



FAIRFAX COUNTY

APPLICATION FILED: June 7, 2000
APPLICATION AMENDED: October 13, 2000
PLANNING COMMISSION: November 9, 2000
BOARD OF SUPERVISORS: Not yet scheduled

V I R G I N I A

October 26, 2000

STAFF REPORT

APPLICATION SE 00-H-028

HUNTER MILL DISTRICT

APPLICANT: Catholic Diocese of Arlington, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his Successors in Office (for St. Mark's Church)

ZONING: R-1 (Residential, One Dwelling Unit Per Acre)

PARCEL(S): 37-4 ((1)) 42

ACREAGE: 19.22 acres

F.A.R.: 0.12

OPEN SPACE: 69%

PLAN MAP: Public Facilities, Governmental and Institutional

SE CATEGORY: Category 3, Quasi-Public Uses

PROPOSAL: Approval of a Special Exception for a church with a nursery school, child care center, and private school of general education with an enrollment of 100 or more students daily.

STAFF RECOMMENDATION:

Staff recommends approval of SE 00-H-028, subject to the proposed Development Conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements on all peripheries except the southwestern to permit the existing vegetation to be supplemented to achieve the required minimum twenty-five (25) foot wide buffer.

Staff recommends approval of a modification of the transitional screening requirement on the southwestern periphery (along Vale Road) to permit the landscaping shown on the Special Exception Plat to satisfy the requirement.

Staff also recommends approval of a waiver of the barrier requirement on the southwestern periphery (along Vale Road), along the southeastern periphery, and along a portion of the northeast periphery, east of the existing parking area.

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 Supervisors. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



SPECIAL EXCEPTION APPLICATION SE 00-H-028

SE 00-H-028
FILED 06/07/00
AMENDED 10/13/00

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

TO PERMIT A PLACE OF WORSHIP AND RELATED FACILITIES,
A NURSERY SCHOOL, CHILD CARE CENTER AND A PRIVATE
SCHOOL OF GENERAL EDUCATION WITH AN ENROLLMENT
WHICH EXCEEDS 100 STUDENTS DAILY

ZONING DIST SECTION: 03-0104

ART 9 CATEGORY/USE: 03-15

19.22 ACRES OF LAND; DISTRICT - HUNTER MILL

LOCATED: 9970 VALE ROAD

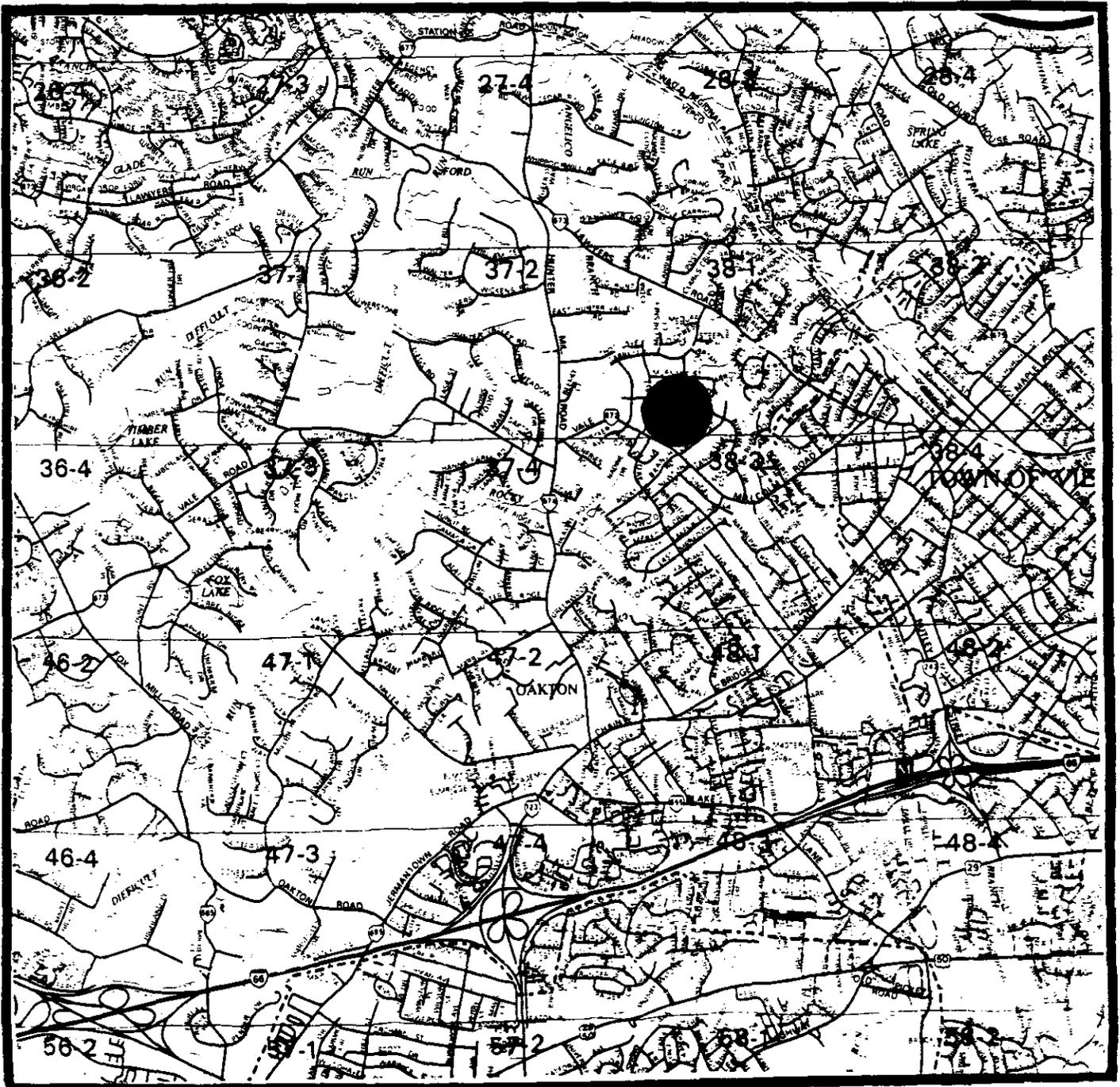
ZONED R-1

PLAN AREA 2

OVERLAY DISTRICT(S):

TAX MAP

037-4- /01/ /0042-



SPECIAL EXCEPTION APPLICATION

SE 00-H-028

SE 00-H-028
 FILED 06/07/00
 AMENDED 10/13/00

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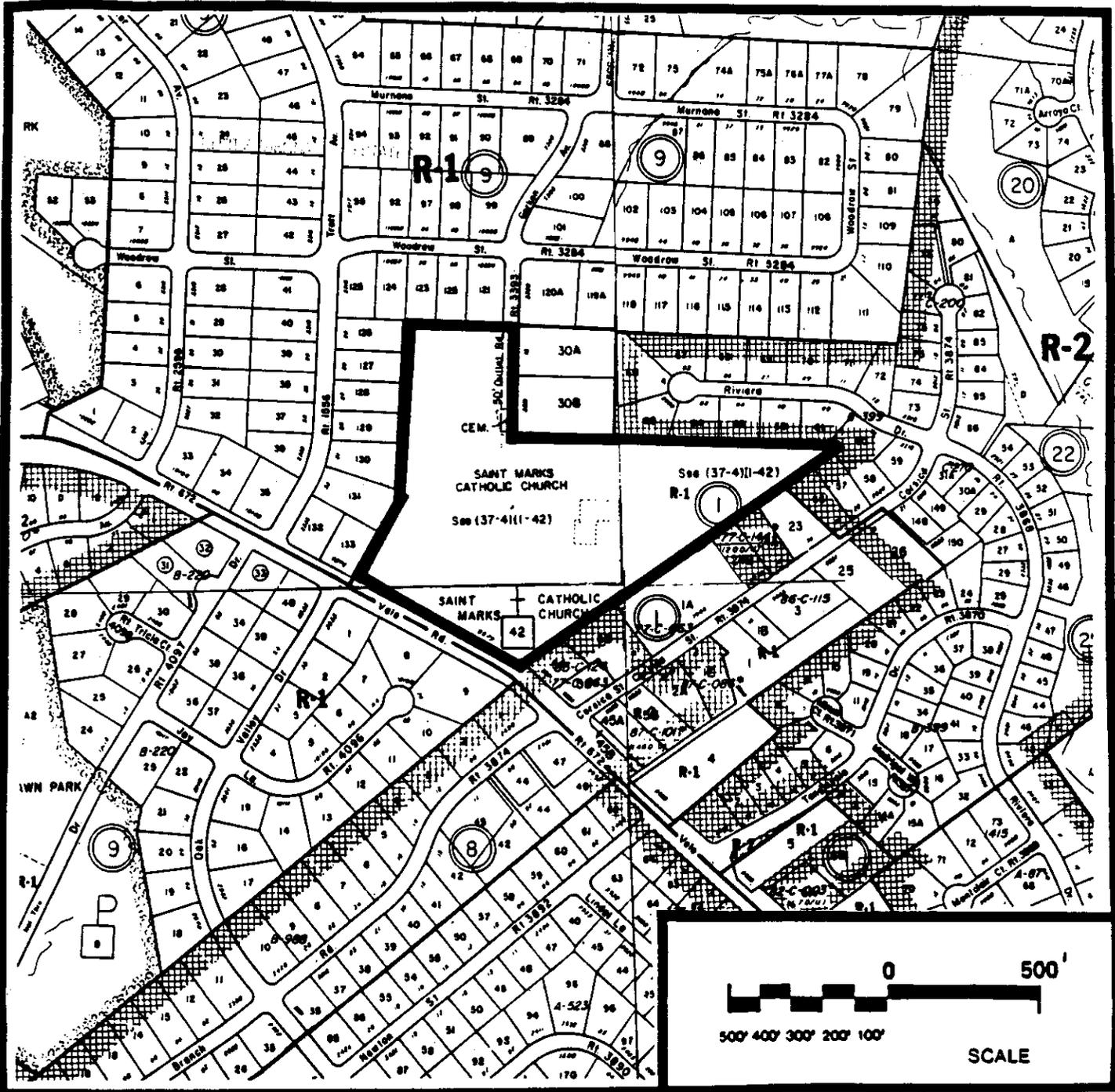
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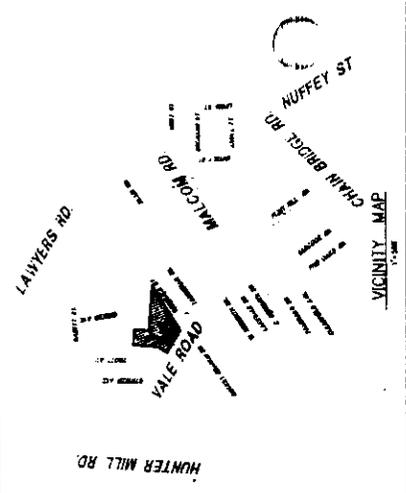
19.22 ACRES OF LAND; DISTRICT - HUNTER MILL
 LOCATED: 9970 VALE ROAD

ZONED R-1
 OVERLAY DISTRICT(S):
 037-4- /01/ /0042-

PLAN AREA 2

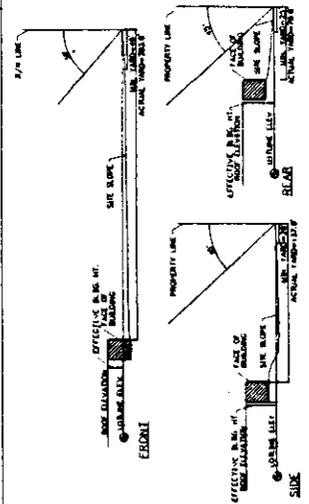
TAX MAP





PREVIOUS APPROVALS

DATE	NUMBER	DESCRIPTION
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10
10/15/10	10-10-10-10	PERMITS FOR CONSTRUCTION OF 10-10-10-10



**BULK PLANE SECTIONS
BULK PLANE TABULATION - BUILDING ADDITION**

TYPE	NO.	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL VOLUME	PERCENTAGE OF TOTAL HEIGHT
1	1	1000	10.0	10.0	10.0
2	2	2000	20.0	20.0	20.0
3	3	3000	30.0	30.0	30.0
4	4	4000	40.0	40.0	40.0
5	5	5000	50.0	50.0	50.0
6	6	6000	60.0	60.0	60.0
7	7	7000	70.0	70.0	70.0
8	8	8000	80.0	80.0	80.0
9	9	9000	90.0	90.0	90.0
10	10	10000	100.0	100.0	100.0

WAIVER MODIFICATION REQUEST

1. THE APPLICANT REQUESTS A WAIVER OF THE HEIGHT REQUIREMENT.
2. THE APPLICANT REQUESTS A WAIVER OF THE SETBACK REQUIREMENT.
3. THE APPLICANT REQUESTS A WAIVER OF THE LOT COVERAGE REQUIREMENT.

