



APPLICATION ACCEPTED: August 17, 2012
PLANNING COMMISSION: February 7, 2013
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

January 24, 2013

STAFF REPORT

SPECIAL EXCEPTION APPLICATION

SE 2012-MA-016

MASON DISTRICT

APPLICANT:	National Capital Presbytery, Inc.
ZONING:	R-2, H-C
PARCEL(S):	60-4 ((1)) 35A and 35B
ACREAGE:	4.68 acres
SPECIAL EXCEPTION CATEGORY:	Category 3: Place of worship with child-care center or nursery school
PLAN MAP:	Single Family and Other
PROPOSAL:	Addition of nursery school / child-care center use to existing Place of Worship with minor modifications to existing building and site.

STAFF RECOMMENDATIONS:

Staff recommends that SE 2012-MA-016 be approved subject to the development conditions contained in Appendix 1.

Michael H. Lynskey

Staff recommends that the following waivers and modifications be approved:

- Waiver of frontage improvements, including a service road along Columbia Pike, and sidewalk construction along Columbia Pike and Whispering Lane, in lieu of a trail easement commitment, as conditioned.
- Waiver of barrier requirements.
- Modification of transitional screening requirements to accept existing vegetation and plantings as shown on the plan and as conditioned.
- Waiver of interior parking lot landscaping requirement, in lieu of existing vegetation.
- Waiver of peripheral parking lot landscaping requirement, due to existing grade change.

It should be noted that it is not the intent of staff to recommend that the Board, in imposing 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 recommendation of staff; it does not reflect the position of the Board.

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

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.

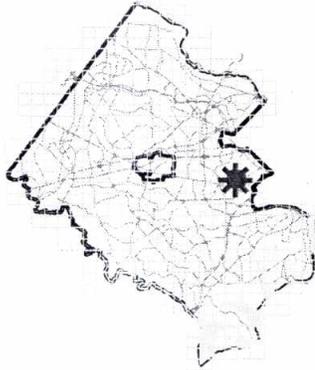
O:\mlynsk\Presbytery SE 2012-MA-016\Final Staff Report\SE 2012-MA-016 - Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

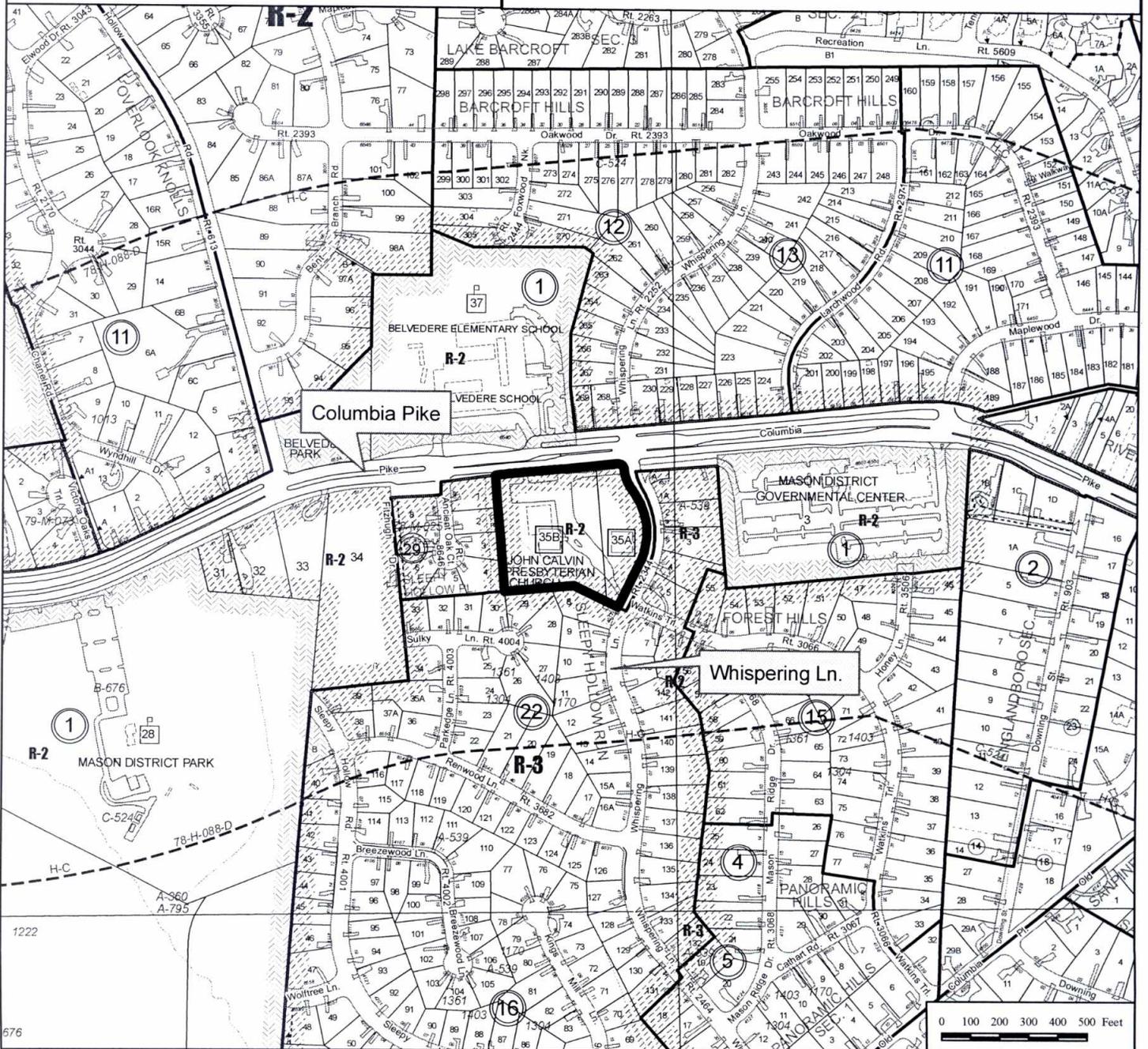
Special Exception

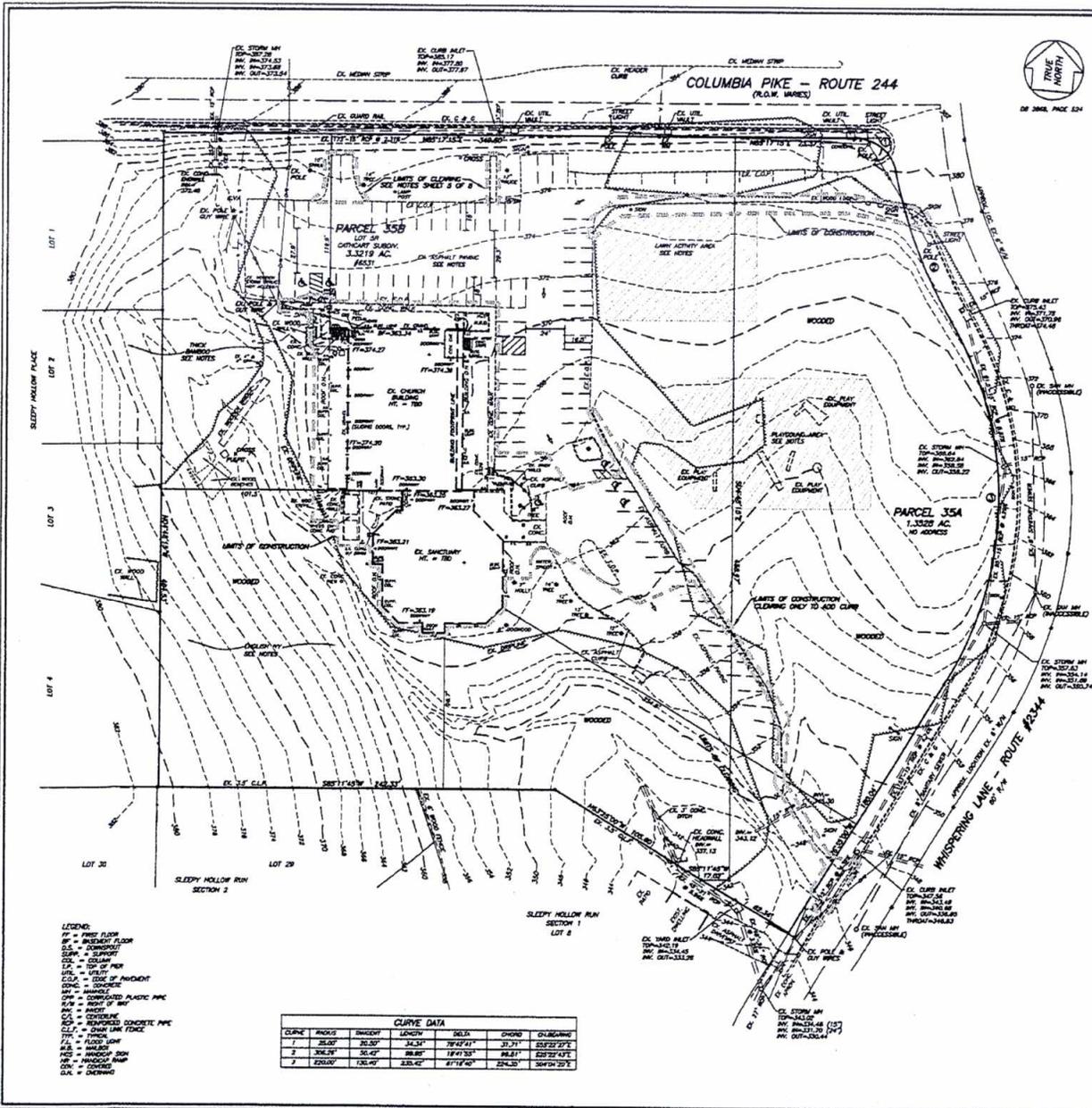
SE 2012-MA-016



Applicant: NATIONAL CAPITAL PRESBYTERY, INC.
Accepted: 08/17/2012
Proposed: PLACE OF WORSHIP WITH A NURSERY SCHOOL AND CHILD CARE CENTER.

Area: 4.675 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect: 03-0204
Art 9 Group and Use: 3-15
Located: 6531 COLUMBIA PIKE,
ANNANDALE, VA 22003
Zoning: R-2
Plan Area: 1
Overlay Dist: HC
Map Ref Num: 060-4- /01/ /0035A /01/ /0035B





CURVE DATA					
CURVE	INCHES	DEGREE	LENGTH	BEARS	CHORD
1	26.50'	24.34'	24.34'	78°42'41"	33.71'
2	29.75'	30.42'	29.89'	127°51'34"	48.81'
3	130.40'	238.42'	67°18'40"	224.32'	304.00'

Lawn Activity Area: Area to be established for lawn activities, with selective clearing as follows.

- Stumps shall be ground out using a walk-behind or remotely operated stump grinder.
- No motorized equipment other than a stump grinder or a walk-behind roller shall be taken into the play field.
- Grading shall be kept to a minimum and shall be done by hand.
- No grade changes or rototilling shall occur within the critical root zones of trees being preserved, other than the addition of compost or mulch.
- Other areas where turfgrass is to be established may be rootkilled as required.
- Turf grass may be established by seeding or sodding. Seeding shall be done between mid-February and mid-March or between mid-September and mid-October. Sodding may be done anytime the ground is not frozen.

Playground: Area where existing equipment to be removed and new equipment added.

- Stumps shall be ground out using a walk-behind or remotely operated stump grinder.
- No motorized equipment other than a stump grinder shall be taken into the playground, except as approved by Fairfax County Urban Forestry Division.

English Ivy Suppression:

- English ivy climbing trees shall be cut at the ground.
- Ivy will be pulled to the extent possible to preclude climbing trees in the future.

Bamboo Suppression limited to as follows:

- Bamboo shall be suppressed to the extent possible.
- Suppression shall be done under the supervision of professionals who can identify the target species and desirable species, so that non-target species shall be protected while control procedures are undertaken, to the extent practicable.
- Fairfax County Urban Forestry Division shall approve methodology in advance of implementation.
- Herbicides shall be selected by knowledgeable professionals.
- Any pesticides shall be applied in accordance with label instructions and State Law, and shall be applied by a State licensed professional applicator. Suppression shall take place, and should be continued in perpetuity.
- The bamboo shall be cut to the ground and bamboo re-growth treated with appropriate herbicides. If neighbors elect to keep off-site bamboo, it may be desirable to install a root barrier between areas where the infestation is controlled and remaining bamboo to discourage re-infestation.
- Vegetation equivalent to Transitional Screening Yard 1 shall not be planted until the infestation of bamboo has been accomplished and deemed safe for planting under approval by Fairfax County Urban Forestry Division representative and under the direct supervision of a Certified Arborist. The supplemental planting proposed in this area will not be a condition of the issuance of a Non-RUP for the proposed nursery school.

Existing Parking Lot

- The existing parking surface is not proposed to be removed with this application, except as indicated on Special Exception Plat as "to be removed".
- Removal of the asphalt surface of the parking lot as "to be removed" will only be done in accordance with: Asphalt driveway and walks shall be removed in a manner that minimizes damage to tree roots. Equipment may be used to pull up asphalt and concrete, but shall avoid disturbance to roots and soil underneath to the extent feasible. Work done within 5 feet of the base of any tree shall be with hand tools only. When pavement is removed, cover exposed roots and soil with 3-3 inches of mulch as soon as practicable.
- The existing parking layout will require areas of the parking lot to be re-designation or re-striped as indicated on Special Exception Plat.
- The addition of wheel stops will be added to the parking lot as indicated on Special Exception Plat.
- Minor additions of asphalt will be added to parking lot, only to assure adequate depth of parking spaces in accordance with PFM geometric standards and as shown on Special Exception Plat.
- No removal of the parking for asphalt will be done within the critical root zone of the existing 25' Oak Tree within the parking lot as shown on the Special Exception Plat.

RUNYON, DUDLEY, ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 10500 MAIN STREET - SUITE 301
 FALLS CHURCH, VIRGINIA 22030
 PHONE: 703-591-4600 FAX: 703-591-3802

REVISIONS
 11-30-2012 ADDRESS COMMENTS
 12-30-2012 ADDRESS COMMENTS

EXISTING CONDITIONS & CLEARING LIMITS
 PROPERTY OF
THE PRESBYTERY OF WASHINGTON
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: 4-18-2012
 SCALE: 1" = 30'
 DRAWN BY: RMD/DOF
 FILE # : F-2354 SE
 CD.#:
 DWG NAME: 2354-DISTING 2/20/2012
SHEET 2 OF 8

NARRATIVES:

The Site is made up of two parcels Parcel 35A of 1,352.8 acres and Parcel 35B of 3,321.9 acres for a total of 4,674.7 acres. The Site is located at the intersection of Columbia Pike, Routes 244 and Whispering Lane, Route 2344, Ardenville, VA. The site is zoned R-2. The site is surrounded by the Sleepy Hollow Run Subdivision to the west and south, Sleepy Hollow Place Subdivision to the east and Belvidere Elementary School and Barcroft Hills Subdivision to the north. The site is in the Mason District of Fairfax County. The stormwater runoff of the site outfalls into the Cameron Run Watershed. The site will meet the definition of re-developed as the site will not generate an increase of impervious area. The site's existing impervious area totals 55,293 sq ft. The proposed development has an impervious area of 54,929 sq ft or 27% of the site. In accordance with 6-041.2, there will be a maximum of 10% reduction of non-point source pollution or phosphorus load reduction. In order to meet the minimum requirements, there is a proposed Conservation Easement of approximately 23,350 sq ft to be dedicated at time of site plan. Existing topography shows that runoff from the site outfalls into a single minor drainage outlet shed into drainage ditches established by topographic and closed pipe system.

OUTFALL DESCRIPTION:

Offsite drainage enters the site from the north in a closed 15" RCP concrete pipe system under Columbia Pike which outfalls into the site at the north western corner of the site. At this point the runoff flows to open channel through largely wooded portion of the site. The existing vegetation in this open channel will be preserved. A storm drainage system will be established at the site prior to site development and a Storm Drainage Easement will be recorded. The outfall flows to the south western point of the site where a single drainage shed outfalls the site. At this point the site's runoff leaves the site in the southern property intersection with Whispering Lane, Route 2344. The runoff is picked up in a closed pipe system of 21" RCP @ 5.99%. The 21" RCP is within a recent easement DE: 2271 and PD-313 through Lot 8 of Sleepy Hollow Run, Section 1. The onsite and offsite drainage area of the site defined the first drainage area and is equal to 11.2 ac. The runoff continues in a closed closed pipe system, now the closed pipe system constructed with Whispering Lane, Route 2344 and continues to flow south. The separated drainage ditches are shown on the attached drainage divide map.

Analysis of Downstream Drainage System for Adequate Outfall of Closed Pipe System

The downstream drainage system has been analyzed to demonstrate the adequacy of the closed pipe system as well as show there is no adverse impact to the downstream system based on proposed development condition. The "Easement of Right-of-Way" of the downstream drainage system is to the point that at least 150 feet downstream from the point where the receiving pipe is located by another that has a drainage area that is at least 90 percent of the size of the first drainage area at the point of confluence.

- First Drainage Area:** First drainage area is to the drainage area of the site in addition to the offsite drainage area including Columbia Pike and north of Columbia Pike. Drainage Areas 81 (8.49 ac) and 82 (2.71 ac) = 11.20 ac. The existing receiving pipe: 21" RCP @ 5.9% in the remaining existing Pipe = 21" RCP on Lot 8 of Sleepy Hollow Run within recorded Storm Drainage Easement DE: 2271 and PG: 313.
- Point of Confluence Defined:** A section drainage area equal to 90% of the first drainage area. FIRST DRAINAGE AREA = 11.20 AC @ 90% = 10.08 AC. Point of Confluence is located at intersection of Whispering Lane, Route 2344 and Rarowood Lane, Route 82342, where a solid marble #11 which has a rounded drainage from west, area #12 (2.5 ac) = from the east, area #13 (8.5 ac) for total = 11.0 ac. At this point the pipe system ties into the existing closed pipe system in Whispering Lane, route #2344. Therefore as 11.42 acres is greater than 10.08 acres and marble structure #1 = Point of Confluence.
- Point of Adequacy in the closed pipe system within right-of-way of Whispering Lane, route #2344.** Path of Adequacy outfall is a minimum 150'. Receiving outfall closed pipes of a minimum of 150' being at existing manhole #11, Structure #11 in Structure #14, 66.3'-30" RCP @ 2.39%, (D) = 99.07' dia and pipe capacity 102.28 cfs, then Structure #15 in Structure #15 - 67'-30" RCP 2.32%, (D) = 99.04' dia and pipe capacity 101.64 cfs, lastly manhole #18 in Structure #18 - 77.3'-30" RCP @ 2.97%, (D) = 99.04' dia and pipe capacity 116.18 cfs. At the end of right-of-way of Whispering Lane, Route #2344, (See Attached Culvert Design Calculation Chart).
- The path of outfall continues in a closed pipe system along the rear property line of single family homes between Whispering Lane and Rarowood Lane in an outfall point at the rear part of 4200 Old Columbia Pike. At this point, the drainage outfall path continues through the residential lot within a concrete channel to the culvert under Old Columbia Pike. Once on the east side of Old Columbia Pike the drainage is within Fairfax County Park Authority land and Sleepy Hollow Run meet head ditch and area that exceeds 100' from site drainage area.**

ADEQUATE OUTFALL NARRATIVE:

The first drainage area that begins north of the site, flows south through the site into a existing 21" RCP closed pipe system within a recorded Storm Drainage Easement, DE: 2271 and PD-313 (11.20 ac) through Lot 8 of Sleepy Hollow Run Section 1 of section point 1 ties into the existing closed pipe system of Whispering Lane closed system. The flow and analysis continues to a point of adequacy that is at least 90% (10.08 ac) of this drainage area in Structure #11. At this point the system has been analyzed for adequacy for the 10 year and 2 year storm over distance of minimum of 150 feet downstream from this point in Structure #15. As the closed pipe system is found adequate for the 10 year 2 year system, an adequate outfall exists in accordance with the Fairfax County PFM, Section 4-0003.24. Therefore, it is our opinion that the existing pipe is adequate for the amount of drainage and meets all requirements of the Fairfax County Outfall Analysis in the PFM for the proposed development of John Calvin Presbyterian Church. Further there appears no adverse impact to the downstream or flooding to downstream property. The site and describe outfall have adequate outfall relief for the 100 year flood. The proposed development will not increase runoff of the development area.

STORMWATER MANAGEMENT NARRATIVE:

The Site is made up of two parcels, Parcel 35A of 1,352.8 acres and Parcel 35B of 3,321.9 acres for a total of 4,674.7 acres. The Site is located at the intersection of Columbia Pike, Route 244 and Whispering Lane, Route 2344, Ardenville, VA. The site is surrounded by the Sleepy Hollow Run Subdivision to the west and south, Sleepy Hollow Place Subdivision to the east and Belvidere Elementary School and Barcroft Hills Subdivision to the north. The Site is in the

Mason District of Fairfax County. The stormwater runoff of the site outfalls into the Cameron Run Watershed. The site will be considered that of redeveloped as the will be no increase of impervious area. The new building construction will be area between the secondary and the school. The site is bordered by existing single family detached homes and Columbia Pike, Route 244.

This site is in the Fairfax County Chesapeake Bay Resource Management Area with no Resource Protection Area or is it is any Water Supply/Orderly District. The property is presently developed as John Calvin Church with connecting classroom building, children play ground and parking lot. A large portion of the site is undeveloped area and land around the church building. The parking lot and driveway have an asphalt surface. The existing impervious surface of the site is equal to 55,293 square feet.

Post-development: An additional new building construction between the classroom building and the secondary will not result in any additional impervious area. The final calculations result in 54,809 sq ft of impervious area, thus a slight decrease in the total impervious area. Therefore, the re-development of the site will meet the standards of Section 6-300 Public Facility Manual, Storm Detention and Storm Water Management as no increase in runoff of the site and therefore no onsite detention facility will be required.

