



ORIGINAL APPLICATION ACCEPTED: March 14, 2012

APPLICATION AMENDED: May 9, 2012

BOARD OF ZONING APPEALS: June 13, 2012

TIME: 9:00 a.m.

County of Fairfax, Virginia

June 6, 2012

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 82-V-035-03

MOUNT VERNON DISTRICT

APPLICANT: The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (Good Shepherd Catholic Church)

STREET ADDRESS: 8710 Mount Vernon Highway, Alexandria, VA 22309

TAX MAP REFERENCE: 110-2 ((1)) 22A

LOT SIZE: 10.53 acres

FAR: 0.12

ZONING DISTRICT: R-2 District

ZONING ORDINANCE PROVISIONS: 3-203

PLAN MAP: Public Facilities, Governmental or Institutional

SPECIAL PERMIT PROPOSAL: To amend SP 82-V-035 previously approved for a place of worship to permit building additions, site modifications and an increase in seats

STAFF RECOMMENDATION: Staff recommends approval of SPA 82-V-035-03 for the place of worship, subject to the proposed development conditions contained in Appendix 1.

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B. Cho

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners 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. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 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.**

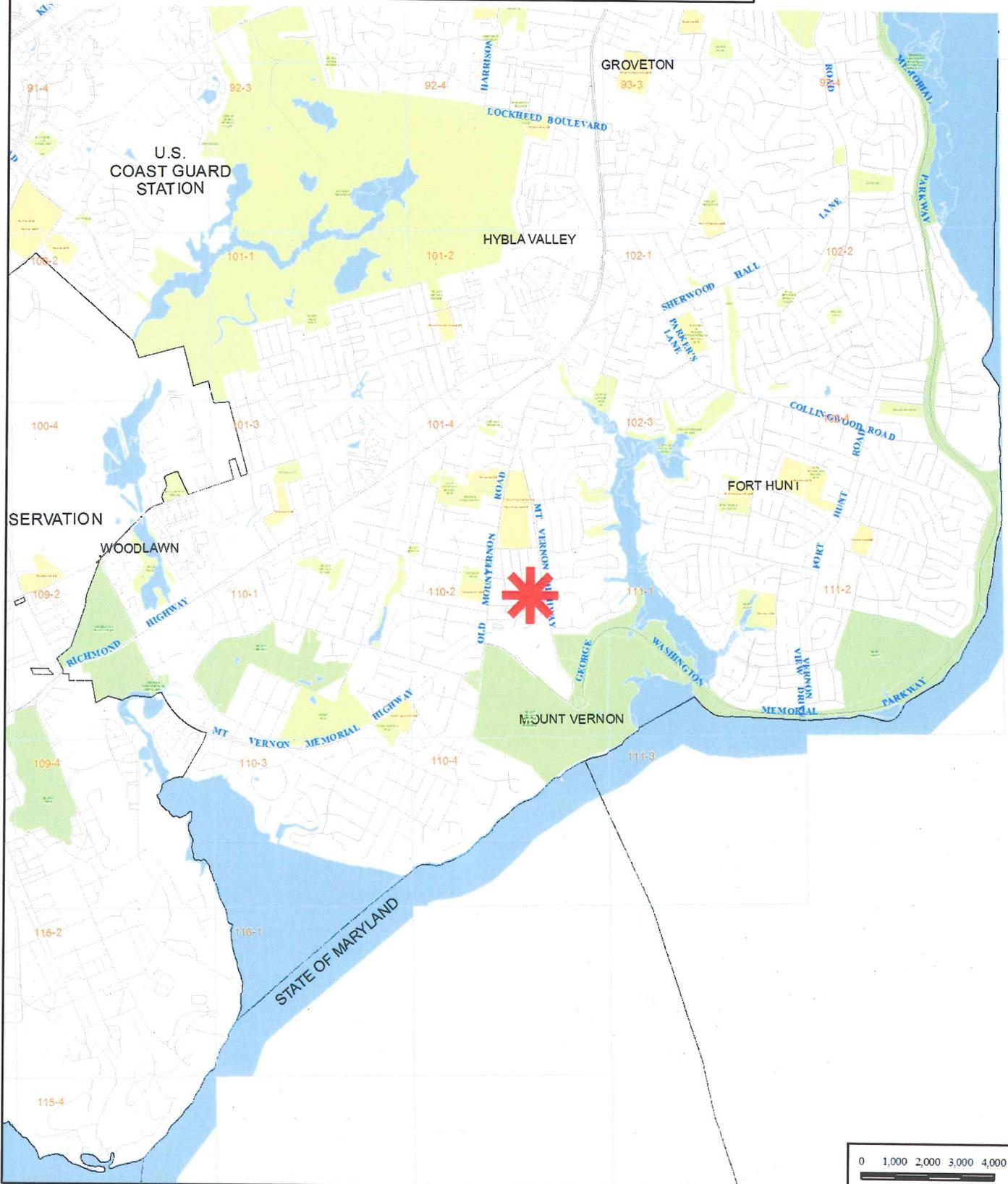


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 82-V -035-03

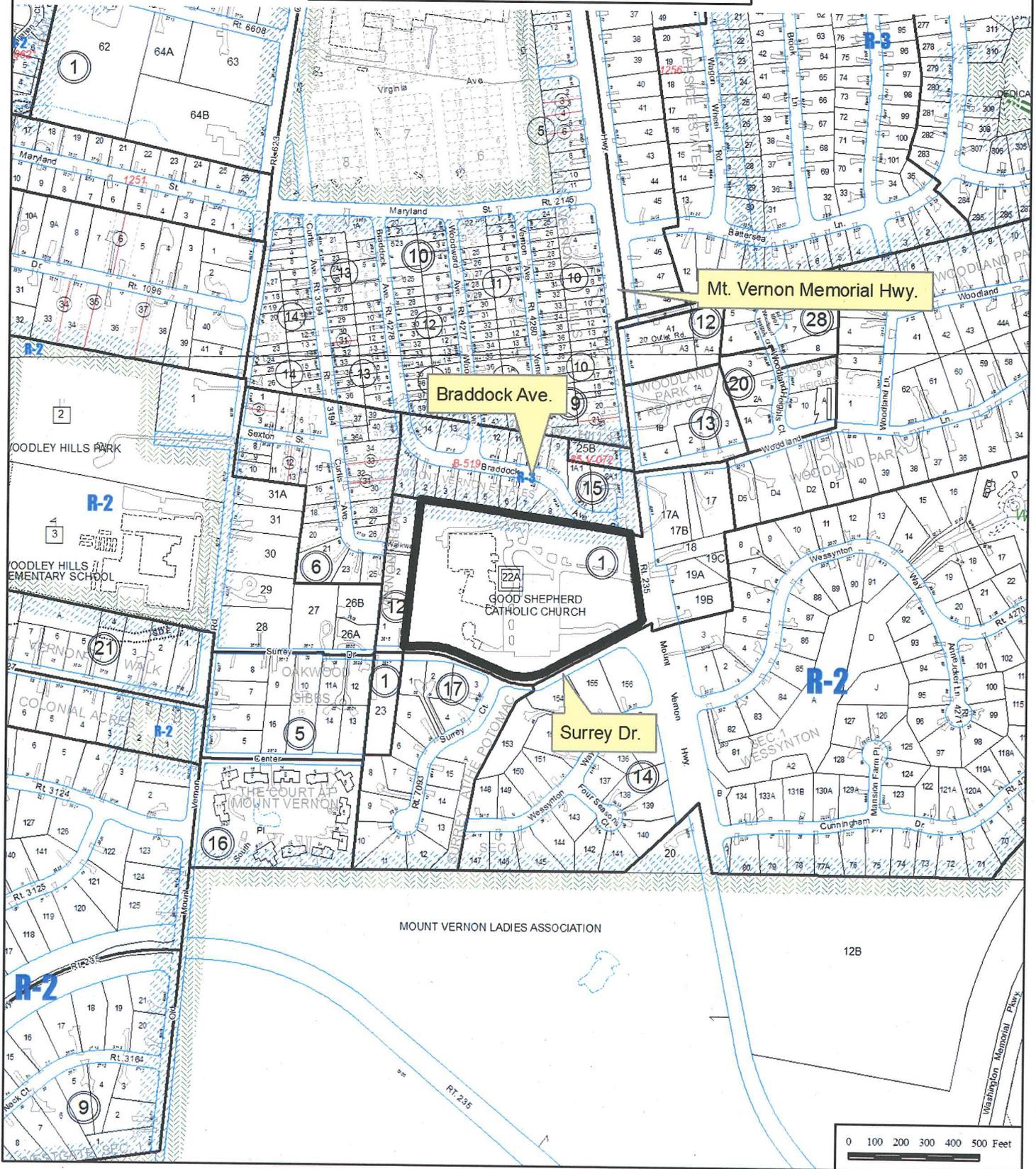
THE MOST REVEREND PAUL S. LOVERDE,
BISHOP OF THE CATHOLIC DIOCESE OF
ARLINGTON, VIRGINIA AND HIS SUCCESSORS
IN OFFICE (GOOD SHEPHERD)

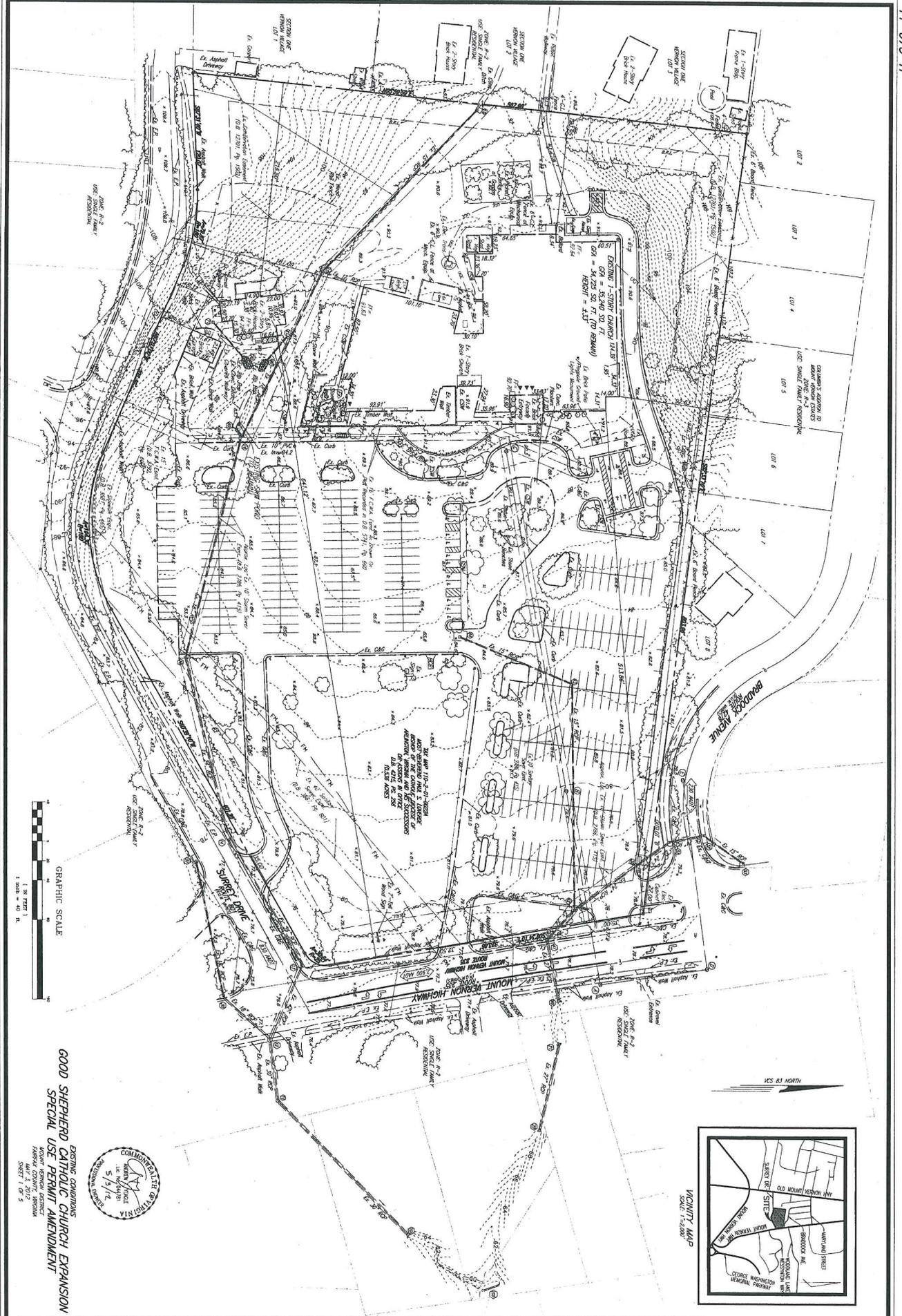


Special Permit Amendment

SPA 82-V -035-03

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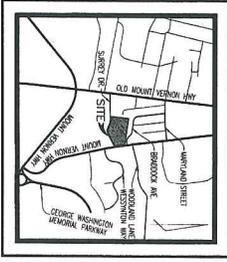




GOOD SHEPHERD CATHOLIC CHURCH EXPANSION
SPECIAL USE PERMIT AMENDMENT



EXISTING CONDITIONS
 FABRICK COUNTY, VIRGINIA
 SHEET 1 OF 3



Rinker Design Associates, P.C.