SHEET INDEX

- C-1. GENERAL NOTES (SHEET 10-1)
- C-2. SPECIAL NOTES (SHEET 10-2)
- C-3. GENERAL EXCEPTION PLAT (SHEET 10-3)
- C-4. GENERAL EXCEPTION PLAT (SHEET 10-4)



**ST. MARK'S LATHOLIC CHURCH
VIENNA, VIRGINIA**

1. SPECIAL EXCEPTION PLAT
2. BULK PLANE TABULATION

**SPECIAL EXCEPTION PLAT
COVER SHEET**

C-5

SITE TABULATIONS:

REQUIRED OR PERMITTED	EXISTING	PROPOSED	CHANGE
1.00	1.00	1.00	0.00
2.00	2.00	2.00	0.00
3.00	3.00	3.00	0.00
4.00	4.00	4.00	0.00
5.00	5.00	5.00	0.00
6.00	6.00	6.00	0.00
7.00	7.00	7.00	0.00
8.00	8.00	8.00	0.00
9.00	9.00	9.00	0.00
10.00	10.00	10.00	0.00

LEGEND



NOTES

1. THE SITE IS LOCATED IN VIENNA COUNTY ON THE EAST SIDE OF THE ROAD.
2. THE SITE IS ZONED R-100 (RESIDENTIAL SINGLE-FAMILY).
3. THE PROPOSED DEVELOPMENT IS A 10,000 SQ. FT. RESIDENTIAL DEVELOPMENT.
4. THE PROPOSED DEVELOPMENT IS A 10,000 SQ. FT. RESIDENTIAL DEVELOPMENT.
5. THE PROPOSED DEVELOPMENT IS A 10,000 SQ. FT. RESIDENTIAL DEVELOPMENT.
6. THE PROPOSED DEVELOPMENT IS A 10,000 SQ. FT. RESIDENTIAL DEVELOPMENT.
7. THE PROPOSED DEVELOPMENT IS A 10,000 SQ. FT. RESIDENTIAL DEVELOPMENT.
8. THE PROPOSED DEVELOPMENT IS A 10,000 SQ. FT. RESIDENTIAL DEVELOPMENT.
9. THE PROPOSED DEVELOPMENT IS A 10,000 SQ. FT. RESIDENTIAL DEVELOPMENT.
10. THE PROPOSED DEVELOPMENT IS A 10,000 SQ. FT. RESIDENTIAL DEVELOPMENT.

PLANTING NOTE:

ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

PLANTING LEGEND

- PLANTING SPEC

INTERIOR PARKING LOT LANDSCAPING

AREA OF PARKING LOTS: 10,000 SQ. FT.

PERCENT LANDSCAPING REQUIRED: 10.0%

TREE COVER CALCULATION

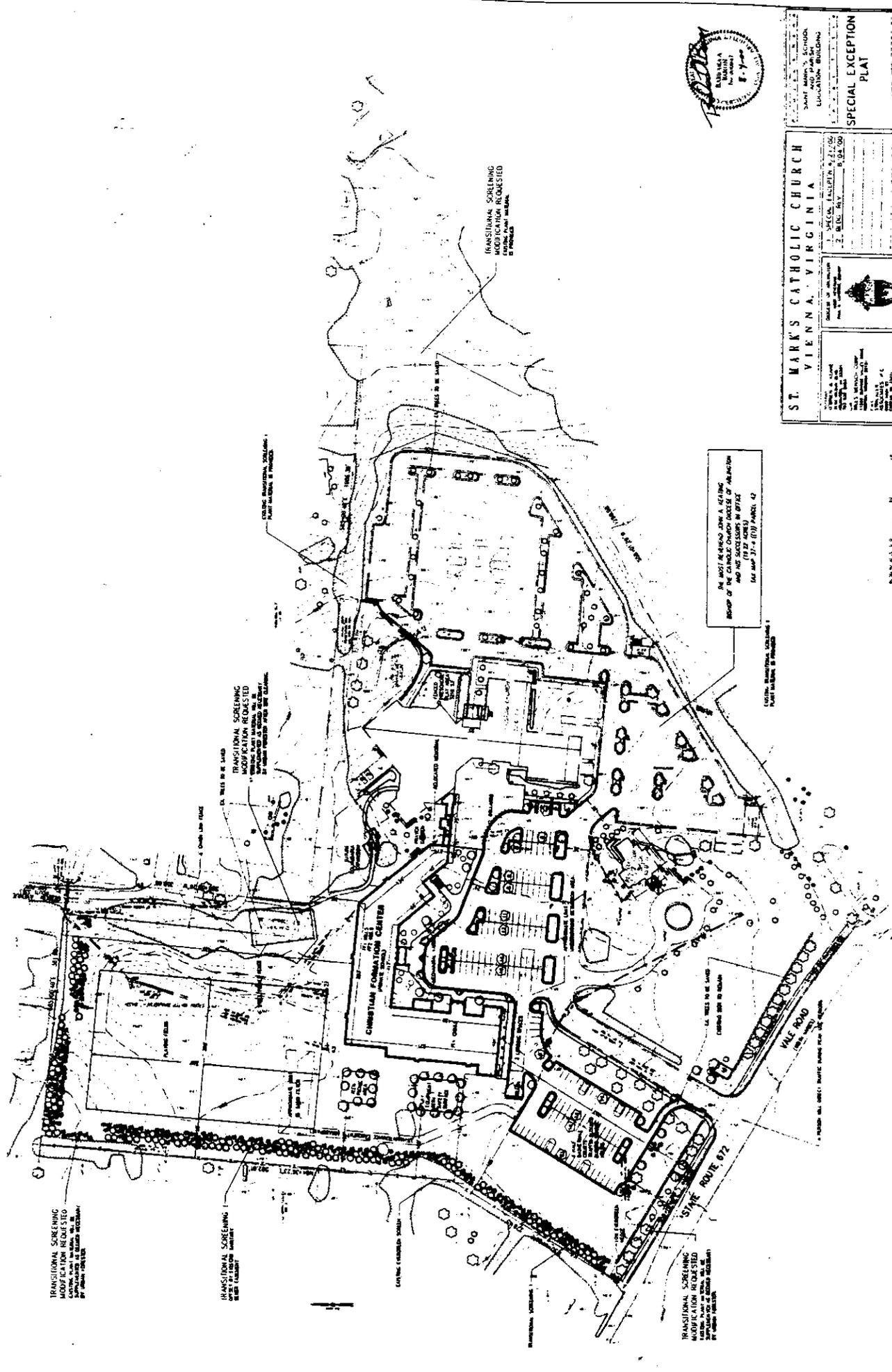
AREA OF LOT: 10,000 SQ. FT.

PERCENT TREE COVER REQUIRED: 10.0%

TOTAL TREE COVER: 1,000 SQ. FT.

PLANT SCHEDULE

PLANT SPEC	QUANTITY	DATE
1.00	100	10/15/10
2.00	200	10/15/10
3.00	300	10/15/10
4.00	400	10/15/10
5.00	500	10/15/10
6.00	600	10/15/10
7.00	700	10/15/10
8.00	800	10/15/10
9.00	900	10/15/10
10.00	1000	10/15/10



JOHN W. HARRIS, ARCHITECT
 10000
 EDUCATION BUILDING
 SPECIAL EXCEPTION
 PLAT
 C-2

ST. MARK'S CATHOLIC CHURCH
 VIENNA, VIRGINIA

ARCHITECT: JOHN W. HARRIS
 PROJECT NO. 10000
 DATE: 8-1-78

THE MOST RECENT JOINT A SEVEN
 MEMBER OF THE DISTRICT BOARD OF ARCHITECTS
 AND ENGINEERS OF VIRGINIA
 (1972 CODE)
 SEE MAP 37-4 (1978) PARCEL 42

TRANSITIONAL SCREENING
 MODIFICATION REQUESTED
 CONCRETE CURB/RETAIN WALL TO BE PROVIDED

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 MODIFICATION REQUESTED
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TRANSITIONAL SCREENING
 MODIFICATION REQUESTED
 CONCRETE CURB/RETAIN WALL TO BE PROVIDED

CHRISTIAN FOUNDATION CENTER
 10000

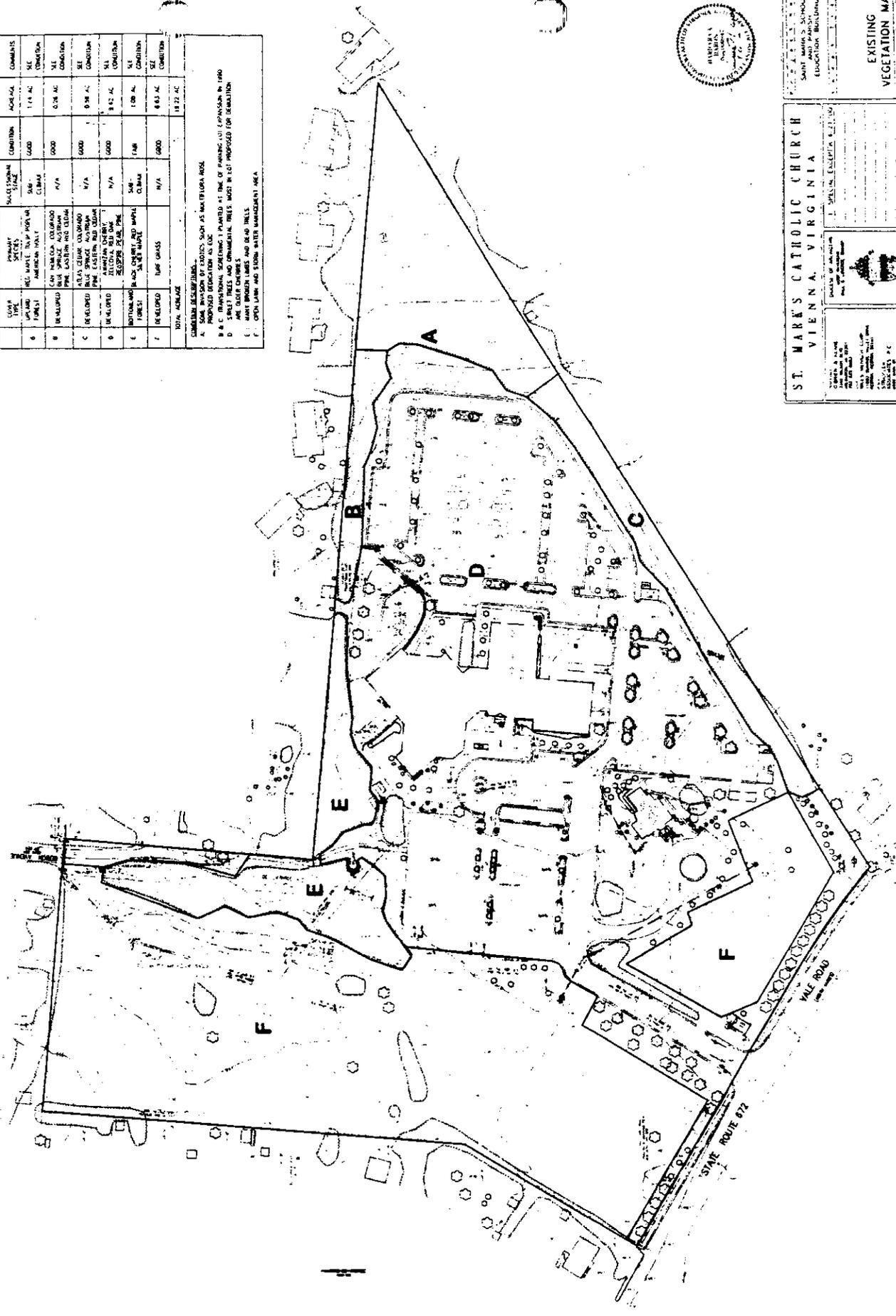
DALE ROAD
 10000

SITE ROUTE D72

COVER TYPE SUMMARY TABLE

COVER TYPE	PLANT SPECIES	PLANT SPECIES	CONDITION	ACREAGE	COMMENTS
1 UNDEVELOPED PINE	RED WOOD, TORP PINE, AMERICAN HOLY	SMB	GOOD	1.14 AC	SE
2 UNDEVELOPED PINE	LAY PINE, COLORED PINE, EASTERN RED CEDAR	N/A	GOOD	0.76 AC	SE
3 DEVELOPED PINE	ASAS CEDAR, UNCOMMON PINE, EASTERN RED CEDAR	N/A	GOOD	0.38 AC	SE
4 UNDEVELOPED PINE	ALBANY RED PINE, RED PINE, RED PINE	N/A	GOOD	9.42 AC	SE
5 UNDEVELOPED PINE	RED WOOD, TORP PINE, AMERICAN HOLY	SMB	FAIR	1.08 AC	SE
6 UNDEVELOPED PINE	RED WOOD, TORP PINE, AMERICAN HOLY	SMB	GOOD	0.63 AC	SE
TOTAL ACREAGE				18.22 AC	

COMMENTS: SEE MAP FOR DETAILS.
 A. SOME INVASION BY EXOTICS, SUCH AS MALEFLORA ROSE.
 B & C. TRANSITIONAL, SOME TREES PLANTED AT TIME OF PARKING LOT EXPANSION IN 1980.
 D. SOME TREES ARE WEAK AND NEED REMEDIAL TREATMENT. TREES MOST IN 100' PROPOSED FOR DEMOLITION.
 E. MANY BROKEN LIMBS AND DEAD LIMBS.
 F. OPEN LAWN AND SOON WATER MANAGEMENT AREA.



ST. MAR'S CATHOLIC CHURCH
 VIENNA, VIRGINIA

SAINT MAR'S SCHOOL
 EDUCATION BUILDING

EXISTING VEGETATION MAP

C-3

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:	A church with a nursery school, child care center, and private school of general education with an enrollment of 100 or more students daily. The existing church would not be changed from its current capacity of 1,000 seats. The nursery school would be for a maximum of 30 children daily. The private school of general education would be for grades K-8, and would not exceed a total daily enrollment of 520 students. The child care center would be for children enrolled in the private school only, for care before and after school. Therefore, the combined total daily enrollment would not exceed 550 children.
Lot Size:	19.22 acres
Buildings:	<u>Church:</u> 32,280 sq. ft. (existing) <u>Rectory:</u> 4,918 sq. ft. (existing) <u>Accessory structures:</u> 1,534 sq.ft., combined (existing) <u>School:</u> 63,644 sq.ft. (proposed) <u>Connector corridor:</u> 500 sq. ft. (proposed)
FAR:	0.12
Enrollment/Seats:	Maximum daily enrollment for private school of general education: 520 students Maximum daily enrollment for child care center (for students enrolled in the private school only): 30 students in the morning, 50 students in the afternoon Maximum daily enrollment for nursery school: 30 children Maximum seats in Church: 1,000 (unchanged)
Hours of Operation:	<u>Nursery school:</u> 9:00 am to 1:00 pm, (maximum) Monday through Friday <u>Private school:</u> 9:00 am to 3:30 pm, Monday through Friday <u>Extracurricular activities:</u> until 10:00 pm weekdays, and up to two (2) Saturdays a month maximum from 9:00 am to 11:00 pm

Child care before and after school: 7:00 am to 9:00 am, 3:30 pm to 6:00 pm

Church services and other church-related activities: 6:00 am to 10:00 pm Monday through Friday, 8:00 am to 11:00 pm weekends, which may be extended for special services up to two (2) times per year

Number of Employees: Approximately 30 faculty, staff, and employees for the proposed nursery school, private school of general education, and child care center.