STORMWATER RUNOFF QUALITY CONTROL AND CHESAPEAKE BAY BMP NARRATIVE:

The Site is made up of two parcels, Parcel 35A of 1,352.8 acres and Parcel 35B of 3,321.9 acres for a total of 4,674.7 acres. The Site is located at the intersection of Columbia Pike, Route 244 and Whispering Lane, Route 2344, Ardenville, VA. The site is zoned R-2. The site is surrounded by the Sleepy Hollow Run Subdivision to the west and south, Sleepy Hollow Place Subdivision to the east and Belvidere Elementary School and Barcroft Hills Subdivision to the north. The site is in the Mason District of Fairfax County. The stormwater runoff of the site outfalls into the Cameron Run Watershed. The site is bordered by existing single family detached homes and Columbia Pike, Route 244. The site is located in a Resource Management Area and is not within the boundaries of the WSPDO established for the Cameron Watershed. The new building construction will be the area between the secondary and the school. The site will be considered under section 6-000 of the Public Facilities Manual for Water Quality Standards. The site will meet the definition of re-developed as the site will not generate an increase of impervious area. The site's existing impervious area totals 55,293 sq ft. The proposed development has an impervious area of 54,929 sq ft or 27% of the site. In accordance with 6-041.2, there will be a minimum of 10% reduction of non-point source pollution or phosphorus load reduction. In order to meet the minimum requirements, there is a proposed Conservation Easement of approximately 203,850 sq ft to be dedicated at time of site plan.

DOWNSTREAM IMPROVEMENT NARRATIVE:

The site has a single outfall in the closed storm sewer pipe within Whispering Lane. The outfall leads directly the major Road of Cameron Run. Site review indicates that there are no impairments that will be impacted by the development site.



STORMWATER OUTFALL PATH
SCALE: 1" = 400'

BMP FACILITY DESIGN CALCULATIONS

JOHN CALVIN PRESBYTERIAN CHURCH
L. WATER QUALITY NARRATIVE: SEE ADDITIONAL SHEET
TOTAL LOT AREA = 203,218 SQUARE FEET 4.67 ACRES
IL WATERSHED INFORMATION: CAMERON RUN

PART 1: LIST ALL OF THE SUB-AREA AND "C" FACTOR USED IN THE BMP COMPUTATIONS.

Sub-Area	Description	"C" Factor	Area	Product
(A-1)	BUILDING	0.80	12285 SQ FT	9,828 ac
(A-2)	PATIO DECK WALKS ETC	0.80	3142 SQ FT	0,07 ac
(A-3)	GRAVEL	0.80	818 SQ FT	0,02 ac
(A-4)	PARKING & TRAVEL LANE	0.80	37,254 SQ FT	0,87 ac
(A-5)	LANDSCAPE OPEN SPACE	0.30	128,200 SQ FT	2,86 ac
(A-6)	CONSERVATION EASEMENT	0.30	20,370 SQ FT	0,47 ac
			203,629 SQ FT	4,67 ac

PART 2: COMPUTE THE WEIGHT AVERAGE "C" FACTOR FOR THE SITE

(A)	Area of the Site	"C" Factor	Product	(B)	Area	Product
(B)	Sub-area Designation	"C" Factor	Product	(C)	Weighted Average "C" Factor	Product
(A-1)	BUILDING	0.80	0,30 ac	0,2741 ac		
(A-2)	PATIO DECK WALKS ETC	0.80	0,07 ac	0,0648 ac		
(A-3)	GRAVEL	0.80	0,02 ac	0,0169 ac		
(A-4)	PARKING & TRAVEL LANE	0.80	0,87 ac	0,7796 ac		
(A-5)	LANDSCAPE OPEN SPACE	0.30	2,86 ac	0,8586 ac		
(A-6)	CONSERVATION EASEMENT	0.30	0,47 ac	0,1403 ac		
			(b) total	2,4428 ac		
			(c) =	0,4883		

(C) WEIGHTED AVERAGE "C" FACTOR

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

Sub-Area	BMP Designation	Removal Ratio	Area	"C" Factor	Product
(1)	BUILDING	(3)	(4)	(5)	(6)
(A-1)	BUILDING	0	0,07	1,96	0,00
(A-2)	PATIO DECK WALKS ETC	0	0,02	1,86	0,00
(A-3)	GRAVEL	0	0,09	1,86	0,00
(A-4)	PARKING & TRAVEL LANE	0	0,19	1,86	0,00
(A-5)	LANDSCAPE OPEN SPACE	0	0,83	0,85	0,00
(A-6)	CONSERVATION EASEMENT	100	0	1,00	0,00
					TOTAL 10,00 %

TOTAL AREA CONTROLLED BY CONSERVATION EASEMENT

20,370 SQ FT

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL

Proposed impervious area = 54,929 SQ FT
Existing impervious area = 54,809 SQ FT
(A) Select Required Chesapeake Bay Preservation Area
1" per 1" total = 11.01%
MINIMUM REDUCTION OF PHOSPHORUS LOADING REMOVAL OR NON POINT SOURCE = 10%
(B) Line 3A @ 10.01% > 10.01% = OK
Then Phosphorus Removal BMP requirement OK

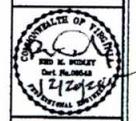
EXISTING IMPERVIOUS AREAS	Area
BUILDING	12,285 SQ FT
WALKS/PATIO/WALLS ETC	3,200 SQ FT
GRAVEL	1,883 SQ FT
PARKING LOT / ASPHALT	37,823 SQ FT
TOTAL IMPERVIOUS AREA	54,929 SQ FT

PROPOSED IMPERVIOUS AREAS	Area
BUILDING	13,265 SQ FT
WALKS/PATIO/WALLS ETC	2,142 SQ FT
GRAVEL	818 SQ FT
PARKING LOT / ASPHALT	37,254 SQ FT
TOTAL IMPERVIOUS AREA	54,489 SQ FT

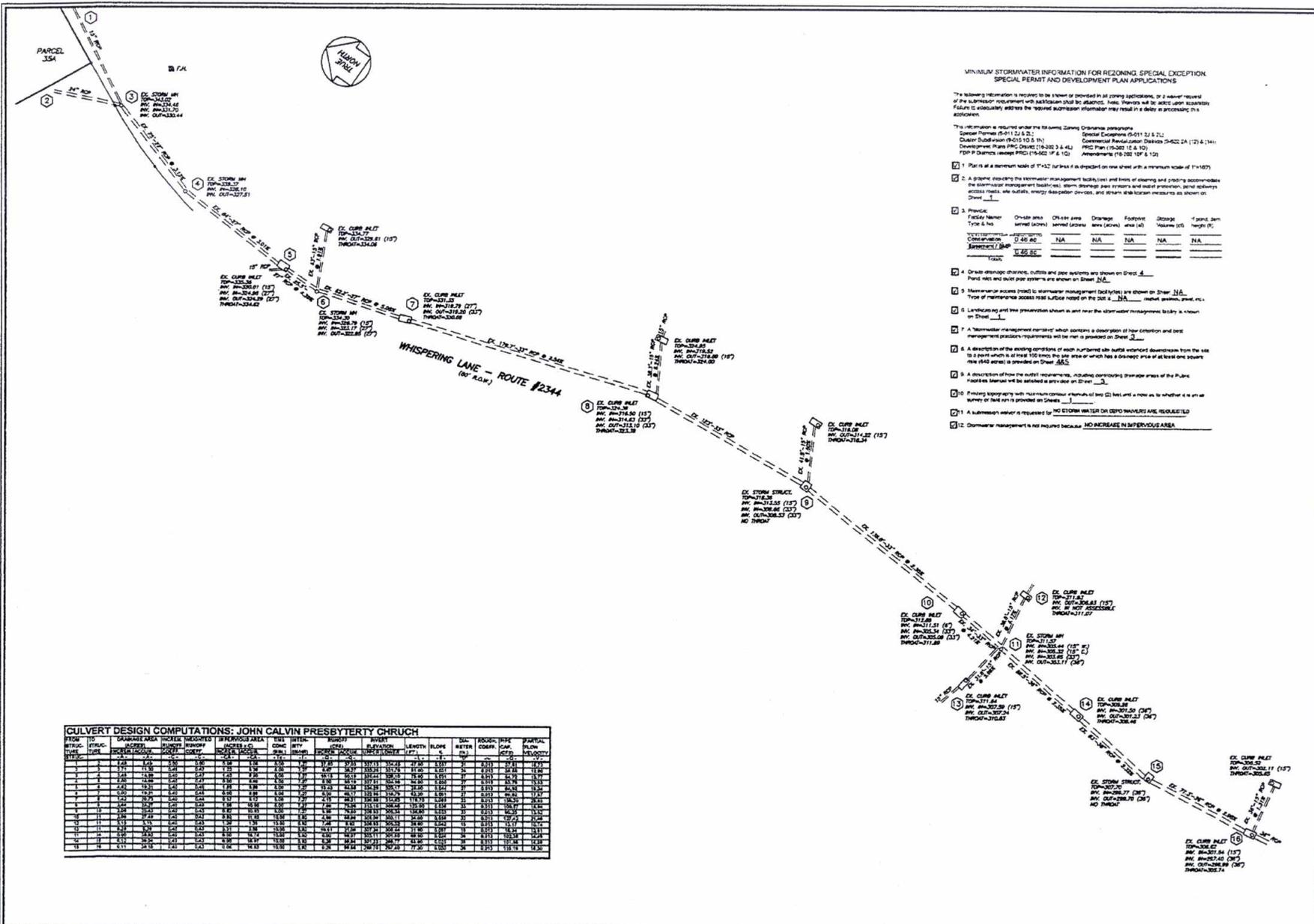
RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10050 WAMP STREET - SUITE 301
FAIRFAX, VIRGINIA 22030
PHONE: 703-591-4608 FAX: 703-591-3840

REVISIONS
11-30-2012, ADDRESS CHANGE

NARRATIVES/BMP COMPUTATIONS/MAPS
PROPERTY OF
THE PRESBYTERY OF WASHINGTON
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT



DATE: 4-18-2012
SCALE: AS NOTED
DRAWN BY: RMD/DOF
FILE # 1-3343 SP
CO. #
SHEET 3 OF 8



CULVERT DESIGN COMPUTATIONS: JOHN CALVIN PRESBYTERY CHURCH

FROM	TO	CHANNEL AREA	WATER DEPTH	WATER VELOCITY	ROUGHNESS	LENGTH	LOSS	HEAD	FLOW	VELOCITY
STATION	STATION	(SQ. FT.)	(FEET)	(FEET/SEC)	(FEET)	(FEET)	(FEET)	(FEET)	(CU. FT./SEC)	(FEET/SEC)
1	2	1.5	0.5	2.0	0.015	10	0.05	0.05	10	2.0
2	3	2.0	0.6	2.5	0.015	10	0.05	0.05	20	2.5
3	4	3.0	0.7	3.0	0.015	10	0.05	0.05	30	3.0
4	5	4.0	0.8	3.5	0.015	10	0.05	0.05	40	3.5
5	6	5.0	0.9	4.0	0.015	10	0.05	0.05	50	4.0
6	7	6.0	1.0	4.5	0.015	10	0.05	0.05	60	4.5
7	8	7.0	1.1	5.0	0.015	10	0.05	0.05	70	5.0
8	9	8.0	1.2	5.5	0.015	10	0.05	0.05	80	5.5
9	10	9.0	1.3	6.0	0.015	10	0.05	0.05	90	6.0
10	11	10.0	1.4	6.5	0.015	10	0.05	0.05	100	6.5
11	12	11.0	1.5	7.0	0.015	10	0.05	0.05	110	7.0
12	13	12.0	1.6	7.5	0.015	10	0.05	0.05	120	7.5
13	14	13.0	1.7	8.0	0.015	10	0.05	0.05	130	8.0
14	15	14.0	1.8	8.5	0.015	10	0.05	0.05	140	8.5
15	16	15.0	1.9	9.0	0.015	10	0.05	0.05	150	9.0
16	17	16.0	2.0	9.5	0.015	10	0.05	0.05	160	9.5

- MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS
- The following information is required to be shown or provided in all zoning applications, or a waiver received of the Submitter's agreement with minimum shall be obtained. Note: Plans will be subject to secondary future re-evaluation. Where the required submission information may result in a delay in processing in a jurisdiction.
- This information is required under the following zoning Ordinance amendments:
 Special Ordinance #0-11 (2.1 & 2.2) Special Ordinance #0-11 (2.1 & 2.2)
 Cluster Subdivision (PUD) (2.0 & 3.1) Commercial Residential District (SRD) (2.1 (2) & (4))
 Development Plans (PUD) District (2.0-2.2 & 4.1) PUD Plan (2.0-2.2 (1) & (2))
 TDP (P) District (except PUD) (2.1-2.2 (1) & (2)) Amendments (2.0-2.2 (1) & (2))
- Part of a minimum total of 1" x 12" for lines in a depth of one sheet with a minimum scale of 1"=100'
 - A graphic depicting the stormwater management facility (ies) and limits of clearing and grading accommodations (the stormwater management facilities), storm drainage pipe entries and outlet protection, special access roads, site outlets, energy dissipation devices, and stream bank location measures as shown on Sheet _____.
 - Provide:
 Facility Name: _____
 Type & No.: _____
 On-site area (acres): _____
 Off-site area (acres): _____
 Drains: _____
 Footings: _____
 Storage: _____
 Height (ft): _____
 Consumption: _____
 Surcharged SWP: _____
 Elevation: _____
 - On-site drainage channels, cutoffs and gate structures are shown on Sheet _____
 Flood walls and outlet pipe systems are shown on Sheet _____.
 - Maintenance access roads to stormwater management facilities are shown on Sheet _____
 Type of maintenance access road surface noted on the set is _____ (asphalt, gravel, etc.).
 - Location and flow protection shown in and near the stormwater management facility is shown on Sheet _____.
 - A stormwater management plan which contains a description of how erosion and best management practices requirements will be met is provided on Sheet _____.
 - A description of the existing conditions of each disturbed site located downstream from the site to a point which is at least 100' from the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet _____.
 - A description of how the outlet requirements, including outstanding drainage areas of the Public Facilities District will be satisfied is provided on Sheet _____.
 - Flowing topography with maximum contour intervals of two (2) feet and a note as to whether it is an Annex or back-slope is provided on Sheet _____.
 - A submission waiver is required for NO STORM WATER OR DEPOSIT WATERS ARE REQUESTED.
 - Stormwater management is not required because NO INCREASE IN IMPERVIOUS AREA.

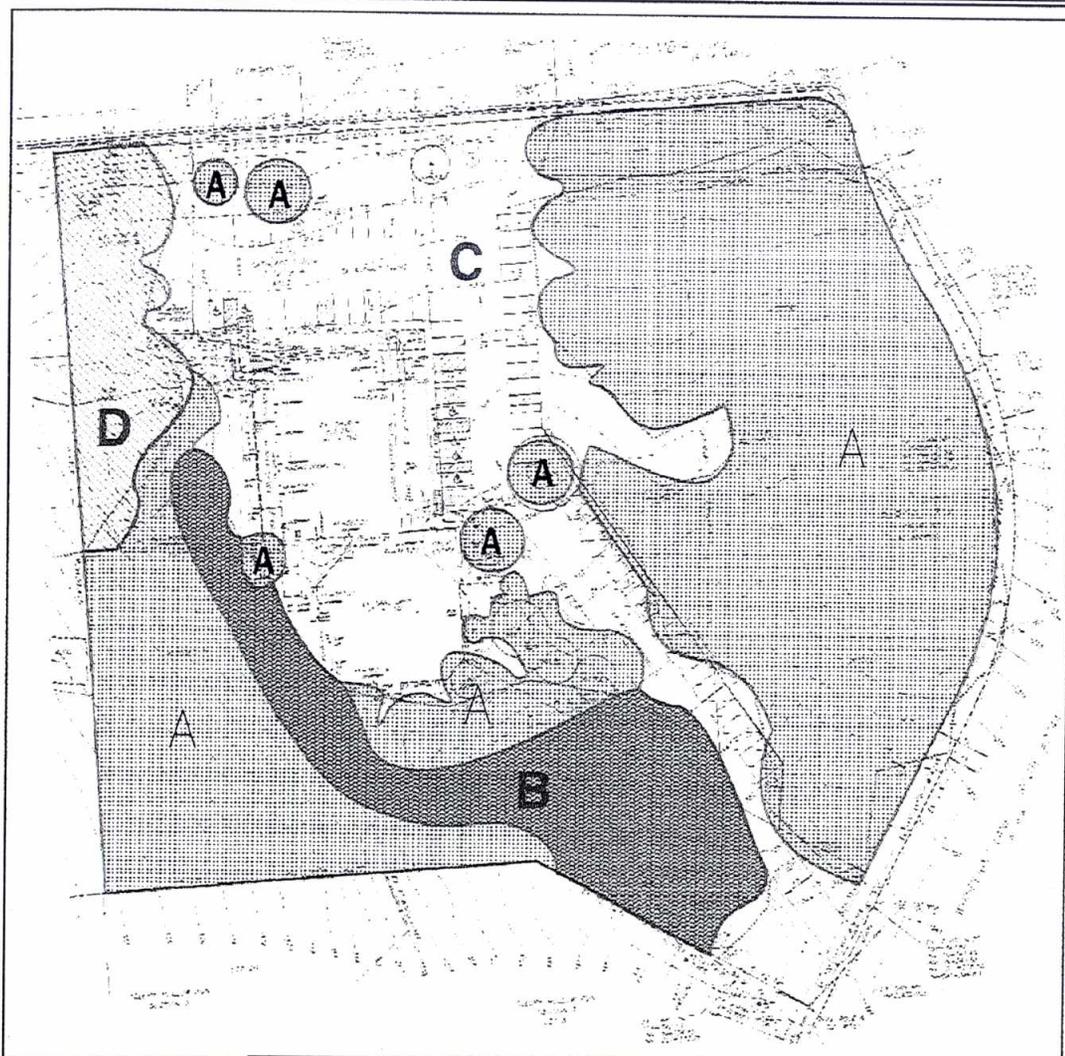
RUNYON, DUDLEY, ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 10300 MARK STREET - SUITE 301
 FAIRFAX, VIRGINIA 22030
 PHONE: 703-591-4800 FAX: 703-591-3802

RESUBS
 11-9-2012 ADDRESS COMMENTS

STORM OUTFALL
 PROPERTY OF
THE PRESBYTERY OF WASHINGTON
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: 4-18-2012
 SCALE: 1" = 30'
 DRAWN BY: RMD/20P
 FILE # : F-2333 SE
 CO. # :
 DRG NAME: 2333-21007
 OUTFALL.DWG

SHEET 4 OF 8



PRE-DEVELOPMENT EVM
SCALE: 1" = 30'

Existing Vegetation Map
John Calvin Presbyterian Church

Cover Type	Primary Species	Understory Species	Comments	Successional Stage	Condition	Area
A Upland Forest	Pinus virginiana, Quercus alba, Liriodendron tulipifera, Acer rubrum	Amorpha spica, Lonicera japonica, Cornus sp., Nymphaeaceae, Prunus serotina	Remnant: Very nice pines being supported by hardwoods. Pines are being windthrown and should be considered for removal, a few landscape trees, fair system and background.	Sub-climax	Good	2.45 AC
B Disturbed Forest	Quercus sp., Acer rubrum, Liriodendron tulipifera	Hedera helix, Lonicera japonica	A few decayed black locusts and otherwise good trees	Sub-climax	Good	0.49 AC
C Developed	N/A	Lawn and landscape	Lawn and landscape, buildings and hardscape	N/A	N/A	1.46 AC
D Upland Forest	Acer rubrum, Quercus sp.	Phytolobus sp.	Heavy infestation of bamboo, some storm damage to trees	Sub-climax	Fair	0.27 AC
Total Area						4.67 AC

Tree Preservation Techniques

(Both techniques described below may be combined with the pruning of roots that may occur beyond the area of treatment.)

#1-For Use in Areas Where Equipment Must Operate in Areas That Will Remain at Existing Grade:

- In the woodchip and plywood or chain link fence area shown in Figure 1 below, spread 10-12" of wood chips by hand.
- On top of the wood chips, lay 5/8" to 3/4" inch plywood or heavy gauge chain link fence to provide a path for equipment and workers to operate.

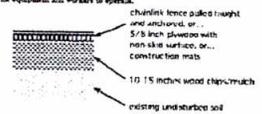


Figure 1
woodchip root padding

#2-For Use in Areas Where Fill Soil Will Be Placed Over the Root Zone:

- An erosion system shall be installed in the area shown in Figure 2 below prior to grading. The erosion system (see diagram below) shall consist of geotextile fabric laid on top of the undisturbed ground, with river rock on top of the fabric, and with a second layer of geotextile fabric laid on top of the rock.
- Fill dirt can be placed on top of geotextile fabric.