Engineering * Surveying * Land Planning * Transportation * Environmental Services
 930 West Courthouse Road, Suite 200, Manassas VA, 20108 on the web @ www.rdaenv.com
 Telephone: (703) 281-7173 Fax: (703) 281-4443

"Turning Challenges Into Opportunities"

DESCRIPTION OF THE APPLICATION

Special Permit Amendment Request:

The applicant proposes to amend SP 82-V-035 previously approved for a place of worship to permit building additions, site modifications and an increase in seats. There is an existing place of worship developed on the site. The applicant proposes to build additions and make site modifications in five phases as outlined in the following:

Phase	Request	Seats	Gross Floor Area
1	Sprinkler room and ADA compliant restroom	N/A	1,100 square feet
2	Site work including paving, lighting and new monument sign	N/A	N/A
3	Classroom addition and entry vestibule addition	N/A	7,850 square feet
4	Single story chapel addition	200 seats	2,200 square feet
5	Fellowship building	200 seats	2,950 square feet
TOTAL	New Seats and GFA	400 seats	14,100 square feet

Waivers and Modifications:

- Waiver of the barrier requirement along all of the property lines;
- Modification of the transitional screening requirements in favor of what is proposed on the special permit amendment plat.

LOCATION AND CHARACTER OF AREA

Existing Site Description

The subject site measures 10.53 acres in area and is located at the intersection of Surrey Drive, Braddock Avenue, and Mount Vernon Highway, north of the historic Mount Vernon site. The site is currently developed with a single-story (22 feet high), 34,725 square foot church building containing a sanctuary, offices, and a fellowship area, as well as a separate 5,250 square foot rectory with detached garage. The original church building was built in 1965 with subsequent additions in 1985 and 1989, and the uses on the site face Mount Vernon Highway. There are 875 existing seats in the sanctuary and 349 existing parking spaces on site, including 13 handicap spaces, and an ingress/egress point along the frontages on Braddock Avenue and Surrey Drive. There are two entry and exit points along Mount Vernon Highway. There is an asphalt sidewalk that extends along Surrey Drive and Mount Vernon Highway, and there is also a concrete pathway in front of the building and rectory uses. An emergency access drive extends along the northern boundary of the site from the parking lot to the rear of

the building. There is a concrete walkway that extends from the site to the adjacent residential neighborhood to the west. A mix of metal, chain link and wood fencing partially surrounds the application site along the western and northern property lines. In the northwest and southwest corners of the site, portions of the property are within a conservation easement to preserve the existing vegetation. There are large mature trees around the periphery of the site and also planted within the parking lot. A dry stormwater pond exists in front of the rectory in the southwest corner of the site and will remain on site. In the parking lot, there are six, 20 foot high lighting fixtures.

On March 13, 2012, an administrative reduction was granted for the minimum required front yard of the existing detached garage on the site. The garage was approved for a distance of 35 feet under SPA 82-V-035-02, and the current plat shows a distance of 34.51, which does not exceed 10% of the measurement involved. A copy of the administrative reduction is attached as Appendix 4.

Surrounding Area Description

Direction	Use	Zoning
North	Single family detached dwellings (Mount Vernon Estates)	R-3
South	Single family detached dwellings (Surrey at the Potomac and Wessynton)	R-2
East	Single family detached dwellings (Woodland Park)	R-2
West	Single family detached dwellings (Vernon Village)	R-2

BACKGROUND

The following special permit applications have been previously approved for the site:

Application	Date of Approval	Request
S-17-74*	April 17, 1974	Construct building additions of 23,224 square feet in area for total GFA of 35,997 square feet on site
S-17-14*	January 28, 1976	Renew previous special permit and add 10,957 square feet (Lot 6) for a parish center
S-82-V-035	July 13, 1982	Construct 12,359 square feet of new space for total

		GFA of 26,180 square feet; limit 875 seats
SPA 82-V-035-1	December 18, 1988	Add 10,060 square feet of building space; delete 10,957 square feet of land; reduce parking from 416 to 330 spaces
SPA 82-V-035-2	February 27, 2001	Add two-story, 5,250 single family detached dwelling with detached garage for rectory

**These special permit requests expired.*

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area IV

Planning Sector: Mount Vernon Planning District, MV7 – Mount Vernon Community Planning Sector

Plan Map: Public Facilities, Governmental or Institutional

ANALYSIS

Special Permit Amendment Plat (Copy at front of staff report)

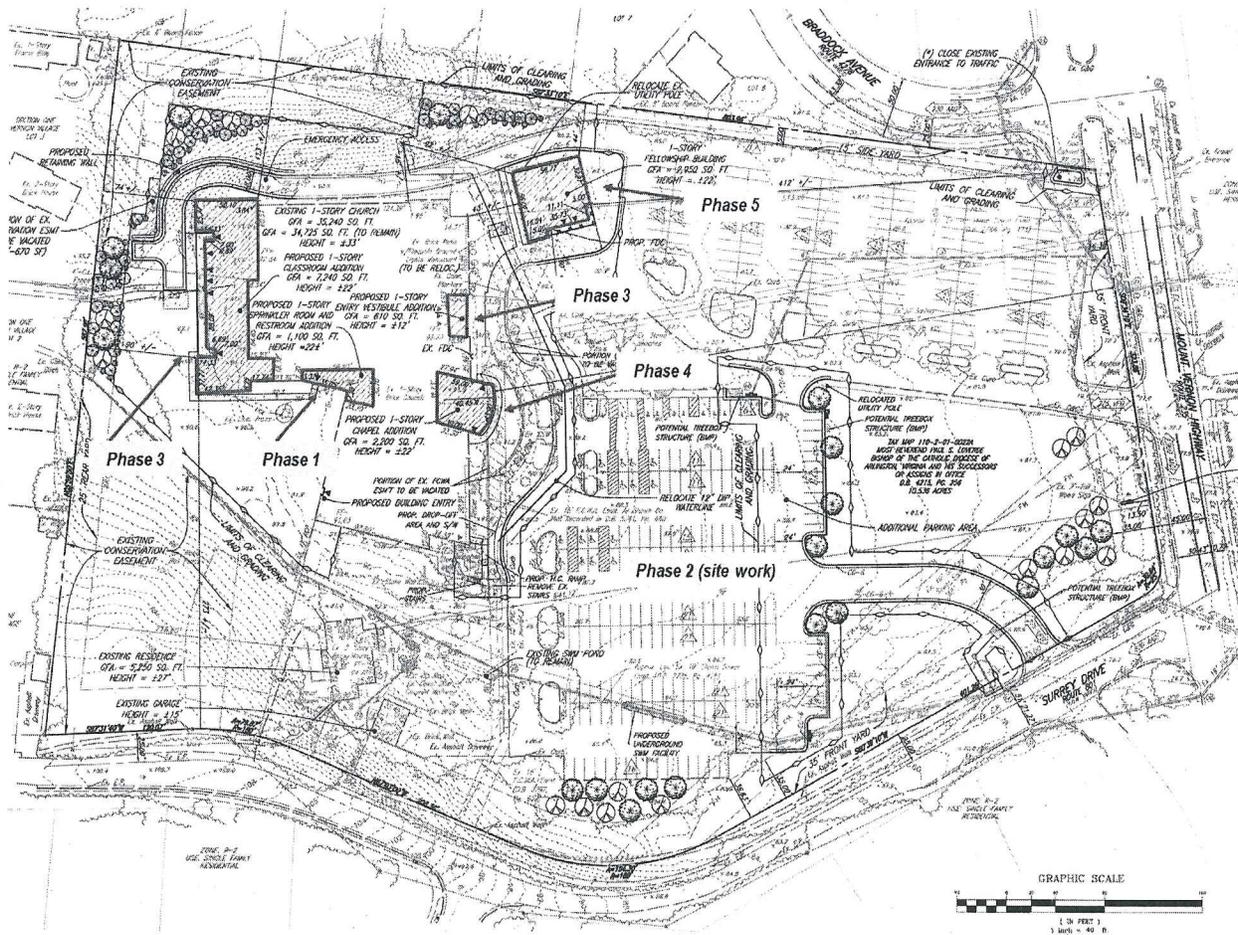
Title of SPA Plat: Good Shepherd Catholic Church Expansion Special Use Permit Amendment

Prepared By: Rinker Design Associates, P.C.

Dated: May 3, 2012

Proposed Use:

The applicant proposes new construction and site work on the application property to be completed in five phases. A total of 14,100 additional square feet is proposed for the site for a total gross floor area at build out of 48,825 square feet. The applicant has not determined a timeline for the completion of the phases. Overall, the maximum height of all of the proposed additions will be approximately 22 feet, and the proposed materials and building character will largely match the existing building.



Phase One: First, a sprinkler room and an ADA compliant restroom, totaling 1,100 square feet, will be constructed at the rear corner of the existing church building. The proposed height of the addition at 22 feet is below the church’s existing height of 33 feet. A total of 35,825 square feet in gross floor area will exist at the end of this phase.

Phase Two: The second proposed phase will include a range of site work, including closure of the Braddock Avenue entrance and a realignment of the driveway to Surrey Drive. 39 additional parking spaces will also be constructed for a total of 380 parking spaces on site at the end of Phase Five, when eight handicap parking spaces will be removed. The emergency access road from the parking lot to the rear of the building will be realigned and extended, and a new retaining wall will be built along the emergency access road. A small area (approximately 670 square feet) of the conservation easement will be abandoned in the northwest corner where the road will be extended. Additionally, a handicap ramp will be built near the front of the sanctuary, and the curb in front of the proposed ramp will be modified to provide a drop-off area.

Phase Three: The applicant proposes to build a 610 square foot entry vestibule at the front of the existing building and a single story, 7,240 square foot classroom addition at the rear of the building. A new building entry is also proposed as part of the third phase at the southwest corner of the sanctuary area. A total of 43,675 square feet in gross floor area will exist at the end of this phase.

Phase Four: Phase four will involve construction of a single story, 2,200 square foot chapel addition with 200 seats for a total of 1,075 seats and 45,875 square feet in gross floor area. The chapel will be located in an area between the sanctuary and the building's entry vestibule and will primarily be used for smaller worship services during the week. Services in the chapel will not occur in conjunction with weekend masses in the main sanctuary.

Phase Five: The applicant proposes to build a 2,950 square foot separate fellowship building with 200 seats. The building will be constructed over eight existing handicap parking spaces to the north of the church and will measure 22 feet in height. The seating inside the building will be fixed, and the fellowship building will be used for special gatherings and events for congregation members. A total of 380 parking spaces and 48,825 square feet of gross floor area will exist at the end of this phase.

The chapel and fellowship building will not be used concurrently, and staff has included a development condition to address this. The applicant also proposes additional landscaping around the site, including trees along the Mount Vernon Highway frontage, around the southern end of the existing parking lot and along the periphery of the expanded parking area. Large deciduous and evergreen trees and other plantings are also proposed around the conservation easement in the northwest corner of the site. A new monument sign is proposed near the added trees along Mount Vernon Highway.

Within the site, the applicant proposes an underground stormwater management facility, and locations for potential treebox structures are also proposed for BMP facilities. The applicant proposes to remove the six existing light fixtures, which measure 20 feet in height, in the parking lot and replace them with 16 updated light fixtures, which will measure 16 feet in height. The new fixtures will be located around the periphery of the parking areas.

