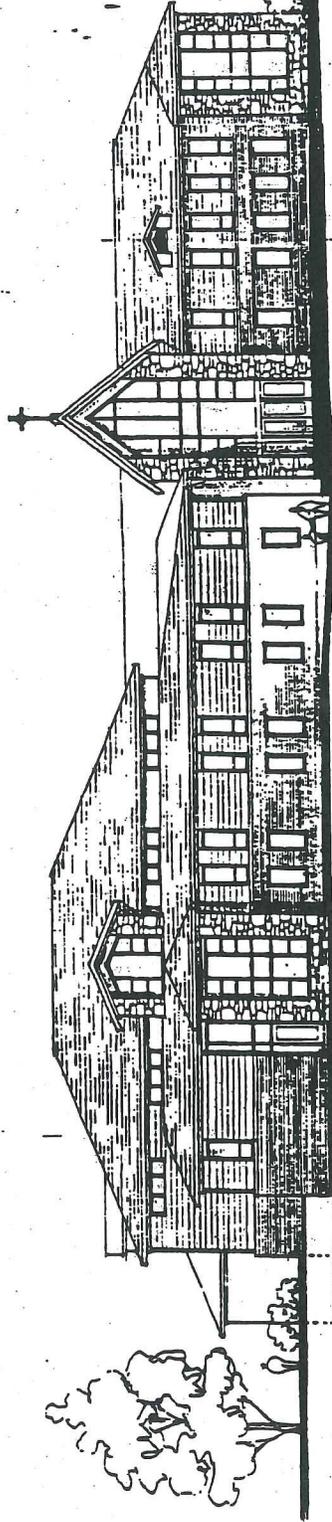
12. To the maximum extent feasible, as determined by DPWES, all stormwater runoff from impervious surfaces shall be conveyed to BMP facilities. If feasible, each stormwater management facility shown on the Special Permit plat shall be designed as a BMP facility, as determined by DPWES. The facility to the south of the parking lot may be provided as a bioretention facility, subject to the approval of DPWES. *
13. The limits of clearing and grading shown on the special permit plat shall be strictly adhered to. For each phase of development, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES, including Urban Forestry Management, for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible for that phase as determined by DPWES. Prior to any land disturbing activities for each phase of construction, a pre-construction conference shall be held between the DPWES, including Urban Forest Management, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. Notwithstanding the limits of clearing and grading shown on the plat, the TRANSCO Pipeline easement shall not be cleared, except for the minimum amount of clearing needed to provide the stormwater management pond access road as qualified by Condition 13. *
14. Construction of the church shall be in general conformance with the architectural elevation contained in Attachment A, as determined by DPWES. *
15. All signs shall be in conformance with Article 12 of the Zoning Ordinance. *
16. The use of loudspeakers shall not be permitted outside the building. *
17. Four parking spaces located adjacent to the building containing the child care center shall be reserved for the pick-up and drop off of children only, during the hours of operation of the child care center or private school of general education. *
18. A play area shall be provided which meets the standards set forth by Section 9-310 of the Zoning Ordinance prior to the issuance of a Non-RUP for the child care center or private school of general education. The play area shall be

located outside the minimum required front yards, transitional screening areas, and parking. The maximum number using the playground shall not exceed **one child per 100 square feet of area of the play area** at any one time for the private school of general education. **Play equipment shall be provided at the time that grades k-3 are implemented.** *

19. Areas designated as undisturbed open space shall remain free of structures. Undisturbed open space adjacent the proposed outdoor recreation area shall be posted with signage so that children do no play in undisturbed areas.
20. Parking lot trees which are not in satisfactory condition to be counted toward the ten year canopy credit shall be replaced by the end of the planting season after approval of this permit as determined by Urban Forest Management of DPWES.
21. Areas of barrier and transitional screening shall be maintained to the satisfaction of Urban Forest Management of DPWES.
22. A minimum of 50% of the site, as shown on the plat, shall be maintained as undisturbed open space.
23. The fire pit shall be located outside of undisturbed open space and shall conform to all fire codes. The use of the fire pit is subject to the following restrictions:
 - An adult must be present at all times during the use;
 - There shall be written procedures for the extinguishing of the fire and the procedures shall be present during all use of the fire pit;
 - An emergency liaison for the church shall be established and contact information for that liaison shall be provided to the adjacent neighborhood and listed on the church website;
 - A water extinguisher shall be provided during all use of the fire pit.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals 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 permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