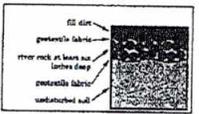


Figure 2

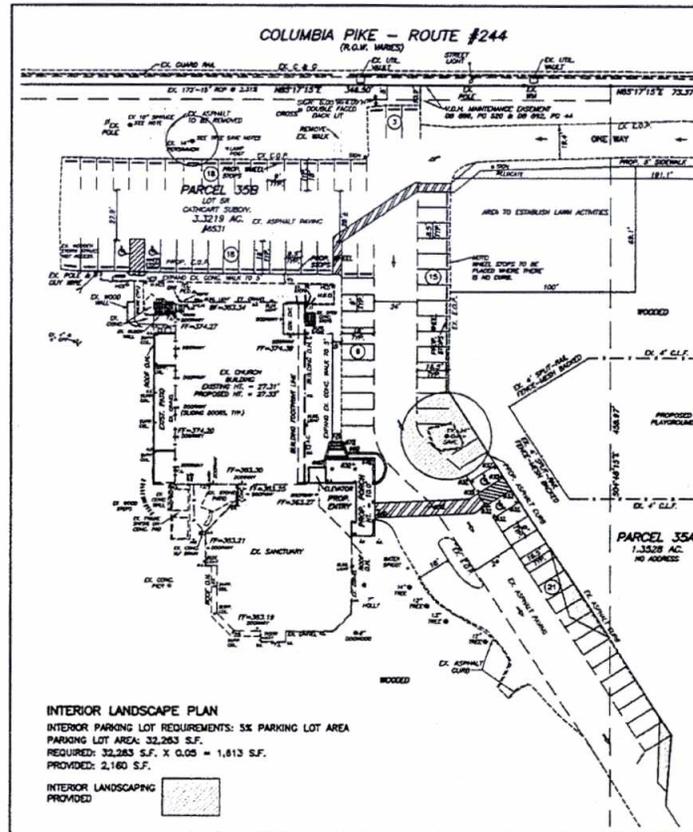
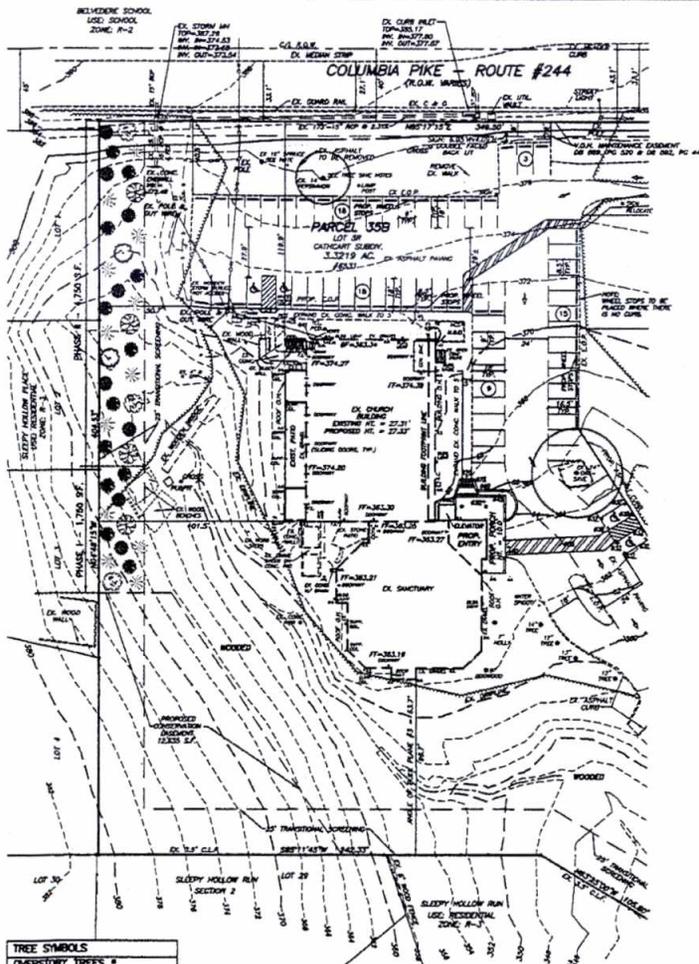
RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10050 MAIN STREET - SUITE 301
FAIRFAX, VIRGINIA 22030
PHONE: 703-591-1800 FAX: 703-591-3942

PROVISIONS
11-20-2012 ADDRESS CHANGE
17-20-2012 ADDRESS CHANGE

VEGETATIVE MAP & TREES PRESERVATION TECHNIQUES
PROPERTY OF
THE PRESBYTERY OF WASHINGTON
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT



DATE: 4-18-2012
SCALE: AS NOTED
DRAWN BY: RMD/SDF
FILE # 1-2313 SP
CD #
SHEET 5 OF 8



INTERIOR LANDSCAPE PLAN
 INTERIOR PARKING LOT REQUIREMENTS: SEE PARKING LOT AREA
 PARKING LOT AREA: 32,283 S.F.
 REQUIRED: 32,283 S.F. X 0.05 = 1,613 S.F.
 PROVIDED: 2,160 S.F.
 INTERIOR LANDSCAPING PROVIDED

TREE SYMBOLS	
OVERSTORY TREES *	
	WHITE OAK
	GINKGO (MALE ONLY)
	SWAMP WHITE OAK
UNDERSTORY TREES *	
	AMERICAN HOLLY
	EASTERN RED CEDAR
	PYRAMIDAL JAPANESE YEW

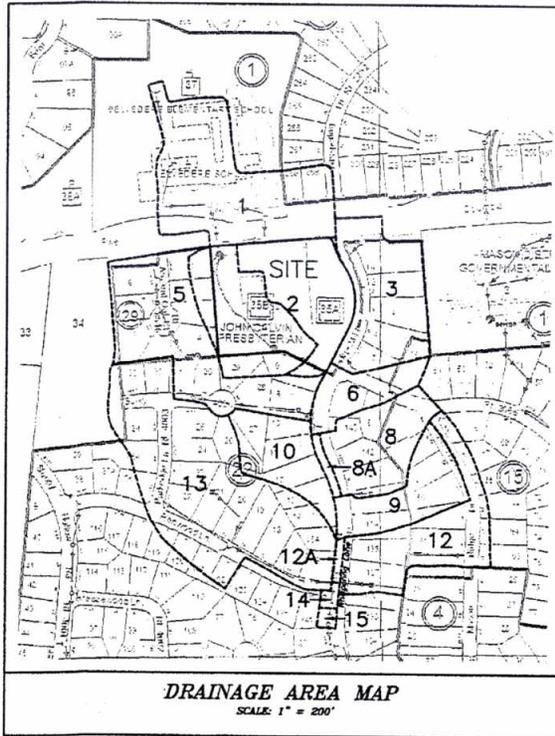
LANDSCAPE PLAN - PHASE I							
KEY	COMMON NAME	BOTANICAL NAME	USE	QUANTITY	SIZE	TREE COVER	COMMENTS
DECIDUOUS TREES							
WO	WHITE OAK	QUERCUS ALBA	EC, G, N, WL	1	2" CAL	1 x 200 = 200 S.F.	B & B
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	EC, G, N, WL	1	2" CAL	1 x 200 = 200 S.F.	B & B
				2	TOTAL	= 400 S.F.	
EVERGREEN TREES							
H	AMERICAN HOLLY	ILEX OPACA	G, N	4	2" CAL	4 x 100 = 400 S.F.	B & B
ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	G, N	4	2" CAL	4 x 100 = 400 S.F.	B & B
PJY	PYRAMIDAL JAPANESE YEW	TAXUS CUSPIDATA	G	2	2" CAL	2 x 100 = 200 S.F.	B & B
				10	TOTAL	= 1,000 S.F.	
	OVERALL TREE TOTAL			12	TOTAL	= 1,400 S.F.	

LANDSCAPE PLAN - PHASE II - BAMBOO REFORESTATION AREA							
KEY	COMMON NAME	BOTANICAL NAME	TREE USE	QUANTITY	SIZE	TREE COVER	COMMENTS
DECIDUOUS TREES							
WO	WHITE OAK	QUERCUS ALBA	EC, G, N, WL	2	2" CAL	2 x 200 = 400 S.F.	B & B
G	GINKGO (MALE ONLY)	QUERCUS BICOLOR	EC, G, N, WL	2	2" CAL	2 x 200 = 400 S.F.	B & B
SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	EC, G, N, WL	3	2" CAL	3 x 200 = 600 S.F.	B & B
				7	TOTAL	= 1,400 S.F.	
EVERGREEN TREES							
H	AMERICAN HOLLY	ILEX OPACA	G, N	8	2" CAL	8 x 100 = 800 S.F.	B & B
ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	G, N	8	2" CAL	8 x 100 = 800 S.F.	B & B
PJY	PYRAMIDAL JAPANESE YEW	TAXUS CUSPIDATA	G	6	2" CAL	6 x 100 = 600 S.F.	B & B
				22	TOTAL	= 2,200 S.F.	
	OVERALL TREE TOTAL			29	TOTAL	= 3,600 S.F.	

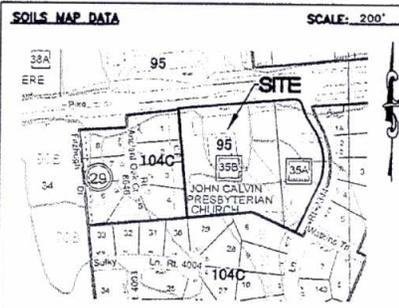
RUNYON, DUDLEY, ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 10450 MAIN STREET - SUITE 301
 FAIRFAX, VIRGINIA 22030
 PHONE: 703-591-4608 FAX: 703-591-3842

LANDSCAPE PLAN & INTERIOR LANDSCAPING
 PROPERTY OF
THE PRESBYTERY OF WASHINGTON
 FAIRFAX COUNTY, VIRGINIA
 MALSON DISTRICT

DATE: 12-20-2012
 SCALE: 1" = 30'
 DRAWN BY: RMD/2007
 FILE # 7-2338 SE
 SHEET 6 OF 8



DRAINAGE AREA #1:	8.49 AC.
DRAINAGE AREA #2:	2.71 AC.
DRAINAGE AREA #3:	3.46 AC.
DRAINAGE AREA #5:	4.62 AC.
DRAINAGE AREA #6:	1.39 AC.
DRAINAGE AREA #8:	2.47 AC.
DRAINAGE AREA #8A:	0.17 AC.
DRAINAGE AREA #9:	2.06 AC.
DRAINAGE AREA #10:	1.94 AC.
DRAINAGE AREA #12:	3.15 AC.
DRAINAGE AREA #12A:	0.12 AC.
DRAINAGE AREA #13:	8.28 AC.
DRAINAGE AREA #14:	0.12 AC.
DRAINAGE AREA #15:	0.11 AC.
TOTAL:	39.09 AC.

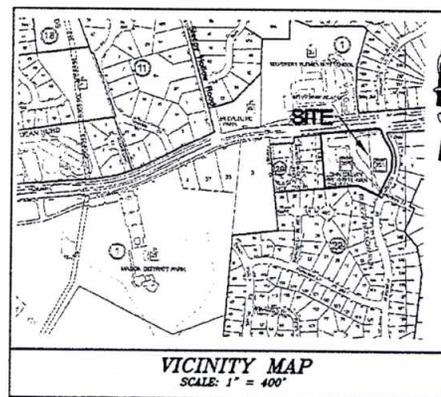


SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
70B	KINGSTOWN-SCISSAPRAS COMPLEX	GOOD	GOOD	LOW	MB**
9S	URBAN LAND	NA	NA	NA	NA
104C	WHEATON - FAIRFAX COMPLEX	FAIR	GOOD	HGH	MB**
107B	WHEATON - MEADOWVILLE COMPLEX	FAIR	MARGINAL	MEDIAN	MB**

** CLASS MB SOIL CERTIFICATION REQUIRED.

IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS?
YES NO

AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE COUNTY DRUDGE SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS REGARDING THESE SOILS OR FULL REGULATIONS FROM THESE SOILS ARE REQUIRED BY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.



THE PRESBYTERY OF WASHINGTON

Table 12.3 Tree Preservation Target Calculations and Statements

- Pre-development area of existing tree canopy (from Existing Vegetation Map) = 1,068.13 S.F.
- Percentage of gross site area covered by existing tree canopy = 1,068,130/2,000 S.F. = 53.41%
- Percentage of 10-year tree canopy provided for site (see Table 12.4) = 81,289 S.F. = 4.06%
- Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 41,258.71/209 S.F. = 19.74%
- Proposed percentage of canopy requirement that will be met through tree preservation = 19.74%
- Met the Tree Preservation Target minimum? **NO**

If "No" for line 5, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in 12.4.07.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviations request is located.

If step 5 requires a narrative, it shall be prepared in accordance with 12.4.07.4

Place this information prior to the 10-year Tree Canopy Calculations worksheet in Table 12.12.

Table 12.12 10-year Tree Canopy Calculations Worksheet

Step	Task	Results	Reference
A.1	Plan the Tree Preservation Target minimums and minimums based on existing tree canopy		see 12.4.07.3 for list of required minimums and worksheet
B. Tree Canopy Requirements			
B1	Identify gross site area =	20,000 S.F.	§ 12.4.07.1(A)
B2	Subtract areas dedicated to parking, road, drainage, and other non-tree canopy uses =	N/A	§ 12.4.07.1(B)
B3	Subtract areas of existing tree canopy =	20,000 S.F.	§ 12.4.07.1(C)
B4	Adjusted gross site area (B1 - B2) =	20,000 S.F.	
B5	Subtract existing tree canopy area =	0 S.F.	
B6	Percentage of 10-year tree canopy required =	30%	§ 12.4.07.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	6,000 S.F.	
B8	Minimums of 10-year Tree Canopy Requirements =	60	Table 12.4
B9	If B7 < B8, then list plan sheet where deviations request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	48,289 S.F.	
C2	Total canopy area existing on-site at 12/15/11 =	728,200 S.F.	
C3	Total canopy area provided by existing tree canopy =	182,269 S.F.	§ 12.4.07.3(B)
C4	Total of canopy area provided by "Strategic," "Substantial," "Specimen," or "Shelter" areas =	0 S.F.	§ 12.4.07.3(B)(1)
C5	Total of canopy area provided by "Strategic," "Substantial," "Specimen," or "Shelter" areas =	0 S.F.	§ 12.4.07.3(B)(2)
C6	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0 S.F.	§ 12.4.07.3(B)(3)
C7	Total of C3, C4, C5, and C6 =	182,269 S.F.	§ 12.4.07.3(B)(4)
C8	Total of C1, C3, C7 and C8 =	182,269 S.F.	If area of C1 is less than B7 remainder of requirement must be met through tree planting. (see 12.4.07.3)
D. Tree Planting			
D1	Area of canopy to be met through tree planting =	N/A	
D2	Area of canopy planted for air quality benefits =	0 S.F.	
D3	Area of canopy planted for energy conservation =	0 S.F.	§ 12.4.07.3(D)(1)
D4	Area of canopy planted for energy conservation =	0 S.F.	§ 12.4.07.3(D)(2)
D5	Area of canopy planted for water quality benefits =	0 S.F.	§ 12.4.07.3(D)(3)
D6	Area of canopy planted for wildlife benefits =	0 S.F.	§ 12.4.07.3(D)(4)
D7	Area of canopy planted for other uses =	0 S.F.	§ 12.4.07.3(D)(5)
D8	Area of canopy provided by improved structures and vegetation =	0 S.F.	§ 12.4.07.3(D)(6)
D9	Area of canopy provided through tree windings =	0 S.F.	§ 12.4.07.3(D)(7)
D10	Area of canopy provided through tree windings =	0 S.F.	§ 12.4.07.3(D)(8)
D11	Percentage of 10-year tree canopy provided through tree planting =	0%	Must not exceed 100% of D1
D12	Total of canopy area provided through tree planting =	0 S.F.	
D13	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D14	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D15	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D16	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D17	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D18	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D19	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D20	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D21	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D22	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D23	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D24	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D25	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D26	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D27	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D28	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D29	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D30	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D31	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D32	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D33	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D34	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D35	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D36	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D37	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D38	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D39	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D40	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D41	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D42	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D43	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D44	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D45	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D46	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D47	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D48	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D49	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D50	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D51	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D52	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D53	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D54	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D55	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D56	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D57	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D58	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D59	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D60	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D61	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D62	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D63	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D64	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D65	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D66	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D67	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D68	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D69	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D70	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D71	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D72	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D73	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D74	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D75	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D76	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D77	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D78	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D79	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D80	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D81	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D82	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D83	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D84	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D85	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D86	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D87	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D88	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D89	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D90	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D91	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D92	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D93	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D94	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D95	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D96	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D97	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D98	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D99	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No
D100	Canopy area required to be provided through tree planting =	0 S.F.	Yes/No

DRAINAGE AREA, SOILS & VICINITY MAPS
PROPERTY OF
THE PRESBYTERY OF WASHINGTON
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

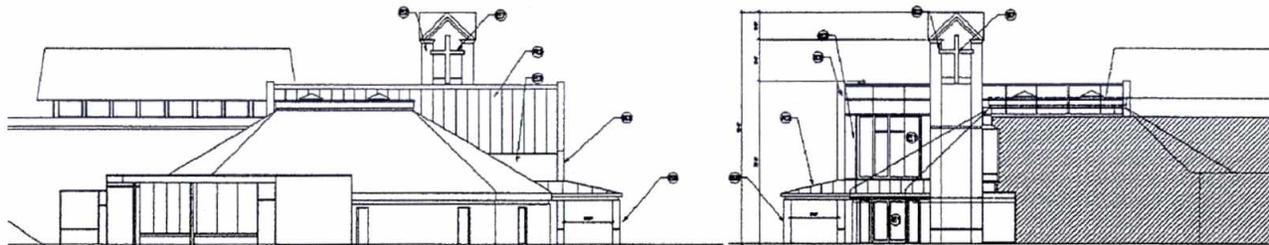
RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10630 MAIN STREET - SUITE 201
FAIRFAX, VIRGINIA 22030
PHONE: 703-591-4600 FAX: 703-591-3882

REGIONS ASSOCIATES
ADDRESS CHANGE
17-20-2015
ADDRESS CORRECTED

COMMONWEALTH OF VIRGINIA
703 591 4600
7/12/12

DATE: 6-18-2012
SCALE: AS NOTED
DRAWN BY: RUD/SWP
FILE # 17-2355 SP
CD #
DATE PLOTTED: 10-1-2012
PLOTTER: PLOT01.DWG

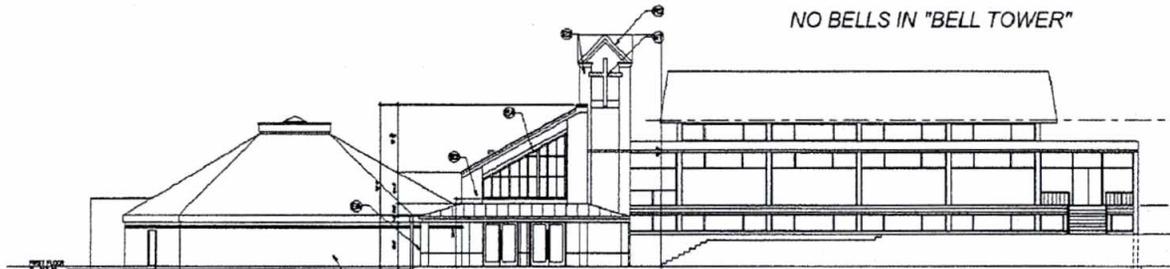
SHEET 7 OF 8



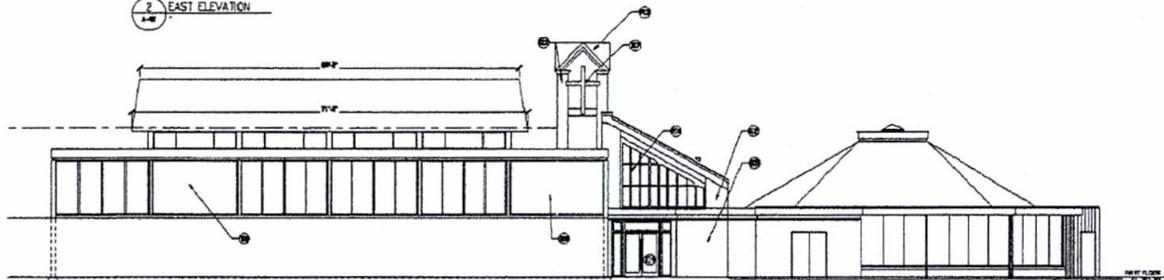
1 SOUTH ELEVATION
1-8

1 NORTH ELEVATION
1-8

NO BELLS IN "BELL TOWER"



2 EAST ELEVATION
1-8



3 WEST ELEVATION
1-8

NOTE: ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY!

M.A.C.

DATE

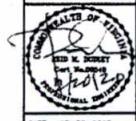
M.A.C. CONSULTANTS, A.R.C. CONSULTANTS, P.C.
412 South Taylor Street, Arlington, VA 22204
703-685-0061 GlennMacC@aol.com

DATE

RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE 301
FAIRFAX, VIRGINIA 22030
PHONE 703-581-4608 FAX 703-581-3842

ELEVATIONS

ELEVATIONS
PROPERTY OF
THE PRESBYTERY OF WASHINGTON
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT



DATE: 12-20-2012
SCALE: AS NOTED
DRAWN BY: RMD/SDF
FILE # 11-2320 SP
JOB #
REV. NO. 11/11/12
DATE QUOTE

SHEET 8 OF 8

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

APPLICATION DESCRIPTION

The applicant, National Capital Presbytery, Inc., seeks a Special Exception to allow the addition of nursery school and after-school child care center uses, for up to 99 two to four year-olds, to the existing place of worship facility, in an R-2 and HC district. The proposal also includes minor modifications to the existing 18,613 square foot (sf) building to include a reconstructed narthex, entry area, and bell tower (housing an elevator to improve access to the two-level building). The modifications will result in an approximately 985 sf increase to gross floor area. Paved areas will be resurfaced and restriped to accommodate shared parking between the place of worship and nursery school uses. Other site improvements include upgraded playground equipment, upgraded south access onto Whispering Lane, and addition of a sidewalk along the entrance drive.



Fig. 1: Aerial view of site looking south across Columbia Pike.

WAIVERS AND MODIFICATIONS REQUESTED:

- Waiver of frontage improvements, including a service road along Columbia Pike, and sidewalk construction along Columbia Pike and Whispering Lane, in lieu of a trail easement commitment, as conditioned.
- Waiver of barrier requirements.
- Modification of transitional screening requirements to accept existing vegetation and plantings as shown on the plan and as conditioned.
- Waiver of interior parking lot landscaping requirement, in lieu of existing vegetation.
- Waiver of peripheral parking lot landscaping requirement, due to grade change.

These waivers and modifications are further discussed in the Comprehensive Plan and Zoning Ordinance Provisions sections of this report.

LOCATION AND CHARACTER

The 4.68 acre property is located in the southwest quadrant of the intersection of Columbia Pike and Whispering Lane in the Annandale area, just west of the Mason District Governmental Center and east of Mason District Park. Access to the site is via a one-way drive entering and exiting onto Whispering Lane. There is a six (6) to twelve (12) foot drop in grade to the site from Columbia Pike, with a steep embankment beginning just behind the roadway curb.



Fig. 2: Steep slope from Columbia Pike.

There currently exists an 18,613 S.F. church building and sanctuary onsite, dating from the 1950s-1970s that is well set back from the boundaries of the largely wooded site. The building consists of a southerly portion containing a sanctuary, and a northerly portion containing rooms for meeting or congregating. The two portions are separated in grade, with the sanctuary approximately one floor lower than the meeting space.