Waivers/Modifications:

- ◆ Modification of Transitional Screening requirements on all peripheries except the southwestern to permit the existing vegetation to be supplemented to achieve the required minimum twenty-five (25) foot wide buffer.
- ◆ Modification of Transitional Screening requirement on the southwestern periphery (along Vale Road), to permit the landscaping shown on the Special Exception Plat to satisfy the requirement.
- ◆ Waiver of Barrier requirement on the southwestern periphery (along Vale Road), along the southeastern periphery, and along a portion of the northeast periphery, east of the existing parking area

LOCATION AND CHARACTER

Site Description:

The property is located at 9970 Vale Road in Vienna, along the north side of Vale Road, approximately 100 feet west of the intersection of Vale Road and Corsica Street. The site is surrounded by an established single family detached residential neighborhood which is zoned R-1 and R-2 and planned for residential development at 1-2 du/ac.

The property is an irregular shape, with frontage on Vale Road. The topography on the site is varied, and is significantly lower in elevation from the residential properties to the west and east. Additionally, the open space to the rear of the site is sloped downward and inward and is currently functioning as the stormwater detention area.

Existing buildings on the site include the church, rectory, and various accessory structures. The church is located centrally on the site with the rectory located to

the south of the church, closer to Vale Road. The rectory is accessed by a circular drive off the main travelway leading to the church. The church building is 32,280 square feet, is 52.6 feet in height, and contains 1,000 seats. The rectory is 4,918 square feet, and is 35 feet in height. The accessory structures include a garage and three (3) storage sheds. The garage is 911 square feet, and twelve (12) feet in height. The sheds are 149 square feet, 368 square feet, and 106 square feet, respectively, and have a maximum height of eight (8) feet. The total gross floor area of the existing buildings is 38,732 square feet, for an FAR of 0.05.

There is existing natural vegetation on the northeastern, southeastern, and northwestern peripheries of the property. There are other areas of existing trees, as well as ornamental landscape, parking lot landscape, and grassy open areas. In addition, there are columbaria with a memorial area in the garden, and a small cemetery located to the east of the church.

Vehicular access to the site is from Vale Road. Existing parking in front of the church and to the east of it consist of 454 parking spaces. The eastern parking area also includes a basketball court, which is used for recreation when the parking lot is not in use. A sidewalk is located along the Vale Road frontage of the property. An access easement from Gerkin Avenue is located on the northern portion of the property, for vehicular access to residential Lots 30A and 30B; no vehicular access to the church site is available from Gerkin Avenue.

Stormwater management on the site consists of two detention ponds, with the larger facility located in the large grassy area on the northwestern portion of the site, and the smaller facility located to the northeast of the church.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single-Family Detached Residential (Little Vienna Estates, Tanglewood)	R-1, R-2	Residential, 1-2 du/ac
South	Single-Family Detached Residential (Ashlawn, Lakevale Estates, Tanglewood)	R-1, R-2	Residential, 1-2 du/ac
East	Single-Family Detached Residential (Little Vienna Estates)	R-1	Residential, 1-2 du/ac
West	Single-Family Detached Residential (Tanglewood)	R-1, R-2	Residential, 1-2 du/ac

BACKGROUND**Site History:**

Application	Use	BZA Action	Date of Action
	Construction of a parochial school for 600 students, and construction of a church by-right (school not constructed)	approved	February 23, 1965
Special Permit # S-286-75	Addition of parking (from 89 to 263 spaces)	approved*	February 10, 1976
Special Permit # S-81-C-081	Addition to church sanctuary to increase capacity from 650 to 1,000 seats, addition of parking (up to 310 spaces) and request for access from Corsica St.	approved* in part (request for access to Corsica St. withdrawn)	December 15, 1981
SPA-81-C-081-1	Addition to an existing storage shed/ garage	approved*	December 11, 1984
SPA-81-C-081-2	Addition of parking and access from Gerkin Ave.	denied	October 11, 1988
SPA-81-C-081-3	Addition of parking (up to maximum 477 spaces)	approved* (see Appendix 4)	September 26, 1989

* Approved with Development Conditions.

Comments:

In addition, the following interpretations have been made in conjunction with previous Special Permit approvals:

- November 13, 1990 approved a shift in size and location of the stormwater management ponds and a reconfiguration of the parking lot area as a result, but not for relocation of the removed parking spaces

- March 27, 1996 to permit 22 ground level Columbaria, which was determined to be in conformance with SPA 81-C-081-3

On October 13, 2000 the subject application was amended to add a child care center for before and after school care as one of the requested uses.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area: Vienna Planning District; Area II

Planning Sector: Piney Branch Community Planning Sector (V4)

Plan Map: Public Facilities, Governmental and Institutional

Plan Text:

On Page 381 of the Area II volume of the Comprehensive Plan, as amended through June 26, 1991, under the heading "Land Use, Recommendations," the Plan states:

"The Piney Branch sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SE Plat: St. Mark's Catholic Church
Prepared By: Wiles Mensch Corp.
Original and Revision Dates: April 21, 2000, as revised through August 4, 2000

Plat Description

The SE Plat consists of four (4) sheets. Sheet C-S is the Cover Sheet, and includes notes, interior parking lot landscaping and tree cover calculation tables, site tabulations, a legend, previous approvals, bulk plane sections and tabulations, a sheet index, waiver and modification requests, and a vicinity map. Sheet C-1 (labeled as Sheet 1 of 3) is the approved Special Permit Plan for SPA 81-C-081-3.

Sheet C-2 is the proposed SE plat, and depicts the existing and proposed buildings, vehicular and pedestrian circulation, the recreation areas, the existing

and proposed parking, transitional screening and other landscape, and proposed stormwater management facilities. Sheet C-3 is the existing vegetation map, and includes a cover-type summary table and existing condition descriptions.

The proposed new structures include a 63,644 square foot 2-story school building with a 500 square foot corridor connecting it to the existing church. The corridor extends westward from the church to the school, which extends further to the west and then wraps around to the south toward Vale Road, in an "L" shape. The building is 157 feet from the western property line at its closest point.

Vehicular access to the site will remain from Vale Road only. The existing driveway entrance will remain. A sidewalk is located along the frontage of the property, and will be extended into the site along the driveway leading to the school entrance. The access easement from Gerkin Avenue will remain to provide access to residential Lots 30A and 30B. However, no other vehicular access from this location will be permitted. This access is to be controlled by the placement of a security gate.

The proposed new parking area includes 22 parking spaces and two loading spaces, located to the south of the proposed school wing. This new parking lot is accessed from the end of the existing entrance driveway (at the northern end of the lot), with an exit-only at the southern end of the lot. This parking area also includes 4 half-court basketball courts, and will be closed to vehicles during regular school hours and while in use for recreation. This added parking brings the total number of spaces on-site to 477 spaces.

Existing transitional screening on the northeast and southeast peripheries will remain. Supplemental vegetation will be added to the existing vegetation on the western and northern peripheries to achieve a minimum of a 25 foot buffer. A six-foot fence will be placed along the western and northern peripheries, to the inside of the transitional screening yards. The cemetery will also be enclosed with a steel picket fence. The area marked on the Plat for future columbaria expansion is consistent with the previous Special Permit conditions for the church use.

Recreation facilities on-site include two play areas, a teen picnic area, basketball courts, and playing fields. The fenced nursery school play area is located adjacent to the church on the eastern side, and is 3,210 square feet in area. A second play area, which contains play equipment on a safety surface and a teen picnic area are located to the west of the proposed school building. These two recreation areas are located 100 feet from the western property line at the closest point, and will be surrounded by landscape. There are two basketball court areas, one existing in the eastern parking area, and one proposed in the new southern parking area. Two sports fields will be located in the open area at

the northern portion of the site, in the location of the current stormwater management pond.

Stormwater management and Best Management Practices (BMPs) will be met with an underground detention and sand filter system. The smaller of the two existing detention ponds on-site will remain.

Land Use Analysis (See Appendix 5)

The Land Use Analysis memorandum is dated September 8, 2000, and is based on the review of the Special Exception Plat originally dated April 21, 2000. The SE Plat has since been revised, (August 4, 2000) and changes thereon will be reflected in the discussion of the resolution of the following issues.

The memorandum states that the proposal to add a nursery school and elementary/ intermediate school to the church represents a substantial increase in development intensity over the existing facilities, both in terms of the increased size of the physical plant and the increased level of activity on the site. The proposed new construction would result in a 0.12 FAR, which is within the 0.15 FAR permitted by the Ordinance. The proposed use conforms with the Plan recommendation for institutional use; however, the development proposal should be designed and implemented to mitigate adverse impacts on the adjacent residential neighborhood that may result from the proposed school addition. The special exception application could be considered in harmony with the Comprehensive Plan if the issues outlined below are satisfactorily addressed. Staff concludes that all land use issues have been resolved as follows and with the proposed development conditions:

Issue: Building Location and Design

The SE plat initially depicted an elongated wing to be attached to the existing church which extended to approximately 60 feet from the western property boundary. The proposed new addition was not compact in design like the existing church, which is designed as a modified semi-circular building centrally located on the site. The applicant was encouraged to consider a design modification which would shift the bulk of the new building toward the center of the site and incorporate a building design that is more closely related and integrated with the existing church in terms of style, size and mass. The recommended design modifications would minimize clearing and grading on the site by utilizing some of the existing paved area for the new addition and minimizing visual and noise impacts on the adjacent residential neighborhood.

Resolution:

The proposed school structure was redesigned to reduce the proximity to and impact upon the adjacent residential properties to the west. The revised layout is more compact in design, and moves some of the mass further inward on the site. The school is now an "L" shaped structure, and is 157 feet from the western property line at its closest point. The proposed location of the building does incorporate the use of some existing pavement. The two-story school will be approximately 23.5 feet high. The proposed façade will be similar in character to the existing church, and the applicant has stated that the exterior building materials will consist of primarily brick, with a sloped shingled roof. Building elevation drawings were provided by the applicant, and are included at the end of this report. Further, development conditions are proposed which would require the building to be constructed of primarily brick with a sloped shingled roof, as stated, and for the façade to be in substantial conformance with the attached elevation rendering. Therefore, staff believes this issue has been satisfactorily addressed.

Issue: Screening and Barriers

It was recommended that a barrier around the periphery of the site be provided as a means of controlling pedestrian access into and off of the site and to enhance the protection and security of the school and neighborhood. The provision of a solid, board-on-board barrier fence in the vicinity of the fields, recreation areas, and parking lot areas where noise and glare could potentially impact adjacent residences, was also recommended. In order to minimize visual, noise and glare impacts to the maximum extent possible, it was also recommended that a dense buffer of existing vegetation and supplemental evergreen trees and shrubs be provided along the periphery of the site which meets or exceeds the minimum 25 foot wide transitional screening requirement.

Resolution:

A six-foot fence is proposed along the western and northern property lines, nearest to the proposed school use. The proposed fence would extend northward from the western property line near Vale Road to the northern property line, eastward to the ingress/egress easement near Gerkin Avenue, and southward to its convergence with the cemetery, which will be enclosed by a steel picket fence. The fence would then continue from the southeastern corner of the cemetery enclosure eastward, along the northern property line, to the eastern edge of the existing parking area. All fences will be located to the inside of the transitional screening yards. The applicant has stated that they are willing to provide either vinyl-clad chain link or a solid wood type fence, depending on the preference of the directly adjacent residents. Additional landscaping consisting of trees and other screening vegetation is being provided in these areas to supplement the existing vegetation to achieve the minimum required

Resolution:

The applicant has stated that they are willing to limit the height of the light poles to twelve feet, and to use fully shielded light fixtures. A development condition is proposed which states that outdoor lights shall not exceed twelve (12) feet in height, that there will be no outdoor lighting of the playing fields, that all fixtures be fully shielded and directed downward, and that parking lot lighting which is not necessary for security lighting shall be extinguished within one hour of the last scheduled evening activity. Therefore, this issue has been resolved.

Issue: Parking

The SE tabulations indicate that the parking spaces provided are substantially in excess of Zoning Ordinance minimum requirements for the combined church, nursery school and elementary/intermediate school. While it is critical to maintain sufficient on-site parking to accommodate over-flow parking for the church, the applicant is encouraged to consider a shared parking arrangement between the school and church to reduce excessive parking spaces since these facilities are not generally in session at the same time.

Resolution:

The applicant is proposing to add 22 additional parking spaces, for a total of 477 spaces on the site. This does exceed the requirement of 290 spaces for all proposed uses on the site by 187 spaces. However, the most recent Special Permit Amendment approved for the church (SPA 81-C-081-3) allowed for a maximum of 477 parking spaces, all of which have not been previously built. This is the same number of spaces now proposed by the applicant. A development condition is proposed which would limit the parking to the area shown on the SE Plat. An additional concern has been the occurrence of overflow parking on residential streets during Sunday mass services. Therefore, a development condition is proposed which would prohibit overflow parking on any of the nearby residential streets. Therefore, staff believes this issue has been resolved.

Issue: Operational Issues

An additional concern identified by staff is the proposed use of the school building and outdoor playing fields after regular school hours. In addition to the child care before and after school, the school is proposing to provide additional extracurricular activities for the students. Due to the proximity of the property to residential neighborhoods, staff believes that it is important that these additional activities should be subject to use restrictions.

twenty-five foot wide transitional screening yard, which may be greater in the areas where feasible. Development conditions are proposed which would require the applicant to submit a landscape plan for approval by the Urban Forestry Branch during site plan review, which would not permit the limits of clearing and grading to extend into the proposed screening yards except where additional grading is needed in currently unvegetated areas, and which would require the applicant to provide an attractive six-foot fence on the western and part of the northern property lines as described. Therefore, this issue has been satisfactorily addressed.