Front (Lee Highway) Elevation (Phase 1)
Scale: 3/32" = 1'0"

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 24, 2012
 (enter date affidavit is notarized)

I, Giovanni (John) B. Rinaldi, 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

114236

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Centreville Presbyterian Church, a Virginia corporation	Centreville Presbyterian Church 15450 Lee Highway Centreville, VA 20120	Applicant/Title Owner/Lessor
Agents: John Mitchell Kirsch, Jr Robert A. Gilbert		

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

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Special Permit/Variance Attachment to Par. 1(a)

DATE: February 24, 2012
(enter date affidavit is notarized)

114236

(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)
AdFontes Academy Agent: Dean Luckenbaugh	P.O. Box 916 Centreville, VA 20122	Lessee
christopher consultants, ltd. Agents: Giovanni (John) B. Rinaldi Lindsay E. Burleigh John C. Levtov	9900 Main Street, Fourth Floor Fairfax, VA 22031	Land Planners, Engineers, Agent

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 24, 2012
(enter date affidavit is notarized)

114236

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

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

Centreville Presbyterian Church
15450 Lee Highway
Centreville, VA 20120

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)

Centreville Presbyterian Church is a non-stock, non-profit corporation having no shareholders.

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: February 24, 2012
(enter date affidavit is notarized)

114236

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

Ad Fontes Academy
P.O. Box 916
Centreville, VA 20122

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)

Ad Fontes Academy is a non-stock, non-profit corporation. There are no shareholders.

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

christopher consultants, ltd.
9900 Main Street, Fourth Floor
Fairfax, VA 22031

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)

Christopher W. Brown	Michael S. Kitchen
William R. Goldsmith, Jr.	Jeffrey S. Smith
Louis Canonico	Ruth R. Fields
William R. Zink	

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 24, 2012
(enter date affidavit is notarized)

114236

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

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 Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 24, 2012
(enter date affidavit is notarized)

114236

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 24, 2012
(enter date affidavit is notarized)

114236

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Giovanni B. Rinaldi
[] Applicant

[x] Applicant's Authorized Agent

Giovanni (John) B. Rinaldi, AICP, Agent

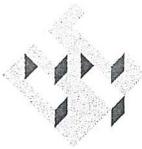
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 24 day of February, 2012, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: June 30, 2013



[Signature]
Notary Public



christopher consultants
engineering · surveying · land planning

Statement of Justification

November 23, 2011
Revised: December 8, 2011

RECEIVED
Department of Planning & Zoning

DEC 08 2011

Zoning Evaluation Division

Ms. Barbara C. Berlin, Director
Fairfax County Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

RE: Proposed Special Permit Amendment Application
Tax Map #: 64-1 ((1)) 7 (the "Subject Property")

Dear Ms. Berlin,

Please accept this revised statement in support of the proposed Special Permit Amendment Application of the Officers of Centreville Presbyterian Church ("the Applicant") for the Subject Property.

The Subject Property is located on the north side of Lee Highway (Route 29), east of Bull Run Post Office Road and west of Pleasant Valley Road. It is comprised of approximately 20.4 acres and the current zoning of the property according to jurisdictional records is Residential Conservation R-C. Based on the Fairfax County Comprehensive Plan, the Subject property is located in Area III of the Bull Run Planning District, within the Stone Bridge Community Planning Sector.

The Subject Property is currently developed as Centreville Presbyterian Church, which operates as an existing place of worship and a private school of general education. Phase I of the approved building development and Phase II of the approved parking development is current for the Subject Property. The private school of general education is operated by Ad Fontes Academy, a non-profit Christian school at the Church. While the Church has been the subject of previous land use approvals by the Fairfax County Board of Zoning Appeals, the most recent approval was on February 13, 2007 for Special Permit Amendment SPA 99-Y-065 to permit a private school of general education. This current approval permits either a child care center or a private school of general education for students from grades 5 through 12 and with a maximum enrollment of 99 students. It is important to note that the current approval is for both of these uses, but the uses must not be operated concurrently. Currently, the applicant is only using the private school option, not the child care center.