A substantial drainageway traverses the west side of the property, conveying runoff from a 15" storm pipe that crosses under Columbia Pike to the inlet of a closed storm system in the southeast corner of the site. A more gently sloping natural area exists on the east side of the parcel containing an existing playground area.

Vehicular flow to the site is via a one-way access drive entering from Whispering Lane just south of its intersection with Columbia Pike, in the general location that a service drive would exist. Traffic exits the site farther south onto Whispering Lane. Parking is accommodated by both a dead-end parking area to the north of the building and along the drive lane directly east of the building. There is a drop-off area to the southeast of the existing building, near the entrance to the sanctuary.

Accessible parking and a ramped entrance are provided at the northwest corner of the building and there are several accessible parking spaces near the lower sanctuary entrance, though they do not appear to meet current accessibility standards. There is currently no universally accessible connection between the two portions of the building.

NEIGHBORING USES

This parcel is surrounded by single-family homes, with the exception of Belvedere Elementary School, which is located to the north (across Columbia Pike).

	Existing Zoning:	Existing Use:	Plan Recommendation:
North:	R-2	Elementary School	Public Facilities/Institutional
East:	R-3	SF Residential	2-3 DU/ac.
South:	R-3	SF Residential	2-3 DU/ac.
West:	R-3	SF Residential	2-3 DU/ac.

Fig 3.

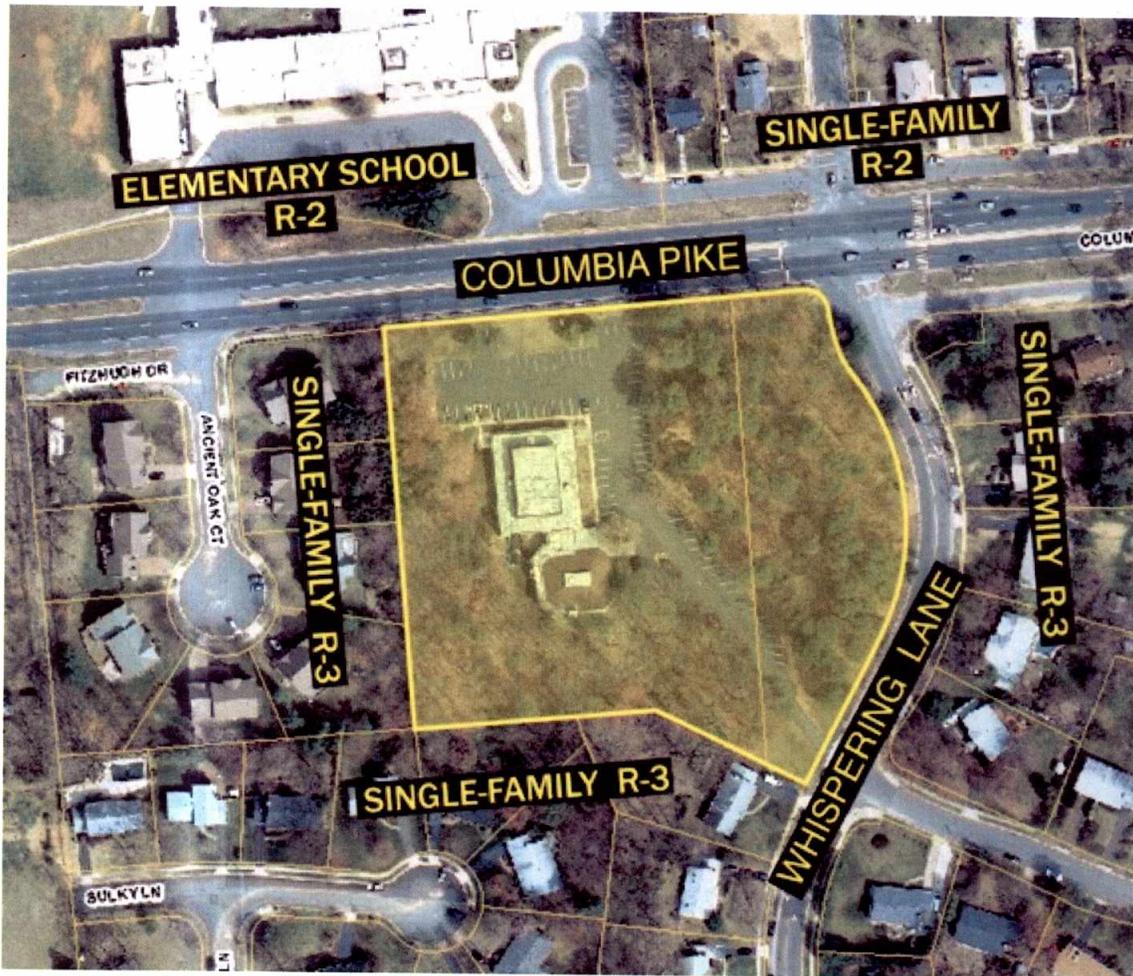


Fig. 4: Site context.

BACKGROUND

- Pre-1962 – John Calvin Presbyterian Church built on property
- May 25, 1965 – Special Permit S-109-65 permitted operation of kindergarten in building with maximum of 17 children and hours of 9-5, M-F.
- April 25, 1966 – BZA Decision to increase number of students to 37.
- August 22, 1967 – Special Permit S-699-67 authorized operation of day care with 40 children and hours of 7:30 to 6:30, M-F
- February 23, 1977 – Special Permit S-17-77 permitted construction of the current sanctuary building with maximum seating of 392 and a minimum of 64 onsite parking spaces, with the church also utilizing additional shared parking on the school property located across Columbia Pike.

The application property is not subject to any proffered conditions.

DESCRIPTION OF PROPOSAL

Special Exception Plat: (copy at front of staff report)

Title of SE Plat: Special Exception Plat, Property of The Presbytery of Washington

Prepared by: Runyon, Dudley, Associates, Inc.

Original and Revision Dates: March 18, 2012, as revised through December 20, 2012

Plat Description: The Special Exception Plat (SE Plat) consists of eight sheets.

Overview:

The applicant is requesting a Special Exception to allow the addition of a nursery school and child care center along with site modifications and an increase in square footage for the existing church building.

Proposed Use Modifications:

The applicant proposes to add a nursery school for up to 99 two to four year-olds, to be operated by Sleepy Hollow Preschool, an established nursery school provider in the area. Also proposed is an extended after school child-care option for the same students. School hours are intended not to conflict with other church uses, to allow for shared parking requirements. Operating hours would be as follows:

Church:		Nursery School:	
Main Worship services:	Sun - 10am & 4pm	Core hours:	M-F - 8:30am to 2pm
Smaller services:	Fri & Sat - 7pm	Educational component:	M-F - 9am - 12am
Various meetings, choir practice, bible study:	varies	Afterschool programs:	M-F - 12am – 1:30pm
Office hours:	M-F - 9am to 3pm	Summer program:	(July only) M-Th – 9am to 1pm

Fig. 5.

The church is currently permitted a maximum seating of 392 and a minimum of 64 onsite parking spaces, originally utilizing additional shared off-site parking across Columbia Pike. The applicant seeks to reduce the permitted maximum seating to 320, which is representative of the current seating capacity of the sanctuary and reduces parking requirements to that which can be accommodated by the footprint of the existing parking areas. No offsite parking will be utilized under this proposal.

Proposed Site Modifications:

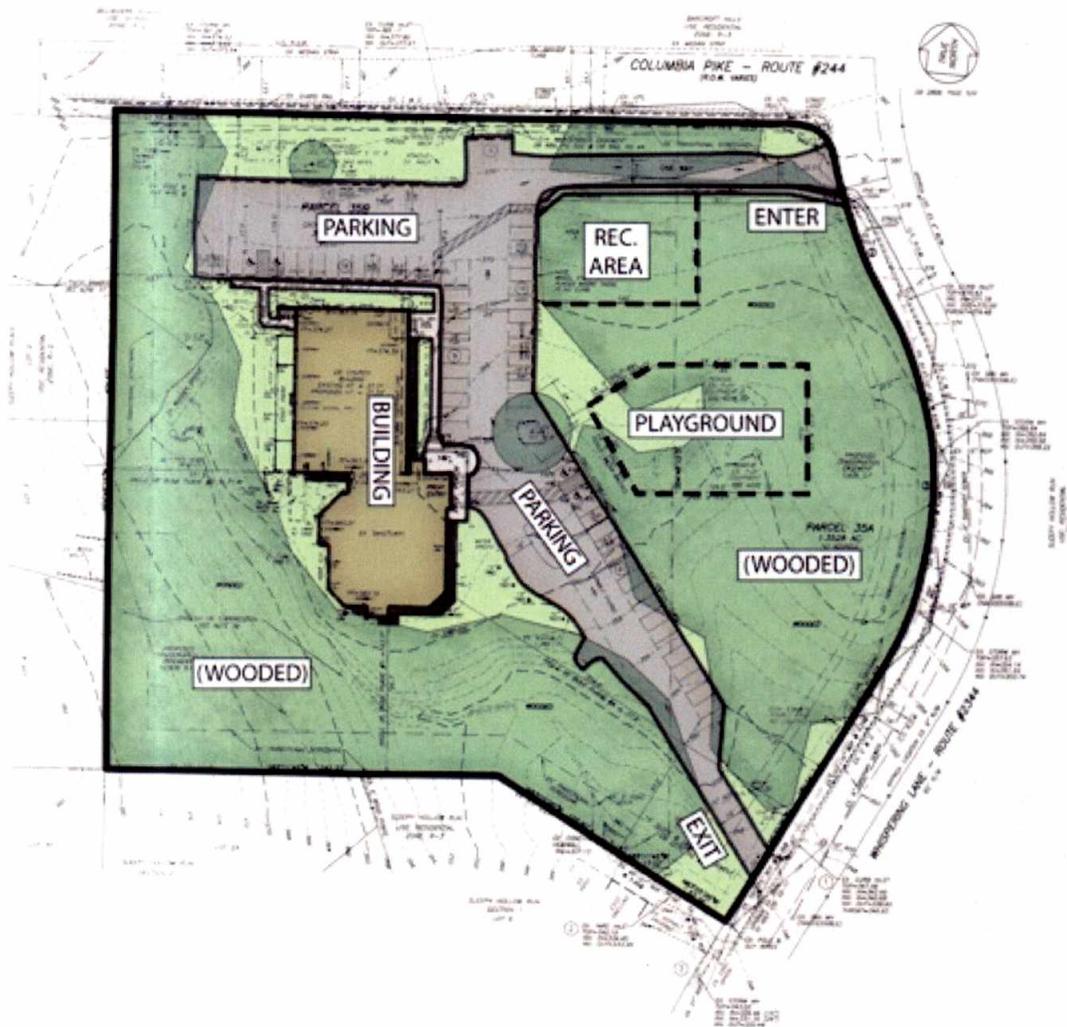


Fig. 6: Proposed site plan.

The applicant's Special Exception Plat includes only minor changes to the building structure, adding approximately 985 sf of building area. The resulting Floor Area Ratio (FAR) will be 0.10. Modifications include replacement of the narthex, addition of a bell tower with elevator, and addition of a small entry area to the main entrance. Parking modifications are also minor and consist largely of reconfiguring parking spaces along the southeast edge of the drive aisle to

accommodate additional parking. The proposal eliminates two small areas of impervious surface along the Columbia Pike frontage, consisting of two parking spaces and an obsolete small sidewalk section, to offset the impervious addition of a five-foot sidewalk adjacent to the entrance drive and expansion of the sidewalks that abut the building to five feet in width.

The playground area, to the east of the building, will be renovated with new play equipment and a rectangular area adjacent to the entrance drive will be selectively cleared for use as a recreational lawn area.

Access and Parking:

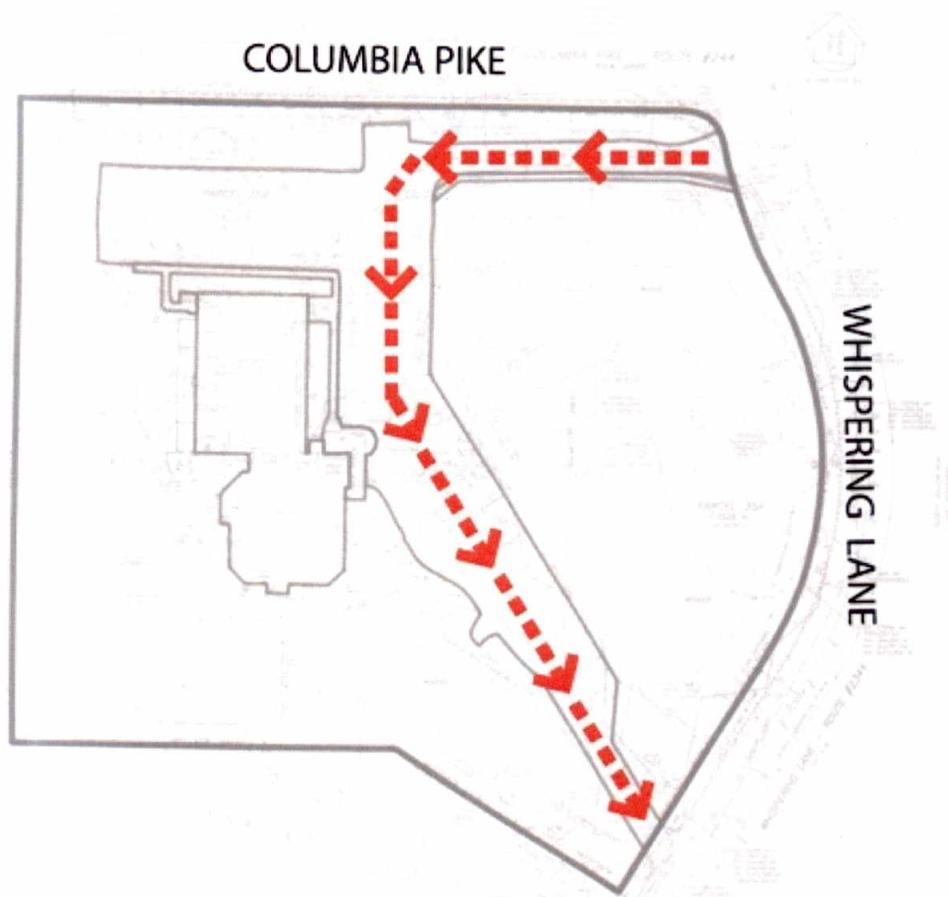


Fig.7: Vehicular circulation within site.

Access to the site and one-way vehicular circulation will remain as currently exist, with the exception of the south access onto Whispering Lane, which will be upgraded to meet current commercial access standards. The asphalt drive and parking areas will be repaired and/or resurfaced and the parking layout will be reconfigured slightly to accommodate the proposed 84 spaces. This reconfiguration results in several 16.5 foot long, 90-degree spaces in the place of previous 18.5 foot angled spaces, which will require the approval of Director of

Public Works at the time of site plan. There will be minimal grading to the accessible parking areas near the sanctuary entrance to ensure a crosswalk and access aisles that meet current accessibility standards.

Landscaping:

Significant portions of the site are wooded, and will be preserved under the proposed plan. The applicant also proposes to supplement the existing vegetation with additional plantings in targeted areas to ensure that adjoining properties are sufficiently screened from view. The applicant is requesting a modification of the required transitional screening requirements in lieu of the specific vegetation shown on the plan and is requesting a waiver of barrier requirements. Similarly, the applicant is seeking waivers of both interior and peripheral parking lot landscaping requirements due to shading provided by existing vegetation and a substantial grade change that limits the need for additional screening along Columbia Pike.

Stormwater:

There is a significant drainageway along the west side of the property, which conveys stormwater from a 15" culvert crossing under Columbia Pike to the inlet of a closed storm system at the southeast corner of the site. There is a more minor drainageway on the eastern undeveloped portion of the site, which is conveyed via a 15" culvert under the access drive to join the western drainageway.

Since the proposal does not increase impervious coverage from existing conditions, the applicant is not required to detain stormwater on site and is not proposing any such stormwater controls. A 10% nutrient runoff reduction requirement will be met through the dedication of 10% of the site area as conservation easements, including an area of upland forest in the southwest corner of the site and a 20-foot buffer area along Whispering Lane.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	I
Planning District:	Annandale Planning District
Planning Sector:	A-2 Columbia Community Planning Sector
Plan Map:	Single Family and Other
Plan Text:	

The Columbia Community Planning Sector of the Annandale District has developed primarily as stable single-family neighborhoods and is projected to remain as such, according to the Comprehensive Plan for the area.

General directives for the Annandale Planning District include major objectives to *“preserve existing stable residential communities with emphasis on appropriate infill development, and on achieving appropriate transitions between these neighborhoods and higher intensity commercial and/or residential uses”*.

The Area Plan gives additional directions to *“protect and enhance”* such neighborhoods *“in accordance with Objectives 8 and 14 of the Policy Plan”*, which are concerned with making sure that *“infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur”*, and that Fairfax County achieves a *“harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses”*.

The transportation portion of the Plan lists Columbia Pike as being subject to a Primary Highway Service Drive Ordinance requirement, which is further explained in the overview section of the Annandale Area Plan. Service drives are generally required along primary highways to limit the number of access points along a roadway and to maximize the roadway's efficiency. The Plan acknowledges, though, that service drives also have disadvantages and, in some cases, create operational problems because of inadequate intersection separation and incomplete service drive segments. Because of these potential issues, the Plan states that *“service drives should be minimized and alternatives to service drives should be provided whenever possible”* and the Plan *“allows for service drives to be waived if alternative interparcel access is available or if other compelling circumstances are present”*.

There is also a major paved trail proposed along Columbia Pike as part of the Countywide Trails Plan. A major paved trail is defined in the plan as a concrete or asphalt trail, eight (8) feet or more in width. The Transportation segment of the Policy Plan stresses in Objective 4 that *“a comprehensive network of sidewalks, trails and bicycle routes”* is *“an integral element of the overall transportation network”*.

With respect to the environment, the District plan specifically mentions the importance of the stream valley system in the area, the *“extensive steep areas around tributaries”* and the large areas of tree cover that are still intact, stating that *“environmental goals for the Annandale Planning District should focus on preserving and improving the ecological resources that already exist”*. Objective 17 of the Land Use portion of the Policy Plan specifically *“encourages the use of open space/conservation easements to implement the County's goals and objectives for the preservation of natural and heritage resources”* to *“help*

preserve small areas of open space in already developed areas to shape the character of the community; to protect trees and other environmental resources; to provide visual relief; to preserve wildlife habitat; to provide buffering and screening; and to otherwise ensure that suburban and urban neighborhoods may retain open space”.

Appendix 3 of the Land Use section of the Policy Plan lists specific “*Locational Guidelines for Child Care Facilities*”, which include recommendations for sufficient open space, safety of children with regards to access, circulation, and environmental factors, and protection of surrounding properties from traffic, noise and other impacts.

These, and other guidelines, are further discussed in the Land Use Analysis section of this report. See Appendix 4 for Comprehensive Plan excerpts.

ZONING ORDINANCE PROVISIONS (Appendix 5)

R-2 Residential Lot Requirements (Sect. 3-201, 3.204, 3-206 and 3-207)		
Standard	Required	Provided
Min. Lot Area	15,000 sq. ft.	203,629 sq. ft.
Min. Lot Width	125 ft.	+/- 404 ft.
Max. Building Height	60 ft.	+/- 27 ft.
Front Yard	45° angle of bulk plane, not less than 35 ft.	+/- 120 ft. (Columbia Pike) +/- 255 ft. (Whispering Lane)
Rear Yard	40° angle of bulk plane, not less than 25 ft.	+/- 97.0 ft.
Side Yard	40° angle of bulk plane, not less than 15 ft.	+/- 101 ft.
Maximum FAR	0.20	0.10
H-C Highway Corridor Overlay Requirements (Sect. 7-601)		
	(not applicable for the proposed use)	

Fig 8.

Parking, Landscaping & Screening Requirements (Sect. 11-106, 13-202, 13,203, 13-302, 13-303, 13-304, 13-305)		
Parking Spaces	Child Care/Nursery School = 0.19 space per child (0.19 x 99) = 19 spaces Place of Worship = 1 space per 4 seats (320 / 4) = 80 spaces	Combined-use parking* = 80 regular spaces, 4 accessible spaces
Landscaping	Interior parking lot landscaping & peripheral landscaping along Columbia Pike frontage	Utilizing existing vegetation
Screening / Buffering	Screening Requirement = 25' wide landscaped strip adjacent to residential uses Barrier Requirement = Fencing adjacent to residential uses	Screening = Seeking modification to utilize existing vegetation with supplemental plantings Barrier = Seeking waiver

Fig 9.

**subject to shared parking agreement.*

ZONING ANALYSIS

Overview

This property is in an R-2 Residential District with an H-C Highway Corridor District Overlay. Per Section 3-204.3 of the Zoning Ordinance, a place of worship with child care center or nursery school is permissible in an R-2 district as a Category 3 Special Exception use. The proposed use, being a non-automobile-oriented use, is not subject to the provisions of the Highway Corridor Overlay District.

Lot/Bulk Standards

The current proposal meets all of the lot and bulk requirements of the R-2 district as listed in Fig. 5 above.

Parking

Currently, the existing church is permitted for maximum seating of 392, which would require 98 parking spaces per Section 11-106.3. Originally, the church utilized shared parking across Columbia Pike to meet the needs of its congregation. Due to current lower membership levels and reduced seating capacity of the sanctuary, the applicant is now seeking a reduction in the maximum permitted seating for the existing church from 392 to 320 seats, which would reduce the required parking for the church use to 80 spaces and would allow the parking to be accommodated on-site without additional major construction.

The nursery and child-care uses that are proposed require 19 spaces but would operate during hours that are underutilized by the church, enabling parking requirements to be shared between the uses as allowed by Section 11-102.4. The applicant has submitted a formal request for shared parking to DPWES along with supporting documentation.

Landscaping and Screening

All lot boundaries, except for the Columbia Pike frontage, abut residential uses and would be required to include a 25-foot transitional screening strip as well as barrier fencing to meet the landscaping and screening requirements of the Ordinance. The majority of the Columbia Pike frontage, adjacent to an Elementary School use, would not require screening or buffering. The lack of a screening/buffer requirement along that boundary would, however, trigger the requirement for a 10-foot peripheral landscaping strip to be installed along the frontage, as per Section 13-203 of the Zoning Ordinance.