Environmental Analysis (Appendix 7)

The applicant provided a photometric exhibit (see Appendix 6) to indicate lighting levels produced by the proposed cutoff fixtures, which shows an average of 2.27 Footcandles (Fc) of light at 100 foot spacing. The estimation indicates a lack of intensity on the site, and staff proposes a development condition for the lighting to meet the Zoning Ordinance's performance standards for outdoor lighting for added compliance. A photometric study may be required at site plan to satisfy the performance standards. Also, due to the close proximity of proposed lighting near residential uses along the site's northern boundary, staff recommends supplemental screening to help reduce possible glare. In addition to the cluster of plantings proposed near the new fellowship building, staff recommends additional screening, such as a row of evergreens, alongside the parking area to the north. However, due to the presence of an overheard utility line along the property line to the north, staff recommends final review and approval of the supplemental plantings by Urban Forest Management (UFM) staff.

Stormwater Management Analysis (Appendix 8)

The applicant proposes to vacate approximately 670 square feet of the conservation easement in the northwest corner of the site, and if the applicant is able to provide another easement area or BMP facilities that meet phosphorous removal requirements, staff does not object. The applicant proposed treebox structures for BMPs on site, and the applicant is also willing to provide additional easement area. The applicant also proposes an underground stormwater management facility on the site due to the increased impervious area proposed with this application. SWM staff also noted the existence of downstream drainage complaints in the area, but there were no formal complaints found in the County's tracking system for the applicant to address. Staff believes that these issues are satisfactorily addressed, and any additional issues will have to be addressed at site plan.

Urban Forest Management (UFM) Analysis

As discussed in the environmental analysis, additional screening is recommended along the northern property line to help lessen any impacts from the proposed lighting fixtures near the residences to the north. An overhead utility line along the northern property line impacts the kind of plantings that can successfully grow within the area, and UFM staff will have to review and approve any proposed screening and/or barrier proposals for this area. Staff also recommends additional screening for the proposed fellowship building, and a green screen or plantings along the façade facing the dwellings was suggested. The applicant proposes to provide foundation plantings along the north façade of the fellowship building to address staff's concern. UFM staff also recommends additional screening along the Mount Vernon Highway frontage, as well as additional trees to line the proposed parking lot expansion. The additional trees could also count towards increased interior parking lot landscaping. More trees are also recommended near the terminus of the expanded emergency access road to help screen the proposed classroom addition from the neighboring residential properties. Staff has included a development condition for final landscaping to be satisfactorily reviewed and approved by UFM at site plan.

Transportation Analysis (Appendix 9)

The Virginia Department of Transportation (VDOT) recommended the consolidation of the two access points along Mount Vernon Highway and also questioned the closure of the Braddock Avenue access point. Staff believes that the applicant's current proposal to close the access point along Braddock Avenue and to retain the two access points along Mount Vernon Highway does not conflict with staff's recommendation for the overall proposal. The applicant may have to address these issues at the time of site plan, if the access points will need to be altered at VDOT's request. The Fairfax County Department of Transportation did not identify any other issues.

ZONING ORDINANCE PROVISIONS

Zoning Ordinance Requirements for R-2 District		
Standard	Required	Provided
Lot Area	15,000 SF	10.53 acres
Lot Width	125 feet (corner lot)	917 feet (Mt Vernon Highway) and 628 feet (Surrey Drive)
Max. Building Height	60 feet	33 feet (height of existing church structure)
Front Yard (Surrey Drive)	45° angle of bulk plane, but not less than 35 feet	34.5 feet (administrative reduction granted)
Front Yard (Mount Vernon Highway)	45° angle of bulk plane, but not less than 35 feet	Approx. 412 feet
Side Yard	40° angle of bulk plane, but not less than 15 feet	Approx. 44 feet
Rear Yard	40° angle of bulk plane, but not less than 25 feet	Approx. 74 feet
Maximum FAR	0.20	0.12*
Open Space	N/A	N/A
Parking Spaces	1 space per 4 seats; 219 required spaces for 875 existing sanctuary seats + 50 required seats for chapel = 269 spaces	380 spaces will be provided
Interior Parking Lot Landscaping	5% for parking lot with 20 or more spaces = 8,385 square feet	7% (12,503 square feet)
Transitional Screening – reaffirmation of previous modification requested		
North (SFD)	TS 1 – 25 feet (25 foot wide open space with mix of trees and shrubs)	15 – 45 feet
East (SFD)	TS 1 – 25 feet	Approx. 25 feet
South (SFD)	TS 1 – 25 feet	Approx. 25 feet
West (SFD)	TS 1 – 25 feet	Approx. 25 feet
Barrier – reaffirmation of previous waiver requested		
North (SFD)	D, E, F (42-48 inch chain link fence; 6 foot high wall, brick or architectural block; 6 foot high wood or architecturally solid fence)	6 foot high board fence (partially built along the boundary)
East (SFD)	D, E, F	None
South (SFD)	D, E, F	None
West (SFD)	D, E, F	4 foot high chain link fence

**the FAR measurement includes the rectory, which measures 5,250 square feet in area.*

Special Permit Requirements (See Appendix 10)

- * General Special Permit Standards (Sect. 8-006)
- * Group Standards for All Group 3 Uses (Sect. 8-303)

General Special Permit Standards (Sect. 8-006)

Staff believes that the application generally meets all of the eight (8) General Special Permit Standards, particularly Standard 3. General Standard 3 requires that 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 applicant proposes to build additions and make site modifications to a site developed with a place of worship. The additions to the existing building and site modifications, including additional parking spaces and driveway extensions, will occur in phases. Most of the additions will occur around the church's existing footprint, and the applicant plans to build a detached fellowship building over existing parking spaces near the church. The applicant proposes to mitigate any impacts of the modifications and additions on site by providing additional screening around the periphery of the site. The applicant also proposes to limit the hours of operation for the fellowship building, which is in close proximity to adjacent residences, and staff proposes a development condition to limit the use of the fellowship building concurrently with the proposed chapel. Any stormwater impacts will be addressed through increased detention and additional BMP facilities on site. Staff believes this standard has been met.*

Group 3 Standards (Sect. 8-303)

The Group 3 Standards require that the proposed use comply with the lot size and bulk regulations for the R-2 District, comply with the performance standards and satisfy site plan review.

Summary of Zoning Ordinance Provisions

This special permit is subject to Sects. 8-006 and 8-303 of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 10. Subject to development conditions, the special permit must meet these standards.

CONCLUSIONS AND RECOMMENDATIONS

Staff believes that all applicable standards for the place of worship as outlined in Sects. 8-006 and 8-303 will be satisfied with adoption of the proposed development conditions. Therefore staff recommends approval of SPA 82-V-035-03 subject to the Proposed Development Conditions contained in Appendix 1 of this staff report.

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. Administrative Reduction dated March 13, 2012
5. Resolution and Approved Plat for SPA 82-V-035-2
6. Photometric Estimation and Lighting Prototype
7. Environmental Analysis
8. Stormwater Management Analysis
9. Transportation Analysis
10. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 82-V-035-03****June 6, 2012**

If it is the intent of the Board of Zoning Appeals to approve SPA 82-V-035-03 located at Tax Map 66-2 ((2)) (2) 3 to amend SP 82-V-035 previously approved for a place of worship to permit building additions, site modifications and an increase in seats under Section 3-203 to the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Previously approved conditions or those slightly modified are marked with an asterisk (*). Changes to previously approved conditions are bolded.

1. This approval is granted to the applicant only, **The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (Good Shepherd Catholic Church)**, and is not transferable without further action of this Board, and is for the location indicated on the application, 8710 Mount Vernon Highway (10.53 acres), and is not transferable to other land.*
2. This special permit is granted only for the purposes, structures and/or uses indicated on the plat prepared by **Rinker Design Associates, P.C., dated May 3, 2012**, 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 made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This special permit 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 seating capacity shall be limited to a total of 1,075 seats in the sanctuary and chapel areas. Seating in the fellowship building shall be limited to 200 seats.
6. Parking shall be provided as depicted on the special permit amendment plat. All parking shall be on site.

7. All ancillary activities and events, not including religious services, shall conclude no later than 10:00 p.m.
8. The one-story fellowship building shown on the special permit amendment plat shall not be rented to individuals or entities not affiliated with the applicant.
9. There shall be no concurrent use of the chapel and fellowship building for separate activities and events.
10. The transitional screening requirement along all property lines shall be modified in favor of what is proposed on the special permit amendment plat and described within this condition. All plantings shall be installed concurrent with the proposed improvements to the parking lot concurrent with Phase Two.
 - a. A minimum of five (5) evergreen trees shall be planted within the area located between the two (2) access points on Mount Vernon Highway.
 - b. Subject to the limitations of an existing forty (40) foot sanitary sewer easement, a minimum of eight (8) evergreen shrubs shall be planted between the southernmost access point on Mount Vernon Highway and Surrey Drive.
 - c. A minimum of up to five (5) evergreens and five (5) shrubs shall be planted to supplement the four (4) proposed deciduous shade trees adjacent to the expanded parking area (Phase 2) as designated on the special permit plat.
 - d. A row of evergreen trees and/or evergreen shrubs shall be planted along the northern lot line from the western rear end of the proposed fellowship building to the eastern end of the parking lot to provide relief from headlights and parking lot lighting to the residences to the north.

Final species, size and number of all plantings shall be determined in consultation with Urban Forest Management Division (UFMD), taking into consideration limitations of overhead utility lines, space, etc.

11. The barrier requirement along all property lines shall be waived.*
12. The exterior of the additions and buildings, including the roofs, shall be architecturally compatible with the existing buildings and shall be similar in style, color and materials.* **The conceptual elevations as included in Attachment 1 may be modified with respect to building articulation by the applicant as part of final engineering and building design, provided that the modifications are in substantial conformance with the elevations shown on the special permit plat.**
13. **Interior and peripheral** parking lot landscaping shall be maintained and supplemented in the parking lot in order to improve the visual appearance of the

property, **as necessary.* Dead, dying or hazardous materials shall be replaced in the first phase of construction.**

14. A geotechnical engineering study in accordance with Chapter 107 of the Fairfax County Code shall be required at the time of site plan review if determined necessary by the Director of DPWES, and its recommendation implemented as determined by the Department of Public Works and Environmental Services.*
15. Any proposed lighting of the parking lot areas shall be in accordance **with Par. 9 of Article 14 of the Zoning Ordinance** and with the following:
 - The combined height of **any new** light standard and fixtures shall not exceed **sixteen (16)** feet;
 - The lights shall be low intensity design, full cut-off fixtures, which focuses the light directly onto the subject property;
 - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.*
 - **There shall be no up-lighting of the site, including signs.**
 - **All lighting except that needed for security purposes shall be turned off within ½ hour after the end of an event.**
16. The conservation easement as shown on the plat shall be preserved as undisturbed open space. There shall be no use, improvements, or clearing and grading within the conservation easement area without the prior written approval of Fairfax County.
17. Unless waived or modified by DPWES, Stormwater Management (SWM)/Best Management Practices (BMPs) shall be provided on site in accordance with Public Facilities Manual (PFM) requirements.
18. A sign permit shall be obtained for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.

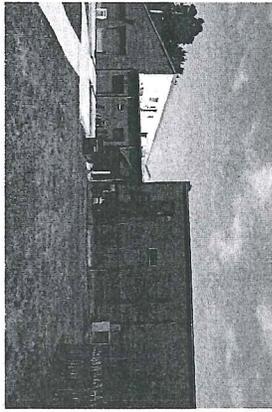
These development conditions incorporate and supersede all previous development conditions.

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.

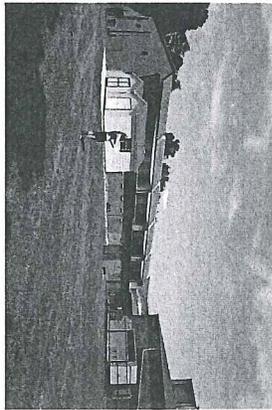
Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction

has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved by this special permit. The Board of Zoning Appeals may grant additional time 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.