Issue: Architectural Compatibility

In order to determine the compatibility of the proposed new construction with the surrounding area and the existing church, detailed building elevations were requested to include information on color, building materials, architectural style, and building foundation landscaping.

Resolution:

The applicant has provided color elevations which illustrate the proposed brick façade and sloped, shingled roof. Staff believes that the proposed architecture is similar in style to that of the existing church, and would be compatible in character with that of the surrounding residential properties. Further, development conditions are proposed which would require that the building be constructed primarily of brick, with a sloped, shingled roof, and in conformance with the submitted elevation with respect to style, materials, and color. Therefore, this issue has been resolved.

Issue: Noise

The routine use of outdoor loudspeaker systems should not be permitted because the noise may be a nuisance to the adjacent residential properties.

Resolution:

A development condition is proposed which states that the use of outdoor public address speaker systems or bull horns would be prohibited. Therefore, this issue has been resolved.

Issue: Lighting

All lighting, including pedestrian, parking lot and building security lighting, should feature full cut-off fixtures in order to minimize nighttime glare and focus light onto the site. Parking lot lighting poles should be kept to a minimum height of 12 feet.

Resolution:

Development conditions are proposed which limit the hours of extracurricular school activities to no later than 10:00 pm weekdays, and to a maximum of two Saturdays a month between 9:00 am to 11:00 pm. In addition, the proposed development conditions limit the use of the athletic fields to use by the school and church only, and prohibit the lighting of the playing fields, further limiting the hours of use.

Transportation Analysis (See Appendix 6)

The transportation analysis memorandum is dated October 11, 2000, and is based on review of the revised SE Plat dated August 4, 2000. In addition, the comments were also based on the review of a traffic study and subsequent addendum submitted by the applicant, dated May 3, 2000 and September 15, 2000, respectively. These two traffic studies analyzed the projected impact on the surrounding road network which would be generated by the proposed uses. The Department of Transportation (DOT) has identified the following transportation issues, which have been resolved as follows and with proposed development conditions:

Issue: Left Turn Lane

The DOT has considered whether there is a need for extension of the left turn lane currently serving the site from Vale Road.

Resolution:

The DOT has determined that opposing traffic volumes on Vale Road will not significantly impede left turning vehicles entering the site, therefore queuing traffic is not likely to interfere with through eastbound traffic on Vale Road. Further, the ability to extend the left turn lane is hindered by the proximity of the intersection of Vale Road and Oak Valley Drive. Substantial off-site construction would be required to accommodate additional left-turning capacity and continued safe and effective operation of the Vale Road/Oak Valley Drive intersection. Giving the existing and proposed traffic conditions at the church entrance, this would result in only a marginal benefit. Therefore, staff does not recommend extension of the left turn lane.

Issue: Car Pool Rate

An agreement has been reached whereby the applicant will institute carpools at an average rate of 2.5 students and/or employees per vehicle. Should evidence of non-compliance be discovered, it is expected that the applicant will be given a time period not to exceed 30 days from notification to become compliant.

Resolution:

The applicant has committed to a proposed development condition which states that the applicant will institute and enforce a car pool program with an average rate of 2.5 students and/or employees per vehicle. The names of the individual or committee members who are appointed to head this program will be provided to the Department of Transportation and the Hunter Mill District Supervisor's Office. This carpool program will be subject to standard zoning enforcement procedures if it is found to be in non-compliance. Therefore, this issue has been resolved.

Issue: School Zone Signage

The applicant has proposed to install school zone signage to promote a reduction of traffic speeds along Vale Road.

Resolution:

The applicant has agreed to traffic mitigation measures on Vale Road to include installation of school zone signage. While the DOT has no objection to the signs, the applicant will need to seek approval from the Fairfax County School Board and VDOT prior to its installation. A development condition is proposed which states that the applicant will pursue and install traffic mitigation measures which may include school zone signage, subject to approval from VDOT and the School Board. Therefore, this issue has been resolved.

Issue: Police Traffic Direction

The applicant has also proposed to provide traffic direction at the site's entrance during peak arrival and departure time periods.

Resolution:

In addition to the proposed signage, the applicant has agreed to traffic mitigation measures on Vale Road which include possible police traffic direction. The DOT would not object to police direction at the site entrance during peak hours, provided it does not worsen traffic conditions on Vale Road. Similar to the school zone signage, a development condition is proposed which states that the applicant shall pursue and install traffic mitigation measures which may include police traffic direction, subject to need and approval. Therefore, this issue has been resolved.

Issue: On-site Circulation

The DOT has expressed concerns to the applicant about traffic circulation within the site. The applicant has indicated that the church/school will utilize portable traffic control devices and on-site traffic control to accommodate efficient traffic flow within the site.

Resolution:

The applicant has proposed an on-site vehicle traffic pattern which allows for orderly stacking for vehicles which are picking up and dropping off of children at the school entrance. In the event that there is additional stacking traffic present, the applicant has the means to extend the stacking area into and around the eastern parking lot. Development conditions are proposed which state that there will be no vehicle stacking permitted off-site, and that parking lanes in the front parking area will be blocked off during morning drop-off to prevent vehicles from impeding the on-site circulation pattern. Therefore, this issue has been resolved.

Issue: Drop-Off Locations

The applicant has verbally agreed to a condition that no students will be dropped off along Vale Road and Gerken Avenue. All drop-offs should take place on the site.

Resolution:

A development condition is proposed which would prohibit vehicles from dropping off children off-site. In addition, off-site drop-off of students onto neighboring side streets will be further hindered by the lack of pedestrian access to the site from the north (except for those local residents with a key to the locked pedestrian gate). Therefore, this issue has been resolved.

Issue: Right-of-Way Dedication

Additional right-of-way dedication to 45 feet from centerline and the dedication of a 15-foot wide ancillary easement along Vale Road in conformance with Comprehensive Plan recommendations should be provided.

Resolution:

A development condition is proposed requiring the applicant to dedicate additional right-of-way as needed to reach 45 feet from centerline on Vale Road, and all necessary ancillary easements, in accordance with the Comprehensive Plan. Therefore, this issue has been resolved.

Issue: Traffic Calming

It is recommended that the applicant contribute funds to offset the cost of traffic calming measures to be implemented by VDOT on Oak Valley Drive.

Resolution:

The applicant has agreed to contribute \$1,500.00 toward the traffic calming measures which are proposed for Oak Valley Drive. A development condition is proposed which states that the applicant shall contribute a minimum of \$1,500 for the planned measures. Therefore, this issue has been resolved.

Environmental Analysis (See Appendix 7)

The Environmental Analysis memorandum is dated September 8, 2000, and is based on the review of the Special Exception Plat revised August 4, 2000. All environmental issues have been resolved as follows and with the proposed development conditions:

Issue: Stormwater Management/ Water Quality Protection

The subject property falls within the Chesapeake Bay Watershed generally and within the County's Difficult Run Watershed, specifically. The special exception plat indicates that the church presently has 454 existing parking spaces and the Zoning Ordinance requires 290 spaces. Twenty-two (22) additional spaces are proposed to be created with the expansion. Currently St. Mark's has an excess of 56% more parking before the expansion than is required by the Zoning Ordinance. It is suggested that the applicant consider elimination of the proposal to add twenty-two additional parking spaces to preserve more pervious surface.

Resolution:

The proposed new construction includes the addition of 22 parking spaces. However, some of the proposed construction for the building will utilize existing pavement, minimizing the net increase in paved area. Development conditions are proposed which would limit the number of allowed parking spaces to the area shown on the SE Plat, and which would prohibit parking off-site. Therefore, this issue has been satisfactorily addressed.

Issue: Light Pollution

See discussion of this issue in the Land Use Analysis Section above.

Issue: Tree Preservation

The development proposal includes an existing vegetation survey. However, the plan indicates that the school structure will be partially positioned in the bottomland forest area, which is identified on the EVM as E. This existing natural feature enhances water quality and presently serves as a natural detention area for stormwater runoff from the existing church facilities. It is recommended that the applicant attempt to preserve more of the bottomland forest north of the proposed school.

Resolution:

The area north of the proposed school, which is currently used for stormwater detention, will be filled in and used for playing fields. The new stormwater management system will consist of sand filters and underground detention. The majority of the existing vegetation to be preserved is around the periphery in that area. The applicant has stated that they are willing to preserve the existing vegetation to the maximum extent possible. In addition, a development condition is proposed which states that a landscaping plan must be submitted for approval by the urban forester, that the existing vegetation shall be preserved where possible, particularly along the periphery, that the existing vegetation on the periphery will be supplemented for further screening, and that the limits of clearing and grading shall not extend into the required buffer area within 25 feet of the property line, except where additional corrective grading is needed along the existing storm sewer easement on the western boundary (not in the area of existing vegetation). In addition, a development condition is also proposed which states that the existing vegetation along the northeastern and southeastern peripheries will be preserved. Therefore, this issue has been resolved.

Issue: Trails

The Trails Plan Map depicts a bicycle trail on the north side of Vale Road.

Resolution:

At the time of site plan review, the Director, DPWES will determine what type of trail requirements may apply to the subject property.

ZONING ORDINANCE PROVISIONS (See Appendix 8)

Standard	Required	Provided
Bulk Standards (R-1)		
Lot Size	36,000 sq. ft. min.	19.22 acres (837,031 sq. ft.)
Lot Width	150 ft. min.	630 ft.
Building Height	60 ft. max.	52.6 ft. (existing church), 23.5 ft. (prop. school)
Front Yard	50° ABP; not less than 40 ft.	246.7 ft.
Side Yard	45° ABP; not less than 20 ft.	196.7 ft. (east), 157 ft. (west)
Rear Yard	45° ABP; not less than 25 ft.	51.8 ft.
FAR	0.15 max.	0.12
Open Space	no requirement	69%
Parking		
Parking Spaces	1 space per 4 seats (church), + 0.19 space per child (nursery school), + parking spaces as needed (private school); have included min. 1 space per faculty member and 4 visitor spaces = approx. 290 total spaces min.	477 spaces (74 spaces closed for recreation during school hours)
Loading Spaces	2 spaces min.	2 spaces
Transitional Screening		

Standard	Required	Provided
North (Single-Family Detached Residential)	Transitional Screening Type 1 (TS-1)*	Modification requested for existing vegetation to be supplemented to achieve a minimum 25 foot buffer on northwestern portion, remainder meets the requirement***
South (Single-Family Detached Residential)	TS-1*	Modification requested for southwestern portion along Vale Road to that shown on SE Plat, southeastern portion meets the requirement***
East (Single-Family Detached Residential)	TS-1*	Modification requested for the existing vegetation to be supplemented to achieve a minimum 25 foot buffer on the northeastern portion, remainder meets the requirement***
West (Single-Family Detached Residential)	TS-1*	Modification requested for the existing vegetation to be supplemented to achieve a minimum 25 foot buffer***
Barrier		
North (Single-Family Detached Residential)	Type D, E, or F**	Waiver requested for the northeastern portion beyond existing parking area, a six-foot wooden fence to be provided along the remaining northern boundaries***
South (Single-Family Detached Residential)	Type D, E, or F**	Waiver requested***

Standard	Required	Provided
East (Single-Family Detached Residential)	Type D, E, or F**	Waiver requested for the northeastern portion beyond existing parking area and the southeastern boundary, a six-foot wooden fence to be provided along the remainder***
West (Single-Family Detached Residential)	Type D, E, or F**	Waiver requested for the southwestern portion only, six-foot fence provided along remaining western property line***

* Transitional Screening Type 1 (TS-1) is a twenty-five (25) foot wide vegetated buffer

** Barrier Type D, E, or F includes a 48 inch to six (6) foot tall fence or wall

*** Previously waived or modified by BZA

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification:

The applicant has requested transitional screening and barrier waivers and modifications based on Par. 3, Sect. 13-304; which states that:

“Transitional screening may be modified where the building, a barrier, and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.”

There is existing vegetation along the northwestern portion of the site, including adjacent to the access easement to Gerkin Avenue, which currently function as transitional screening. Further, some areas, specifically the northeast and southeast boundaries, do currently meet the required transitional screening requirements. The western boundary and the boundaries of the northwestern portion of the property will be planted to meet the requirement of 25 feet of vegetated buffer, however, the applicant is proposing to preserve the existing vegetation to the greatest extent possible. Staff believes this is an adequate and preferable alternative, and a landscape plan showing the existing and proposed vegetation will require the approval of the Urban Forestry Branch. Therefore, staff supports this modification request.

The southwestern boundary, along Vale Road, will have ornamental landscape in lieu of the required buffer. Due to the location of the church and the proposed school which is set back significantly from the road, staff believes this is an acceptable design alternative. Therefore, staff supports this modification request.

A six-foot fence will be constructed extending northward from the western property line near Vale Road to the northern property line, eastward to the access easement near Gerkin Avenue, and southward to its convergence with the proposed picket fence to surround the cemetery. The fence will then continue from the southeast corner of the cemetery enclosure along the northeastern property line to the eastern edge of the existing parking area. The applicant is requesting a waiver of the barrier requirement along the remainder of the property (along the portion of the northeast periphery east of the existing parking area, along the southeastern periphery, and on the southwestern periphery along Vale Road). Staff believes these remaining boundaries are least affected by the construction of the school, and currently has adequate vegetation screening from the adjacent properties. Therefore, staff supports the requested waiver.