The applicant has requested modification of the transitional screening ordinance to allow existing site vegetation, along with supplemental plantings as shown on the plan and as described in the development conditions, to meet ordinance requirements. A waiver is being requested of the barrier requirement, due to existing vegetation and the ample separation that exists between uses. Section 13-305.6 of the Ordinance allows the transitional screening and barriers to be waived or modified *"where the adjacent property is zoned to allow a use similar to that of the parcel under site plan"*, which is the case with this application.

Similarly, the applicant requests waivers of both the peripheral parking lot landscaping requirement, due to the grade difference that makes such screening unnecessary, and the interior parking lot landscaping requirement, due to coverage provided by existing vegetation. Section 13-202 specifies that interior parking lot landscaping, covering not less than five (5) percent of the area of the parking lot, shall be provided for any parking lot of twenty (20) or more spaces. The applicant identifies over six (6) percent of parking lot coverage that is being provided by existing vegetation. The Board is authorized to approve such requests, according to Sections 13-202.6 and 13-203.3, *"where such waiver or modification will not have any deleterious effect on the existing or planned development or adjacent properties"*.

Staff has worked with the applicant to identify areas that are in need of additional screening vegetation and is comfortable with the waiver and modification requests.

Signs

An existing 24 sf freestanding identification sign is located in the Columbia Pike frontage, as shown on the plan. The sign appears not to meet current standards for sign height and proximity to the lot line, per Section 12-208.2.B.2, but was permitted in 1999 and is now considered vested. Two smaller identification

signs, not represented on the plan, also exist near each site access onto Whispering Lane. Section 12-103.2.O allows religious organizations to have up to two (2) additional freestanding signs not to exceed eight (8) sf in area or six (6) feet in height and they are allowed to be placed on a structure up to forty (40) sf in area or eight (8) feet in height. It is not clear whether the additional signs meet these regulations and a condition has been included requiring the applicant to bring these signs in conformance prior to issuance of a Non-RUP.

General Special Exception Standards (Sect. 9-006)

All special exception uses shall satisfy the following general standards:

General Standards 1 and 2 require that the proposed use at the specified location *"be in harmony with the adopted Comprehensive Plan"* and *"with the general purpose and intent of the applicable zoning district regulations"*.

Staff believes that the proposed addition of nursery school and child-care uses to the existing place of worship meet the guidance of the Comprehensive Plan by accommodating additional family-related services in the area while maintaining the integrity of the existing stable neighborhood. The use also meets the requirements and intent of the R-2 district.

General Standard 3 states that the proposed use shall *"be harmonious with and not adversely affect the use or development of neighboring properties"*. This standard also requires that *"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"*.

The parcels neighboring this application contain existing single family homes and are not projected to change in use or intensity. There is significant existing vegetation along the residential boundaries of the parcel, which serves to buffer the residences from the church/nursery school use, and further screening vegetation will be added by the applicant as part of the proposal. In addition, the outdoor playground area for the nursery school/child care uses will be on the east side of the parcel, far from adjoining residential lot lines. For these reasons, staff believes that the proposed use will not have an adverse effect on neighboring properties.

General Standard 4 requires *"that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic"*.

Upon review by FCDOT, the proposed change in use was projected to not pose an adverse effect on traffic in the area due to the added intensity of use. The existing circulation pattern has worked well for the applicant in the past and will not be modified under the current plan. The applicant will, however, improve

pedestrian access to the site via an entrance sidewalk and accessible ramps at strategic locations.

General Standard 5 stipulates that *“the Board shall require landscaping and screening in accordance with the provisions of Article 13”*.

This requirement is addressed in the Landscaping and Screening section of the Zoning Analysis.

General Standard 6 stipulates that *“open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located”*.

There is no open space requirement for a conventionally developed (non-cluster) R-2 lot.

General Standard 7 states that *“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 applicant has submitted a shared parking request in conjunction with their plan submission, which would allow the place of worship and nursery school/child care uses to share parking spaces to meet their respective requirements. Staff is satisfied with the availability of necessary facilities and other technical PFM standards will be addressed at the site plan stage, as needed.

General Standard 8 specifies that *“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”*.

This requirement is addressed in Signs section of the Zoning Analysis.

Standards for All Category 5 Uses (Sect. 9-503)

This application is also subject to the three additional standards for all Category 5 special exception uses:

Standard 1 states that *“all uses shall comply with the lot size and bulk regulations of the applicable zoning district”*.

The proposal meets the applicable lot and bulk standards.

Standard 2 stipulates that *“all uses shall comply with the performance standards specified for the zoning district in which located”*.

The applicant will be required to comply with all performance standards of Article 14 of the Zoning Ordinance.

Standard 3 specifies that *“all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans”*.

The applicant will be required to submit a site plan for approval.

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

In addition to the traditional zoning requirements, the proposed use is required to include 100 square feet of usable outdoor recreation area per child that may use such space at any one time. The proposed playground area appears to be of sufficient size to meet this requirement and there is additional recreational space designated in the “limited clearing area” shown on the plan. A development condition has been included requiring the applicant to demonstrate that adequate outdoor recreation space is included at the time of site plan.

The use is also required to have direct access on a street with sufficient capacity and sufficient drop-off/pick-up facilities. Staff is satisfied that Whispering Lane offers sufficient capacity for the proposed use and the proposed parking area offers sufficient area for the drop-off and pick-up of children.

**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)**

This standard simply requires the proposed use to meet the requirements of Sect. 9-309 (above).

LAND USE ANALYSIS

As discussed in the General Standards section above, nursery school and child-care are allowed special exception uses in an R-2 zoning district and staff believes that the addition of such uses to this existing place of worship is in conformance with the spirit of the Comprehensive Plan for the area. Furthermore, there is a history of similar permitted uses at the location, dating back to the 1960s, and existing facilities will be renovated and re-utilized for such uses, which is preferable to adding additional density to the site.

Removal of invasive species from the site and replacement with higher-quality screening vegetation should mitigate any potential noise impacts from the addition of the nursery and child-care uses and will provide an added long-term

ecological benefit to the neighborhood. Accessibility improvements to both the building and to the pedestrian infrastructure will benefit both new and existing users of the site, while the willingness of the applicant to commit to dedication of an easement for a future trail along Columbia Pike will help to eventually connect a missing link in the County Trails Plan.

For these reasons, staff supports the permitting of the proposed uses on this site.

ENVIRONMENTAL ANALYSIS (Appendix 6)

Summary:

As highlighted in the Comprehensive Plan Provisions section of this report, the Plan encourages the preservation and improvement of existing ecological resources as well as the utilization of conservation easements to achieve such goals. The conservation easements proposed by the applicant to meet the stormwater quality target as well as the care the applicant has taken to satisfy the tree preservation concerns of the Urban Forestry Division (outlined below) work to achieve the environmental goals of the Comprehensive Plan and staff is in support of these efforts.

STORMWATER MANAGEMENT ANALYSIS (Appendix 7)

Stormwater Detention:

The proposed plan, featuring limited physical changes to the site, is designed to not increase impervious surface area on the property and contributes no increase in the rate or volume of runoff, thus requiring no stormwater detention measures. If, during the site plan phase of the project, the impervious surface area increases beyond existing levels the applicant will be required to detain such additional runoff per PFM 6-0301, and a condition has been included to this effect.

Water Quality:

The project qualifies as a redevelopment site, per. PFM 6-0401, and is required to reduce nutrient runoff (Phosphorus) by 10% to satisfy a water quality target. The applicant is dedicating 10% of the site as conservation easements, which meets the PFM requirement for nutrient reduction and meets the spirit of the Comprehensive Plan as to preservation of existing ecological resources on site.

Outfall and Overland Relief:

A preliminary analysis of the stormwater outfall from the site has been provided on the plan and demonstrates adequate outfall capacity. More detailed outfall calculations, as well as additional overland relief details will be required at the time of site plan.

Summary:

Staff supports the applicant's approach to stormwater management, subject to site plan approval.

TRANSPORTATION ANALYSIS (Appendix 8)Transportation Impact:

Early in the application process the applicant requested a preliminary FCDOT analysis of the proposal, in which it was determined that the proposed use would not substantially affect transportation on state highways and that a VDOT Transportation Impact Assessment would not be required.

Service Road:

As discussed in the Comprehensive Plan Provisions section of this report, Columbia Pike is designated on the County Transportation Plan Map as being subject to the Primary Highway Service Drive Ordinance requirement. In conjunction with the prior governing Special Permit for the site (S-17-77), a condition to a site plan waiver specified that the applicant guarantee construction of a deferred service drive across the Columbia Pike frontage "at such time as adjacent properties provide similar improvements".

There is an existing service drive to the east of the subject property, with which this application's entrance drive is aligned, but a single-family home exists close to the right-of-way on the neighboring property to the west, precluding a connection in that direction. There is also a large drainageway on the western section of the property in which excessive grading and negative impact to the site would be required to accommodate a service drive. Considering these circumstances to be "compelling", as per the Comprehensive Plan's directive, and considering the minor physical changes proposed to the site with this Special Exception application, staff would support the applicant's request to waive a service drive requirement and right-of-way dedication associated with this request.

Future Trail Connection:

The County Trails Plan Map calls for a Major Paved Trail along Columbia Pike and there is a noticeable void in the existing sidewalk/trail system along this portion of the roadway. Original comments from both VDOT and FCDOT recommended that a trail connection be made along the site frontage to help provide a missing link in the existing trail system and to satisfy the directives of the Comprehensive Plan. Other staff also support the idea of such a connection, in theory. However, many of the same constraints that make a service drive unfeasible also impact the ability to reasonably construct a trail on site.

The large drainageway on the western portion of the site extends nearly to the existing pavement on Columbia Pike and a severe drop in grade along the entire frontage extends directly from the back of existing curb down sharply from six to twelve feet to the grade of the site. Accommodating even a five foot sidewalk at the back of curb would require significant filling and grading of the site and would threaten many mature trees. A more sensible approach might be to transition a trail farther onsite to connect to the existing access drive. Any such plan would still have to traverse the drainageway, requiring significant engineering and disturbance. This would likely involve expensive retaining walls, ramps, railing, or other structural measures to achieve and would disturb extensive existing vegetation.

Considering the limited site modifications being proposed by the applicant as part of this proposal, staff was reluctant to recommend that the applicant construct such a difficult and costly improvement in association with this Special Exception request. Through ongoing discussions with staff, the applicant has agreed to condition language that would require dedication of an easement for such a trail at such future time as FCDOT would request the dedication for a trail construction project. Staff is satisfied with this response, due to the difficult conditions of the site.

The applicant should be advised that, at such future time that such an easement is requested by FCDOT, any signs, parking spaces, or other obstructions in the easement will be required to be relocated or removed by the applicant. The applicant should also be advised that if, in the future, the intensity of the use of the subject property should change or increase, the applicant may be asked to provide sidewalks along the frontage of both Columbia Pike and Whispering Lane, to connect the site to the existing pedestrian network of the area.

Interior Pedestrian Improvements:

The proposed plan includes the addition of a five foot sidewalk along the entrance drive in order to aid pedestrian connectivity to Whispering Lane and to Columbia Pike and includes additional accessibility improvements to the site. Existing sidewalks abutting the north parking area are being widened to five feet.

Vehicular Access Improvements:

Internal site circulation works well for the applicant and will remain as currently exists. It was the recommendation of both VDOT and FCDOT that the applicant's southern access onto Whispering Lane be upgraded to meet current VDOT CG-11 standards for a commercial entrance and the applicant has indicated such an upgrade on their revised set of plans. Staff is satisfied that this recommendation has been addressed.

URBAN FORESTRY ANALYSIS (Appendix 9)

Due to the abundance of existing vegetation on site and the need to ensure appropriate preservation of these resources, there were extensive forestry comments and recommendations that have been addressed to various degrees with subsequent plan modifications and condition language.

Tree Preservation:

There was concern that the rehabilitation/resurfacing of the paved areas might negatively impact several mature trees on the site, and additional plan notations and condition language have been added to the application to ensure that grading and/or disturbance in the critical root zones of existing mature trees is minimized to ensure their health and survival.

Invasive Species:

There are existing areas of the site dominated by invasive stands of bamboo and English Ivy that staff believes were not adequately identified on the Existing Vegetation Map and/or misidentified as forest cover on the Plan, Incidental Tree Cover and Preservation Tables. In addition, a canopy multiplier of 1.25 was incorrectly used on the 10-year Tree Canopy Calculation Worksheet of the plans for areas with little to no dense cover, other than invasives.

Due to the fact that the overall site appears to far exceed the requirements for tree cover and that staff expects the applicant to have no difficulty meeting the tree preservation target, staff would simply like the applicant to correct such discrepancies at the time of site plan, to the satisfaction of UFMD. As a condition of approval, the applicant has also agreed to remove and treat invasive species on the site.

Screening/Buffering:

Due to the existing vegetation and topography of the site, the applicant has requested modifications and a waiver of transitional screening and barrier requirements, which would require 25' screening buffers and barrier fencing adjacent to residential uses. With the intended removal of invasive bamboo from the western part of the lot, staff has identified that area as in need of additional screening. The applicant has agreed to revegetate the area with a mixture of trees and shrubs to provide adequate screening, which staff has conditioned to be required within one year of approval of this SE application.

Construction

Several development conditions were included to insure that the applicant continue to work closely with a consulting Arborist and UFMD staff during the construction phase of the project to further adjust and refine construction limits and methods to ensure successful preservation and continued health of the existing vegetation on site.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant's proposed addition of nursery school and child-care uses to an existing place of worship, along with limited modifications to an existing structure and to the site, is consistent with the existing, primarily single-family neighborhood and is not likely to adversely impact the site or neighboring properties. Staff finds that the application is in harmony with the Comprehensive Plan and conforms to all applicable Zoning Ordinance Provisions.

Recommendations

Staff recommends approval of SE 2012-MA-016, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of the following waivers and modifications:

- Waiver of frontage improvements, including a service road along Columbia Pike, and sidewalk construction along Columbia Pike and Whispering Lane, in lieu of a trail easement commitment as conditioned.
- Waiver of barrier requirements.
- Modification of transitional screening requirements to accept existing vegetation and plantings as shown on the plan and as conditioned.
- Waiver of interior parking lot landscaping requirement, in lieu of existing vegetation.
- Waiver of peripheral parking lot landscaping requirement, due to grade change.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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. Special Exception Affidavit
3. Statement of Justification
4. Shared Parking Request
5. Comprehensive Plan Provisions
6. Zoning Ordinance Provisions
7. DPZ – Environmental Analysis
8. DPWES – Stormwater Analysis
9. FCDOT & VDOT - Transportation Analysis
10. DPWES – Urban Forest Management Division Analysis
11. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS
SE 2012-MA-016
January 24, 2013

If it is the intent of the Board of Supervisors to approve SE 2012-MA-016, located at 6531 Columbia Pike, Tax Map 60-4 ((1)) 35A and 35B, for addition of a nursery school and child-care center with site modifications and increase in square footage for an approved place of worship, pursuant to Sect. 3-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

GENERAL

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provision of Article 17, Site Plans as may be determined by the 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 "Special Exception Plat, Property of The Presbytery of Washington" prepared by Runyon, Dudley, Associates, which is dated April 18, 2012, as revised through December 20, 2012, consisting of eight (8) pages, 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.

OPERATIONAL:

4. Seating in the sanctuary building shall be limited to a maximum of 320 seats.
5. The combined total maximum daily enrollment for the nursery school/child care center shall be limited to 99 students.
6. Hours of operation of the nursery school and child care shall not exceed 8:30 a.m. to 2:30 p.m. Monday through Friday.
7. Indoor recreation space shall be provided for each student enrolled in the child care center/nursery school in accordance with the provisions of Chapter 30 of the Fairfax County Code. At the time of site plan approval, the applicant shall demonstrate to the satisfaction of DPWES that usable outdoor recreation spaces, as shown on the SE Plat, has been provided for the child care center/nursery school in accordance with Sections 9-309 and 9-310 of the Zoning Ordinance.

TRANSPORTATION

8. Upon request of Fairfax County, the applicant shall provide a public access and temporary construction easement for the provision of a walkway and/or paved trail in the area generally located between Columbia Pike and the existing parking area and drive aisle. At the time of the request, the applicant shall work with Fairfax County Department of Transportation to determine the exact location of the easement needed to connect to the existing pedestrian facilities on Columbia Pike.
9. The applicant shall ensure that the proposed pedestrian network, both on-site and in areas leading to the public right-of-way, meets current ADA standards and shall provide ramps to VDOT CG-12 specification where applicable, including where five (5) foot concrete sidewalks are proposed and where crosswalks abut sidewalk facilities.
10. The southern access of the site onto Whispering Lane shall be upgraded to VDOT CG-11 standards prior to issuance of a non-RUP.
11. The applicant shall be allowed to utilize shared parking between the church and nursery school/child-care center, conditional to the approval of a shared parking agreement from the Director of DPWES. Such approval shall be obtained prior to issuance of a non-RUP for the nursery school/child-care center.

STORMWATER:

12. Any additional stormwater runoff created in excess of existing levels, as determined by DPWES at the time of site plan, shall be managed in conformance with standards of the Public Facilities Manual.

FORESTRY:

13. In the area of the 14-inch diameter Persimmon tree along the Columbia Pike frontage, adjacent to the proposed asphalt-removal area, equipment that is used to remove asphalt and sidewalks shall work from the area of the parking lot that is to remain and pull up asphalt and concrete from north to south in order to minimize damage to existing tree roots.
14. In order to protect the root zone of the 25" oak tree, shown on the plan due east of the building and just north of the proposed accessible parking spaces, the applicant shall revise the plan, at site plan phase, to remove the clearing limits from the critical root zone of the 25" oak tree and replace the proposed asphalt curb with proposed wheel stops in the root zone area.
15. In the transitional screening areas depicted as Phase I and Phase II Landscape Areas on Sheet 6 of the plans, the applicant shall include a mixture of predominately medium evergreen shrubs planted at a rate of three (3) shrubs for every ten (10) linear feet, in addition to the proposed trees shown on the plan.

16. The applicant shall create and implement an invasive species management program, per the tree conservation ordinance, to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc.
17. Regardless of the wording of note number thirty-seven (37) on Sheet one (1) of the plans, invasive species removal, treatment, and supplemental transitional screening planting shall be completed within one-year of approval of this Special Exception, or as administratively extended by the Director of DPWES to facilitate invasive removal prior to replanting. This condition shall not preclude the issuance of a non-RUP for use of the property.
18. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), located within 25 feet of the proposed limits of clearing and grading within the undisturbed area, and within 10 feet of the limits of clearing and grading in the disturbed area. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the special exception plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, and others as necessary, shall be included in the plan.

19. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with a UFMD, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

20. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of UFMD, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE plat, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
21. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

22. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction

activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

23. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
24. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.

SIGNAGE/LIGHTING:

25. At the time of this application there exist two small identification signs near each access onto Whispering Lane. The applicant shall ensure that these signs are in conformance with Section 12-103 of the Zoning Ordinance prior to issuance of a Non-RUP.

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

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

through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted as evidenced by the issuance of a Non-Residential Use Permit for the use. 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: December 19, 2012
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below *117640a*

in Application No.(s): SE 2012-MA-016
 (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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
National Capital Presbytery, Inc. (successor by name change to The Trustees of the Presbytery of Washington City) Agents: Lisa C. Rzepka Frederick C. McEldowney John R. Trimble Robert E. Lloyd William L. Lefbom Richard L. Lowery Roy W. Howard	8401 Connecticut Avenue, #801 Chevy Chase, MD 20815	Title Owner/Lessor of Tax Map 60-4 ((1)) 35A, 35B
Sleepy Hollow Preschool, Incorporated Agents: Deborah V. Brown Jaime R. Carroll	7610 Newcastle Drive Annandale, VA 22003	Lessee

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 19, 2012
 (enter date affidavit is notarized)

I, Lynne J. Strobel, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below *117640a*

in Application No.(s): SE 2012-MA-016
 (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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
National Capital Presbytery, Inc. (successor by name change to The Trustees of the Presbytery of Washington City) Agents: Lisa C. Rzepka Frederick C. McEldowney John R. Trimble Robert E. Lloyd William L. Lefbom Richard L. Lowery Roy W. Howard	8401 Connecticut Avenue, #801 Chevy Chase, MD 20815	Title Owner/Lessor of Tax Map 60-4 ((1)) 35A, 35B
Sleepy Hollow Preschool, Incorporated Agents: Deborah V. Brown Jaime R. Carroll	7610 Newcastle Drive Annandale, VA 22003	Lessee

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

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

Special Exception Attachment to Par. 1(a)DATE: December 19, 2012
(enter date affidavit is notarized)

117640a

for Application No. (s): SE 2012-MA-016
(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 Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Runyon Dudley, Associates, Inc. Agent: Reid M. Dudley	10650 Main Street, Suite 301 Fairfax, VA 22030	Engineer/Agent
MacCullough Architects, P.C. Agent: Glenn R. MacCullough	412 South Taylor Street Arlington, VA 22204	Architect/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Edward P. Milhous, Inc. d/b/a Trees Please Agent: Edward P. Milhous	P.O. Box 1025 Haymarket, Virginia 20168	Arborist/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: December 19, 2012
 (enter date affidavit is notarized)

117640a

for Application No. (s): SE 2012-MA-016
 (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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) National Capital Presbytery, Inc. (successor by name change to The Trustees of the Presbytery of Washington City)
 8401 Connecticut Avenue, #801
 Chevy Chase, MD 20815

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A Presbytery is the local governing body of the Presbyterian Church (USA), a non-profit, nonshareholder organization consisting of presbyters of local congregations. National Capital Presbytery (NCP) is made up of 108 Churches, and about 32,000 members.