CONCEPTUAL

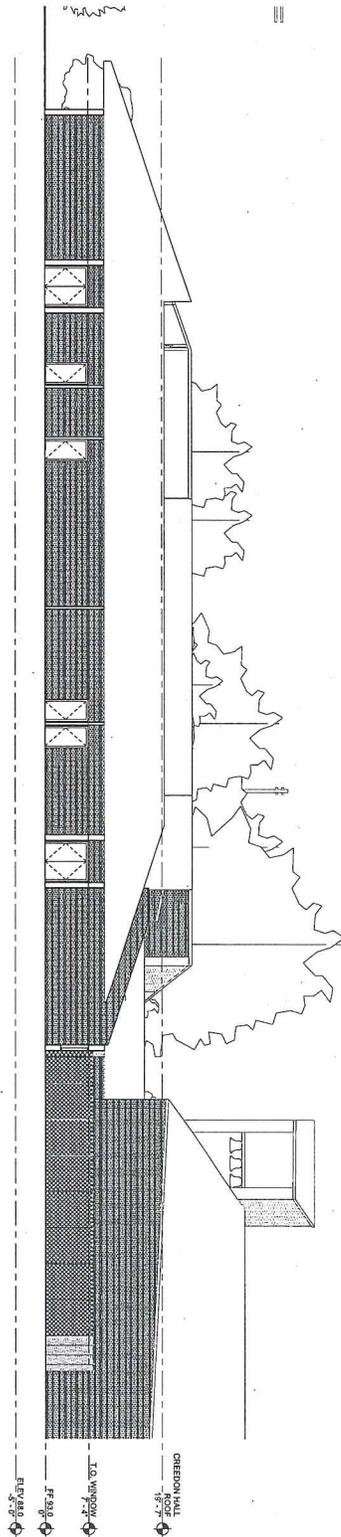


EXISTING ELEVATION



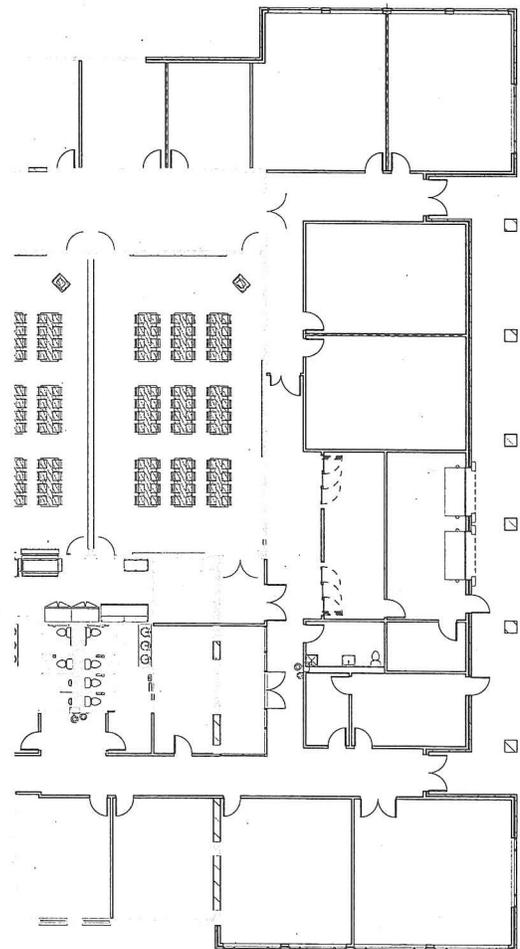
EXISTING ELEVATION

NOTE: ELEVATIONS ARE NOT AT THE SAME SCALE AS THE PHASE 3 ARCHITECTURE. THE PROPOSED IMPROVEMENTS CHARACTER AND MATERIAL WILL MATCH THE EXISTING BUILDING.



PHASE 3 - WEST ELEVATION
1/8" = 1'-0"

PHASE 3 - BUILDING PLAN
1/8" = 1'-0"



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE				
2	STEEL				
3	WOOD				
4	GLASS				
5	PAINT				
6	ROOFING				
7	MECHANICAL				
8	ELECTRICAL				
9	PLUMBING				
10	LABOR				
11	PERMITS				
12	CONTINGENCY				
13	TOTAL				

GOOD SHEPHERD CATHOLIC CHURCH
 8710 MOUNT VERNON HIGHWAY
 ALEXANDRIA, VA 22309

MGMA
 ARCHITECTURE INTERIORS PLANNING

131 GREAT FALLS STREET FALLS CHURCH VIRGINIA 22046
 703.538.7100 703.538.7110 FAX WWW.MORGANCKC.COM

Application No.(s): SPA 82-V-035-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 14, 2012
(enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, 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

114943a

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)
The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (Good Shepherd Catholic Church)	200 North Glebe Road, Suite 704 Arlington, Virginia 22203	Applicant/Title Owner of Tax Map 110-2 ((1)) 22A
Agents: Rev. Thomas P. Ferguson Claudia G. Fiebig Troy D. Zeigler William E. Cresswell Lawrence W. Dohm Mark J. Anthony		

(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): SPA 82-V-035-03
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: May 14, 2012
(enter date affidavit is notarized)

1149B a

(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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Rinker Design Associates, P.C. Agents: Andrew T. Yeagle Ashby L. Thompson Eileen T. Carroll	9300 West Courthouse Road, Suite 300 Manassas, Virginia 20110	Engineers/Agent
Morgan Gick McBeath & Associates, P.C. Agents: Michael M. Gick Allison L. Pignataro	131 Great Falls Street Falls Church, Virginia 22046	Architect/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): SPA 82-V-035-03
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: May 14, 2012
(enter date affidavit is notarized)

114943a

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

Rinker Design Associates, P.C.
9300 West Courthouse Road, Suite 300
Manassas, Virginia 20110

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)

Steven M. Seay
Chun Mo Kim
Edward B. Snider, Jr
David S. Dwornik

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

Morgan Gick McBeath & Associates, P.C.
131 Great Falls Street
Falls Church, Virginia 22046

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Michael M. Gick
William H. McBeath

(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): SPA 82-V-035-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 14, 2012
(enter date affidavit is notarized)

114943a

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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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)

David J. Bomgardner, E. Andrew Burcher,	John E. Rinaldi, Lynne J. Strobel,
Thomas J. Colucci, Peter M. Dolan, Jr.,	Garth M. Wainman, Nan E. Walsh,
Jay du Von, William A. Fogarty,	Martin D. Walsh
John H. Foote, H. Mark Goetzman,	
Bryan H. Guidash, Michael D. Lubeley,	
J. Randall Minchew, M. Catharine Puskar,	

(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): SPA 82-V-095-07
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 14, 2012
(enter date affidavit is notarized)

114943a

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): SPA 82-V-031-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 14, 2012
(enter date affidavit is notarized)

114943 a

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): SPA 82-V-035-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 14, 2012
(enter date affidavit is notarized)

114943a

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:

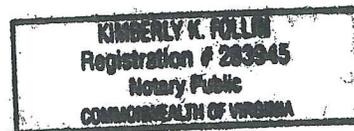
(check one) Applicant *Lynne J. Strobel* Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14 day of May 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follis
Notary Public

My commission expires: 11/30/2015





Lynne J. Strobel
 (703) 528-4700 Ext. 5418
lstrobel@arl.thelandlawyers.com

WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC

January 31, 2012

RECEIVED
 Department of Planning & Zoning
 FEB 01 2012
 Zoning Evaluation Division

Via Hand Delivery

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

Re: Proposed Special Permit Amendment Application
 Applicant: The Most Reverend Paul S. Loverde, Bishop of the Catholic
 Diocese of Arlington, Virginia and his successors in office
 Good Shepherd Catholic Church

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special permit amendment application to construct improvements to Good Shepherd Catholic Church.

The Applicant is the owner of approximately 10.53 acres identified among the Fairfax County tax assessment records as 110-2 ((1)) 22A (the "Subject Property"). The Subject Property is located on the west side of Mount Vernon Highway in proximity to the George Washington Memorial Parkway. The surrounding development consists primarily of established residential developments. The Subject Property is zoned to the R-2 District, and is located in the Mount Vernon Magisterial District.

Good Shepherd Catholic Church (the "Church") has been serving the surrounding community since its original construction in 1968. The original improvements were constructed prior to the requirement of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") for places of worship to obtain special permit or special exception approval. The Subject Property has been the subject of three (3) applications previously approved by the Board of Zoning Appeals. Additions to the Church were constructed in 1985 and 1989. Most recently, the Board of Zoning Appeals approved SPA 82-V-035-02 to permit the construction of a rectory on the Subject Property. In accordance with that approval, a priests' residence was constructed in 2002. The Applicant is proposing to construct improvements to meet the needs of its existing congregation and to update its aging building. The proposed improvements will result in additional square footage, but will not increase the number of seats in the sanctuary. The

Applicant's proposal is a long range vision for the Subject Property and improvements will be phased in accordance with funding.

The existing improvements located on the Subject Property consist of the main building, which is approximately 34,725 gross square feet, and the priests' residence, which is approximately 5,250 gross square feet. The resulting existing FAR is approximately .09. The Applicant proposes improvements in five (5) phases. The sequence of construction is dependent upon funding and may not be the same as the numerical sequence listed below. The five (5) phases are identified on the special permit plat and may be described as follows:

- Phase 1 – a sprinkler room and an ADA compliant restroom addition consisting of 1,100 square feet;
- Phase 2 – site work to include paving, lighting and a new identification sign. There is no square footage associated with these improvements;
- Phase 3 – a one (1) story classroom addition and entry vestibule consisting of 7,850 square feet;
- Phase 4 – a one (1) story chapel addition consisting of 2,200 square feet; and
- Phase 5 – a one (1) story freestanding fellowship building consisting of 2,950 square feet.

All of the proposed improvements total 14,100 square feet resulting in a proposed FAR of 0.12. The proposed FAR of 0.12 is well below the maximum 0.20 FAR permitted for non-residential uses in the R-2 District. The improvements will provide fire protection for the existing building and a restroom that will be ADA compliant. The classroom addition and entry vestibule will improve the use of the existing building for religious education classes and by parishioners attending services and events. The chapel addition is intended to provide a more intimate setting for smaller events such as masses that are held during the week, wedding and funeral services and other special events. The chapel is not intended to be used at the same time as the sanctuary for masses held on Saturday evening and Sunday. The fellowship building will provide a gathering space for congregation members after Church services and also for special gatherings. All of these improvements are intended to serve existing Church members and not to increase the Church membership.

The Subject Property is located within the MV7 Mount Vernon Community Planning Sector of the Area IV Fairfax County Comprehensive Plan (the "Plan"). The Plan generally encourages development of compatible uses and intensities to single family residential development. In addition, any new developments should be compatible with the historic and scenic character of Mount Vernon Highway. Places of worship are generally accepted as a compatible use within residential areas. The Applicant's proposal is well within the FAR permitted for non-residential uses in the R-2 District, and the proposed improvements will be constructed in an architectural style and of materials that will be compatible with existing

improvements. The Applicant will preserve existing vegetation around the perimeter of the Subject Property thereby limiting any impacts on adjacent residentially developed properties. In consideration of these factors, the proposed improvements are in harmony with the recommendations of the Plan and compatible with surrounding development.

In accordance with the Zoning Ordinance requirements of Section 8-011, please accept the following information regarding the special permit amendment application:

- The type of operation will continue to be a place of worship. The existing capacity of 875 seats in the sanctuary will not change. The Applicant proposes to add a chapel that will have 200 seats. The chapel will not have services concurrent with those offered in the main sanctuary. Accessory uses include religious education classes, administrative offices and other uses typically associated with a religious facility. Proposed improvements consist of three (3) additions to the existing building, site improvements and one (1) proposed freestanding building. All of the improvements combined total 14,100 square feet of proposed gross floor area.

- The hours of religious services at the Church will not change and are as follows:

Mass Schedule: Monday – Friday – 9:00 a.m.

Thursdays and the First Friday of each month – 7:30 p.m.

Saturday - 5:00 p.m. and 6:30 p.m.

Sunday - 7:30 a.m., 9:00 a.m., 10:30 a.m., 12:00 p.m.,
and 2:00 p.m. An additional mass is held at 6:30 p.m.
from Labor Day through Memorial Day.

The Church also includes a rectory as an accessory use that is occupied 24 hours a day by priests serving the Church. The building is used as a residence only. In addition, the Church will hold funeral masses, receptions, weddings, and other special religious services as needed to serve its members. Other activities accessory to the Church use include festivals and community outreach.

- Approximately 3,000 families are currently registered as Church parishioners. Attendance by parishioners varies for each service and event. The estimated number of parishioners will not change from existing conditions. Currently, the Church experiences its greatest attendance at the Sunday mass held at 2:00 p.m., when the sanctuary is at or near its capacity.
- The Church is currently served by three (3) priests, and ten (10) staff members whose positions include religious education director, choir director, and office

administration. The proposed improvements will not result in any change to the number of Church employees.