OTHER ZONING ORDINANCE REQUIREMENTS:

Special Exception Requirements (See Appendix 8)

General Special Exception Standards (Sect. 9-006)

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

The Comprehensive Plan states that "The Piney Branch Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type, and intensity...". The Plan Map shows that the subject property is planned for Public Facilities, governmental and institutional. The proposed nursery school, private school, and child care center associated with the existing church are institutional uses, and are therefore in harmony with the Comprehensive Plan recommendation. The proposal to add a nursery school, before and after school child care, and an elementary/intermediate school to the church represents an increase in development intensity, resulting in a 0.12 FAR, which is within the limits of the maximum 0.15 FAR permitted by the Zoning

Ordinance. As discussed in the Land Use Analysis Memorandum (see Appendix 5), the application is in harmony with the Comprehensive Plan text since sufficient measures have been taken to mitigate the impact on the surrounding neighborhood. The applicant has committed to the development conditions as proposed by staff which address issues including: location and design of the building, transitional screening and barriers, provision of and commitment to architectural elevations, noise, lighting, parking, and operational conditions. Staff believes that with the proposed development conditions (see the section above titled "Land Use Analysis" for an analysis of each issue and the corresponding development conditions (s) which address them) the application is in harmony with the Comprehensive Plan. Therefore, this standard has been satisfied.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

The R-1 (Residential; 1 dwelling unit per acre) zoning district permits certain non-residential uses, with Special Exception or Special Permit approval, in addition to residential dwellings. The current church use has been permitted with approval of a Special Permit. With the implementation of the proposed development conditions, staff believes that there proposed church and school use is in harmony with the general purpose and intent of the R-1 District regulations, and meets all bulk regulations for the R-1 District. Therefore, this standard has been satisfied.

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.

As discussed above, staff believes that the proposed use, with adherence by the applicant to the proposed development conditions, 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 church is currently located in an established residential district. While the proposed addition of the school, nursery school, and child care use represents a significant increase in activity on the site, the proposed school building has been located adjacent to the existing church (which is located centrally on the site), and the moderately compact design, and height of the two-story building are such that the visual impact on surrounding properties has been mitigated. Further, the topography of the site is such that the buildings will not be significantly higher than the adjacent residential

properties. In addition, transitional screening, landscape, and fences will be provided in the areas most impacted by the new construction, further reducing the effect of the proposed uses. Therefore, staff believes this standard has been satisfied.

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.

The incomplete sidewalk network in the surrounding residential neighborhoods and the lack of sidewalks along Vale Road creates an inadequate pedestrian environment in the vicinity of the site. However, the proposed addition will not likely have a significant impact on this circumstance. There is a sidewalk along the frontage of the property, and there will be a sidewalk on-site leading to the school entrance; however it is not anticipated that there will be any additional significant pedestrian traffic generated on Vale Road by the proposed school. A minimal number of students are anticipated to be walkers, primarily those students who live in the neighborhood north of the site. These walkers will be permitted to enter the site from the north at Gerkin Road. No additional vehicle traffic will be generated in this area. All vehicle traffic will enter and exit the site from Vale Road. A development condition requires all vehicle stacking for pick-up and drop-off to be on the site, and therefore the increase in traffic generated by the school use will not adversely impact existing road conditions. Development conditions are proposed which require the school to implement and enforce a carpool program, which will further reduce the number of vehicles entering and exiting the site during peak rush hours. Therefore, staff believes this standard has been satisfied.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

The provisions of Article 13 will be met, with the approval of certain waivers and modifications which have been requested. (See section above for description and analysis of the requested waivers and modifications.) Staff believes that the requested waivers and modifications are appropriate as conditioned, therefore, this standard has been satisfied.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The application site is 19.22 acres. The amount of open space provided on the site is 69% (approximately 13.3 acres). There is no minimum open space requirement for this use in the R-1 District, therefore, this standard has been satisfied.

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.

The parking and loading facilities proposed by the applicant exceed the requirements listed in Article 11. The number of required parking spaces is 290 spaces and two loading spaces for the combined proposed uses. The number of spaces which will be provided by the applicant is 477 spaces and 2 loading spaces. This is a net increase of 22 spaces from that which exists currently on-site. The Department of Public Works and Environmental Services (DPWES) has reviewed the proposed stormwater management system and Best Management Practices, and will be required to further review the engineering details at the time of site plan review, if approved. Therefore, this standard has been satisfied.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

The application does not include information on any additional signs proposed, but states that the existing sign for the church will remain. A proposed development condition states that any additional signs will be required to conform to the requirements in Article 12, and that no pole-mounted signs shall be permitted. Therefore, this standard has been satisfied.

Category 3 Standards (Sect. 9-304)

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

Not applicable.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

As shown in the chart included previously in this report, this standard has been satisfied.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however,

subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

The proposed use conforms to all bulk regulations of the R-1 District, including building heights of 52.6 feet (the existing church), and 23.5 feet (the proposed school), which are below the maximum permitted height of 60 feet.

The front, side, and rear yard setbacks have also been met. Therefore, this standard has been satisfied.

4. All uses shall comply with the performance standards specified for the zoning district in which located.

A development condition is proposed which states that all applicable performance standards in Article 14 must be met. Therefore, this standard has been satisfied.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

The application will be subject to site plan review and approval by DPWES. Therefore, this standard has been satisfied.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

The required play space for the proposed 30 nursery school children is 3,000 square feet of recreation space. The applicant is providing a fenced play area adjacent to the nursery school (located inside the church) of 3,210 sf. Further,

play areas and usable recreation space is available elsewhere on the site for use by the school children during the school day, and for use by the after school program. Therefore, this standard has been satisfied.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
4-75	Local
76-660	Collector
660 or more	Arterial

The applicant has provided a traffic study analysis which assessed the traffic impact of the proposed uses. The study and subsequent review by staff indicates that the existing road network is adequate. The application property has access to Vale Road, which is categorized as a minor arterial. The proposed enrollment of 550 children (combined for the school/nursery school/child care center) requires access to a collector road, which is designed to handle less capacity than an arterial. Therefore, this standard has been satisfied.

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

The on-site circulation is designed to permit orderly stacking and entrance/exit site. There is additional excess capacity for stacking of vehicles in the existing eastern parking lot. In addition, development conditions are proposed which require vehicle stacking to occur on-site only, which prohibits drop-offs from occurring off site. Further, there will be limited pedestrian access to the site from the north, which will discourage parents from entering side streets for drop-offs. Therefore, this standard has been satisfied.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

The proposed use will be required to meet all applicable standards and regulations which apply to the proposed uses. Therefore, this standard has been satisfied.

Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310)

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:
 - A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
 - B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

The usable recreation space on-site includes two athletic fields totaling 66,000 square feet. In addition, there is an area with play equipment, a teen picnic area, and basketball courts located in the parking lots. These outdoor recreation areas are not located in areas which are otherwise covered by buildings or required parking spaces, as the number of spaces on-site far exceeds the requirement. In addition, the play areas are not located in the front yard and do not encompass more than 80 percent of the required side and rear yards. Therefore, this standard has been satisfied.

2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.

As shown in the chart included previously in this report, the proposed lot area is 19.22 acres and meets all bulk regulations for the R-1 Zoning District. Therefore, staff believe this standard has been satisfied.

3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

As described above, the proposed application meets Par. 2 and 3 of Sect. 309, and will be further required to meet any additional required regulations governing the proposed uses. Therefore, this standard has been satisfied.

Additional Standards for Churches, Chapels, Temples, Synagogues or Other such Places of Worship With a Child Care Center, Nursery School, or Private School (Sect. 9-314)

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education which has an enrollment of 100 or more students daily may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 309 and 310 above.

The proposed use conforms to all required standards set forth in Section 9-309 (Additional Standards for Child Care Centers and Nursery Schools) and Section 9-310 (Additional Standards for Private Schools of General Education and Private Schools of Special Education), as listed above. Therefore, this standard has been satisfied.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance

provisions with the implementation of the proposed Development Conditions contained in Appendix 1 of the Staff Report.

Staff Recommendations

Staff recommends approval of SE 00-H-028, subject to the proposed Development Conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening requirements on all peripheries except the southwestern to permit the existing vegetation to be supplemented to achieve the required minimum twenty-five (25) foot wide buffer.

Staff recommends approval of a modification of the transitional screening requirement on the southwestern periphery (along Vale Road) to permit the landscaping shown on the Special Exception Plat to satisfy the requirement.

Staff also recommends approval of a waiver of the barrier requirement on the southwestern periphery (along Vale Road), along the southeastern periphery, and along a portion of the northeast periphery, east of the existing parking area.

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 Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Approved Development Conditions and Plat for SPA 81-C-081-3
5. Plan Citations and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Applicable Zoning Ordinance Provisions Checklist
9. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 00-H-028

October 26, 2000

If it is the intent of the Board of Supervisors to approve SE 00-H-028 located at 9970 Vale Road (Tax Map 37-4 ((1)) 42) to allow a place of worship with a nursery school, child care center and private school of general education with an enrollment which exceeds 100 students daily, pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

- *1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
- *2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
- *3. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
- *4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled **St. Mark's Catholic Church and prepared by Wiles Mensch Corp. which is dated April 21, 2000 and revised through August 4, 2000** and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
- *5. The maximum seating capacity in the main area of worship shall be limited to a total of 1,000 seats.
6. The maximum daily enrollment for the private school of general education shall be limited to 520 students in grades K-8, the maximum daily enrollment for the child care center shall be limited to 30 students in the morning and 50 students in the afternoon, and shall consist only of students enrolled in the private school, and the maximum daily enrollment for the nursery school shall be limited to 30 children, for a maximum combined daily enrollment of 550 children.

7. The hours of operation for the church and its associated activities occurring on-site; which may include worship services, religious education, community service and social events, shall be limited to the hours of 6:00 am to 10:00 pm on weekdays, and 8:00 am to 11:00 pm on weekends. In addition, services may be extended up to two (2) times per year to permit special events such as midnight services on Christmas Eve. Some church related activities may also be relocated to the proposed school building.

The maximum hours of operation of the nursery school shall be from 9:00 am to 1:00 pm, Monday through Friday. The maximum hours of operation for the private school of general education shall be from 9:00 am to 3:30 pm Monday through Friday for regular school hours, and extracurricular activities shall be permitted after regular school hours, with evening activities permitted until 10:00 pm weekdays. Student activities sponsored by the school shall be permitted on a maximum of two (2) Saturdays per month between the hours of 9:00 am and 11:00 pm. A maximum of 30 students enrolled in the private school shall be permitted to arrive for child care beginning no earlier than 7:00 am. A maximum of 50 students enrolled in the private school, if not involved in other extracurricular activities, shall be permitted to remain no later than 6:00 pm for child care.

8. The school building shall be limited to 64,150 square feet, with a maximum height of twenty-four (24) feet. Exterior building materials for the proposed school building shall consist of materials similar to that of the existing church structure such as brick and with a sloped, shingled roof. The proposed building façade shall be in substantial conformance with that shown in the elevation rendering attached as Exhibit A.
9. Prior to site plan approval or upon demand by VDOT or Fairfax County, whichever occurs first, additional right-of-way along the Vale Road frontage of the site shall be dedicated to the Board of Supervisors, in fee simple, to equal forty-five (45) feet from centerline and all necessary ancillary easements, as determined by DPWES and VDOT.
10. A ride-share program to encourage and assist in the organization of student and employee car/van pools shall be instituted by the school and shall be maintained indefinitely. The school shall appoint an individual or a committee to head the ride-share program and the name(s) of the individual(s) appointed to head the committee shall be provided to the Department of Transportation (DOT) and to the Hunter Mill District Supervisor's Office. The ride share program shall ensure that the students and employees of the private school and nursery school are transported to and from the subject site at an average rate of 2.5 students or employees per vehicle overall, in order to minimize the number of vehicles entering and exiting the site.

11. Additional measures for mitigation of increased vehicular traffic on Vale Road shall be explored by the applicant, and if such measures are permitted and warranted by VDOT they shall be implemented by the applicant. These additional measures may include hiring a qualified officer to control traffic flow at the entrance to the school, implementing a reduced speed limit, and installation of school zone speed limit signage.
- *12. The travel lane which leads to the rear parking area shall be closed when the play area is in use for scheduled activities and recreational use. In addition, the entrances leading to and from the southwest parking area shall be closed for parking purposes during regular school hours and when the play area is in use for scheduled activities and recreation.
13. There shall be no drop-off of students on Vale Road or Gerkin Avenue. All vehicles must enter the site and drop off students at the school entrance. All vehicle stacking shall occur on-site. Parking aisles shall be blocked off with traffic cones or by other means during drop-off in the a.m. to prevent disruption of the one-way flow of traffic. If the stacking area is full, vehicles shall be directed to the rear parking area to wait, and/or the stacking lane shall be increased and routed through this area, to prevent the stacking of vehicles off-site.
14. There shall be no vehicular access to or from the site onto Gerkin Avenue, including during construction.
15. There shall be a secured gate at the entrance to the church/school site from Gerkin Avenue. Pedestrian access shall be permitted for those students or employees which live in the neighborhoods immediately north of the school, and who will be walking to the school. Additionally, church parishioners who live in the neighborhoods immediately north of the church shall register with the church as walkers and be granted access to the gate. These students, employees, and parishioners living in the immediate vicinity and walking to the site shall be the only persons permitted to access the site through the gate.
16. Parking for all uses shall occur on-site only, limited to the areas shown on the SE Plat. There shall be no overflow parking permitted along any of the surrounding subdivision streets including, but not limited to, Vale Road, Stryker Avenue, Trott Avenue, Woodrow Street, Gerkin Avenue, Corsica Street, Nadine Drive, Oak Valley Drive, or Rocky Branch Road. The church and school administration shall make all members and drivers of students aware of this restriction.
17. A sidewalk shall be provided from Vale Road into the site to provide pedestrian access from Vale Road through the parking lot to the school entrance, as shown on the SE Plat.