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

Special Exception Attachment to Par. 1(b)

DATE: December 19, 2012
(enter date affidavit is notarized)

117640a

for Application No. (s): SE 2012-MA-016
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sleepy Hollow Preschool, Incorporated
7610 Newcastle Drive
Annandale, VA 22003

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
A cooperative, non-profit, preschool.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Runyon Dudley, Associates, Inc.
10650 Main Street, Suite 301
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Reid M. Dudley, sole shareholder

(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 Attachment to Par. 1(b)

DATE: December 19, 2012
(enter date affidavit is notarized)

117640 a

for Application No. (s): SE 2012-MA-016
(enter County-assigned application number (s))

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

MacCullough Architects, P.C.
412 South Taylor Street
Arlington, VA 22204

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Glenn R. MacCullough

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
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, and last name)

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

(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 Attachment to Par. 1(b)

DATE: December 19, 2012
(enter date affidavit is notarized)

117640a

for Application No. (s): SE 2012-MA-016
(enter County-assigned application number (s))

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

Edward P. Milhous, Inc. d/b/a Trees Please
P.O. Box 1025
Haymarket, Virginia 20168

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Edward P. Milhous, Sole Shareholder

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and 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, and 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: December 19, 2012
(enter date affidavit is notarized)

117640a

for Application No. (s): SE 2012-MA-016
(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, and number, street, city, state, and zip code)
None

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

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 19, 2012
(enter date affidavit is notarized)

117640a

for Application No. (s): SE 2012-MA-016
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SE 2012-MA-016
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: December 19, 2012
(enter date affidavit is notarized)

117640a

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

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

None

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

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

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

WITNESS the following signature:

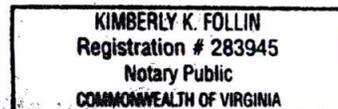
(check one) Lynne J. Strobel
[] Applicant [x] Applicant's Authorized Agent

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

Subscribed and sworn to before me this 19 day of December 20 12, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



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

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

RECEIVED
Department of Planning & Zoning

AUG 16 2012

Zoning Evaluation Division

Amended
August 16, 2012

Via Scheduled Express

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

Re: Proposed Special Exception Application
Applicant: National Capital Presbytery, Inc.

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a proposed special exception application to allow the addition of a nursery school and child care center along with site modifications and an increase in square footage for an approved place of worship.

The Applicant is the owner of approximately 4.675 acres of land located in Annandale and identified among the Fairfax County tax assessment records as 60-4 ((1)) 35A and 35B (the "Subject Property"). The Subject Property is located in the southwest quadrant of Columbia Pike and Whispering Lane across from Belvedere Elementary School. The Subject Property is zoned to the R-2 District and surrounding properties are primarily developed with single family homes zoned to the R-2 District.

The Subject Property was originally developed as John Calvin Presbyterian Church (the "Church") prior to the Fairfax County Zoning Ordinance (the "Zoning Ordinance") requirement that places of worship receive special permit or special exception approval. Improvements to the Church, consisting of a narthex and sanctuary, were added in 1977, and a special permit was approved on the Subject Property by the Board of Zoning Appeals (the "BZA"). The BZA granted S-17-77 on February 23, 1977 subject to eight (8) development conditions. The most recent approval permits a place of worship with a maximum seating capacity in the sanctuary of 392. The number of approved seats does not reflect the number of seats within the existing sanctuary, which will be corrected with this application.

The Applicant proposes to add a nursery school, or pre-school, within its existing facilities with an extended child care option. The nursery school will include an educational curriculum that will prepare two (2), three (3) and four (4) year olds to enter kindergarten. An academic element will be included in the curriculum, as well as activities, music and playtime. As extended care is offered after the educational instruction, the Applicant is also seeking approval of child care, however, this care is offered only to the children enrolled in the nursery

August 16, 2012

Page 2

school. The nursery school will be operated by Sleepy Hollow Preschool, and a summer camp program is proposed for three (3) weeks during the summer, Mondays through Thursdays. The Applicant also proposes minor modifications to the existing Church buildings. The narthex will be replaced and a small entry area will be added to the main entrance. The addition will include a bell tower and an elevator to facilitate access to the building for parishioners. These improvements will result in approximately 985 square feet of additional gross floor area. Other site modifications include a playground and minor improvements to parking and access. As the Subject Property is heavily wooded around its perimeter, all of the improvements will be screened from the surrounding residential community.

The Subject Property is located within the Annandale Planning District of the Area I Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is located within the A-2 Columbia Community Planning Sector. The Plan does not include any site specific recommendations for the Subject Property. The Subject Property is generally planned for residential development at two (2) to three (3) dwelling units per acre. As places of worship, nursery schools and child care centers are permitted uses with the approval of a special exception in residential districts, the Applicant's proposal is in harmony with the Plan's recommendation.

In accordance with the Zoning Ordinance requirements of Section 9-011, please accept the following information regarding the proposed special exception application:

- The type of operation will continue to be a place of worship. The Applicant proposes adding a nursery school, or preschool, with a child care component so that before and after school care may be provided. The nursery school will serve two (2), three (3) and four (4) year olds, with extended care offered to three (3) year olds and four (4) year olds.
- The typical hours of operation for the place of worship and nursery school are as follows:
 - The Church holds worship services on Sundays at 10:00 a.m. and 4:00 p.m. In addition, a smaller worship service is currently held on Friday and Saturday evenings at 7:00 p.m. The Church also serves as a meeting place for parishioners to engage in activities typically found in association with a place of worship, such as bible study and choir practice. These activities are typically held in the evening for groups of less than twenty (20) individuals. The Church has administrative office hours, Monday through Friday, from 9:00 a.m. to 3:00 p.m. Additional religious services typically found in association with a place of worship are held at the Church to serve the parishioners, such as funerals and weddings. The Church also makes its facilities available to community groups and offers various programs to benefit area residents.

August 16, 2012

Page 3

- The hours of operation for the nursery school will be 8:30 a.m. to 2:00 p.m., Monday through Friday. The children attend a different number of days per week depending upon their age. Two (2) year olds attend two (2) mornings a week, three (3) year olds attend three (3) morning a week, and four (4) years olds attend four (4) mornings a week. The educational component of the nursery school begins at 9:10 a.m. and lasts until 12:00 noon. After school programs are available to three (3) and four (4) year olds up to three (3) days a week that end no later than 1:30 p.m. The nursery school operator also plans to offer a summer program to its nursery school students in July from 9:10 a.m. to 1:00 p.m., Monday through Thursday.
- The maximum number of parishioners and students are as follows:
 - The Church has a membership of approximately 190 parishioners. The most heavily attended worship service for the Church is at 10:00 a.m. on Sunday. At that time, an average of 110 parishioners attend the service held in the existing sanctuary, which has 320 seats. Other services are smaller and attended by only approximately 50 parishioners.
 - The maximum daily enrollment for the nursery school with extended child care is 99 students. Student enrollment is fairly evenly divided between two (2) year olds, three (3) year olds and four (4) year olds.
- The number of employees for the Church and nursery school, with extended child care, are as follows:
 - The Church currently has six (6) employees, but not all of these employees are full-time. The Church is served by a pastor, an assistant pastor, a musical director and an organist. The Church also employs administrative staff. Volunteers are present on the Subject Property on an as-needed basis for special events.
 - The nursery school, with extended child care, is staffed by seven (7) teachers, six (6) assistants, and two (2) teachers, who specifically oversee music and science. The school is run by an administrator and a director. In addition, parent volunteers work with the teachers in each class room.
- The number of vehicle trips associated with the Subject Property will be approximately 300 per day, with the exception of Saturday. The vehicle trips associated with the Church are primarily on Sunday while the vehicles trips associated with the nursery school are Monday through Friday. All trips to the Subject Property are by private vehicle and are during off-peak travel hours. The peak arrival time for the Church is on Sunday between 9:45 a.m. and 10:00 a.m., when approximately 75 vehicles enter the Subject Property. These same vehicles

August 16, 2012

Page 4

will exit after the worship service between the hours of 11:00 a.m. and 11:30 a.m. Arrival and departure of vehicles is staggered as parishioners arrive at different times to socialize or participate in other activities. The nursery school has a staggered drop off for its students between 8:30 a.m. and 9:10 a.m. Several families will have more than one (1) child attending the nursery school and parents actively participate in an organized carpool program. In addition, given participation in the extended child care program, the departure of students is also staggered. Vehicles will leave the Subject Property at various times from noon until approximately 1:30 p.m. The peak arrival time in the morning during the week for the nursery school is between 8:30 a.m. and 9:00 a.m., when approximately 75 vehicles enter and exit the Subject Property, resulting in 150 trips. The afternoon departure peak is between 1:00 p.m. and 1:30 p.m., when approximately 50 vehicles enter and exit the Subject Property, resulting in 100 vehicle trips.

- The place of worship and nursery school generally serve the same population. Parishioners and parents are primarily Fairfax County residents living within a radius of approximately ten (10) miles. This radius includes Annandale, Fairfax, Falls Church and Baileys Crossroads.
- The existing structures located on the Subject Property will primarily be retained. Existing structures are constructed of masonry with an asphalt shingle roof. The narthex will be replaced and a small vestibule with a porch added to the main entrance. The addition will also include a bell tower and an elevator to facilitate access. The improvements will result in approximately 985 square feet of additional gross floor area. The addition will be constructed of masonry materials to be compatible with the existing improvements.
- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations except as may be noted on the special exception plat.

The Applicant's proposal for a nursery school with extended child care will serve the surrounding community. As most families in Fairfax County are dependent upon two (2) incomes, quality educational and child care services are increasingly important. The Applicant's proposal will help address this need. The improvements proposed to the Church building will enhance existing facilities for the current congregation. An increase in the number of parishioners is not planned or anticipated. A vestibule at the main entrance will assist parishioners who are dropped off for services and the elevator will ensure compliance with ADA requirements. The resultant floor area ratio (FAR) will be .0962 which is well below the permitted FAR in the R-2 District for non-residential uses. John Calvin Presbyterian Church has been a part of the Fairfax County community for many years, and the Applicant's proposal will complement its existing services.

August 16, 2012

Page 5

Should you have any questions regarding the above, or require additional information, please do not hesitate to contact me. I would appreciate the acceptance of this application, and the scheduling of a hearing before the Planning Commission at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

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


Lynne J. Strobel

LJS/kae

cc: Lisa C. Rzepka
Reid M. Dudley
Glenn R. MacCullough
Martin D. Walsh

{A0529423.DOC / 1 Amended Statement of Justification 007699 000002}



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

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

December 21, 2012

Via Hand Delivery

Beth Forbes
Site and Addressing Center
Fairfax County Department of Public Works
and Environmental Services
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035

Re: SE 2012-MA-016
Fairfax County Tax Map Reference: 60-4 ((1)) 35A and 35B
Applicant: National Capital Presbytery, Inc.
Mason District

Dear Ms. Forbes:

Please accept this letter as a request for shared parking in accordance with Fairfax County Zoning Ordinance (the "Zoning Ordinance") Section 11-102, Paragraph 4.B., to be processed in conjunction with the referenced special exception application.

The Applicant is the owner of approximately 4.675 acres of land located in Annandale and identified among the Fairfax County tax assessment records as 60-4 ((1)) 35A and 35B (the "Subject Property"). The Subject Property is located in the southwest quadrant of Columbia Pike and Whispering Lane across from Belvedere Elementary School. The Subject Property is zoned to the R-2 District and surrounding properties are primarily developed with single family homes zoned to the R-2 District.

The Subject Property was originally developed as John Calvin Presbyterian Church (the "Church") prior to the Zoning Ordinance requirement that places of worship receive special permit or special exception approval. A special permit, identified as S-17-77, was approved by the Board of Zoning Appeals on February 23, 1977 to permit improvements to the existing Church and sanctuary. The Applicant has recently submitted a special exception application to the Department of Planning and Zoning proposing a nursery school, or pre-school, within its existing facilities. As described in the Applicant's statement of justification submitted with the application, a nursery school is proposed for two (2), three (3) and four (4) year olds. The hours of operation for the nursery school, with an optional extended care program, will be 8:30 a.m. to 2:00 p.m., Monday through Friday. In addition, a summer program will be offered to the nursery school students from approximately 9:00 a.m. to 1:00 p.m., Monday through Thursday. The hours of operation for the nursery school do not overlap with the Church's worship services. Worship services are held on Sunday at 10:00 a.m. and 4:00 p.m., and on Friday and Saturday

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

evenings at 7:00 p.m. Therefore, the highest parking demand for the Church is on Sunday. The Church does maintain an office on the Subject Property that operates on weekdays from 9:00 a.m. to 3:00 p.m. The office is staffed by a small number of individuals performing administrative tasks and will not conflict with the operation of the nursery school.

Given the fact that the two (2) uses proposed to operate on the Subject Property have different hours of operation and peak parking demands, the Applicant is requesting that the existing parking be shared. I have attached a graphic that demonstrates that parking for the two (2) uses does not exceed parking availability. Therefore, there will be no adverse impacts on the Subject Property or the surrounding area as a result of shared parking.

To assist with your evaluation of this request, I have enclosed an 11 x 17 inch copy of the special exception plat prepared in conjunction with the referenced special exception application and the Applicant's statement of justification. The special exception plat identifies all on-site parking, including handicapped spaces and accessibility routes. In addition, in accordance with the requirements of the Fairfax County Code, I have enclosed a check in the amount of \$2,280.00 payable to Fairfax County.

The pending special exception application is scheduled for a public hearing before the Fairfax County Planning Commission on February 7, 2013, so I would appreciate a response at your earliest convenience. Please contact me at the telephone number or e-mail address listed at the bottom of this letter should you have any questions, or require additional information. As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Lynne J. Strobel

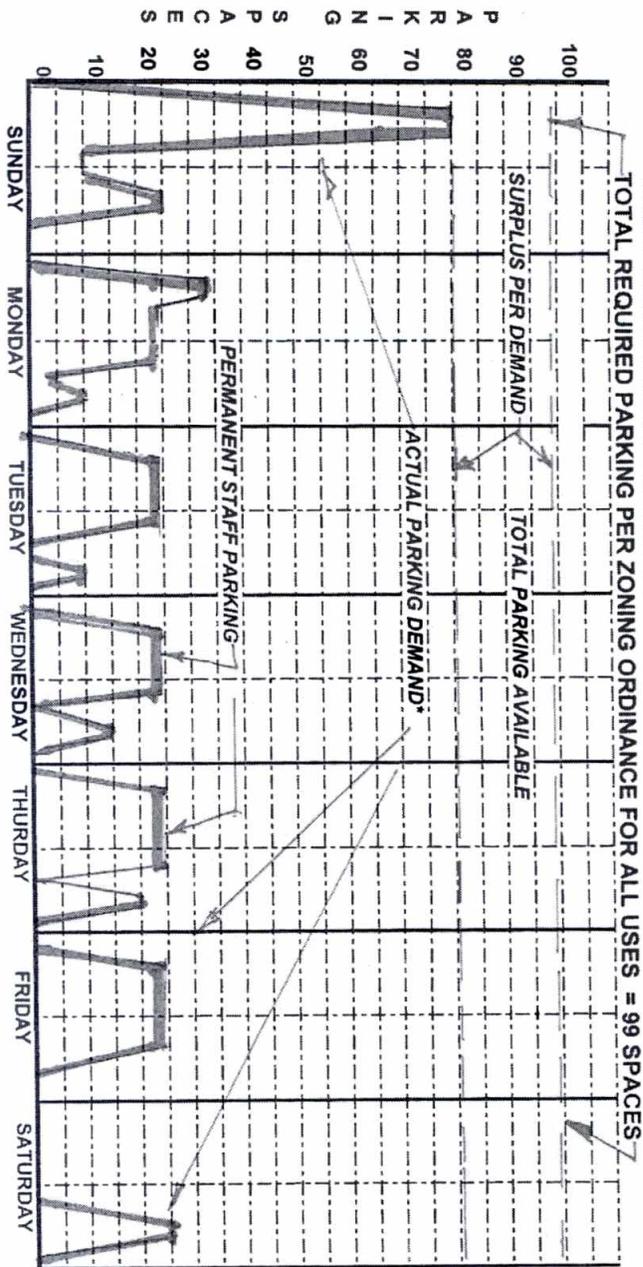
LJS/kae

Enclosures

cc: Michael Lynskey (w/encls.)
Lisa Rzepka (w/encls.)
Reid Dudley (w/encls.)
Glenn R. MacCullough (w/encls.)
Ed Milhous (w/encls.)

{A0542298.DOCX / 1 Forbes Ltr 12-21-12 007699 000002}

THE PRESBYTERY OF WASHINGTON - JOHN CALVIN CHURCH



PARKING CALCULATIONS: REQUIREMENTS
 11-106.3: CHURCH : 1 SPACE PER 4 SEATS / 320 SEATS = 80 SPACES
 11-106.2: CHILD FARE CENTER OR NURSERY SCHOOL
 1 SPACE PER 0.19 CHILD, MAX OR 99 CHILDREN = 19 SPACES
TOTAL = 99 SPACES

Selected applicable excerpts from the Fairfax County Comprehensive Plan, 2011 Edition. For the full, unabridged, plan please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

A-2 COLUMBIA COMMUNITY PLANNING SECTOR

CHARACTER *(excerpt)*

The Columbia Community Planning Sector is characterized primarily by single-family residential uses, although the area west of Evergreen Lane contains commercial uses which are within the designated Annandale CBC. The sector is transected by the Mason District Park. Single-family neighborhoods to the east of this open space corridor, such as Sleepy Hollow Run, represent newer development at a slightly higher density than neighborhoods to the west of the park.

CONCEPT FOR FUTURE DEVELOPMENT

The Columbia Community Planning Sector contains lands which are recommended to develop as part of the Annandale Community Business Center (CBC) and those which fall outside of the CBC. The Annandale Community Business Center is discussed in a separate section of this Plan following the Annandale District overview. The remainder of this sector is recommended to develop as Suburban Neighborhoods in the Concept for Future Development.

RECOMMENDATIONS

Land Use *(excerpt)*

The Columbia Community Planning Sector east of Land Unit E of the Annandale CBC, that is, east of the center line of Evergreen Lane, contains stable residential neighborhoods. These neighborhoods should be protected and enhanced in accordance with Objectives 8 and 14 of the Policy Plan; infill development should be of compatible use, type and intensity. The Plan envisions neither the conversion of any residential property to commercial uses, nor the redevelopment of any residential areas at higher density.

Trails

Trails planned for this sector are delineated on the 1":4,000' Countywide Trails Plan Map which is referenced as Figure 2 in the Transportation element of the Policy Plan and is available from the Department of Planning and Zoning. Trails in this sector are an integral part of the overall County system. While some of the segments have already been constructed, the Countywide Trails Plan Map portrays the ultimate system for the sector and the County at large. In addition, the map specifies a classification for each segment, which represents the desired ultimate function and surface type of the trail. Specific construction requirements are detailed in the Public Facilities Manual.

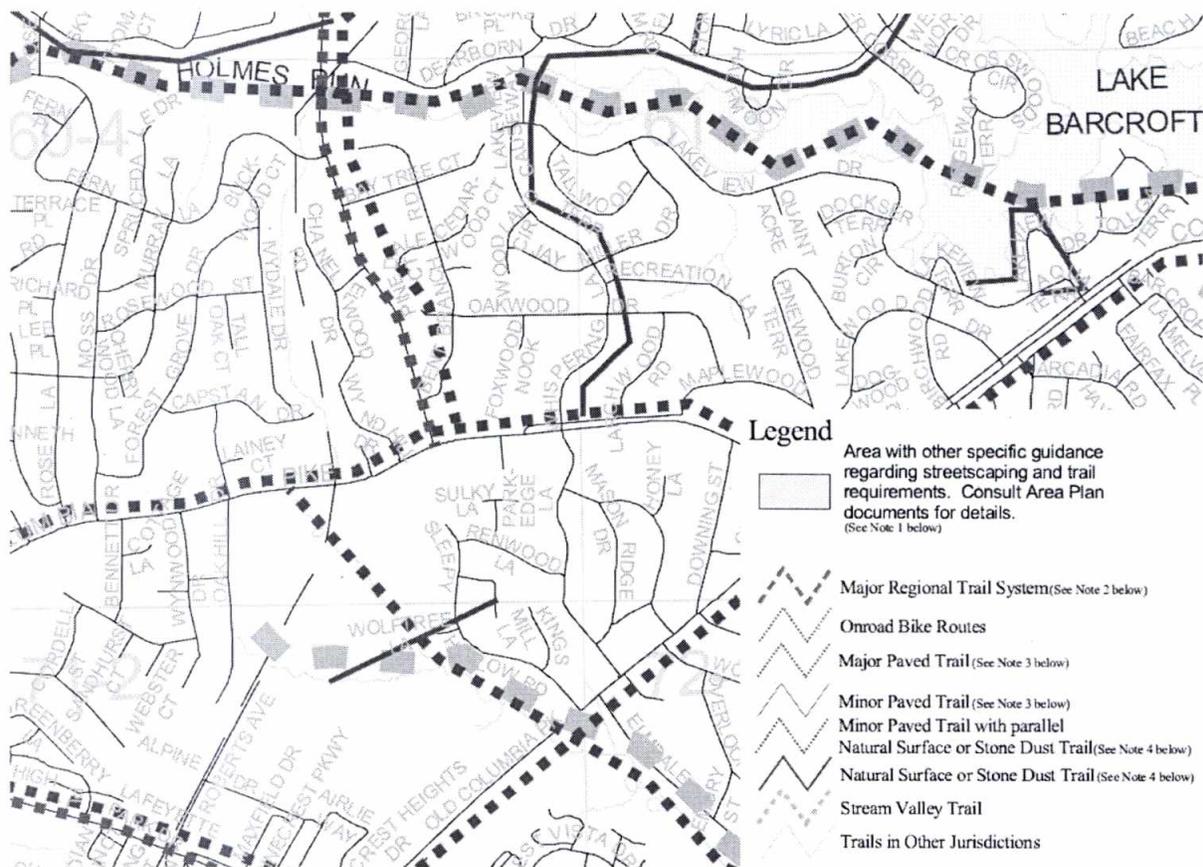


Fig. 1: Showing proposed major paved trail on Columbia Pike.