- The proposed improvements will have no adverse impacts on existing traffic patterns. There are no increases proposed to the number of sanctuary seats or masses held at the Church. While there is some activity at the Church during the week, the daily masses held from Monday through Friday are not heavily attended. However, the masses held on Saturday night and throughout the day on Sunday are well attended and include many couples and families. The peak traffic associated with these services is on Sunday afternoon prior to and after the 2:00 p.m. mass. Between 1:30 p.m. and 2:00 p.m., approximately 300 vehicles enter the Subject Property. A majority of these vehicles leave the Subject Property between 3:15 p.m. and 3:30 p.m., resulting in approximately 600 vehicle trips during the peak hour of traffic generation. As these trips occur on Sunday when there is no commuter traffic, the impact on surrounding roadways is minimal. All parishioners come to the Subject Property by private vehicle.
- The vicinity or general area that is served by the Church is a radius of approximately five (5) miles.
- The existing Church building will remain and the proposed improvements will be constructed of the same materials as the existing Church building. The exterior materials are primarily brick with a shingle roof. In addition, the improvements will be architecturally compatible with the existing building.
- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations except as noted on the special permit plat.

The Applicant's proposal is intended to enhance existing facilities in a manner that will better serve its parishioners. The improvements create a better environment for conducting religious education classes as well as provide a smaller, more intimate, space for private ceremonies such as weddings and funerals. Important safety features are also provided with the inclusion of a fire protection system and an ADA compliant restroom. The Church has been a part of the fabric of the surrounding community for almost 50 years. It is a valuable asset to the Mount Vernon area and the Applicant's proposal will only improve its service.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this

application and the scheduling of a public hearing before the Fairfax County Board of Zoning Appeals at your earliest convenience. As always, I appreciate your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in cursive script, appearing to read "Lynne J. Strobel".

Lynne J. Strobel

LJS/kae

cc: Claudia Fiebig
Mark Anthony
Michael Gick
Allison Pignataro
Andrew Yeagle
Martin D. Walsh



County of Fairfax, Virginia

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

SEND VIA EMAIL: lstrobel@arl.thelandlawyers.com & U.S. MAIL

March 13, 2012

Ms. Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Good Shepard Catholic Church
8710 Mount Vernon Highway
Tax Map Ref.: 110-2 ((1)) 22A
Zoning District: R-2

Dear Ms. Strobel:

This letter is in response to your March 8, 2012 letter to Eileen M. McLane, Zoning Administrator in which you requested an administrative reduction of a minimum required front yard for a 3-car garage serving the priest dwelling on Surrey Drive.

The property is zoned R-3 District and is subject to a 35 foot minimum required front yard, a 15 foot minimum required side yard and a 25 foot minimum required rear yard. The property is subject to Special Permit Amendment SPA 82-V-035-2, which was approved by the Board of Zoning Appeals on February 27, 2001 and permitted the construction of a priest residence and a detached garage. Building Permit #01207B0450 was approved on March 27, 2002 for a new 2-story dwelling and a detached 3-car garage. This permit indicates that the garage was to have been constructed 35 feet from the front lot line.

According to a recent special permit amendment plat the 3-car detached garage has been constructed 34.51 feet from the front lot line instead of the minimum required 35 feet. Under § 2-419 of the Zoning Ordinance, the Zoning Administrator has the authority to reduce the minimum required yard for any building wherein the error does not exceed 10% of the measurement involved, was the result of an error in the location of a building subsequent to the issuance of a Building Permit and/or the noncompliance was done in good faith or through no fault of the property owner. Therefore, as a duly authorized agent of the Zoning Administrator, I have determined that the requirements for an administrative reduction are applicable as set forth in Sect. 2-419 have been met. Therefore, a 0.49 foot administrative reduction in the minimum required front yard is granted.

Department of Planning and Zoning
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505
Phone 703-324-1314 FAX 703-803-6372
www.fairfaxcounty.gov/dpz/

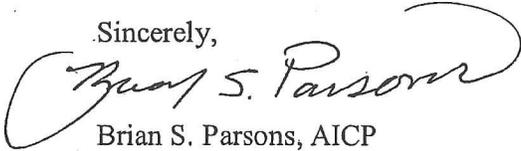


Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

March 13, 2012

Page 2

Sincerely,



Brian S. Parsons, AICP

Assistant to the Zoning Administrator

cc: Bishop of the Catholic Diocese of Arlington, Virginia; T. J. Welsh; 200 North Glebe Rd.,
Arlington, VA 22203

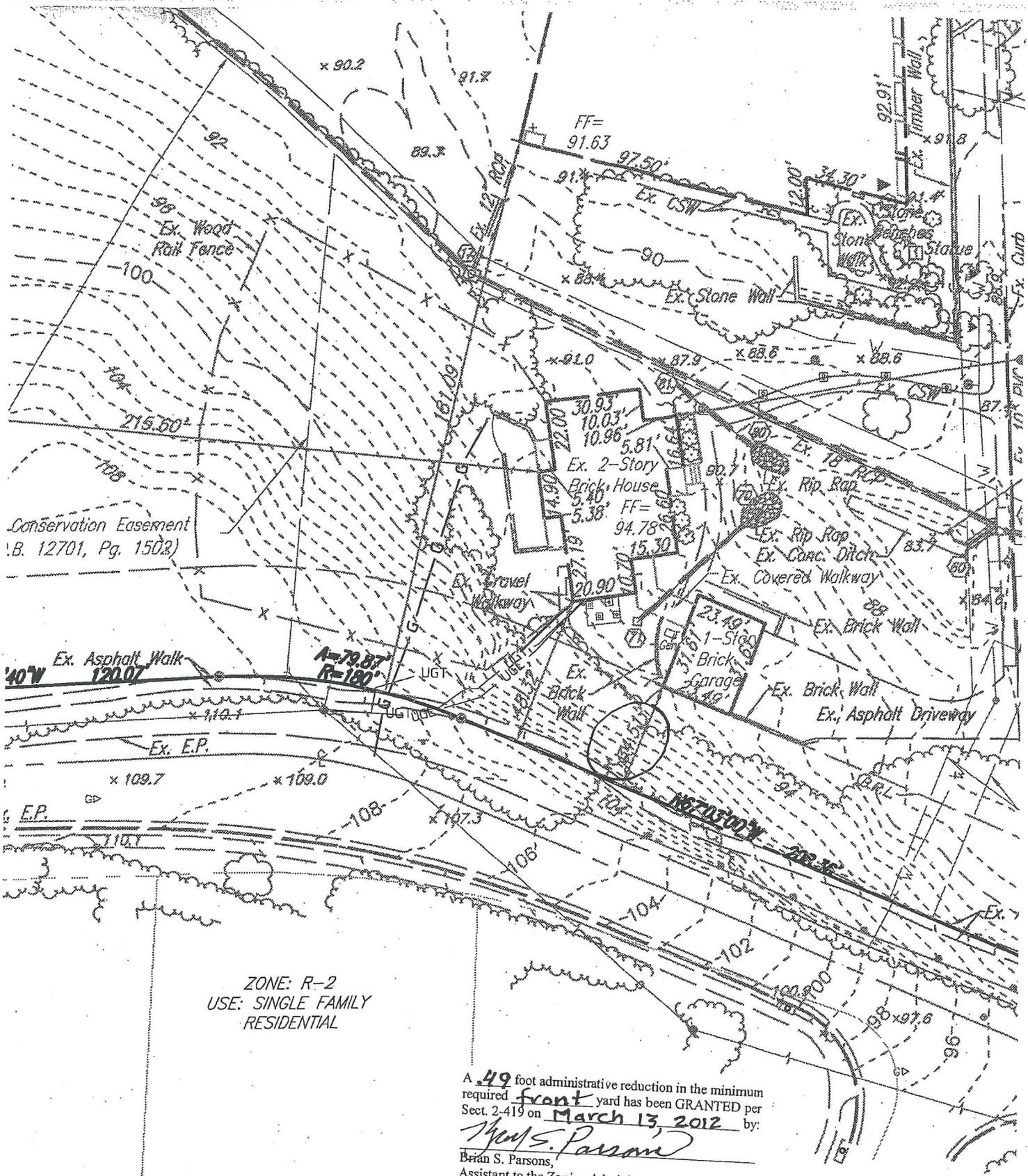
Gerald W. Hyland, Supervisor, Mount Vernon District

Eileen M. McLane, Zoning Administrator

Lorrie Kirst, Deputy Zoning Administrator for Ordinance Administration Branch

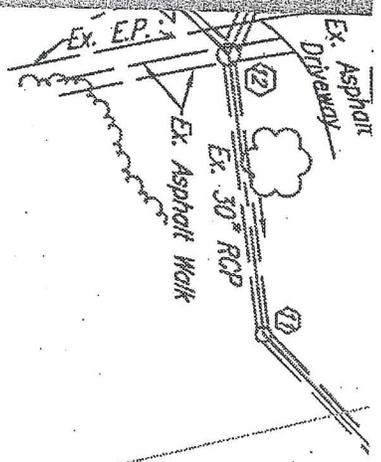
Diane Johnson-Quinn, Deputy Zoning Administrator for Zoning Permit Review Branch

Susan Langdon, Branch Chief, Special Permits and Variance Evaluation Branch, Zoning
Evaluation Division



ZONE: R-2
 USE: SINGLE FAMILY
 RESIDENTIAL

A 49 foot administrative reduction in the minimum required front yard has been GRANTED per Sect. 2-419 on March 13, 2012 by:
Brian S. Parsons
 Brian S. Parsons,
 Assistant to the Zoning Administrator



EXISTING CONDITIONS
GOOD SHEPHERD CATHOLIC CHURCH EXPANSION
SPECIAL USE PERMIT AMENDMENT

MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 JANUARY 30, 2012
 SHEET 1 OF 5



RECEIVED
 Department of Planning & Zoning
 FEB 01 2012
 Zoning Evaluation Division



11-075-H

9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (GOOD SHEPHERD CATHOLIC CHURCH), SPA 82-V-035-2 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 82-V-035 previously approved for a place of worship and related facilities to permit a rectory. Located at 8710 Mount Vernon Hwy. on approx. 10.53 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 22A.

Vice Chairman Hammack called the applicant to the podium and asked if the affidavit before the Board of Zoning Appeals (BZA) was complete and accurate. Lynne Strobel, Walsh, Colucci, et. al, 2200 Clarendon Boulevard, Arlington, Virginia, replied that it was.

Mavis Stanfield, Staff Coordinator, presented the special permit amendment request as contained in the staff report. The applicants requested a special permit amendment to construct a rectory consisting of a two-story dwelling and three-car garage. A modification of the transitional screening and barriers was requested to allow existing vegetation and fences along the north and west boundaries to satisfy the barrier requirements and existing vegetation along the Mount Vernon Highway to satisfy the screening requirements. A modification of the screening requirement and a waiver of the barrier requirement were requested along Surey Drive for the rectory. Staff recommended approval of SPA 82-V-035-2.

Ms. Strobel presented the special permit amendment as contained statement of justification submitted with the application. She stated that the proposed rectory would serve as the residence for the priests of the church. She said that the total FAR on the property would be much less than what was permitted in that district, the building was located as to minimize the disturbance of existing vegetation and the applicant was in agreement within the development conditions to provide landscaping as necessary. She stated that there were no other proposed changes to the property. She submitted a letter of support from one of the surrounding neighbors. Ms. Strobel noted that there was no site plan requirement for this application.

Mr. Kelley asked if the church shared the facilities with any other religious group. Ms. Strobel referred to a representative from the church. Tom Ramp replied that the church did not share the facility.

Ms. Gibb mentioned a letter in opposition citing problems with the church's lighting. Ms. Strobel replied that the lighting described in the letter went back many years prior to the requirement for special permits. She said the lights were legally installed and inspected and the church would do what they could to better direct the lighting as needed, but they were existing and approved lights on the site.

There were no speakers and Vice Chairman Hammack closed the public hearing.

Mr. Pammel moved to approve SPA 82-V-035-2 with the deletion of Conditions 10, 11 and 12 and for the reasons stated in the Resolution. Ms. Gibb seconded the motion.

There was conversation between the Board, Staff and Ms. Strobal regarding whether or not to delete Development Conditions 10, 11, and 12 and whether or not to remove DPWES from the language of Development Condition 8.