18. A landscape plan shall be submitted as part of the first submission of site plan(s) and shall be reviewed and approved by the Urban Forestry Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on Sheet C-2 of the SE Plat; with the addition of the following:
- Additional trees and plant material shall be added to the buffer shown on the SE Plat at the western, northern and northeastern peripheries to further mitigate the impact of the playing fields on the adjacent residential properties. Existing vegetation shall be preserved and supplemented along all boundaries except along Vale Road to meet the intent of Transitional Screening Type 1. The number, quality and species required shall be determined by the Urban Forestry Branch. The existing vegetation in these areas shall be preserved to the maximum extent possible. The limits of clearing and grading shall not extend into the required minimum transitional screening yard, except in the areas along the storm sewer easement on the western boundary which contain no existing vegetation and which requires further grading to resolve an existing drainage problem.
 - The limits of clearing and grading shall be clearly marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period. To ensure the preservation of trees to the maximum extent possible, the limits of clearing and grading and tree save areas shall be protected by tree protection fencing, consisting of 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. Trees within the tree protection fencing that are damaged or destroyed by construction activities shall be replaced as determined by the urban forester.
 - All diseased and/or dying plant material shall be replaced as necessary to maintain a continuous year-round screen, as approved by the Urban Forestry Branch.
19. A minimum six (6) foot high fence shall be provided between the transitional screening and church/school use extending northward from the western property line near Vale Road to the northern property line, eastward to the access easement near Gerkin Avenue, and southward to its convergence with the proposed picket fence to surround the cemetery. The fence will then continue from the southeastern corner of the cemetery enclosure along the northeastern property line to the eastern edge of the existing parking area. This fence shall be a solid wood fence unless an alternative fence type is preferred by each of the adjacent residents.

20. The outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with the school/church.
21. No lighting shall be provided for the outdoor playing fields and the use of outdoor public address speaker systems or bull horns shall be prohibited.
- *22. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 12 feet in height. All fixtures shall be fully shielded and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the last scheduled evening activity.
23. Stormwater management facilities and best management practices shall be provided on-site as shown on the SE Plat. The final design shall be subject to the approval of DPWES. If the required design is not in substantial conformance with that shown on the SE Plat, the applicant shall be required to apply for a Special Exception Amendment for approval of the resulting change.
24. The location of heating and air conditioning and associated mechanical units (HVAC systems) shall be placed to the interior of the site to minimize the noise impact on the surrounding residential properties. The design of the HVAC system for the school shall be such that as many of the components as possible shall be located inside the building. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be further surrounded by vegetative screening and fencing so as to minimize the exterior noise to the maximum extent possible.
25. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the buildings, shall be screened from the adjacent residential properties with vegetation, and shall be located in the area shown on the SE plat. Refuse and trash removal shall be permitted only between the hours of 8:00 am to 6:00 pm, weekdays.
26. No on-site food preparation shall occur for the proposed school, nursery school, or child care uses. Minor preparation and distribution of food prepared off-site may be permitted a maximum of one day per week for the private school and nursery school. This does not preclude on-site food preparation for church-sponsored activities such as wedding receptions.
27. Prior to the first day of each school year, the school administration shall establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis or at a mutually agreed upon frequency to discuss and address neighborhood concerns regarding the operation of the school as it relates to impacts on the surrounding neighborhood. The neighborhood liaison committee

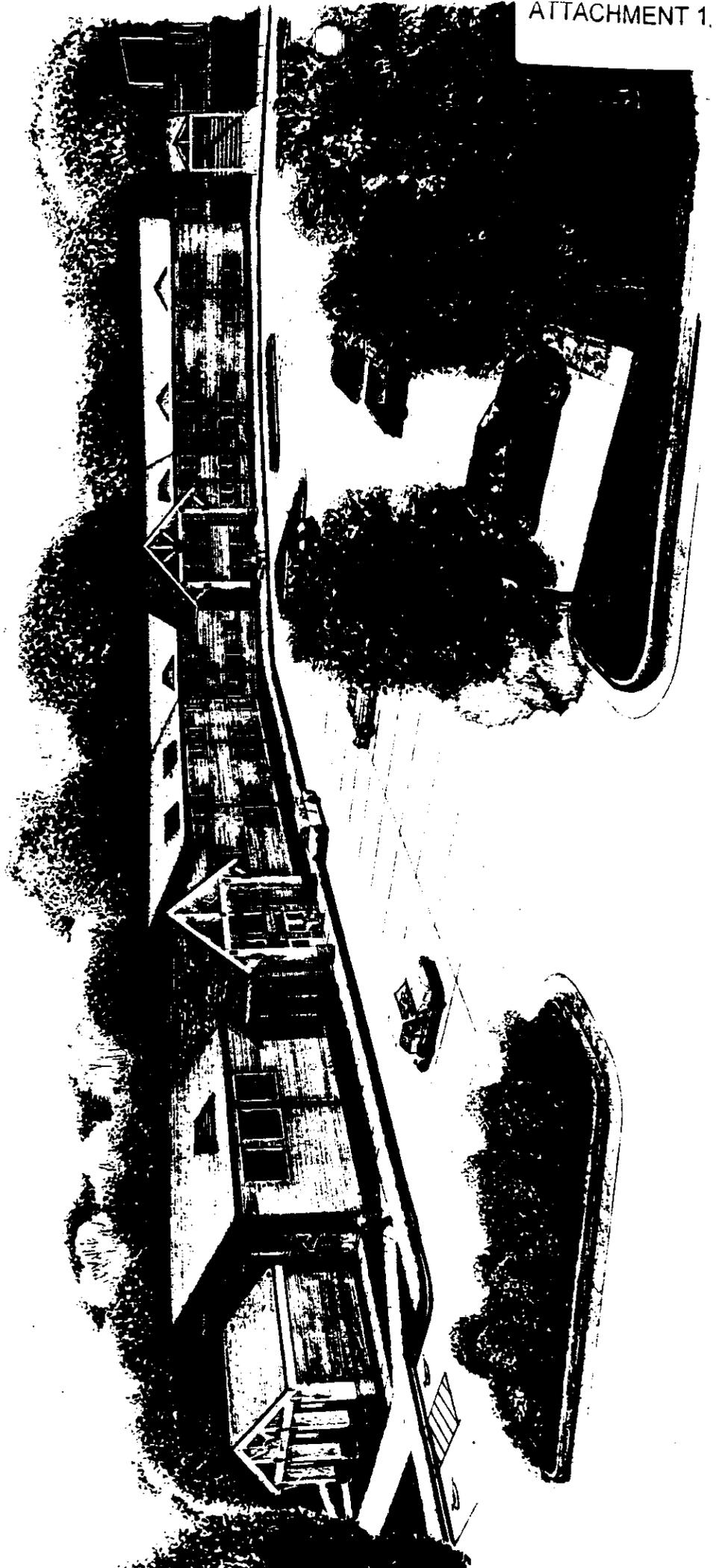
shall provide the school and the Hunter Mill District Supervisor's office with the name and telephone number of a contact person prior to the first day of each school year.

28. All signage shall be in conformance with Article 12 of the Zoning Ordinance, and pole-mounted signs shall not be permitted.
29. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.

The above proposed conditions are preliminary staff recommendations and do not reflect the position of the Board unless and until adopted by that Board.

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

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



SPECIAL EXCEPTION AFFIDAVIT

DATE: April 25, 2000
 (enter date affidavit is notarized)

I, Inda E. Stagg, 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

2000-107

in Application No(s): SE CO-H-028
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that to the best of my knowledge and belief, the following information 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 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & 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	200 Glebe Road Arlington, Virginia 22203	Applicant/Title Owner of Tax Map 37-4 ((1)) 42
Larry B. Dendtler J. Stewart Culkin		Agent Agent
Wiles Mensch Corporation Joseph P. Mensch Barbara A. Baron	11860 Sunrise Valley Drive, Suite 200 Reston, Virginia 20191	Engineer Agent Agent
James O'Brien, A/A, P.C., t/a O'Brien & Keane	3240 Wilson Boulevard Arlington, Virginia 22201	Architect
James H. O'Brien, III		Agent

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

* List as follows: (name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

DATE: April 25, 2000
 (enter date affidavit is notarized)

for Application No(s): SE 00-H-028 2000-107
 (enter County-assigned application number(s))

(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 Numbers(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Gorove/Slade Associates, Inc.	1140 Connecticut Avenue, N.W., Suite 700 Washington, D.C. 20036	Transportation Consultant
Robert T. Kearns Chad A. Baird		Agent Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Lynne J. Strobel Martin D. Walsh Keith C. Martin Timothy S. Sampson M. Catharine Puskar Elizabeth D. Baker Susan K. Yantis Inda E. Stagg		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 25, 2000
(enter date affidavit is notarized)

for Application No(s): SE 00-H-028 2000-107
(enter County-assigned application number(s))

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 herein.)

CORPORATION INFORMATION

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

Wiles Mensch Corporation
11860 Sunrise Valley Drive, Suite 200
Reston, Virginia 20191

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, last name & title)

Veronica Ryan (NMI)
Mary P. Ramsey
Joseph P. Mensch

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

** All listings which include partnerships or corporations 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 the stock. 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.

April 25, 2000

DATE: _____
(enter date affidavit is notarized)

for Application No(s): SE 00-H-028 2000-107
(enter County-assigned application number(s))

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

James O'Brien, A/A, P.C., t/a O'Brien & Keane
3240 Wilson Boulevard
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 THE SHAREHOLDERS: (enter first name, middle initial & last name)

James H. O'Brien, III

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

Gorove/Slade Associates, Inc.
1140 Connecticut Avenue, N.W., Suite 700
Washington, D.C. 20036

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 & last name)

Louis J. Slade
Frederick E. Gorove

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

April 25, 2000

DATE: (enter date affidavit is notarized)

for Application No(s): 86 00-H-028 2000-107 (enter County-assigned application number(s))

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

Walsh, Colucci, Stackhouse, Emrich & Lubeley, 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.
[X] 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 & last name)

Martin D. Walsh Michael D. Lubeley
Thomas J. Colucci Nan E. Terpak
Peter K. Stackhouse
Jerry K. Emrich

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

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 & last name)

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 25, 2000
(enter date affidavit is notarized)

for Application No(s): SE 004-028 2880-107
(enter County-assigned application number(s))

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 & zip code)

N/A

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & 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 Exception Affidavit Attachment 1(c)" form.

** All listings which include partnerships or corporations 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 the stock. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 25, 2000 (enter date affidavit is/ notarized)

for Application No(s): SE 00-H-028 2000-107 (enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 line below.) NONE

(check if applicable) [] There are more interests to be listed and par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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 \$200 or more, with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.) NONE

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

4. That the information contained in this affidavit is complete 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 [X] Applicant's Authorized Agent Inda E. Stagg (type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 25th day of April, 2000, in the State/Comm. of Virginia, County/XXX of Fairfax.

Margaret C. Miller Notary Public

My commission expires: 12/31/2003

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR

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LEESBURG, VIRGINIA 20176-3014

(703) 737-3633

FACSIMILE (703) 737-3632

October 25, 2000

OCT 25 2000

ZONING EVALUATION DIVISION

Inda E. Stagg
Land Use Coordinator
(703) 528-4700 x23

via hand delivery

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway - Suite 801
Fairfax, Virginia 22035-5505

Re: Special Exception Application: Church with a Nursery School, Child Care Center and School of Private Education with an Enrollment Not to Exceed 550 Students, Daily

The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and His Successors in Office (the "Applicant" or "St. Mark's Catholic Church")

9970 Vale Road

Tax Map 37-4 ((1)) 42 (the "Application Property")

Dear Ms. Byron:

Please accept this letter as a Statement of Justification for the above referenced Application Property. The Application Property is located at 9970 Vale Road. Generally, it is located on the north side of Vale Road, approximately two-hundred-fifty (250) feet east of its intersection with Trott Avenue, and approximately two-hundred (200) feet west of its intersection with Rocky Branch Road/Corsica Street. The property extends northward from Vale Road to Gerken Avenue; however, no access to or from the Application Property is being requested from Gerken Avenue.

St. Mark's Catholic Church is requesting Special Exception approval in order to operate an existing 1,000 seat Church with the addition of a nursery school, child care center and school of private education with an enrollment not to exceed five-hundred-fifty (550) students daily. The nursery school will accommodate no more than thirty (30) children and the elementary/intermediate school will accommodate no more than five-hundred-twenty (520) students. Enrollment of the school will primarily include students who live in St. Mark's Parish. Of the five-hundred-twenty (520) elementary/intermediate school students, it is anticipated that approximately thirty (30) students would be involved in extended-day schooling in the morning, and approximately fifty (50) students would be involved in extended-day schooling in the afternoon. Hours of this extended-day schooling would begin no earlier than 7:00 a.m. and would end no later than 6:00 p.m., Monday through Friday. This extended-day schooling, although only involving enrolled St. Mark's students, has been classified by Fairfax County staff as "child-care."

An approximately 63,644 square foot, two (2)-story school structure, and a 500 square foot, one (1)-story covered hallway which attaches the existing church to the school facility is proposed.

The proposed structure's facade will be similar to that of the existing church and offices, which is primarily brick with a sloped, shingled roof. Two (2) classrooms each for First (1st) through Eighth (8th) grades will be located within the proposed school structure, as well as associated areas, such as a gymnasium and cafeteria. Two (2) classrooms each for pre-schoolers (half-day nursery school for three (3) and four (4) year olds) and Kindergarten (K) are proposed within the existing church facility. Playfields are proposed on the northern and western portions of the site. Four (4) half-basketball courts are located within a hard-surfaced area, located on the southwestern portion of the property, which doubles as a parking lot during church services. Absolutely no lighting of any playfield is proposed. No busing is proposed; however, a car-pooling program will be implemented in order to reduce the number of vehicle trips generated by the proposed school use.

The Application Property contains 19.22 acres. The combined floor area of the existing structures and proposed additions is approximately 102,876 square feet. These additions will increase the property's floor area ratio ("FAR") from 0.03 to 0.12, which is less than the 0.15 FAR permitted for non-residential structures in a R-1 District. The proposed structure will be located approximately 157 feet from the western property line and approximately 70 feet from the closest portion of the northern property line, which substantially exceeds the minimum 20 foot side yard and 25 foot rear yard setbacks. Further, approximately 69% open space is provided in the proposed plan, which is substantially above the minimum 20% open space required for the use.

Anticipated core hours of the nursery and elementary/intermediate school operation are 9:00 a.m. until 3:30 p.m., Monday through Friday. It is anticipated that some students, whose parents are constrained by work obligations, will arrive or depart the school outside of the core hours. In addition there will be some extracurricular activities for the elementary/intermediate students, such as you would expect to occur at any elementary or intermediate school.