ANNANDALE PLANNING DISTRICT PLAN (amended through 6/19/2012)

OVERVIEW (excerpts)

The Annandale Planning District is situated in the east central portion of Fairfax County. It is bounded to the north by Gallows Road, Annandale Road, Holmes Run Stream Valley, Sleepy Hollow Road, and Columbia Pike; to the east by Old Columbia Pike, Little River Turnpike, Braddock Road, Indian Run Stream Valley, and I-395; to the south by the Southern Railroad right-of-way; and to the west by Rolling Road, Braddock Road, Guinea Road, Olley Lane, and Woodburn Road.

The Annandale District is developed primarily in single-family detached housing with the exception of garden-style, multi-family apartments and condominiums in the vicinity of the Annandale Community Business Center (CBC). There is a scattering of townhouse uses as well, generally in proximity to some of the major roads in the area.

CONCEPT FOR FUTURE DEVELOPMENT *(excerpt)*

The planning guidance provided by the Concept for Future Development is one of the principal elements used in formulating Area Plan recommendations. The Concept and its associated land use guidance recommend the predominant use and character envisioned for land areas within each planning district although within the Planning District, there may be land areas planned for a distinctly different land use than that envisioned by the Concept.

The majority of the Annandale Planning District has been recommended as Suburban Neighborhoods by the Concept for Future Development. The predominant residential development character of the area should be maintained by promoting compatible land uses and land use intensities. Neighborhood stability is further promoted through sound planning principles addressing appropriate transitions between adjoining land uses, access control, environmental and heritage resource protection, and other appropriate public facility and transportation guidelines.

MAJOR OBJECTIVES

Major planning objectives for the Annandale Planning District are:

- Preserve existing stable residential communities with emphasis on appropriate infill development, and on achieving appropriate transitions between these neighborhoods and higher intensity commercial and/or residential uses;
- Encourage appropriate revitalization and selected redevelopment of the Annandale CBC to create a more attractive and functionally efficient mixed use, representing a community focal point and emphasizing pedestrian circulation;
- Ensure the compatibility of infill uses within the Industrial Areas, and appropriate transitions to adjacent residential areas; and
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement.

DISTRICT-WIDE RECOMMENDATIONS *(excerpt)*

Environment

The Annandale Planning District typifies older suburban development in the Piedmont geologic province of Fairfax. Subdivisions are organized around a well-defined stream valley system that has distinct floodplains and extensive steep areas around tributaries. Industrial areas are located near transportation facilities on relatively level topography. Commercial areas occur on the uplands where they have high visibility and street access. Development that has already occurred has left large areas of tree cover intact. Since little undeveloped land remains, environmental goals for the Annandale Planning District should focus on preserving and improving the ecological resources that already exist.

POLICY PLAN (amended through 6/19/2012)**GOALS** (*excerpts*)Quality of Life

The primary goal of Fairfax County's policies and priorities is to achieve an outstanding quality of life through:

- Economic prosperity and expanding opportunity;
- Access to high quality education, public services and facilities;
- A balance between access to convenient multi-modal transportation and residential, commercial and industrial growth; and
- A pleasing physical and cultural environment in which to live and work.

Land Use

The County's land use policies should maintain an attractive and pleasant quality of life for its residents; provide for orderly and coordinated development for both public and private uses while sustaining the economic and social well-being of the County; provide for an adequate level of public services and facilities, including a system of transportation facilities, to sustain a high quality of life; and ensure sound environmental practices in the development and redevelopment of land resources. Growth should take place in accordance with criteria and standards designed to preserve, enhance, and protect an orderly and aesthetic mix of residential, commercial/industrial facilities, and open space without compromising existing residential development. The Comprehensive Land Use Plan should set forth long-range recommendations and implementation techniques to ensure the envisioned coordination of harmonious development, while still achieving our economic goals. Densities and heights in excess of those compatible with these goals should be discouraged, nor should these policies be construed as incompatible with the County's affordable housing goal.

Transportation

Land use must be balanced with the supporting transportation infrastructure, including the regional network, and credibility must be established within the public and private sectors that the transportation program will be implemented. Fairfax County will encourage the development of accessible transportation systems designed, through advanced planning and technology, to move people and goods efficiently while minimizing environmental impact and community disruption. Regional and local efforts to achieve a balanced transportation system through the development of rapid rail, commuter rail, expanded bus service and the reduction of excessive reliance upon the automobile should be the keystone policy for future planning and facilities. Sidewalks and trails should be developed as alternate transportation facilities connecting mass transit, high density areas, public facilities and employment areas.

Environmental Protection

The amount and distribution of population density and land uses in Fairfax County should be consistent with environmental constraints inherent in the need to preserve natural resources and to meet or exceed federal, state and local standards for water quality, ambient air quality and other environmental standards. Development in Fairfax County should be sensitive to the natural setting, in order to prevent degradation of the County's natural environment.

Open Space

Fairfax County should support the conservation of appropriate land areas in a natural state to preserve, protect and enhance stream valleys, meadows, woodlands, wetlands, farmland, and plant and animal life. Small areas of open space should also be preserved in already congested and developed areas for passive neighborhood uses, visual relief, scenic value, and screening and buffering purposes.

LAND USE (amended through 9/22/2008)**COUNTYWIDE OBJECTIVES AND POLICIES** *(excerpts)*Land Use Pattern

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

Redevelopment

The County's system of public facilities, services and infrastructure is based on accommodating demand generated by existing and planned land uses. Unanticipated redevelopment can pose a substantial potential problem for the continued provision of these public necessities if land uses of a higher intensity than envisioned by the Comprehensive Plan are developed. Consequently, it is critical that redevelopment be in conformance with the Comprehensive Plan to assist the County in maintaining its high level of commitment to providing public facilities, services and infrastructure.

Redevelopment

Objective 9: Non-residential redevelopment should be in accord with the recommendations of the Comprehensive Plan. *(excerpt)*

Policy a. Ensure that the general use(s) and density/intensity approved during the zoning process are in accordance with those identified in the Comprehensive Plan.

Policy c. Ensure that the redevelopment of existing uses is consistent with the provision of adequate transportation and public facilities.

Policy d. Optimize stormwater management and water quality controls and practices for non-residential redevelopment consistent with revitalization goals.

Land Use Compatibility

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses. (excerpts)

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Policy h. Utilize landscaping and open space along rights-of-way to minimize the impacts of incompatible land uses separated by roadways.

Policy i. Minimize the potential adverse impacts of the development of frontage parcels on major arterials through the control of land use, circulation and access.

Policy l: Regulate the amount of noise and light produced by non-residential land uses to minimize impacts on nearby residential properties.

Land Conservation

Objective 17: Fairfax County should use - and the Board of Supervisors as a matter of policy encourages the use of - open space/conservation easements to implement the County's goals and objectives for the preservation of natural and heritage resources within the context of Fairfax County's suburban and urbanizing character, in accord with the County's Comprehensive Plan.

Policy a. Promote the use of easements for any purpose allowed by the Code of Virginia, such as the preservation of open space, heritage resources, scenic vistas, environmentally sensitive resources, and parks and recreation uses.

Policy b. Review all prospective easements that are proposed to be granted to the Board of Supervisors or jointly with non-profit land trusts for compliance with the Comprehensive Plan, including easements proposed for sites that are not specifically identified for conservation in the Area Plan volumes of the Comprehensive Plan, and determine specifically under such review the extent to which each prospective easement proposed for donation yields a significant public benefit.

Policy c. Use easements to enhance buffering and screening between uses, such as between a developed area and a park or historic site.

Policy d. Use easements to help preserve small areas of open space in already developed areas to shape the character of the community; to protect trees and other environmental resources; to provide visual relief; to preserve wildlife habitat; to provide buffering and screening; and to otherwise ensure that suburban and urban neighborhoods may retain open space.

Policy e. Monitor easements held by the Board of Supervisors or jointly held with a private non-profit land trust for compliance with the terms of the easements. Enforce the terms of the easement if violations occur.

Policy f. Accept perpetual easements as the norm, only accepting a less-than-perpetual easement if it is necessary to ensure the protection of a threatened resource.

APPENDIX 3

Locational Guidelines for Child Care Facilities

In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
2. Child care facilities should be located and designed to ensure the safety of children.
3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.
4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.
5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.
6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.

TRANSPORTATION (amended through 3/09/2009)

COUNTYWIDE OBJECTIVES AND POLICIES *(excerpts)*

Objective 4: Provide a comprehensive network of sidewalks, trails and bicycle routes as an integral element of the overall transportation network.

Policy a. Plan for pedestrian, bicycle, and trail system components in conjunction with the Countywide Trails Plan.

Policy b. Incorporate pedestrian, bicycle, and other non-motorized components and supporting facilities that meet VDOT, American Association of State Highway and Transportation Officials (AASHTO), or County Standards.

Policy c. Provide for clearly-marked bicycle and pedestrian features, such as sidewalks, on-road bicycle routes, trails, crosswalks, curb cuts, refuge areas and pedestrian signals, in the construction and reconstruction of roads and bridges.

Policy d. Provide sidewalks, trails and/or on-road bicycle routes which link residential concentrations with transit stations, activity centers, shopping districts, recreational facilities, and major public facilities, and provide for pedestrian and bicycle circulation within activity centers.

Policy e. Provide sidewalks on both sides of streets.

Objective 6: Ensure that improvements to the transportation system are cost-effective and consistent with environmental, land use, social, and economic goals. (excerpts)

Policy e. Consider direct and indirect costs, including operations and maintenance, in making programming decisions.

Policy f. Pursue advanced acquisition of easements and rights-of-way to reduce project costs and adverse impacts.

Policy h. Consider the needs of all users, especially seniors and people with disabilities, when making programming decisions.

Objective 11: Ensure that land use and transportation policies are complementary.

Policy a. Require all new developments to mitigate adverse impacts upon the transportation system. Evaluate measures to facilitate access by transit and to provide other enhancements necessary to promote use of transit and non-motorized transportation.

APPENDIX 3

Trail Classification (excerpt)

Major Paved Trail: Concrete or asphalt trail, 8 feet or more in width.

Minor Paved Trail: Concrete or asphalt trail, 4 feet to 7 feet 11 inches in width.

ENVIRONMENT (amended through 7/27/2010) (excerpts)

COUNTYWIDE OBJECTIVES AND POLICIES

Water Quality (excerpts)

Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain 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 k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage shared parking between adjacent land uses where permitted.

Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.

Policy n. Optimize stormwater management and water quality controls and practices for redevelopment consistent with revitalization goals.

Environmental Resources

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

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

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

Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County.

Objective 11: Promote the use of open space/conservation easements as tools to preserve environmental resources.

Policy a: Use open space/conservation easements for the preservation of Environmental Quality Corridors, Resource Protection Areas, and other environmentally sensitive areas such as land along the Potomac and Occoquan Rivers.

Policy b: Use open space/conservation easements to preserve open space in already developed areas in order to provide natural areas, protect environmentally sensitive resources and preserve wildlife habitat in an urban or suburban context.

Selected applicable Zoning Ordinance Provisions from the Fairfax County Zoning Ordinance, dated November 20, 2012. For the full, unabridged, ordinances please visit the website of the Fairfax County Planning and Zoning Department or view a copy in person at the Fairfax County Planning and Zoning office.

ARTICLE 3 - RESIDENTIAL DISTRICT REGULATIONS

PART 2 3-200 R-2 RESIDENTIAL DISTRICT, TWO DWELLING UNITS/ACRE

3-201 Purpose and Intent

The R-2 District is established to provide for single family detached dwellings at a density not to exceed two (2) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed two and four-tenths (2.4) dwelling units per acre; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-204 Special Exception Uses *(excerpt)*

For specific Category uses, regulations and standards, refer to Article 9.

3. Category 3 - Quasi-Public Uses, limited to:

C. 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

3-206 Lot Size Requirements *(excerpts)*

2. Average lot area

A. Conventional subdivision lot: 18,000 sq. ft.

3. Minimum lot area

A. Conventional subdivision lot: 15,000 sq. ft.

4. Minimum lot width

A. Conventional subdivision lot:

(1) Interior lot - 100 feet

(2) Corner lot - 125 feet

3-207 Bulk Regulations *(excerpts)*

1. Maximum building height

B. All other structures: 60 feet

2. Minimum yard requirements

B. All other structures

(1) Front yard: Controlled by a 45° angle of bulk plane, but not less than 35 feet

(2) Side yard: Controlled by a 40° angle of bulk plane, but not less than 15 feet

(3) Rear yard: Controlled by a 40° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

- A. 0.20 for uses other than residential or public

3-211 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

**ARTICLE 7 – OVERLAY AND COMMERCIAL REVITALIZATION DISTRICT
REGULATIONS**

PART 6 7-600 HIGHWAY CORRIDOR OVERLAY DISTRICT**7-601 Purpose and Intent**

In furtherance of the purposes set forth in Sections 15.2-2200, 15.2-2283, 15.2-2284 and 15.2-1200 of Va. Code Ann. and, in general, to protect and promote the health, safety and general welfare of the public by the prevention or reduction of traffic congestion and/or danger in the public and private streets, a limitation is placed on certain automobile oriented, fast service, or quick turn-over uses by the imposition of the Highway Corridor Overlay District. Except as allowed by right or except as qualified by Sections 607 and 608 below, the following uses shall be regulated in the Highway Corridor Overlay District:

1. Drive-in financial institutions.
2. Fast food restaurants.
3. Quick-service food stores.
4. Service stations.
5. Service station/mini-marts.

Nothing herein shall be construed so as to impair a vested right.

ARTICLE 9 - SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS**9-004 Status of Special Exception Uses (*excerpts*)**

1. Once a special exception has been approved, such use may only be established in accordance with such approval and any site plan, subdivision plat, Building Permit,

Residential or Non-Residential Use Permit hereafter submitted for the development or use of the property in accordance with the special exception shall be in substantial conformance with the approved special exception, and no development or use shall be approved by any County official in the absence of such conformance.

2. Once established, the use shall be conducted in substantial conformance with any conditions or restrictions imposed by the Board and all other requirements of this Ordinance. Except as may be permitted under Paragraphs 3 and 4 below, no use shall be enlarged, expanded, increased in intensity or relocated and no condition of the special exception shall be modified unless an application is made and approved for an amendment to the special exception in accordance with Sect. 014 below or a new special exception is approved.

3. Notwithstanding the above, any modification to an approved and currently valid special exception to provide an accessibility improvement shall be permitted and shall not require approval of an amendment to the special exception or a new special exception.

4. Minor modifications to an approved special exception may be permitted when it is determined by the Zoning Administrator that such are in substantial conformance with the approved special exception and that such: are in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County; or are accessory uses; or are accessory structures or minor building additions as permitted by Par. 4A(7) or 4B(7) below.

B. For approved special exceptions for places of worship and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:

- (1) Permit an expansion of the hours of operation from that approved pursuant to the special exception; or
- (2) Permit an increase in the number of seats, parking spaces or students, if applicable, which exceeds more than ten (10) percent of the amount approved pursuant to the special exception; or
- (3) Permit uses other than those approved pursuant to the special exception, except that accessory uses in accordance with this paragraph may be permitted; or
- (4) Reduce the effectiveness of approved transitional screening, buffering, and landscaping or open space; or
- (5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or
- (6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or
- (7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:
 - (a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and

(b) the maximum permitted FAR for the zoning district shall not be exceeded.

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.

PART 3 9-300 CATEGORY 3 QUASI-PUBLIC USES

9-301 Category 3 Special Exception Uses *(excerpt)*

15. 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.

9-302 Districts in Which Category 3 Uses May be Located *(excerpt)*

2. Category 3 uses may be allowed by special exception in the following districts:

R-2, R-3, R-4, R-5, R-8 Districts: Limited to uses 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15

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, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
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
1-75	Local
76-660	Collector
660 or more	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 63.2, Chapter 17 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 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. *[Sect. 9-310 not applicable for current application]*

ARTICLE 11 - OFF-STREET PARKING AND LOADING, PRIVATE STREETS

PART 1 11-100 OFF-STREET PARKING

11-101 Applicability *(excerpt)*

1. Except as provided for in a Commercial Revitalization District, in any R, C or I district, all structures built and all uses established hereafter shall provide accessory off-street parking in accordance with the following regulations, and in the PDH, PDC, PRC and PRM Districts, the provisions of this Part shall have general application as determined by the Director. In the PTC District off-street parking shall be provided in accordance with Sect. 6-509, and Sect. 11-102 below shall have general application as determined by the Director.

2. The provision of off-street parking for a change in use and/or an expansion or enlargement of an existing structure and/or use shall be in accordance with the following:

A. When there is a change in use to a use which has the same or lesser parking requirement than the previous use, no additional parking shall be required. When there is a change to a use which has a greater parking requirement than the previous use, the minimum off-street parking requirement in accordance with the provisions of this Article shall be provided for the new use.

B. When an existing structure and/or use is expanded or enlarged, the minimum off-street parking requirements in accordance with the provisions of this Article shall be provided for the area or capacity of such expansion or enlargement. However, compliance with the minimum off-street parking requirements shall not be required for the expansion or enlargement when such expansion or enlargement is to provide an accessibility improvement.

Notwithstanding the above, for special permit and special exception uses, the respective approving body may require the provision of off-street parking in accordance with this Article for the entire structure or use as expanded or enlarged.

11-102 General Provisions *(excerpt)*

4. Off-street parking spaces may serve two (2) or more uses; however, in such case, the total number of such spaces must equal the sum of the spaces required for each separate use except:

A. As may be permitted under Paragraphs 5, 22, 26 and 27 below and Par. 3 of Sect. 106 below; or

B. That the Board may, subject to conditions it deems appropriate, reduce the total number of parking spaces required by the strict application of this Part when the applicant has demonstrated to the Board's satisfaction that fewer spaces than those required by this Part will adequately serve two (2) or more uses by reason of the hourly parking accumulation characteristics of such uses and such reduction will not adversely affect the site or the adjacent area.

11-106 Minimum Required Spaces for Other Uses *(excerpts)*

Minimum off-street spaces accessory to the uses hereinafter designated shall be provided as follows:

2. Child Care Center or Nursery School:

A. 0.19 space per child for a center or school which has a maximum daily enrollment of 99 children or less

B. 0.16 space per child for a center or school which has a maximum daily enrollment of 100 or more children

3. Church, Chapel, Temple, Synagogue or Other Such Place of Worship:

One (1) space per four (4) seats in the principal place of worship; provided that the number of spaces thus required may be reduced by the Director, subject to conditions the Director deems appropriate, by not more than fifty (50) percent if the place of worship is generally located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge, during the time of services to make up the additional spaces required.

For places of worship with child care centers, nursery schools and/or schools of general or special education, the Director may, subject to conditions the Director deems appropriate, reduce the total number of parking spaces required by the strict application of this Part for such child care centers, nursery schools and/or schools of general or special education when the Director has determined that fewer spaces than those required will adequately serve all the uses on-site due to their respective hourly parking accumulation characteristics.

ARTICLE 12 – SIGNS**PART 1 12-100 GENERAL PROVISIONS****12-103 Permit Not Required and Temporary Signs To Include Political Campaign Signs**

(excerpt)

2. No Fairfax County sign permit shall be required for any of the following signs; however, all other applicable regulations of the Zoning Ordinance and those set forth in Chapters 61 and 102 of the Code of the County of Fairfax, the Virginia Uniform Statewide Building Code, and Chapter 7 of Title 33.1 of the Code of Virginia shall apply to such sign
 - O. Signs which denote religious, charitable, fraternal, military or service organizations located within the County. Such signs may be freestanding and may be located off-site, provided, however, that no one (1) individually chartered organization may have more than two (2) such signs. A sign denoting a single chartered organization shall not exceed eight (8) square feet in area or six (6) feet in height. A number of such signs may be placed on one structure, provided, however, the area of each individual sign does not exceed four (4) square feet in area, and the structure does not exceed forty (40) square feet in area or eight (8) feet in height.

12-104 Prohibited Signs

The following signs are prohibited in any zoning district and in any area of the County. Where applicable, these prohibitions shall apply to those signs permitted by the provisions of Sect. 103 above.

4. Any sign or illumination that does not meet the performance standards for outdoor lighting set forth in Part 9 of Article 14.
5. Any sign of which all or any part is in motion by any means, including fluttering, rotating or set in motion by movement of the atmosphere. This prohibition shall not apply to the hands of a clock, a weather vane, flags as provided for in Par. 2E of Sect. 103 above, or those temporary signs approved by the Zoning Administrator as provided for in Par. 3G of Sect. 103 above.
6. Any sign displaying flashing or intermittent lights, or lights of changing degrees of intensity of color or moving copy. This prohibition shall not apply to signs which display time, temperature, weather or environmental conditions, but only when the sign does not constitute a public safety or traffic hazard as determined by the Zoning Administrator

12-208 Special Permit, Special Exception Uses

The following regulations shall apply to signs accessory to all uses which require approval of a special permit or special exception as set forth in Articles 8 and 9. In addition, the regulations shall apply to signs accessory to such uses where they are permitted by right and to existing such uses which were established prior to the effective date when a special permit or special exception was required for a given use in a given zoning district.

The BZA, in approving a special permit use, and the Board, in approving a special exception use, may specify the area, height, color or illumination of a sign accessory to such a use; but in no event shall the area or height of a sign exceed the limits prescribed below.

2. In all R districts and the residential areas of all P districts, signs accessory to special permit and special exception uses shall be subject to the provisions set forth in the paragraphs that follow.

Illumination, if used, shall be white and not colored. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.

- B. Churches, chapels, temples, synagogues, and other such places of worship (places of worship) including schools, monasteries and seminaries directly affiliated with such uses may be permitted:
- 1) Building-mounted signs not to exceed a combined total sign area of fifty (50) square feet and,
 - 2) One (1) freestanding sign, with or without a reader board, provided, however, when more than one congregation of a place of worship shares the use of the same facility, two (2) freestanding signs, with or without a reader board, shall be permitted. No such sign shall exceed a sign area of forty (40) square feet or eight (8) feet in height or be located closer than ten (10) feet to any lot line.