Mr. Pammel modified the motion to approve SPA 82-V-035 with the Board's revision of Development Condition 8 and for the reasons stated in the resolution.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (GOOD SHEPHERD CATHOLIC CHURCH), SPA 82-V-035-2 Appl. under Sect(s). 3-203 of the Zoning Ordinance to amend SP 82-V-035 previously approved for a place of worship and related facilities to permit a rectory. Located at 8710 Mount Vernon Hwy. on approx. 10.53 ac. of land zoned R-2. Mt. Vernon District. Tax Map 110-2 ((1)) 22A. Mr. Pammel 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 27, 2001; and

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

1. The applicants are the owners of the land.

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). 3-203 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 and is not transferable without further action of this Board, and is for the location indicated on the application, 8710 Mount Vernon Highway (10.53 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 Alexandria Surveys, Inc., dated June 28, 2000 revised through July 28, 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. 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 seating capacity shall be limited to a total of 875 with a corresponding minimum of 221 parking spaces. There shall be a maximum of 333 parking spaces as shown on the plat. Handicapped parking shall be provided in accordance with Code requirements. All the parking spaces shall be of a size and the aisles of a width, which will meet the Zoning Ordinance and Public Facilities Manual standards.
6. Transitional screening shall be modified as follows:

Along the front lot lines abutting Surrey Drive, boulevard type trees shall be maintained which have a minimum diameter of 2 ¼ to 2 ½ inches and shall be maintained a maximum of thirty (30) feet on center. The type shall be boulevard type trees such as red maple, pin oak, willow oak, Linden, velcova, green ash, Norway maple or other deciduous tree which has an ultimate height of 40 feet at maturity and can be limbed up 5 to 6 feet for visibility. In all other areas the plantings shall be maintained in the general location as shown on the landscape plan submitted with SPA 82-V-035-1. The maintenance of such plantings shall be deemed to satisfy the transitional screening requirement except in the areas along the northern lot line where Transitional Screening 1 shall be maintained in a 25 foot planted area. The planting requirement shall be modified to allow the 15 foot sewer line and the pedestrian walkway within the screening yard and no additional plantings shall be required in that area except where existing pavement restricts the area available for planting to less than 25 feet. Additional plantings consistent with Transitional Screening 1 requirements shall be maintained. Existing vegetation may be maintained to satisfy the planting requirement of Transitional Screening 1 to the satisfaction of the Urban Forester. Dead or unhealthy vegetation shall be removed and replaced in accordance with the requirements of this condition. Notwithstanding the requirements of transitional screening noted above, additional landscaping shall be provided as approved by the Urban Forester, along the southern boundary of the site, to provide a buffer between the rectory and garage and the residential uses on Surrey Drive. Healthy understory vegetation removed as a result of the subject application shall be replanted elsewhere on the property as determined feasible by the Urban Forester.

7. The barrier requirement shall be waived.
8. The exterior of the buildings, including the roofs, shall be architecturally compatible with the existing buildings and shall be similar in style, color and materials.

9. Parking lot landscaping shall be maintained around the periphery of the parking lot in order to improve the visual appearance of the property.
10. Right of way to total 20 feet from the existing centerline of Surrey Drive plus ancillary easements necessary for future road improvements shall be dedicated for public street purposes and shall be conveyed to the Board of Supervisors, in fee simple on demand or at time of site plan approval, whichever comes first.
11. A geotechnical engineering study in accordance with Chapter 107 of the Fairfax County Code shall be required at the time of site plan review if determined necessary by the Director of DPWES, and it's recommendation implemented as determined by the Department of Public Works and Environmental Services.
12. Any proposed lighting of the parking lot areas shall be in accordance with the following:
 - The combined height of the light standard and fixtures shall not exceed twelve (12) feet.
 - The lights shall be low intensity design, full-cut-off fixtures, which focuses the light directly onto the subject property.
 - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.

These conditions incorporate and supercede all previous conditions. 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 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. 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. Kelley seconded the motion which carried by a vote of 5-0. Mr. Ribble was not present for the vote and Chairman DiGiulian was absent from the meeting.

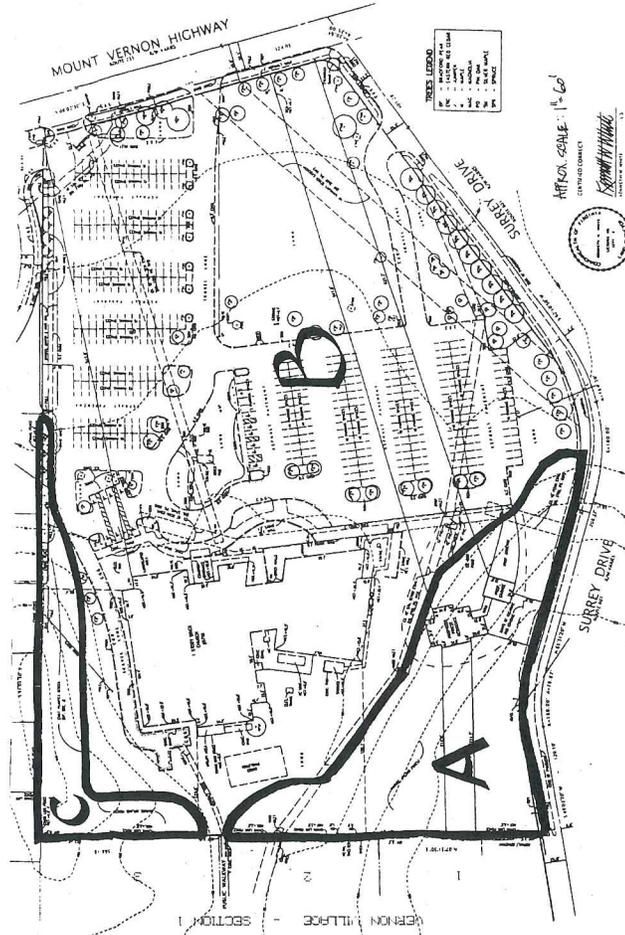
*This decision was officially filed in the office of the Board of Zoning Appeals and became final on March 7, 2001. This date shall be deemed to be the final approval date of this special permit.

//

Existing
Vegetation
Map
Good Shepherd Priest Residence

Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
A Bottomland Forest	Liquidambar styraciflua, Quercus palustris, Quercus phellos, Pinus virginiana, Acer pseudoplatanus, Populus Comments: Pines are declining. Predominantly young trees.	Quercus alba, Rhus radicans, Lonicera fragrantissima, Ilex opaca	sub-climax	good	60,700 sq. ft.
B Developed	N/A Comments: Lawn, rosebush, and landscape plantings.	N/A	N/A	good	24,000 sq. ft.
C Bottomland Forest	Quercus palustris, Pinus strobus, Acer pseudoplatanus Comments: Overrun with vines.	Liquidambar styraciflua, Lonicera radicans, Rhus radicans	sub-climax	fair to good	25,000 sq. ft.

1 Dec 09 by [Signature]
Total Area: 47,700 sq. ft.
25,000 sq. ft.
24,000 sq. ft.
60,700 sq. ft.



PROJECT: 04113 GROUP THE AREA, N+400 GRID N+400
 PREPARED BY: VALLEY AERIAL SCALE 1"=20 FT. HORIZ. ORIGIN, HORIZ. CAL. 1-11