The Applicant is requesting approval for an increase in the enrollment for the private school of general education from 99 students to 150 students, and would modify the grades allocation for the school from grades 5 through 12 to K through 12. There are no proposed site modifications to the existing building on-site, the parking lot or any other physical features on the property. The Applicant is simply requesting the approval of additional students and grade levels from the most recent approved Special Permit Amendment in 2007. Since there will be no physical changes on the property with this application, in lieu of providing a special permit plat in

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web site www.christopherconsultants.com

accordance with the submission requirements as listed in Section 8-011 of the Fairfax County Zoning Ordinance, the Applicant has updated the previous special permit plat with the updated parking tabulations to reflect the proposed modifications to the private school of general education. Since the most recent Special Permit Amendment approval in 2007 did not require a Special Permit Plat, the Applicant will use the latest approved Special Permit Plat (SP 99-Y-065, approved January 18, 2000) to provide the updated parking information. In addition, since there are more trees planted on the property today than as shown on the original plat, these will be updated and noted on the Special Permit Amendment Plat. These additional trees will only supplement the previously approved tree coverage and interior parking lot landscaping tree requirements for the site.

Pursuant to the Special Permit Amendment submission requirements in Section 8-011 of the Fairfax County Zoning Ordinance, the following are some specific details of the Applicant's application and proposed use of the Subject Property:

- The private school of general education will have a maximum of 150 students, from grades K through 12. The existing building was built to accommodate this number of students. The school will use the existing classrooms and offices in the building to provide the educational service.
- The private school of general education will operate between the hours of 6:30am to 7:00pm, Monday through Friday. These hours of operation are the same that were approved on the previous application.
- The private school of general education will have a maximum of 15 employees (faculty, staff).
- The private school of general education can provide 430 square feet of usable outdoor recreation area for each child (Section 9-310 of the Fairfax County Zoning Ordinance). Since there are over 64,500 square feet of useable outdoor recreation area on the Subject Property, the maximum 150 students could all be outside using the outdoor recreation area at any one time.
- For the private school of general education, full access to the site is provided from an existing signalized entrance from Lee Highway with a right-turn lane. An additional exit only driveway is located west of the main entrance. The students come to the school by private vehicle, and it is anticipated that many of them will be dropped off and picked up by their working parents, who incorporate this as part of their daily commute routine. Drop-off is usually around 7:30am and pick-up is usually between 2:45 and 3:00pm. There is also occasional pick-up after 3:00pm due to after school clubs/activities, but this is typically less than 5 to 10 cars. From the Institute of Transportation Engineers, Trip Generation (9th Ed.), it is expected that with the maximum number of additional students and faculty, the maximum number of vehicle trips per day during the week would not exceed 95 per day. This increase is mostly associated with the A.M. peak hours. The amount of trips generated in the afternoon is negligible as the end of the school day does not coincide with the P.M. peak hours of traffic. Since many of the parents have multiple children in the school and some of the students are children of the faculty, these ride sharing arrangements will reduce the number of traffic trips.

- The private school of general education serves Fairfax County, with a majority of the students in the school coming from Centreville and Fairfax.
- The Applicant does not propose any changes (no new buildings, additions or construction) to the other existing use on site, the place of worship. The existing place of worship has 2 worship services on Sundays, one at 8:45am and one at 11am. Each of the services averages at most 200 people. The majority of the members attending the worship services come from Fairfax County and Centreville. A small portion of members (approximately 25%) come from either Gainesville, Manassas or Haymarket, VA. The office for the existing place of worship is opened on Monday through Friday, from 9am to 4pm. While there is a total staff of 14 people for the place of worship, during these weekday office hours there are on average at most 10 people at work in the office. The existing place of worship is also opened on Monday thru Thursday, from 7pm to 10pm and on Saturdays from 9am to 3pm. These hours are to accommodate various small church group meetings as required on an as needed basis.
- The existing traffic for the place of worship has been calculated using the Institute of Transportation Engineers, Trip Generation (9th Ed.). The Church is approved for 400 seats in current Phase I. This generates an average of 256 trips when the services are being offered. As stated previously, each service averages only 200 people, or half of the approved capacity. This equals out to approximately 128 trips per service time on Sunday (8:45am and 11am). The weekday office staff consists of 14 people, and generates approximately 24 trips per day at the peak hours of traffic. The Church also has meetings, and offers space for community groups to meet. These meetings occur Monday through Thursday from 7pm to 10pm and Saturday from 9am to 3pm. These meeting times are negligible with regards to the amount of trips as they do not occur during the peak hours of traffic.
- There are no hazardous or toxic substances known to be present on the property, to the best of our knowledge. No petroleum products are generated, utilized, stored, treated and/or disposed of on site.
- While the Subject Property is located in the Water Supply Protection Overlay District, the existing use and the proposed use do not require any additional information as listed in the provisions of Article 7 of the Zoning Ordinance.
- The proposed use conforms to all applicable ordinances, regulations, adopted standards and applicable development conditions except as may have been modified with the original Special Permit approval, the latest Special Permit Amendment approval or as requested as part of this proposed Special Permit Amendment application.