ARTICLE 13 – LANDSCAPING AND SCREENING

PART 2 13-200 PARKING LOT LANDSCAPING

13-201 Purpose and Intent

The purpose and intent of this Part is to contribute toward compliance with the Federal Clean Air Act by helping to ameliorate atmospheric heat island production and other negative effects on the air quality and ozone levels produced by accelerated fuel evaporation from vehicles parked on non-shaded pavement. Additionally, this Part is intended to minimize parking lot noise, glare from headlights and water and air pollution; provide adequate planting areas for healthy development of parking lot trees; provide pervious areas within parking lots that will permit the return of precipitation to the ground water strata; contribute toward natural and efficient storm drainage; and promote high quality site design.

13-202 Interior Parking Lot Landscaping (*excerpts*)

1. Any parking lot of twenty (20) or more spaces shall be provided with interior landscaping covering not less than five (5) percent of the total area of the parking lot. Such landscaping shall be in addition to any planting or landscaping within six (6) feet of a building, any planting or landscaping required as peripheral planting by Sect. 203 below, and any transitional screening as may be required by Sections 302 and 303 below.

6. The Board, in conjunction with the approval of a rezoning or special exception, may approve a waiver or modification of the requirements of this Section. Such waiver or modification may be approved:

A. For an interim use of a specified duration, and/or where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot; and

B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

13-203 Peripheral Parking Lot Landscaping

If any parking lot contains twenty (20) or more spaces and transitional screening is not required by Sections 302 and 303 below, then peripheral parking lot landscaping shall be required as follows:

1. Where the property line abuts the right-of-way of a street:

- B. A landscaping strip ten (10) feet in width, which shall not include a sidewalk or trail, shall be located between the parking lot and the property line.
 - C. At least one (1) tree for each forty (40) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on forty (40) foot centers.
 - D. Where peripheral landscaping required by this Section conflicts with street planting regulations of the Virginia Department of Transportation, the regulations of the latter shall govern.
2. The Board, in conjunction with the approval of a rezoning or special exception, and the BZA, in conjunction with the approval of a special permit, may approve a waiver or modification of the requirements of this Section and the requirement to provide a ten (10) foot minimum distance between a front lot line and an off-street parking space set forth in Par. 8 of Sect. 11-102. Such waiver or modification may be approved:
- B. Where such waiver or modification will not have any deleterious effect on the existing or planned development of adjacent properties.

PART 3 13-300 TRANSITIONAL SCREENING AND BARRIERS

13-301 Purpose and Intent

The purpose and intent of this Part is to promote the development of a harmonious community; to protect the neighborhood character by preserving existing vegetation and requiring the planting and maintenance of vegetative screening and other barriers to lessen the visual and noise impact of a more intensive use on nearby properties. The required vegetative buffer contributes toward attractive and enhanced development design and enhances air and water quality.

13-302 Transitional Screening and Barriers, General Provisions (excerpts)

- 1. Transitional screening and barriers shall be provided in accordance with the matrix presented at the end of this Article and in accordance with the provisions of this Section and Sections 303 and 304 below.

TRANSITIONAL SCREENING AND BARRIER MATRIX

	Dwellings, detached
Child care centers, Churches, chapels, Nursery schools, Private schools	1, D, E or F

- 6. In addition to the standards set forth in Articles 8 and 9 for a particular use, all uses allowed by special permit or special exception in a given district shall be required to provide transitional screening and barriers as determined by the BZA or Board, as the case may be, using the matrix as a guide

13-303 Transitional Screening Requirements (*excerpts*)

3. There shall be three (3) different transitional screening requirements as identified on the matrix, which shall be provided pursuant to Chapter 12 of the Public Facilities Manual and as follows:

A. Transitional Screening 1 shall consist of an unbroken strip of open space a minimum of twenty-five (25) feet wide and planted with all of the following:

- (1) A mixture of large and medium evergreen trees and large deciduous trees that achieve a minimum ten (10) year tree canopy of seventy-five (75) percent or greater;
- (2) A mixture of trees consisting of at least seventy (70) percent evergreen trees, and consisting of no more than thirty-five (35) percent of any single species of evergreen or deciduous tree; and
- (3) A mixture of predominately medium evergreen shrubs at a rate of three (3) shrubs for every ten (10) linear feet for the length of the transition yard area. The shrubs shall generally be located away from the barrier and staggered along the outer boundary of the transition yard.

13-304 Barrier Requirements (*excerpts*)

1. Barriers shall be generally located between the required transitional screening and the use or activity in connection with which they are required where they will most adequately screen such activities from the existing or proposed first floor level of adjoining development as determined by the Director. Any bracing, supports or posts shall be on the side of the barrier facing the use which must provide the barrier.

2. Where options are presented on the matrix for a type of barrier, such option shall be available to the developer unless otherwise qualified.

4. There shall be different barrier requirements as identified on the matrix, which shall be provided as follows:

D. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.

E. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.

F. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

13-305 Transitional Screening and Barrier Waivers and Modifications (*excerpt*)

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

6. Transitional screening and barriers may be waived or modified where the adjacent property is zoned to allow a use similar to that of the parcel under site plan.

ARTICLE 17 - SITE PLANS

PART 1 17-100 GENERAL REQUIREMENTS

17-103 Uses Requiring a Site Plan or a Minor Site Plan *(excerpt)*

Prior to construction and/or establishment, the following uses, including modifications or alterations to existing uses, shall require site plan or minor site plan approval unless exempt under Sect. 104 below:

6. Those special exception uses which are subject to a site plan as set forth in Article 9.

17-104 Uses Exempt from a Site Plan or a Minor Site Plan *(excerpts)*

Unless otherwise required by proffered conditions or development conditions of an approved rezoning, special permit, special exception or variance, the following uses shall not be subject to the requirement for a site plan or a minor site plan. Such uses, however, shall still be subject to all other applicable provisions of this Ordinance, the Public Facilities Manual and The Code

7. Accessory service uses and changes in use to a use which has the same or lesser parking requirement than the previous use.

8. Accessory service uses and changes in use to a use which has a greater parking requirement than the previous use shall require submission and approval of a parking tabulation to demonstrate that the number of existing parking spaces on site meets the minimum off-street parking requirements for all uses. Parking tabulations shall be submitted on forms provided by the Director, certified by an engineer or land surveyor authorized by the State to practice as such and shall include the written consent of the property owner. For condominiums, written consent shall be provided in accordance with the provisions of Sect. 2-518

16. The following uses provided that the use or activity shall not (a) exceed 250 square feet of gross floor area or disturbed area; (b) exceed 500 square feet of gross floor area or disturbed area for additions and alterations to provide an accessibility improvement; (c) reduce required open space, parking, aisles or driveways and required transitional screening or barriers; and (d) necessitate the installation or relocation of storm sewer, public water or public sewer:

- B. Additions and alterations to existing uses, which may include changes or additions to features such as decks, vestibules, loading docks, mechanical equipment and storage structures, changes to the site such as walkways, landscaping or paving, or the addition of light poles or lighting fixtures to an existing use that is permitted by right in the zoning district in which located.

17-105 Minor Site Plans *(excerpts)*

1. A minor site plan may be submitted by the property owner or by an agent of the property owner in lieu of a site plan for the uses set forth below, when the Director shall have established that the use will not require the improvements set forth in Part 2 below or that the improvements exist, or that such improvements may be made without a formal site plan or that the improvements are not required in accordance with the Commercial Revitalization District provisions:

A. Additions to existing buildings or uses when such addition does not exceed 2000 square feet or one-third (1/3) of the gross floor area of existing buildings, whichever is greater.

C. Additions and alterations to provide an accessibility improvement not otherwise exempt under Sect. 104 above.

PART 2 17-200 REQUIRED IMPROVEMENTS

17-201 Improvements To Be Provided

In furtherance of the purposes of this Ordinance and to assure the public safety and general welfare and except as provided for in the Commercial Revitalization District provisions, no site plan or minor site plan shall be approved unless the Director is assured that the following improvements either exist or will be made or the Director has established that the requirement for the improvements may be modified or waived, based on information provided by the applicant, and a determination by the Director that such improvements are unnecessary, and such modification or waiver will not adversely affect other required improvements and compliance with all other applicable requirements. The Director may attach conditions to any such modification or waiver to assure that the results of the modification or waiver will be in accordance with the purpose and intent of this Part:

1. Construction of pedestrian walkways so that occupants/patrons may walk on the same from building to building or store to store within the site and to adjacent sites. Wherever possible, connection shall be made to walkways in adjacent developments.
2. Construction of trails or walkways in accordance with the general location shown on the adopted comprehensive plan together with such other connecting trails or walkways within the limits of the site plan. When such trails or walkways are to be constructed, fee title or easements shall be conveyed to the Board, Fairfax County Park Authority or Northern Virginia Regional Park Authority. The final location and design of trails or walkways are to be determined by the Director after review by the Fairfax County Department of Planning and Zoning and/or the Fairfax County Park Authority and/or the Northern Virginia Regional Park Authority.
3. Construction of vehicular travel lanes, service drives, driveways or other access connections, which will permit vehicular travel on the site and to and from adjacent properties in accordance with the following:
 - A. Adjacent to any primary highway, and generally parallel thereto, a service drive shall be constructed, and wherever possible, it shall connect with a service drive on adjacent properties. Such service drive shall be designed to be dedicated to the Virginia Department of Transportation, shall be dedicated for public use as a public road and the underlying land shall be conveyed to the Board of Supervisors.
4. Dedication and construction of widening for existing roads, existing roads on new alignments, and proposed roads, all as indicated on the adopted comprehensive plan or as may be required by the Director for a specified purpose; however, proposed roads shown on the adopted comprehensive plan as freeways or expressways need not be constructed. In addition, dedication and construction of sufficient vehicular and pedestrian access shall be required to provide for safe and convenient ingress and egress.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 3, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ANALYSIS:** SE 2012-MA-016
National Capital Presbytery, Inc.

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. Plan citations are followed by a discussion of concerns including a description of potential impacts that may result from the proposed revised Special Exception (SE) Plat dated November 30, 2012. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7-9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain 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 j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on page 10, the 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. . . .”

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

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

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

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. 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.

Background: The applicant, the National Capital Presbytery, Inc. seeks approval to allow for the addition of a nursery school with child care for up to 99 children within the premise of the existing place of worship. In addition, the applicant is also requesting to make certain site modifications throughout the 4.675 acre application property. Those requested modifications include the replacement of the narthex with a small entry addition; the addition of a bell tower; and an elevator addition to facilitate parishioner access. The modifications requested comprise of 985 square feet of the overall gross floor area.

Barbara Berlin
SE 2012-MA-016
Page 3

Stormwater Best Management Practices and Adequate Outfall: The subject site is located within the Cameron Run Watershed. The stormwater management narrative indicates that the existing impervious surface is 55,293 square feet. 334 square feet of impervious surface will be removed as part of the proposed site modifications resulting in an overall 54,959 square feet of impervious surface. The narrative also states that because no increase in impervious surface is proposed, no additional runoff will be generated by this application. To meet the water quality control requirements of the County's Chesapeake Bay Preservation Ordinance (CBPO) the applicant proposes that a wooded portion of the property located in the southwestern corner of the site be protected by a conservation easement.

Regarding outfall adequacy, the narrative indicates that runoff from the property drains south of the site within a closed pipe system which traverses through the Sleeping Hollow Run Subdivision and then through an open channel which ultimately outfalls into a tributary of Cameron Run.

The adequacy of stormwater management/best management practice facilities and outfall measures will be subject to review and approval by the Department of Public Works and Environmental Services.

COUNTYWIDE TRAILS MAP

The Countywide Trails Plan depicts a major paved trail along Columbia Pike adjacent to the subject property.

PGN: MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: December 5, 2012

TO: Michael H. Lynskey; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Plat #SE 2012-MA-016, The Presbytery of Washington, SE Plat dated 30 November 2012, LDS Project #25650-ZONA-001-1, Tax Map #060-4-01-0035, 0035B; Mason District

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

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this property. Water quality controls must be satisfied for this development (PFM 6-0401.2). The location of conservation is depicted on the plat.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no recent downstream drainage complaints on file.

Stormwater Detention

Stormwater detention must be met, if not waived (PFM 6-0301.3). Applicant indicates that the impervious area on the site will be reduced. A detailed comparison map and table shall be provided on site plan.

Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the plan.



Michael H. Lynskey, Staff Coordinator
Special Exception Plat #SE 2012-MA-016, The Presbytery of Washington
Page 2 of 2

Downstream Drainage System

An outfall narrative has been provided. The adequacy of each outfall must be analyzed in the site plan submission.

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Cameron Run Watershed. There are several water quality control plans located near the subject site.
Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/publications/cr/ca_plan.pdf for more details.

Dam Breach

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

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

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

TD/

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



County of Fairfax, Virginia

MEMORANDUM

DATE: January 8, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT *WEC
for AKR*

FILE: 3-5 (SE 2012-MA-016)

SUBJECT: SE 2012-MA-016; National Capital Presbytery, Inc.
Land Identification Map: 60-4 ((1)) 35A and 35B

This department has reviewed the SEA plat revised through December 20, 2012. We have the following comments:

- Upon request of Fairfax County, the Applicant should provide necessary public access and construction easements for a future walkway along Columbia Pike frontage. At the time of request (when the County initiates or when the subject property redevelops or its use intensifies), the Applicant should work with Fairfax County Department of Transportation to determine the location of the easements needed to connect to the existing pedestrian facility on Columbia Pike. Any signs, parking spaces, or obstructions in the easement should be relocated or removed by the applicant.
- The Applicant should make sure that the proposed pedestrian network onsite and in areas leading to the public ROW should meet current ADA standards and provide CG-12 ramps where applicable, including where 5' concrete sidewalks are proposed.
- The Applicant has proposed angled crosswalk from the northeast corner of the existing church building to the portion of the sidewalk to the north of the lawn activity area. Please make sure CG-12 ramps will be constructed at both ends of the crosswalk.
- Should the intensity of use of the subject property increase or change, the Applicant may be asked to provide 5' sidewalk on the frontage along Columbia Pike and Whispering Lane, connecting the site to the existing pedestrian network along in the surrounding area. As such, parking spaces along Columbia Pike frontage and the church's sign may be impacted as significant grading work will be needed.

AKR/AY

SE 2012 MA-016

Ruffner, Virginia

From: Guthrie, Michelle
Sent: Wednesday, July 18, 2012 10:52 AM
To: 'Strobel, Lynne J.'
Cc: Ruffner, Virginia; Guinaw, Kevin; Rodeheaver, Angela K.; Chauncey, Michael P.
Subject: Special Exception - TIA Determination - National Capital Presbytery Inc

Lynne

FCDOT has reviewed the Ch 870 (previously 527) TIA determination for National Capital Presbytery/Sleepy Hollow Daycare (tax map 604-((1))0035A & 0035B). Based on the proposed maximum of 100 students, a Ch 870 TIA is not required.

Please include this email correspondence with your application submittal. I've included Zoning staff for notification purposes.

Thank you and have a wonderful day.

Michelle Guthrie
Fairfax County Transportation



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
(703) 383-VDOT (8368)

October 12, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SE 2012-MA-016 National Capital Presbytery Inc.
Tax Map # 60-4((01))0035A & 35B

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

I have reviewed the above plan submitted on September 24, 2012, and received September 26, 2012. The following comments are offered:

1. The pedestrian facilities along Rt. 244 should be connected across the site's frontage.
2. Right of way should be dedicated in accordance with the County's Comprehensive Plan along Rt. 244.
3. The southern entrance on Whispering Lane needs to be widened and reconstructed to meet the current CG-11 standard to provide two way traffic for this entrance.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex2012-MA-016se1NatCapPresbyteryInc10-12-12BB



County of Fairfax, Virginia

MEMORANDUM

DATE: January 22, 2013

TO: Michael Lynskey

FROM: Thomas A. Williamson, Chief
TAW
Site Code Research and Development Branch – Land Development Services
Department of Public Works and Environmental Services (DPWES)

SUBJECT: SE 2012-MA-016
Fairfax County Tax Map 60-4 ((1)) 35A and 35B
Applicant: National Capital Presbytery, Inc. (Mason District)
Request for Shared Parking dated December 21, 2012

The referenced request letter and parking study #25650-PKS-001-1, submitted on behalf of National Capital Presbytery Inc., has been reviewed. We have no objection to granting the shared parking request after approval of, and subject to any conditions of the Special Exception.

If you have any questions or require additional information, please contact me at 703-324-1751.





County of Fairfax, Virginia

MEMORANDUM

DATE: December 27, 2012

TO: Michael Lynskey, Staff Coordinator
Department of Planning and Zoning, ZED

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

SUBJECT: National Capital Presbytery Inc., SE 2012-MA-016

RE: Request for assistance dated December 20, 2012

Site Description: The site consists of an existing church and parking lot that occupy roughly one third of the property. The remaining areas of the site are primarily forested with conditions ranging from poor/dead (primarily on the northwestern side of the church) to good, some of which contain little to no understory vegetation. The site also contains an abundance of invasive species such as English ivy and bamboo.

This review is based upon the special exception application, SE 2012-MA-016 stamped as "Received by the Department of Planning & Zoning December 21, 2012." A site visit was conducted on November 8, 2012. Many of the comments are repeat comments, since they have not yet been addressed.

- 1. Comment:** A note has been added for how work will be done around the 14 inch diameter persimmon where asphalt is going to be removed stating "Equipment may be used to pull up asphalt and concrete, but shall avoid disturbance to roots and soil underneath to the extent feasible," which is still unclear.

Recommendation: The applicant should adjust this note to clarify how existing asphalt will be removed and how the area will then be treated once it is removed. The note should be revised to state: "Equipment that is used to remove asphalt and sidewalks shall work from the area of the parking lot that is to remain and pull up asphalt and concrete from the north to the south in order to minimize damage to existing tree roots."

- 2. Comment:** A note has been added stating "No removal of the parking lot asphalt will be done within the critical root zone of the existing 25' oak tree within the parking lot as shown on the Special Exception Plat," which is unclear since the limits of clearing

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



and grading are within the critical root zone and within 10 feet of the trunk of this tree. It appears that asphalt curb is going to be installed within this area of the critical root zone, but is unclear if digging will occur for this work that would likely cause negative impacts to the white oak.

Recommendation: The applicant should clarify in this note how the asphalt curb will be installed within the critical root zone of the existing white oak in the parking lot without digging below the existing asphalt in order to minimize root damage.

3. **Comment:** The outdoor chapel area on the western side of the church contains an area where bamboo has been removed and only a few sparse trees remain. In addition, the area immediately to the north contains a thick stand of bamboo and has very few trees that do not appear to create a closed canopy, many of which appear to be in poor condition.

Recommendation: The EVM should be revised to reflect the individual freestanding trees over five feet in height in the area around the outdoor chapel and not a closed canopy as currently shown in the area surrounding the outdoor chapel and the area directly to the north of the outdoor chapel that contains extensive bamboo and very few trees.

4. **Comment:** Table 12.12 has been provided, which shows 129,808 sq. ft. of areas used to meet the tree preservation target, but the SE Plat still does not depict areas where trees are proposed to be used to satisfy this requirement, making it unclear how it will be met.

Recommendation: The SE Plat should be revised and the tree preservation areas being used to meet 10-year canopy and tree preservation target requirements should be labeled and depicted to demonstrate how this requirement will be met. Areas mentioned in comment number three should not be counted towards meeting these requirements.

5. **Comment:** It appears that a 1.25 canopy multiplier is being taken for all vegetation being preserved. However some of the areas with existing vegetation, such as the area around the outdoor chapel and directly to the north contain little to no dense canopy cover (other than bamboo) and do not qualify for any multiplier and in some areas do not qualify for any canopy cover at all.

Recommendation: The area of thin and lower quality vegetation surrounding the outdoor chapel and directly to the north is only eligible for a maximum of a 1.0 canopy multiplier, and in some areas no 10-year canopy credit should be taken, which should be revised accordingly.

6. **Comment:** The area of transitional screening that does not contain vegetation that is eligible to be used to meet the 10-year canopy or transitional screening requirements



along the western side of the site, which is being supplemented with landscaping, does not propose any shrubs that are required to provide a lower level of screening.

Recommendation: Shrubs should be depicted and provided in the landscape tabulations so that three shrubs are being provided for every 10 linear feet within the area being supplemented that does not contain adequate existing vegetation along the western side of the property.

7. **Comment:** A tabulation of what is required to meet interior parking lot landscaping for the site has been provided, but it shows 32,263 sq. ft. and note number 12 shows 37,734 sq. ft. of asphalt parking lot, making it unclear how the interior parking lot landscape requirement will be met for the site.

Recommendation: The tabulation provided for the parking lot should be revised to include the entire surface of the parking lot, loading spaces, drive-thru spaces, and any paved surface that serves exclusively as access to the parking lot, deck, loading area or drive-thru so that the two tabulations match and additional landscaping should be provided as may be necessary.

8. **Comment:** Note number 37 discusses removal of bamboo that falls both within and outside of the transitional screening area and states “The supplemental planting proposed in this area will not be a condition of the issuance of a non-rupu for the proposed nursery school.” The bamboo removal, treatment, and landscaping will need to be done prior to issuance of a non-RUP.

Recommendation: The note stating that “The supplemental planting proposed in this area will not be a condition of the issuance of a non-rupu for the proposed nursery school,” should be removed from the SE Plat since invasive species identified in the invasive species management plan, along with landscaping in fulfillment of transitional screening requirements is required to be completed prior to the issuance of the non-RUP.

9. **Comment:** Given the nature of tree cover on this site, several development conditions will be instrumental in assuring adequate tree preservation and protection throughout the development process.

Recommendation: UFMD feels that the following development condition language is necessary to ensure effective tree preservation:

Tree Preservation: “The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division.



The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the special permit amendment and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, and others as necessary, shall be included in the plan.”

Invasive Species Management: Some of the existing tree save areas contain abundant invasive plant species such as English ivy, Japanese honeysuckle, and bamboo, which threaten the long term health of tree preservation areas.

It is recommended that the applicant agree to development conditions to create and implement an invasive species management program for the tree conservation ordinance to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc.

Tree Preservation Walk-Through. “The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with a UFMD, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of UFMD, as described herein. If it is determined necessary



to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered



The Presbytery of Washington, SE 2012-MA-016
December 27, 2012
Page 6 of 6

Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.”

If any further assistance is necessary, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 176380

cc: DPZ File



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 by the applicable zoning district. See Sect. 2-421 and 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.O.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	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
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	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		