Lighting Level by Grid Results

Computed in accordance with IES recommendations

GROUP	MIN	MAX	AVERAGE	MAXIMUM
1-11	0.17	0.83	0.37	0.83

Assumptions used

TYPE	QUANTITY	DESCRIPTION
A1	1	01A - CANAL - 5 IN FEET - LIT - 0.00
A2	1	01A - CANAL - 5 IN FEET - LIT - 0.00

Y-Axis

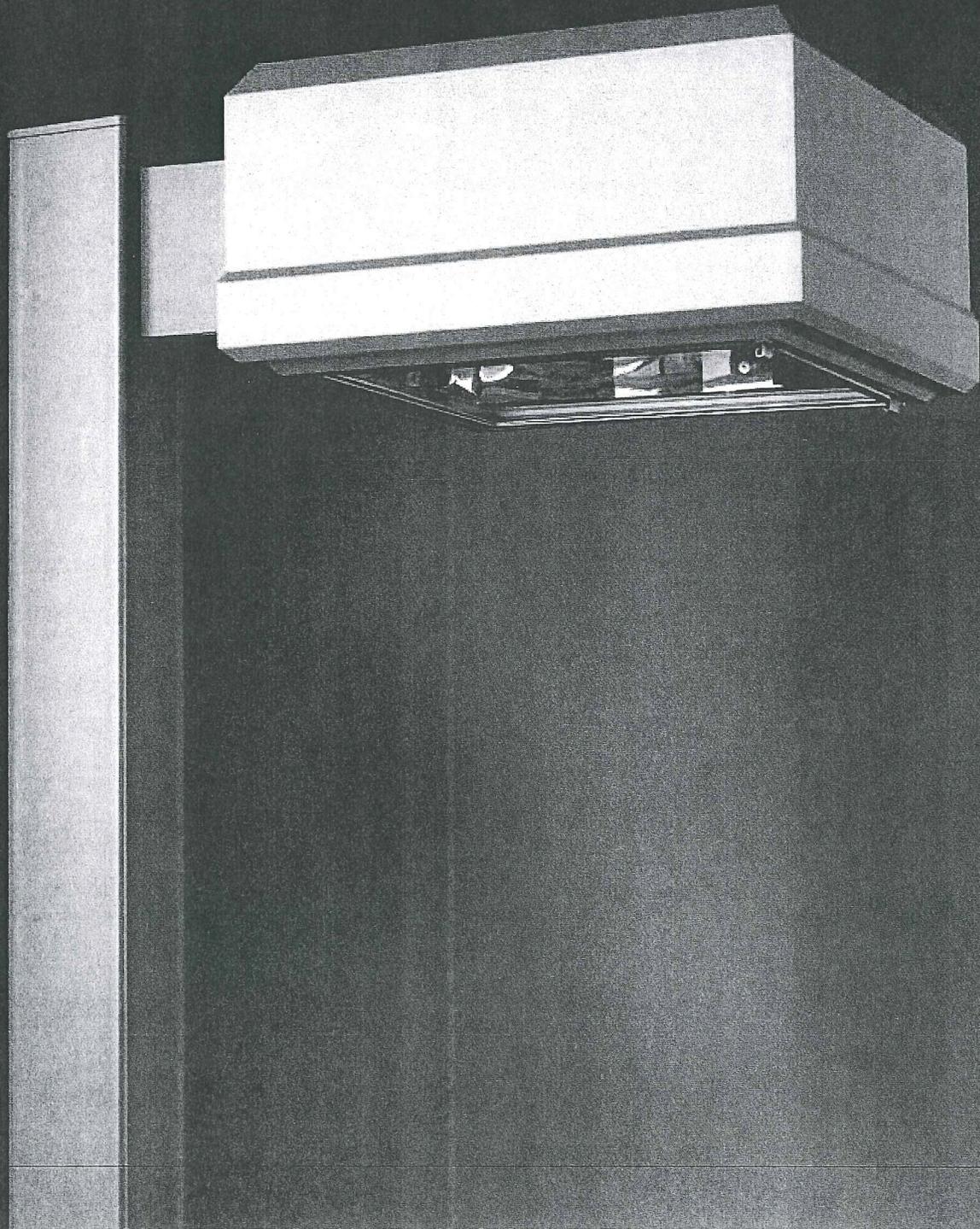
395.00	0.46	0.90	0.23	0.56	0.23	0.17	0.41	0.79	1.03	1.02	1.03	0.79	0.51	0.18	0.22	0.55	0.37	0.00	0.47	
385.00	1.23	1.47	1.44	0.72	0.30	0.35	0.52	1.44	2.25	2.21	2.21	2.22	1.44	0.52	0.24	0.30	0.70	1.48	1.49	1.23
375.00	3.21	2.89	1.96	0.68	0.33	0.31	0.38	1.41	3.50	3.37	3.37	3.50	1.41	0.59	0.31	0.31	0.66	1.99	2.90	3.19
365.00	6.03	5.67	2.18	0.79	0.38	0.36	0.75	1.87	5.64	11.0	11.0	5.64	1.87	0.73	0.36	0.34	0.78	2.12	5.67	6.03
355.00	8.35	5.27	1.93	0.88	0.44	0.36	0.78	1.85	5.14	13.7	13.7	5.14	1.85	0.78	0.35	0.43	0.86	1.90	5.16	8.38
345.00	8.35	5.27	1.93	0.88	0.44	0.36	0.78	1.85	5.14	13.7	13.7	5.14	1.85	0.78	0.35	0.43	0.86	1.90	5.16	8.38
335.00	6.03	5.66	2.19	0.80	0.39	0.37	0.74	1.88	5.65	11.0	11.0	5.65	1.88	0.74	0.37	0.39	0.78	2.12	5.67	6.03
325.00	3.22	2.91	1.97	0.70	0.35	0.32	0.60	1.43	3.32	3.39	3.39	3.32	1.43	0.60	0.32	0.34	0.69	2.01	2.91	3.20
315.00	1.26	1.36	1.50	0.78	0.34	0.26	0.37	1.51	2.30	2.28	2.28	2.30	1.51	0.57	0.26	0.33	0.76	1.49	1.55	1.26
305.00	0.61	1.04	1.12	0.68	0.31	0.27	0.34	1.02	1.34	1.33	1.33	1.34	1.02	0.54	0.27	0.34	0.67	1.11	1.05	0.61
295.00	0.61	1.04	1.12	0.68	0.31	0.27	0.34	1.02	1.34	1.33	1.33	1.34	1.02	0.54	0.27	0.34	0.67	1.11	1.05	0.61
285.00	1.26	1.36	1.50	0.78	0.34	0.26	0.37	1.51	2.30	2.28	2.28	2.30	1.51	0.57	0.26	0.33	0.76	1.49	1.55	1.26
275.00	3.22	2.91	1.97	0.70	0.35	0.32	0.60	1.43	3.32	3.39	3.39	3.32	1.43	0.60	0.32	0.34	0.69	2.01	2.92	3.20
265.00	6.03	5.66	2.19	0.80	0.39	0.37	0.74	1.88	5.65	11.0	11.0	5.65	1.88	0.74	0.37	0.39	0.78	2.12	5.68	6.03
255.00	8.35	5.27	1.93	0.88	0.44	0.36	0.78	1.85	5.14	13.7	13.7	5.14	1.85	0.78	0.35	0.43	0.87	1.90	5.17	8.39
245.00	8.35	5.27	1.93	0.88	0.44	0.36	0.78	1.85	5.14	13.7	13.7	5.14	1.85	0.78	0.35	0.43	0.87	1.90	5.17	8.39
235.00	6.03	5.66	2.19	0.80	0.39	0.37	0.74	1.88	5.65	11.0	11.0	5.65	1.88	0.74	0.37	0.39	0.78	2.12	5.68	6.03
225.00	3.22	2.91	1.97	0.70	0.35	0.32	0.60	1.43	3.32	3.39	3.39	3.32	1.43	0.60	0.32	0.34	0.69	2.01	2.92	3.20
215.00	1.26	1.36	1.50	0.78	0.34	0.26	0.37	1.51	2.30	2.28	2.28	2.30	1.51	0.57	0.26	0.33	0.76	1.49	1.56	1.26
205.00	0.61	1.04	1.12	0.68	0.31	0.27	0.34	1.02	1.34	1.33	1.33	1.34	1.02	0.54	0.27	0.34	0.67	1.11	1.05	0.61
195.00	0.61	1.04	1.12	0.68	0.31	0.27	0.34	1.02	1.34	1.33	1.33	1.34	1.02	0.54	0.27	0.34	0.67	1.11	1.05	0.61
185.00	1.26	1.36	1.50	0.78	0.34	0.26	0.37	1.51	2.30	2.28	2.28	2.30	1.51	0.57	0.26	0.33	0.76	1.49	1.56	1.26
175.00	3.22	2.91	1.97	0.70	0.35	0.32	0.60	1.43	3.32	3.39	3.39	3.32	1.43	0.60	0.32	0.34	0.69	2.01	2.92	3.20
165.00	6.03	5.66	2.19	0.80	0.39	0.37	0.74	1.88	5.65	11.0	11.0	5.65	1.88	0.74	0.37	0.39	0.78	2.12	5.68	6.03
155.00	8.35	5.27	1.93	0.88	0.44	0.36	0.78	1.85	5.14	13.7	13.7	5.14	1.85	0.78	0.35	0.43	0.87	1.90	5.17	8.39
145.00	8.35	5.27	1.93	0.88	0.44	0.36	0.78	1.85	5.14	13.7	13.7	5.14	1.85	0.78	0.35	0.43	0.87	1.90	5.17	8.39
135.00	6.03	5.66	2.19	0.80	0.39	0.37	0.74	1.88	5.65	11.0	11.0	5.65	1.88	0.74	0.37	0.39	0.78	2.12	5.68	6.03
125.00	3.22	2.91	1.97	0.70	0.35	0.32	0.60	1.43	3.32	3.39	3.39	3.32	1.43	0.60	0.32	0.34	0.69	2.01	2.92	3.20
115.00	1.26	1.36	1.50	0.78	0.34	0.26	0.37	1.51	2.30	2.28	2.28	2.30	1.51	0.57	0.26	0.33	0.76	1.49	1.56	1.26
105.00	0.61	1.04	1.12	0.68	0.31	0.27	0.34	1.02	1.34	1.33	1.33	1.34	1.02	0.54	0.27	0.34	0.67	1.11	1.05	0.61
95.00	0.61	1.04	1.12	0.68	0.31	0.27	0.34	1.02	1.34	1.33	1.33	1.34	1.02	0.54	0.27	0.34	0.67	1.11	1.05	0.61
85.00	1.26	1.36	1.50	0.78	0.34	0.26	0.37	1.51	2.30	2.28	2.28	2.30	1.51	0.57	0.26	0.33	0.76	1.49	1.56	1.26
75.00	3.22	2.91	1.97	0.70	0.35	0.32	0.60	1.43	3.32	3.39	3.39	3.32	1.43	0.60	0.32	0.34	0.69	2.01	2.91	3.20
65.00	6.03	5.66	2.19	0.80	0.39	0.37	0.74	1.88	5.65	11.0	11.0	5.65	1.88	0.74	0.37	0.39	0.78	2.12	5.67	6.03
55.00	8.35	5.27	1.93	0.88	0.44	0.36	0.78	1.85	5.14	13.7	13.7	5.14	1.85	0.78	0.35	0.43	0.87	1.90	5.16	8.38
45.00	8.35	5.27	1.93	0.88	0.44	0.36	0.78	1.85	5.14	13.7	13.7	5.14	1.85	0.78	0.35	0.43	0.86	1.90	5.16	8.38
35.00	6.03	5.67	2.18	0.79	0.38	0.36	0.75	1.87	5.64	11.0	11.0	5.64	1.87	0.73	0.36	0.38	0.78	2.12	5.67	6.03
25.00	1.71	2.89	1.96	0.68	0.33	0.31	0.38	1.41	3.50	3.37	3.37	3.50	1.41	0.59	0.31	0.31	0.66	1.99	2.90	3.19
15.00	1.23	1.47	1.44	0.72	0.30	0.35	0.52	1.44	2.25	2.21	2.21	2.22	1.44	0.52	0.24	0.30	0.70	1.48	1.49	1.23
1.00	0.46	0.90	0.23	0.56	0.23	0.17	0.41	0.79	1.03	1.02	1.03	0.79	0.51	0.18	0.22	0.55	0.37	0.00	0.47	

CROWN

PEDESTRIAN AND AREA LIGHTING



GARDCO
LIGHTING

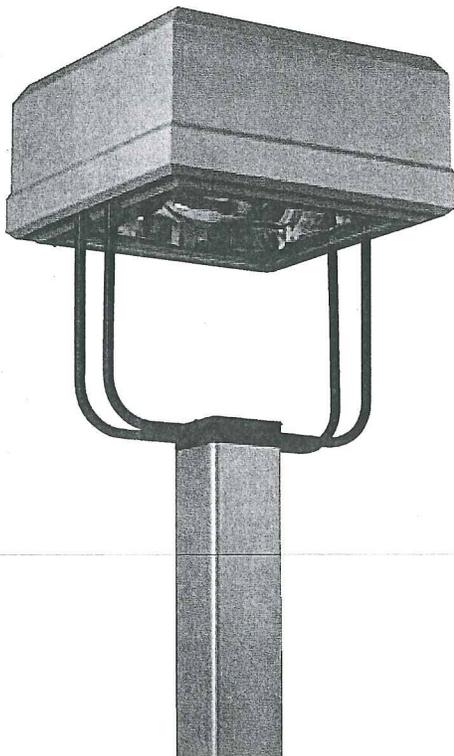
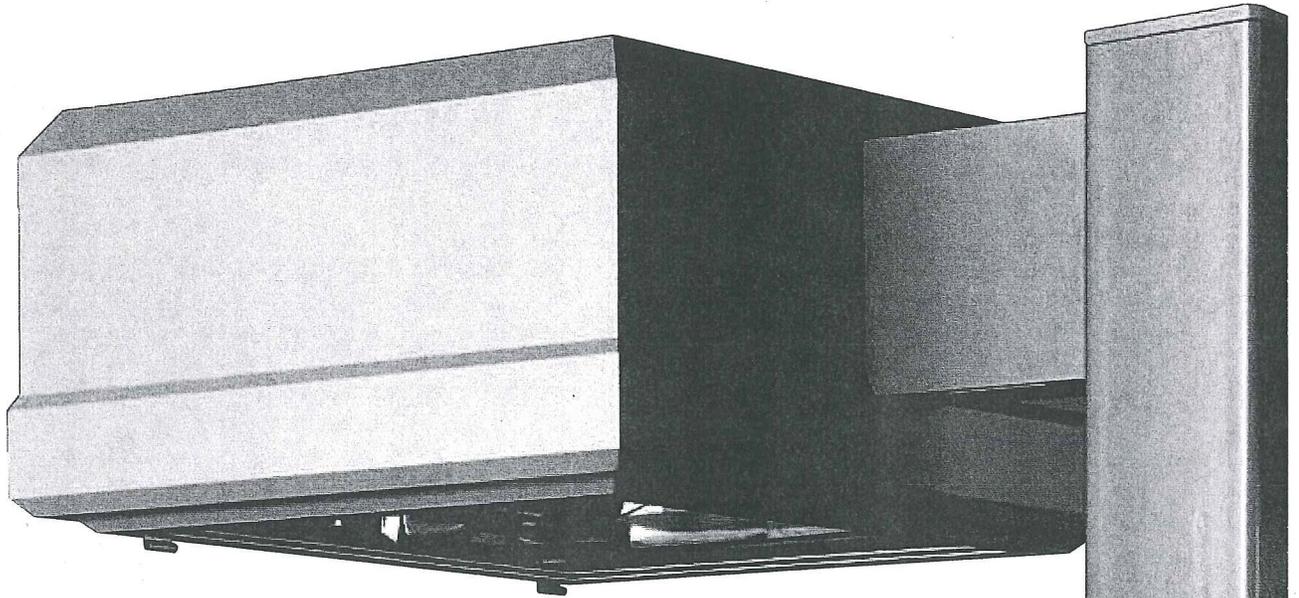


Gardco Lighting is a Philips group brand

PHILIPS

PERFORMANCE MEETS AESTHETICS

The style and form of the Gardco Crown provides a subtle and refined architectural statement. The lower housing crown and canted top enhances the traditional square form with a touch of elegance. The graceful styling of the distinctive yoke is especially appealing in pedestrian scale post-top applications. Crown features proven Gardco Form Ten optical systems, ensuring optimized lamp performance and maximized pole spacings. Moreover, Crown can be configured with the new Philips CosmoPolis™ lamp – a cost-effective, energy-efficient outdoor lighting system – to deliver maximum energy savings and a very pleasing white light.