The Applicant's proposed Special Permit Amendment application for an increase in the number of students and grades for the private school of general education will provide an even greater benefit to the community in the surrounding vicinity of the property. With no proposed changes to the existing building or site property, this expanded use will have no negative environmental impact. The use will continue to preserve the existing character of the surrounding neighborhood. The school looks forward for the opportunity to continue to provide this community service to its residents of this area for many years to come.

Ms. Barbara C. Berlin
December 8, 2011
Page 4

Should you have any questions or need additional information, please do not hesitate to contact me. Thank you for consideration of this proposal.

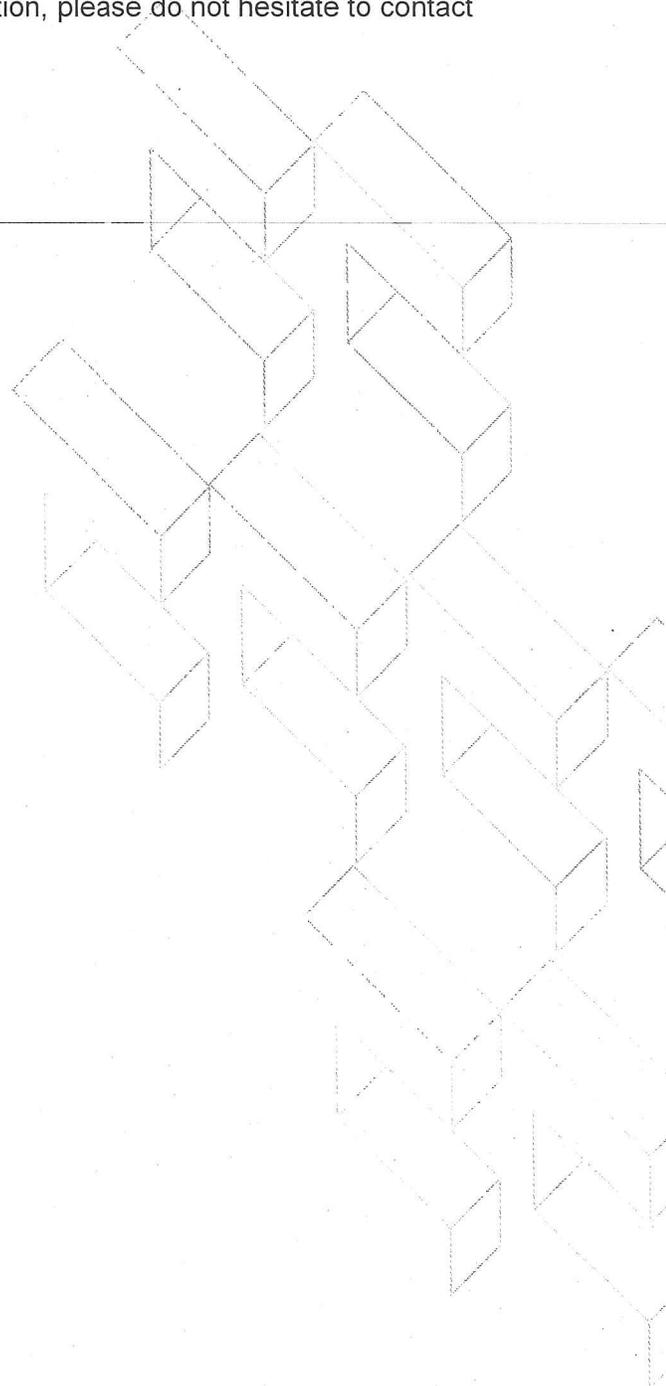
Very truly yours,



John Rinaldi, AICP
Land Planning Manager

Enclosures

cc: Dean Luckenbaugh, AdFontes Academy
Jenni Aiello, Centreville Presbyterian Church



COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF CENTREVILLE PRESBYTERIAN CHURCH, SPA 99-Y-065 Appl. under Sect(s). 3-C03 of the Zoning Ordinance amend SP 99-Y-065 previously approved for church and child care center to permit private school of general education. Located at 15450 Lee Hwy. on approx. 20.38 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7 Ms. Gibb moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 13, 2007; and

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

1. The applicants are the owners of the land.
2. Staff recommended approval.
3. There is no different impact on this site based on having a school.
4. Nothing seems to be any different then having a child care center than the school.
5. There is the same amount of children and the same hours; everything is virtually the same.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-C03 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only, Trustees of Centreville Presbyterian Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 15450 Lee Highway, consisting of 20.38 acres, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by William M. Robson, dated September 13, 1999, as revised through to February 18, 2000, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit 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.

4. This Special Permit Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of seats within the main area of worship shall not exceed 400 at the completion of Phase 1 with 158 parking spaces, 500 at the completion of phase II with 190 parking spaces, 650 at the completion of Phase III with 250 parking spaces, and 1200 seats at the completion of Phase IV with 435 parking spaces, as shown on the Special Permit Plat.
6. The total maximum daily enrollment for the child care center or private school of general education shall be 99. Either use may operate on the site; however they shall not operate concurrently. The school shall be limited to grades 5 through 12.
7. The hours of operation for the child care center or private school of general education shall not exceed 6:30 a.m. to 7:00 p.m., Monday through Friday.
8. The total height of all structures on site, including the steeple, shall not exceed 45 feet.
9. Any outdoor lighting shall be in conformance with the following:
 - The combined height of the light standards and fixtures shall not exceed 12 feet,
 - The lights shall be focused downward directly on the subject property,
 - Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use, and
 - Up-lighting of buildings or signs shall not be permitted on the site except at the recessed entrances to the building.
10. At the time of either site plan submission or grading plan submission, whichever occurs first for each phase of development, a tree preservation plan shall be provided for review and approval by Urban Forest Management. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate drip line, and condition of all trees 12 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the most current edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space, and to preserve additional trees near these limits where such preservation is determined to be both feasible and desirable by Urban Forest Management. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas.

11. Transitional screening shall be as shown on the special permit plat along the northern, eastern and western property boundaries and shall consist of natural vegetation, supplemented with landscaping as shown along the western property boundary, subject to the review and approval of Urban Forest Management of DPWES. A 3 foot high landscaped area 25 feet wide with a berm shall be provided along the southern property boundary and a landscaped area between the eastern parking lot and the TRANSCO easement shall be planted using a combination of deciduous and evergreen trees, and understory plant materials to soften the view of the building. The size, number, and type of plant materials shall be subject to the review and approval of Urban Forestry Management of DPWES. The barrier requirement along all property boundaries shall be waived.
12. To the maximum extent feasible, as determined by DPWES, all stormwater runoff from impervious surfaces shall be conveyed to BMP facilities. If feasible, each stormwater management facility shown on the Special Permit plat shall be designed as a BMP facility, as determined by DPWES. The facility to the south of the parking lot may be provided as a bioretention facility, subject to the approval of DPWES.
13. The limits of clearing and grading shown on the special permit plat shall be strictly adhered to. For each phase of development, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES, including Urban Forestry Management, for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible for that phase as determined by DPWES. Prior to any land disturbing activities for each phase of construction, a pre-construction conference shall be held between the DPWES, including Urban Forest Management, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. Notwithstanding the limits of clearing and grading shown on the plat, the TRANSCO Pipeline easement shall not be cleared, except for the minimum amount of clearing needed to provide the stormwater management pond access road as qualified by Condition 13.
14. Construction of the church shall be in general conformance with the architectural elevation contained in Attachment A, as determined by DPWES.
15. All signs shall be in conformance with Article 12 of the Zoning Ordinance.
16. The use of loudspeakers shall not be permitted outside the building.
17. Four parking spaces located adjacent to the building containing the child care center shall be reserved for the pick up and drop off of children only, during the hours of operation of the child care center or private school of general education.

18. A play area shall be provided which meets the standards set forth by Section 9-310 of the Zoning Ordinance prior to the issuance of a Non-RUP for the child care center or private school of general education. The play area shall be located outside the minimum required front yards, transitional screening areas, and parking. The maximum number using the playground shall not exceed twenty at any one time for the private school of general education.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals 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 permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Byers seconded the motion, which carried by a vote of 6-0. Mr. Hammack was absent from the meeting.