The Church will continue to operate as approved pursuant to SPA 81-C-081-3. Mass is generally held from 8:15 a.m. until 9:15 a.m., 10:00 a.m. until 11:00 a.m., and 11:45 a.m. until 12:45 a.m. on Sunday; from 9:15 a.m. until 9:45 a.m., Monday through Friday; from 7:30 p.m. until 8:00 p.m., Monday, Tuesday and Thursday; from 6:15 a.m. until 6:45 a.m., Wednesday and Friday; and from 8:00 a.m. until 9:00 a.m. and 5:30 p.m. until 6:30 p.m., on Saturdays. Weddings are generally held each Saturday (approximately fifty (50) times per year.) Other meetings, including choir practices and religious education classes, are held between the hours of 8:00 a.m. and 10:00 p.m. on various days of the week. The new facility may be used to accommodate these meetings.

Currently existing on the property are a church, rectory, associated church offices/assembly spaces and parking. In addition, a cemetery and columbarium are located on the property. An interpretation letter, dated March 27, 1996, which states, "twenty-two (22) ground-level columbariums each containing space for thirty-two (32) urns . . . would be in substantial conformance with the special permit conditions [approved pursuant to SPA 81-C-081-3]" has been attached for reference. The area set aside for the future columbaria, as described above, is designated as "Future Columbaria Expansion" on the Special Exception Plat.

The Application Property is surrounded by single-family detached home subdivisions, which are either zoned R-1 or R-2. Therefore, Transitional Screening 1 (a twenty-five (25) foot wide vegetated buffer) and Barrier D, E, or F (a forty-two (42) inch high to six (6) foot high fence or

wall) is required on all peripheries of the property. Because there is existing vegetation on the site which the applicant desires to retain, the applicant is requesting modification of Transitional Screening requirements on all peripheries of the site in order to permit existing vegetation to be supplemented to Transitional Screening 1 standards, with the exception of the southern periphery, along Vale Road, which is to be landscaped as shown on Sheet C-2 of the Special Exception Plat. Further, additional vegetation will be installed, as permitted by easements and the stormwater retention pond access drive, between the play area and picnic area located west of the gymnasium.

The applicant proposes to install a six (6) foot high fence adjacent to those areas most affected by the construction of the school structure. This barrier will extend northward from the western property line near Vale Road to the northern property line, eastward to the ingress/egress easement near Gerken Avenue; and southward to its convergence with the existing cemetery. A four (4)-foot high, steel, picket fence is proposed to surround the existing cemetery, as requested by the Department of Public Works and Environmental Services. Waiver of barrier requirements are proposed along all other peripheries, as these peripheries are either located a substantial distance from any new construction, or are not impacted by the school use.

The property has been subject to six (6) previous Special Permit applications. A brief description of each application is provided below:

- On February 23, 1965, the Board of Zoning Appeals ("BZA") approved an application to permit the construction of a parochial school for six-hundred (600) students. (Not Constructed)
- On February 10, 1976, the BZA approved S-286-75 to permit additional parking on the site.
- On December 15, 1981, the BZA approved S-81-C-081 to permit an addition to the existing church sanctuary, which increased seating capacity from 650 to 1,000 persons, and additional parking.
- On December 11, 1984, the BZA approved SPA 81-C-081-1 to permit the addition of a garage for storage.
- On October 11, 1988, the BZA denied SPA 81-C-081-2, which was a request to add 314 parking spaces and an additional access point from Gerken Avenue.
- On September 26, 1989, the BZA approved SPA 81-C-081-3 to permit the addition of 208 parking spaces. Development conditions imposed pursuant to SPA 81-C-081-3 are the conditions which currently restrict use on the site.

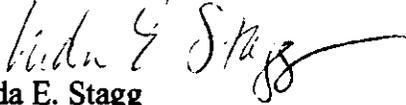
The Application Property is located in the Vienna Planning District (Area II); Piney Branch Community Planning Sector (V4). The property is planned for Suburban Neighborhoods and Low Density Residential Neighborhoods. No site-specific Plan text is identified for the Application Property. However, the application is in conformance with all applicable ordinances, regulations, and the Comprehensive Plan. Construction of the proposed school will help to relieve the overcrowding of public schools within the parish. The existing roadway network surrounding the property is able to accommodate the existing traffic load and projected future traffic load generated by the proposed school as outlined in the Traffic Impact Analysis report prepared by Gorove/Slade Associates, Inc. The application proposes improvements that are sensitive to the surrounding community by

Ms. Byron
October 25, 2000
Page 4

providing an attractive facility with appropriate screening and buffering, safe ingress and egress, and intensity appropriate for a parcel of its size.

Very truly yours,

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



Linda E. Stagg
Land Use Coordinator

IES/lmt

cc: Supervisor Cathy Hudgins
Supervisor Gerry Connolly
Planning Commissioner Linda Smyth
Planning Commissioner John Palatiello
Father Stewart Culkin
Larry Dendler
Martin D. Walsh

J:\STMARKS\3003.2\STATEME4.WPD

Page _____ September 26, 1989, (Tape 1), Scheduled case of:

9:20 A.M. SAINT MARK CATHOLIC CHURCH, SPA 81-C-081-3, application under Sect. 3-103 of the Zoning Ordinance to amend S-81-C-081 for church and related facilities to permit parking lot additions, located at 9970 Vale Road, on approximately 19.6 acres of land, zoned R-1, Centreville District, Tax Map 37-4((1))42.
(DEF. FROM 7/25/89 AT APPLICANT'S REQUEST)

Lori Greenlief, Staff Coordinator, presented the staff report and recommended approval of the application with the development conditions contained in Appendix 1.

Patrick Via, with the law firm of Hazel, Thomas, Fiske, Beckhorn and Hanes, Box 547, Fairfax, Virginia, represented Saint Mark Catholic Church. Mr. Via explained that the application is for an additional 208 parking spaces. He stated that the original application which was presented to the Board in October, 1988 had been modified to eliminate the problems that were of concern to staff and to the neighbors.

In response to questions from the Board, Mr. Via said 35 feet transitional screening would be installed at the rear of the parking lot but the corner picnic area would remain at 25 feet with no modifications. Mr. Via, again, pointed out that the application had been modified to eliminate the citizen opposition and stated that three letters of support have been submitted. He explained that the hill area on the northern side would be buffered and that drainage would be addressed by the construction of two storm management ponds. Mr. Via stated that the applicant's engineer and the Office of Transportation believe that traffic should flow adequately.

There being no speakers and staff having no further comments, Chairman Smith closed the public hearing.

Mr. Hammack made a motion to grant the request with the conditions contained in the staff report dated July 20, 1989.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 81-C-081-3 by SAINT MARK CATHOLIC CHURCH, under Section 3-103 of the Zoning Ordinance to permit parking lot additions, on property located at 9970 Vale Road, Tax Map Reference 37-4((1))42, Mr. Hammack 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 September 26, 1989; and

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

1. That the applicant is the owner of the land.
2. The present zoning is R-1.
3. The area of the lot is 19.621694 of 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. 0-006 and the additional standards for this use as contained in Sect. 0-303 the zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is GRANTED 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 and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit shall be subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit plat and these development conditions.
5. The maximum seating capacity in the main area of worship shall be limited to a total of 1,000 seats with a corresponding minimum of 250 parking spaces. There shall be a maximum of 477 parking spaces as shown on the plat. Handicapped parking shall be provided in accordance with Code requirements.
6. Transitional Screening and barriers shall be provided as follows:
 - o Transitional Screening 1 within a thirty-five foot wide screening yard shall be provided along the northern lot line in the area of the parking lot. The remaining vegetation along the northern lot line shall be deemed to satisfy the transitional screening requirements.

- o Transitional Screening 1 (25 feet) shall be provided between the parking lot and the sanitary sewer easement along the southeastern lot line in the area of the parking lots.
- o The existing screening along the remainder of the southeastern lot line, the western lot line and the southwestern lot line shall be deemed to satisfy the transitional screening requirements.

The barrier requirement shall be waived along all lot lines. All new plantings required under this condition shall be subject to review and approval of the County Arborist with respect to size, type, location and quantity.

7. The existing stormwater detention pond to the west of the church shall be reconstructed to meet Best Management Practices stormwater management facility standards as set forth in Part 4 of Article 6 of the Public Facilities Manual as determined by the Department of Environmental Management. The proposed stormwater management pond shown as "Future Storm Water Management Area, if required" on the special permit plat shall be required and shall be constructed to meet the Best Management Practices standards referenced above as determined by the Department of Environmental Management..
8. The travel lane which leads to the rear parking area shall be closed when the play area is in use for scheduled activities.
9. Interior parking lot landscaping shall be provided as shown on the special permit plat dated Dec. 1987 and revised June 30, 1989 and as approved by the County Arborist.
10. A left turn, which is designed to the satisfaction of the Virginia Department of Transportation shall be provided into the site.
11. A right turn deceleration lane shall be provided which is designed to the satisfaction of the Virginia Department of Transportation.
12. Right-of-way to forty-five (45) feet from centerline along the site's frontage on Vale Road shall be dedicated to the Board of Supervisors in fee simple on demand or at the time of site plan approval, whichever comes first. An ancillary easement, fifteen (15) feet in width, shall be provided to facilitate improvements of the road. Additional dedication shall be provided as deemed necessary by the Department of Environmental Management for the provision of a right turn lane.
13. If light poles are installed in the new parking areas, they shall be in accordance with the following:
 - o The combined height of the light standards and fixtures shall not exceed twelve (12) feet.

- o The lights shall be focused directly onto the subject property.
- o Shields, shall be installed, if necessary, to prevent light from projecting beyond the church property.

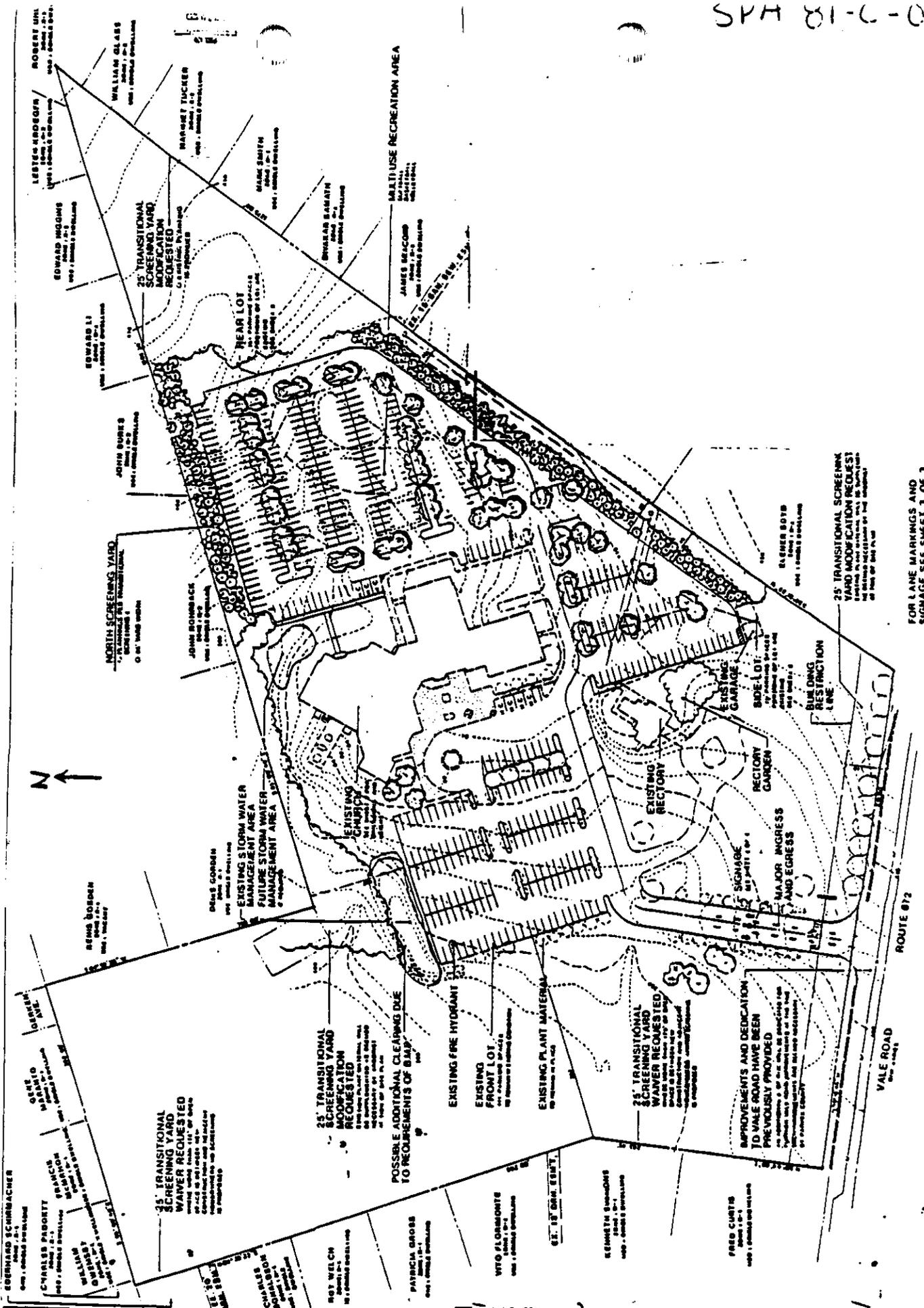
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures,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

Under Sect. 8-015 of the Zoning Ordinance, this Special Permit shall automatically expire, without notice, twenty-four (24) months after the approval date* of the Special Permit unless the activity authorized has been established, or unless construction has started and is diligently pursued, or unless additional time is approved by the Board of Zoning Appeals because of occurrence of conditions unforeseen at the time of the approval of this Special Permit. A request of additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Mrs. Harris seconded the motion. The motion carried by a vote of 7 - 0.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on October 4, 1989. This date shall be deemed to be the final approval date of this special permit.