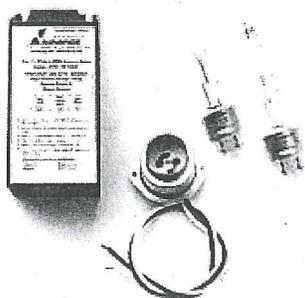
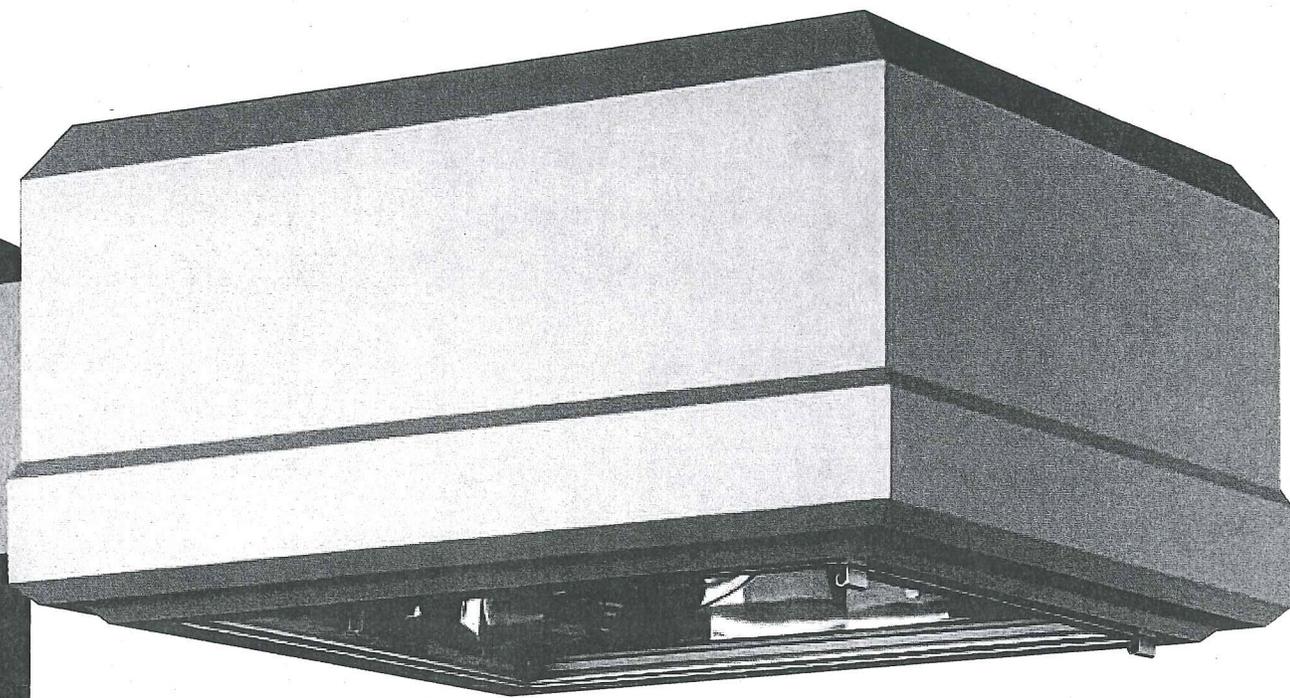


High-Performance Optics

Performance is never an issue with Crown, as it features the Gardco Form Ten optical system. Crown accepts five optical systems for a variety of distributions, including four horizontal configurations and a vertical lamp with a sag lens. All optical systems are easily rotatable in 90° increments without tools, eliminating the need for unsightly and costly bullhorns while ensuring maximum efficiency.

Mounting Options

Crown's distinct look and numerous configurations make it ideal for any application. It can be arm-mounted in single or twin assemblies, and of course wall-mounted if preferred. The configuration that truly distinguishes Crown, however, is its post top mount on the stylish Gardco single plane dual yoke. Architects desire a yoke mounted luminaire that doesn't sacrifice aesthetics, and Crown truly delivers.

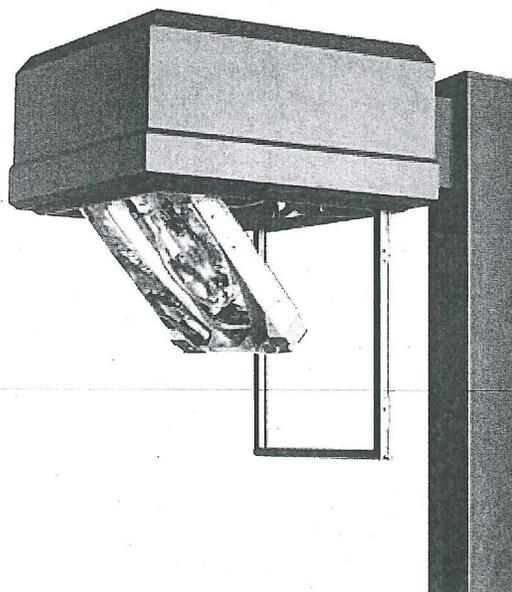


Energy Savings

Crown is among the first luminaires available with the new energy-efficient, low-cost Philips CosmoPolis™ lighting system. CosmoPolis™ combines a revolutionary new white light ceramic metal halide lamp and an optimized electronic ballast to offer improved visibility, enhanced ambiance, long life and lower power consumption. The result is a system that uses up to 50% less energy and is significantly less expensive than other products while minimizing environmental impacts and CO2 emissions – Green energy without "green" expenses.

Quality Construction

Crown combines an exciting, unique form with Gardco's renowned quality of construction. The luminaire features an extruded aluminum housing with solid sides and a die formed aluminum top, as well as a distinctive aluminum crown that is as dynamic as it is durable. Like all Gardco products, Crown is finished in a fade- and abrasion-resistant thermally cured TGIC powdercoat, and all points of entry are fully sealed and gasketed to prevent intrusion from dirt, insects, and other contaminants. It features toolless access to the optical system, ensuring that the rare service call will be quick and easy.



CROWN

Including Crown with CosmoPolis™ 

GENERAL DESCRIPTION: The Gardco Crown luminaires are arm, wall, and post top mount cutoff units for high intensity discharge lamps up to 250 watts. Luminaires feature an extruded aluminum housing with die formed aluminum top, and a distinctive extruded aluminum crown. Post top units utilize the distinct Gardco single plane dual yoke. Luminaires are finished in an TGIC polyester powdercoat. Crown luminaires accept one of five (5) interchangeable and rotatable precision segmented optical systems.

CUTOFF PERFORMANCE: Flat glass lens luminaires provide full cutoff performance. Sag lens luminaires provide cutoff performance.

ORDERING

Example	PREFIX	CONFIGURATION	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS	
	CNA16	1	1	50MH	120	BRP	F	
	CNA16 16" Arm Mount	1 2	Single Assembly Twin @ 180°	Horizontal Lamp 1 Type I 3 Type III FM Type IV Q Type V	50MH ^{2,3} 70MH ^{2,3} 100MH ^{2,3} 150MH ^{2,3} 175MH ⁴ 200MH ^{2,3} 250MH ⁵	120 208 240 277 347 480	BRP Bronze Paint BLP Black Paint WP White Paint NP Natural Aluminum Paint OC Optional Color Paint <i>Specify RAL designation. Ex. OC-RAL7024.</i> SC Special Color Paint <i>Specify. Must supply color chip.</i>	F Fusing In Head LF In-Line/In-Pole Fusing PC Photocontrol and Receptacle <i>Not available with 480V.</i> PCR Photocontrol Receptacle Only POLY Polycarbonate Sag Lens <i>In lieu of flat glass lens.</i> HS Internal Houseside Shield <i>Supplied standard with FM optics.</i> QS Quartz Standby QST Quartz Standby - Timed Delay PTF2' Pole Top Fitter (2 3/8" x 4") PTF3' Pole Top Fitter (3" - 3 1/2") PTF4' Pole Top Fitter (3 1/2" - 4")
	CNW16 16" Wall Mount		<i>For wall and post top mounting, use "1".</i>	Vertical Lamp VS' Type V	175 PSMH ^{2,4} 70HPS 100HPS 150HPS	200-277 <i>60CMPE only.</i>		
	CNP16 16" Post Top Mount				60CMPE <i>200-277V only.</i>			

- Luminaires with Type VS optics are supplied with an acrylic sag lens. Optics require a medium base lamp. 200 W maximum. Not available in 60CMPE.
- Medium base lamp.
- 200MH and all MH 150 watts and below is pulse start by design.
- Utilizes medium base lamp in vertical optics.
- Available in horizontal lamp optics only.
- Available in vertical lamp optics only.

60CMPE⁶ 60 Watt CosmoPolis™ high performance electronic ceramic MH lamp and ballast system. 

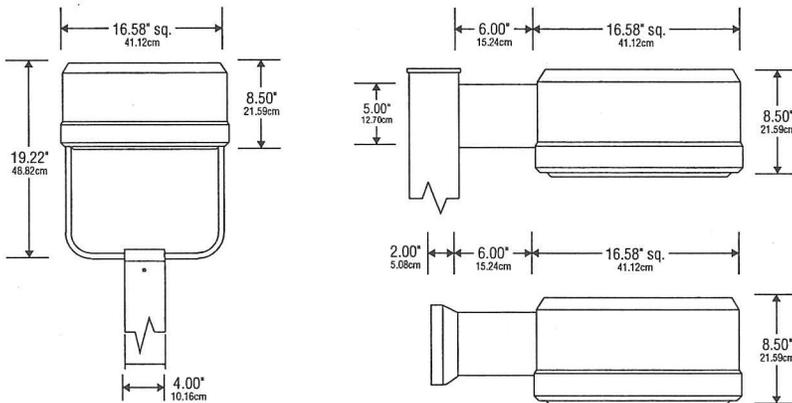
PSMH - Pulse Start Metal Halide
HPS - High Pressure Sodium
MH - Metal Halide
CMPE - CosmoPolis™ Electronic Metal Halide Lamp and Ballast System

7. Available with arm mounted luminaires only.

Prior to ordering, consult Submittal Data Sheet on sitelighting.com for the most current information, notes and exclusions.

Gardco Lighting reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

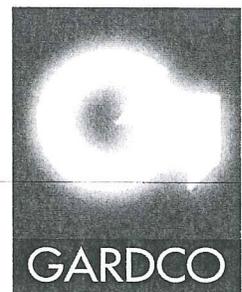
DIMENSIONS



SIZE	EPA'S		WEIGHTS
	SINGLE	TWIN	SINGLE
CNA16	1.41 ft²	2.82 ft²	33 lbs
	.131 m²	.262 m²	15.0 kg
CNP16	1.31 ft²	N/A	33 lbs
	.122 m²		15.0 kg
CNW16	N/A	N/A	35 lbs
			15.9 kg

Gardco Lighting is a Philips group brand

1611 Clovis Barker Road
San Marcos, TX 78666
512/753-1000
800/227-0758
Fax: 512/753-7855
www.sitelighting.com





County of Fairfax, Virginia

MEMORANDUM

DATE: May 14, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SPA 82-V-035-03 Good Shepherd Catholic Church

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Permit Amendment (SPA) application as revised through May 3, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested.

Environment

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 12:

“Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18:

“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way. . . .”

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



ENVIRONMENTAL ANALYSIS

Vegetation The site has limited vegetation at the present time. Additional plantings along the boundaries of the site could aid in reducing potential glare from proposed new lighting. The applicant should ensure that proposed plantings are consistent with the recommendations from Urban Forestry Management (UFM) staff.

Lighting New lighting is proposed for the site. In order to ensure that the proposed lighting does not adversely impact surrounding properties, the applicant should prepare a photometric study to be submitted with their site plan. If the study demonstrates that the proposed lighting meets the Zoning Ordinance standards, then it will also satisfy any staff concerns regarding glare and lighting spill-over which might impact neighboring properties in a manner which might be inconsistent with Comprehensive Plan guidance.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: April 4, 2012

TO: Susan C. Langdon, Chief
Special Permit and Variance Branch
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III TPO
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Amendment Application #SPA 82-V-035-03, Good Shepherd Catholic Church, SPA dated 1st February 2012, LDS Project #5091-ZONA-001-1, Tax Map #110-2-01-0022A, Mount Vernon District

We have reviewed the subject application and offer the following Stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls must be satisfied for the redevelopment (PFM 6-0401.2A). Locations of Tree Box Filters have been identified on the plat.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are several downstream drainage complaints on file. More information on this complaint is available from the Maintenance & Stormwater Management Division (703-877-2800).

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). A dry pond exists on the site. The location of underground detention has been identified on the plat.

Site Outfall

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement (ZO 9-011.J (2) (c)).

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Susan C. Langdon, Chief
Special Permit Application #SPA 82-V-035-03, Good Shepherd Catholic Church
April 4, 2012
Page 2 of 2

Stormwater Planning Comments

This case is located in the Little Hunting Creek Watershed. There is a Buffer Restoration Plan (LH9301) located near the subject site.

Dam Breach

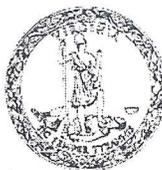
None of this property is within the dam breach inundation zone.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

SR/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

May 14, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: SPA 82-V-035-3; Good Shepherd Catholic Church

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- Entrances along Mount Vernon Highway should be consolidated.
- Why is the interparcel to Braddock Avenue being blocked?

ZONING ORDINANCE PROVISIONS

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.