A Copy Teste:

Shannon M. Keane, Deputy Clerk
Board of Zoning Appeals

GENERAL NOTES

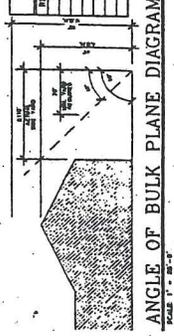
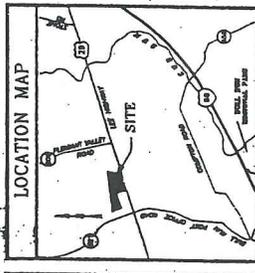
1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

ZONING REQUIREMENTS

REQUIREMENT	REQUIREMENT	REQUIREMENT	REQUIREMENT
MINIMUM LOT AREA	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK
10,000 SQ. FT.	10 FT.	5 FT.	10 FT.
MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK
10 FT.	5 FT.	10 FT.	5 FT.
MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK
5 FT.	10 FT.	5 FT.	10 FT.
MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM SIDE YARD SETBACK
10 FT.	5 FT.	10 FT.	5 FT.

LEGEND

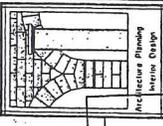
[Symbol]	EXISTING CONTOUR
[Symbol]	EXISTING TREE LINE (INDICATED)
[Symbol]	PHASE I BUILDING & PARKING
[Symbol]	PHASE II BUILDING & PARKING
[Symbol]	PHASE III BUILDING & PARKING
[Symbol]	NEW TRUNK TREE TYPE
[Symbol]	NEW LANDSCAPE CYPRUS TREE
[Symbol]	NEW DECIDUOUS TREE



REVISION LOG

REV.	DATE	COMMENTS
1	08/15/10	INITIAL DESIGN
2	09/01/10	REVISED TO REFLECT COMMENTS
3	09/15/10	REVISED TO REFLECT COMMENTS
4	10/01/10	REVISED TO REFLECT COMMENTS
5	10/15/10	REVISED TO REFLECT COMMENTS

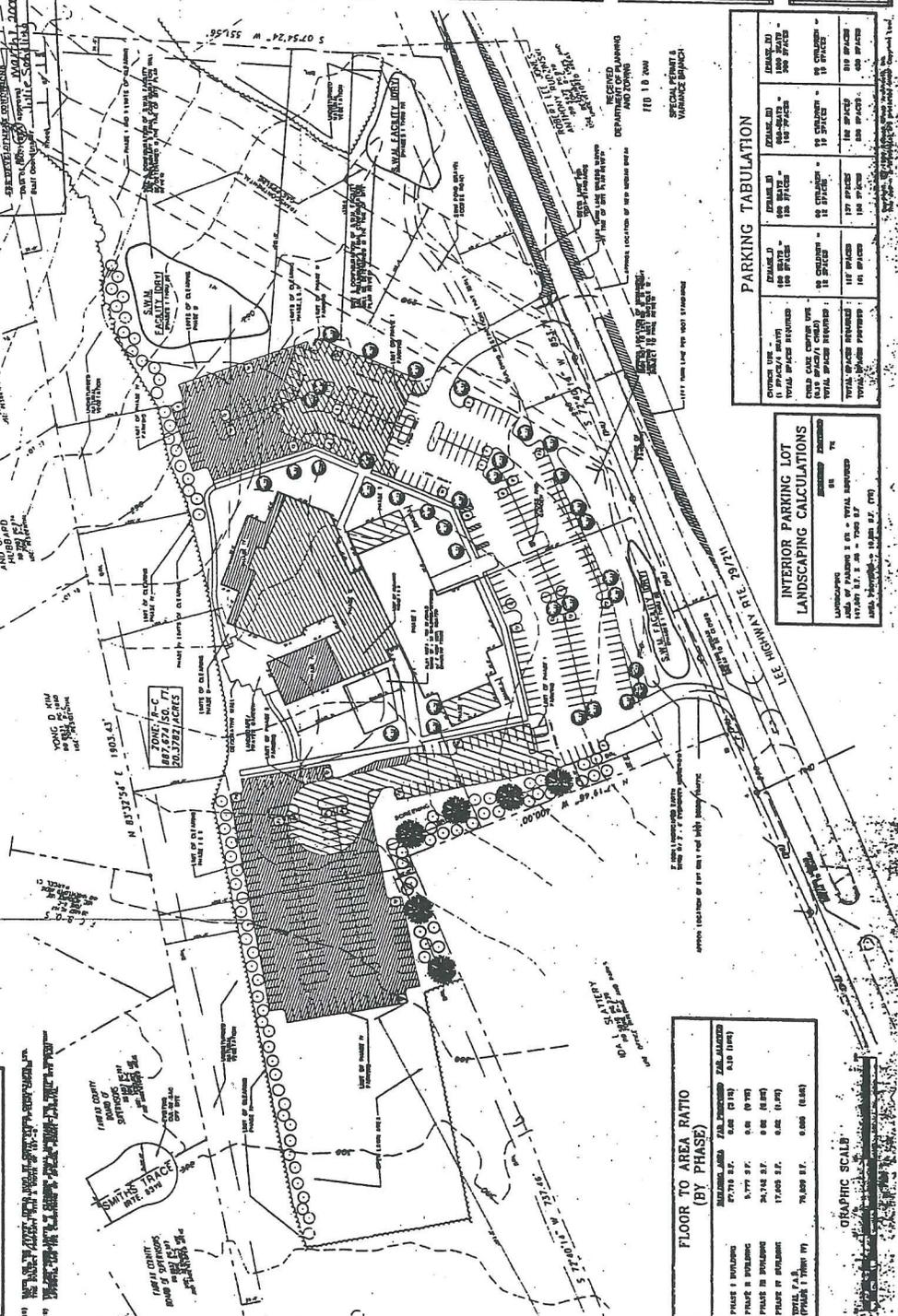
Robson Group Architects
 1415 West 10th Street, Suite 200
 Portland, Oregon 97204
 Tel: 503.228.1111
 Fax: 503.228.1112