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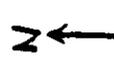
FOR LANE MARKINGS AND SIGNAGE SEE SHEET 3 OF 3

IMPROVEMENTS AND DEDICATION TO VALE ROAD HAVE BEEN PREVIOUSLY PROVIDED

25' TRANSITIONAL SCREENING YARD MODIFICATION REQUESTED

25' TRANSITIONAL SCREENING YARD WAIVER REQUESTED

25' TRANSITIONAL SCREENING YARD MODIFICATION REQUESTED



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment & Development Review Branch, DPZ

SUBJECT: Land Use Analysis: SE 00-H-028, St. Mark's Catholic Church

DATE: 8 September 2000

This memorandum included citations from the Comprehensive Plan that provide guidance for the evaluation of the subject application and the Special Exception (SE) plat dated April 21, 2000. The extent to which the proposed use, intensity and development plan are consistent with the guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

St. Mark's Catholic Church is located on 19.22 acres within an established residential neighborhood. The existing facilities consist of a 1,000-seat church, rectory, cemetery and columbarium. The applicant is requesting approval of a special exception to permit the establishment of a nursery school and private school of general education in conjunction with the existing church and related facilities. The applicant proposes a maximum enrollment of 30 students in the nursery school (3 and 4 year olds) and 520 students beginning in kindergarten through 8th grade. A 2-story building addition consisting of 62,328 square feet and a 1-story 505 square foot hallway connecting the existing church and new addition are proposed. The combined existing and proposed floor area is 101,565 square feet, increasing the floor area ratio (FAR) from .03 to .12 and decreasing the overall open space from 73% to 63%. The proposed building addition will contain classrooms, offices, a gymnasium and cafeteria. Two athletic fields are also proposed to be added in the northern and southwestern portion of the site. The applicant also proposes to increase the total number of parking spaces on site from 454 to 477 spaces.

The statement of justification indicates that the playing fields are not proposed to be lighted and that students will provide their own transportation since school busses are not proposed. The primary hours of operation for the nursery school and the elementary/intermediate school are from 9:00 am to 3:30 pm with some early arrivals and after school activities anticipated to occur outside of these hours. No changes are proposed to the hours of operation and activities associated with the existing church which provides several daily worship services throughout the

week, wedding services on most Saturdays throughout the year and religious classes and choir practices, among other meetings, typically associated with a church.

The applicant is requesting a modification of transitional screening along all lot lines in favor of allowing the existing vegetation, supplemental plantings and the proposed landscaping along Vale Road to meet the Ordinance requirement. A six (6) foot high chain link fence is proposed to be located along those portions of the site which are closest to new construction. A waiver of the barrier requirement is requested for the remaining periphery of the site.

LOCATION AND CHARACTER OF THE AREA

The site is located along the north side of Vale Road, approximately 100 feet west of the intersection of Vale Road and Corsica Street. The site is surrounded by an established single family detached residential neighborhood zoned R-1 and R-2 and planned for residential development at 1-2 du/ac. Access to the site is from Vale Road. The site contains a variety of existing natural vegetation, open lawn areas and mature ornamental and transitional screening landscaping along the periphery and in the parking areas.

COMPREHENSIVE PLAN CITATIONS

Plan Area: II **Planning Sector:** Piney Branch Community Planning Sector (V4)
Vienna Planning District

Plan Text: On Page 381 of the Area II volume of the Comprehensive Plan, as amended through June 26, 1991, under the heading "Land Use, Recommendations," the Plan states:

"The Piney Branch sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

Plan Map: Public facilities, governmental and institutional

ANALYSIS

The proposal to add a nursery school and elementary/intermediate school to the church represents

a substantial increase in development intensity over the existing facilities, both in terms of the increased size of the physical plant and the increased level of activity on the site. The proposed new construction would result in a .12 FAR, which is within the .15 FAR permitted by the Ordinance. The proposed use conforms with the Plan recommendation for institutional use. However, the development proposal should be designed and implemented to mitigate adverse impacts on the adjacent residential neighborhood that result from the proposed school addition. The special exception application could be considered in harmony with the Comprehensive Plan if the issues outlined below are satisfactorily addressed.

Issue: Location and Design of Building Addition. The SE plat depicts an elongated wing to be attached to the existing church extending to approximately 60 feet from the western property boundary. The proposed new addition is not compact in design, unlike the existing church, which is designed as a modified semi-circular building centrally located on the site. The applicant is encouraged to consider a design modification which would shift the bulk of the new building toward the center of the site and incorporate a building design that is more closely related and integrated with the existing church in terms of style, size and mass. The recommended design modifications would minimize clearing and grading on the site by utilizing some of the existing paved area for the new addition and minimizing visual and noise impacts on the adjacent residential neighborhood.

Issue: Screening and Barriers. It is recommended that a barrier around the periphery of the site be provided as a means of controlling pedestrian entrance into and off of the site and to enhance the protection and security of the school and neighborhood. The provision of a solid, board-on-board barrier fence in the vicinity of the fields, recreation areas, and where parking lot noise and glare could potentially impact adjacent residences, is also recommended. In order to minimize visual, noise and glare impacts to the maximum extent possible, a dense buffer of existing vegetation and supplemental evergreen trees and shrubs should be provided along the periphery of the site which meets or exceeds the minimum 25 foot wide transitional screening requirement, as may be deemed appropriate and feasible by the Urban Forester.

Issue: Architectural Elevations. In order to determine the compatibility of the proposed new construction with the surrounding area and the existing church, detailed building elevations should be provided which include information on color, building materials, architectural style, and building foundation landscaping.

Issue: Noise and lights. Routine use of outdoor loudspeaker systems should not be permitted. All lighting, including pedestrian, parking lot and building security lighting, should feature full

cut-off fixtures in order to minimize nighttime glare and focus light onto the site. Parking lot lighting poles should be kept to a minimum height of 12 feet.

Issue: Parking. The SE tabulations indicate that the parking spaces provided are substantially in excess of Zoning Ordinance minimum requirements for the combined church, nursery school and elementary/intermediate school. While it is critical to maintain sufficient on-site parking to accommodate over-flow parking for the church, the applicant is encouraged to consider a shared parking arrangement between the school and church to reduce excessive parking spaces since these facilities are not generally in session at the same time.

BGD:DMJ

FAIRFAX COUNTY, VIRGINIA**MEMORANDUM**

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

FILE: 3-5 (SE 00-H-028)

SUBJECT: SE 00-H-028; St. Mark's Catholic Church
Land Identification Map: 37-4 ((1)) 42; 38-3 ((1)) 1A

DATE: October 11, 2000

This department has completed its review of the subject request and the accompanying plats dated April 21, 2000, revised through August 4, 2000. Comments on the request are noted below.

Consideration has been given to the extension of the left turn lane currently serving the site from Vale Road. This department has determined that opposing traffic volumes on Vale Road will not significantly impede left turning vehicles entering the site, therefore queuing traffic is not likely to interfere with through eastbound traffic on Vale Road.

Further, the ability to extend the left turn lane is hindered by the proximity of the intersection of Vale Road and Oak Valley Drive. Substantial off-site construction would be required to accommodate additional left-turning capacity and continued safe and effective operation of the Vale Road/Oak Valley Drive intersection. Given the existing and proposed traffic conditions at the church entrance, this would result in a considerable expense for marginal benefit.

Additional comments:

- An agreement has been reached whereby the applicant will institute carpools at an average rate of 2.5 persons per vehicle. Should evidence of non-compliance be discovered, it is expected that the applicant will be given a time period not to exceed 30 days from notification to become compliant.

Ms. Barbara Byron
October 11, 2000
Page 2

- The applicant has proposed to install school zone signage to promote a reduction of traffic speeds along Vale Road. While this department has no objection to the signs, the applicant will need to seek approval from the Fairfax County School Board and VDOT prior to their installation.
- The applicant has also proposed to provide traffic direction at the site's entrance during peak arrival and departure time periods. We have no objection to this as long as steps are taken to ensure that traffic direction will not worsen traffic conditions on Vale Road.
- This department has expressed concerns to the applicant about traffic circulation within the site. The applicant has indicated that they will utilize portable traffic control devices and on-site traffic control to accommodate efficient traffic flow within the site.
- The applicant has verbally agreed to a condition that no students will be dropped off along Vale Road and Gerken Avenue. All drop-offs should take place within the site.
- Additional right-of-way dedication to 45 feet from centerline and the dedication of a 15-foot wide ancillary easement in conformance with Comprehensive Plan recommendations should be provided. The applicant has indicated their willingness to provide these dedications.
- It is recommended that the applicant contribute monies to offset the cost of traffic calming measures to be implemented by VDOT on Oak Valley Drive.

TRIP GENERATION ¹	PROPOSED SCHOOL NO CAR POOLS	PROPOSED SCHOOL WITH CAR POOLS
AM PEAK HOUR OF GENERATOR	450 VPH	180 VPH
PM PEAK HOUR OF GENERATOR	470 VPH	190 VPH

¹ The estimated number of trips in the AM and PM peaks is based on data from Trip Generation, Sixth Edition for a Day Care Center (Land Use 565) with 550 total students.

AKR/MAD

cc: Michelle Brickner, Director, Office of Site Development Services,
Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033-2906
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

July 7, 2000

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 00-H-028, St. Mark's Catholic Church
Tax Map No.: 037-4 /01/ /42-

Dear Ms. Byron,

This office has reviewed the special exception plat relative to special exception application 00-H-028 and offers the following comments.

The application has been filed for an existing church to permit the addition of a nursery school and school of private education. The enrollment will not exceed 550 students daily.

The proposed enrollment will have a significant impact on peak hour traffic. This office recommends a traffic analysis be performed to show the impacts of the school on the adjacent street network. The analysis should also show the adequacy of the existing right and left turn lanes along Vale Road.

For additional information please contact this office.

Sincerely,

A handwritten signature in black ink that reads "Noreen H. Maloney".

Noreen H. Maloney
Transportation Engineer

cc: Mr. R. L. Moore



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE
FAIRFAX, VA 22033-2906
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

August 21, 2000

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: SE 00-H-028, St. Mark's Catholic Church
Tax Map No.: 037-4 /01/ 42--

Dear Ms. Byron,

This office has reviewed the traffic study associated with the expansion of St. Mark's Catholic Church and offers the following comments.

The traffic study was conducted to determine the impacts from the proposed school expansion. Maximum enrollment will not exceed 550 students.

The afternoon peak hour was studied using trip generation rates for "Day Care". The afternoon peak hour was assumed to occur from 3:00 to 4:00. The study shows that 447 new trips will be a result of the school during the p.m. peak hour. The additional peak hour trips will impact Vale Road with 210 vehicles entering. The existing entrance along Vale Road has a right and left turn lane.

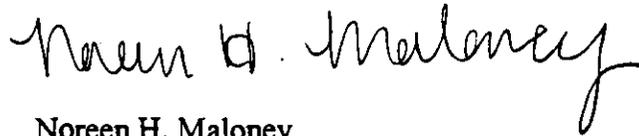
The signalized intersection of Vale Road/Hunter Mill Road was studied with and without the school expansion. The study shows that the overall level of service of this intersection will not change as a result of the expansion.

Based on the results of the traffic analysis, the existing roadway network can accommodate the future development of the school. The study recommends traffic calming measures to improve the means of travel for both motorists and pedestrians. This office can not approve the measures listed in the study.

Ms. Barbara A. Byron
August 21, 2000
Page 2

For any additional information please contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Noreen H. Maloney". The signature is written in black ink and is positioned above the printed name and title.

Noreen H. Maloney
Transportation Engineer

cc: Mr. R. L. Moore

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 00-H-028
Saint Mark's Catholic Church

DATE: 8 September 2000

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the special exception plat revision dated, August 4, 2000. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses...

Development proposals should implement best management practices to reduce runoff pollution.”

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Water Quality” the Comprehensive Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance.”

On page 89 of the Policy Plan as amended on February 10, 1997, under the heading “Light Pollution”, the Comprehensive Plan states:

“Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents’ and/or travelers’ visual acuity.

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

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

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

Objective 11: 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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ...”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff.

There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Stormwater Management/Water Quality Protection

Issue:

The subject property falls within the Chesapeake Bay Watershed generally and within the County's Difficult Run Watershed, specifically. The special exception plat indicates that the church presently has 454 existing parking spaces and the Zoning Ordinance requires 290 spaces. Twenty-two (22) additional spaces are proposed to be created with the expansion.

Resolution:

Currently St. Mark's has an excess of 56% more parking before the expansion than is required by the Zoning Ordinance. It is suggested that the applicant consider elimination of the proposal to add twenty-two additional parking spaces to preserve more pervious surface.

Light Pollution

Issue:

Except for a notation regarding the existence of streetlights, the special exception plat provides no detail about additional proposed lighting for the expansion.

Resolution:

It is suggested that the applicant offer more detailed lighting specifications, which incorporate the concept of fully shielded (cutoff) lights and which avoid excessive illumination as well as light trespass on adjacent properties. "Shoe box" design luminaires are an example of a fully cutoff fixture.

Tree Preservation

The development proposal includes an existing vegetation survey. However, the revised plan indicates that the Christian Formation Center will be partially positioned in the bottomland forest area, which is identified on the EVM as E. This existing natural feature enhances water quality and presently serves as a natural detention area for stormwater runoff from the existing church facilities.

Resolution:

It is recommended that the applicant attempt to preserve more of the bottomland forest north of the proposed Christian Formation Center.

TRAILS PLAN:

The Trails Plan Map depicts a bicycle trail on the north side of Vale Road. At the time of site plan review, the Director, DPWES will determine what type of trail requirements may apply to the subject property.

BGD:MAW

ARTICLE 9- SPECIAL EXCEPTIONS

9-006 **General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such 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 category or use, the Board 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 Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 **Standards for all Category 3 Uses**

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

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

9-309

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons

Street Type

4-75
76-660
660 or more

Local
Collector
Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

9-310

Additional Standards for Private Schools of General Education and Private Schools of Special Education

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:
 - A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
 - B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the required front yard.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
 3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

9-314

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

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education which has an enrollment of 100 or more students daily may be approved as a special exception use in accordance with the provisions of this Part or as a special permit use in accordance with the provisions of Part 3 of Article 8. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 309 and 310 above.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.D.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		