CENTREVILLE PRESBYTERIAN CHURCH
 Sully District
 F.C. Tax Maps #64-1-(1)-(1)-7
 Lee Highway, Centreville, Virginia 22020

RECEIVED
 COUNTY PLANNING
 DEPARTMENT OF PLANNING
 AND DESIGN
 110 10 2006
 SPECIAL PERMIT
 VARIANCE BRANCH

REVISIONS:
 COUNTY PLANNING
 DEPARTMENT OF PLANNING
 AND DESIGN
 110 10 2006
 SPECIAL PERMIT
 VARIANCE BRANCH



PARKING TABULATION

PHASE	TYPE	NO. OF SPACES				
PHASE I	PHASE I	100	100	100	100	100
PHASE II	PHASE II	100	100	100	100	100
PHASE III	PHASE III	100	100	100	100	100
TOTAL	TOTAL	300	300	300	300	300

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

LANDSCAPING TYPE	AREA (SQ. FT.)	NO. OF TREES	NO. OF TREES
LANDSCAPING TYPE	AREA (SQ. FT.)	NO. OF TREES	NO. OF TREES
LANDSCAPING TYPE	AREA (SQ. FT.)	NO. OF TREES	NO. OF TREES
TOTAL	TOTAL	TOTAL	TOTAL

FLOOR TO AREA RATIO (BY PHASE)

PHASE	FLOOR AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	FLOOR TO AREA RATIO
PHASE I	FLOOR AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	FLOOR TO AREA RATIO
PHASE II	FLOOR AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	FLOOR TO AREA RATIO
PHASE III	FLOOR AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)	FLOOR TO AREA RATIO
TOTAL	TOTAL	TOTAL	TOTAL

GRAPHIC SCALE
 1" = 60'-0"

Special Permit Plat



County of Fairfax, Virginia

MEMORANDUM

DATE: April 10, 2012

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

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

FILE: 3-6 (SP 99-Y-065)

SUBJECT: Transportation Impact

REFERENCE: SPA 99-Y-065-2; Centreville Presbyterian Church
Traffic Zone: 1664
Land Identification May: 64-1 ((1)) 7

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plats made available to this office dated September 13, 1999, and revised through February 29, 2012. The applicant is requesting an increase in the enrollment for the private school of general education from 99 students to 150 students, and wishes to modify the grades allocated from grades 5 through 12 to grades K through 12. The hours of operation of the private school of general education will be from 6:30 a.m. to 7:00 p.m. Monday through Friday, and there will be a maximum of 15 employees. Access for the school is from an existing signalized entrance from Lee highway with an existing right turn lane and left turn lane to the entrance.

This department has no transportation issues with this application.

AKR/LAH/lah



County of Fairfax, Virginia

MEMORANDUM

May 2, 2012

TO: Rebecca Horner, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Centreville Presbyterian Church, SPA 99-Y-065-02

RE: Request for assistance dated March 14, 2012

Site Description: The site primarily consists of a church surrounded by grass, landscape trees, stormwater facilities, parking lot, and early successional forest consisting primarily of Virginia pine with an abundance of Japanese honeysuckle in the understory.

This review is based upon the Special Permit Amendment Application SPA 99-Y-001-A-1 stamped as "Received by the Department of Planning & Zoning December 8, 2011." A site visit was conducted on April 5, 2012 and a meeting was held in the field on May 2, 2012 to discuss the following comments at the request of John Rinaldi from Christopher Consultants.

- 1. Comment:** Roughly four to six interior parking lot landscape trees onsite are in poor condition and will not likely achieve the projected 10-year canopy coverage.

Recommendation: The applicant should consider replacing landscape trees that are in poor condition and do not meet the health requirements for trees being used for achieving 10-year canopy for the site and meeting interior parking lot landscape requirements. As discussed during the meeting on May 2, 2012 these trees shall be identified on the plan and a note added that they will be replaced.

- 2. Comment:** It is unclear as to why the screening (development conditions) is shown to be provided for the area adjacent to Ida L. Slattery? This was likely a requirement from the zoning ordinance. Much of the area is currently occupied by a stand consisting primarily of Virginia pines. Several of these trees have fallen over since the original clearing for the site. The only screening provided in this area as shown on the SPA are the white pines, but SPA Plat shows several Leyland cypresses being provided.

Recommendation: The existing canopy line should be shown on the plan and notes added as to the amount of supplemental (category II) evergreens that will be required to

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Centreville Presbyterian Church

May 2, 2012

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be planted as per the SPA. In addition, a timeline should be added as to when this supplemental planting will be installed and trees that have fallen or are significantly leaning will be removed from within the screening area adjacent to Ida L. Slattery.

- 3. Comment:** The SPA Plat shows a row of new Leyland cypresses being provided along the northern property line adjacent to the residential houses, which have not been planted.

Recommendation: As discussed during the field meeting on May 2, 2012, these evergreens will be provided with future development phases III and IV, which should be clarified with a note on the SPA. At that time, Category II evergreen trees as specified on the SPA should be provided.

If you have any further questions, please feel free to contact me at 703-324-1770.

NJD/

UFMID #: 122263

cc: RA File
DPZ File

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County of Fairfax, Virginia

MEMORANDUM

DATE: May 9, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SPA 99-Y-065-02 Centreville Presbyterian Church

This memorandum prepared by Mary Ann Welton is based on staff's review of the Special Permit Amendment Plat revised through March 16, 2012.

This current special permit amendment (SPA) requests an increase in the number of students from 99 to 150 students with no physical changes to the approved building on the subject property. The property is located in the R-C (Residential Conservation) District and the Occoquan Watershed. The Board of Supervisors rezoned an approximately 40,000 acre area to the R-C District in 1982 to protect water quality through low density/intensity development. The R-C District allows no more than one dwelling unit per five acres and special permit and special exception uses. Water quality protection in the R-C District has been achieved through preservation of at least 50% undisturbed open space for applications seeking special permit and special exception uses.

This original special permit for the subject property was approved by the Board of Zoning Appeals on March 1, 2000. 50% of the 20.38 acre site was approved as undisturbed open space as depicted on the approved plat; a portion of the 50% undisturbed open space included the area of the Transcontinental Gas Pipeline easement located on the east side of the property. The current application is requesting two newly defined recreation areas – one 3,000-5,000 square foot area located in the center of the site and described as a “play area,” and a second 60,000 square foot area, identified as “usable outdoor recreation area” within the pipeline easement. Because the area of the easement was a component of the undisturbed open space in the original approval, the applicant is encouraged to provide an equivalent amount of undisturbed open space to the extent feasible. It is suggested that the area depicted on the plat as “open lawn area” which is currently treed be preserved and clearly identified as undisturbed open space on the SPA plat. The provision of this undisturbed open space would support the goal of water quality protection in the Occoquan watershed.

PGN: MAW

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8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-308 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child Care Center, Nursery School or Private School

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 9-309 and 9-310.