



APPLICATION ACCEPTED: December 14, 2012  
PLANNING COMMISSION: May 9, 2013  
BOARD OF SUPERVISORS: May 14, 2013

# County of Fairfax, Virginia

---

April 25, 2013

## STAFF REPORT

### APPLICATION SPECIAL EXCEPTION AMENDMENT SEA 00-H-028

#### HUNTER MILL DISTRICT

**APPLICANT:** The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and His Successors in Office

**PRESENT ZONING:** R-1 (Residential, 1 du/ac)

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

**ACREAGE:** 19.22 acres

**FAR/DENSITY:** 0.06 FAR

**PLAN MAP:** Public Facilities, Governmental, and Institutional

**SE CATEGORY:** Category 3, Place of worship with a child care center, nursery school, and private school of general education

**PROPOSAL:** Approval of a Special Exception Amendment to amend development conditions.

#### STAFF RECOMMENDATIONS:

Staff recommends approval, subject to the proposed development conditions consistent with those set forth in Appendix 1.

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

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

Mary Ann Tsai, AICP

The approval of this application 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:\mstai\SE\SEA 00-H-028 St Mark\Staff Report\Staff Report Cover.docx*



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 Amendment

SEA 00-H-028



**Applicant:** THE MOST REVEREND PAUL S. LOVERDE,  
BISHOP OF THE CATHOLIC DIOCESE OF  
ARLINGTON, VIRGINIA AND HIS

**Accepted:** 12/14/2012

**Proposed:** PLACE OF WORSHIP WITH NURSERY SCHOOL,  
CHILD CARE CENTER AND PRIVATE SCHOOL  
OF GENERAL EDUCATION OF GREATER THAN  
99 STUDENTS

**Area:** 19.22 AC OF LAND; DISTRICT - HUNTER MILL

**Zoning Dist Sect:** 03-0104

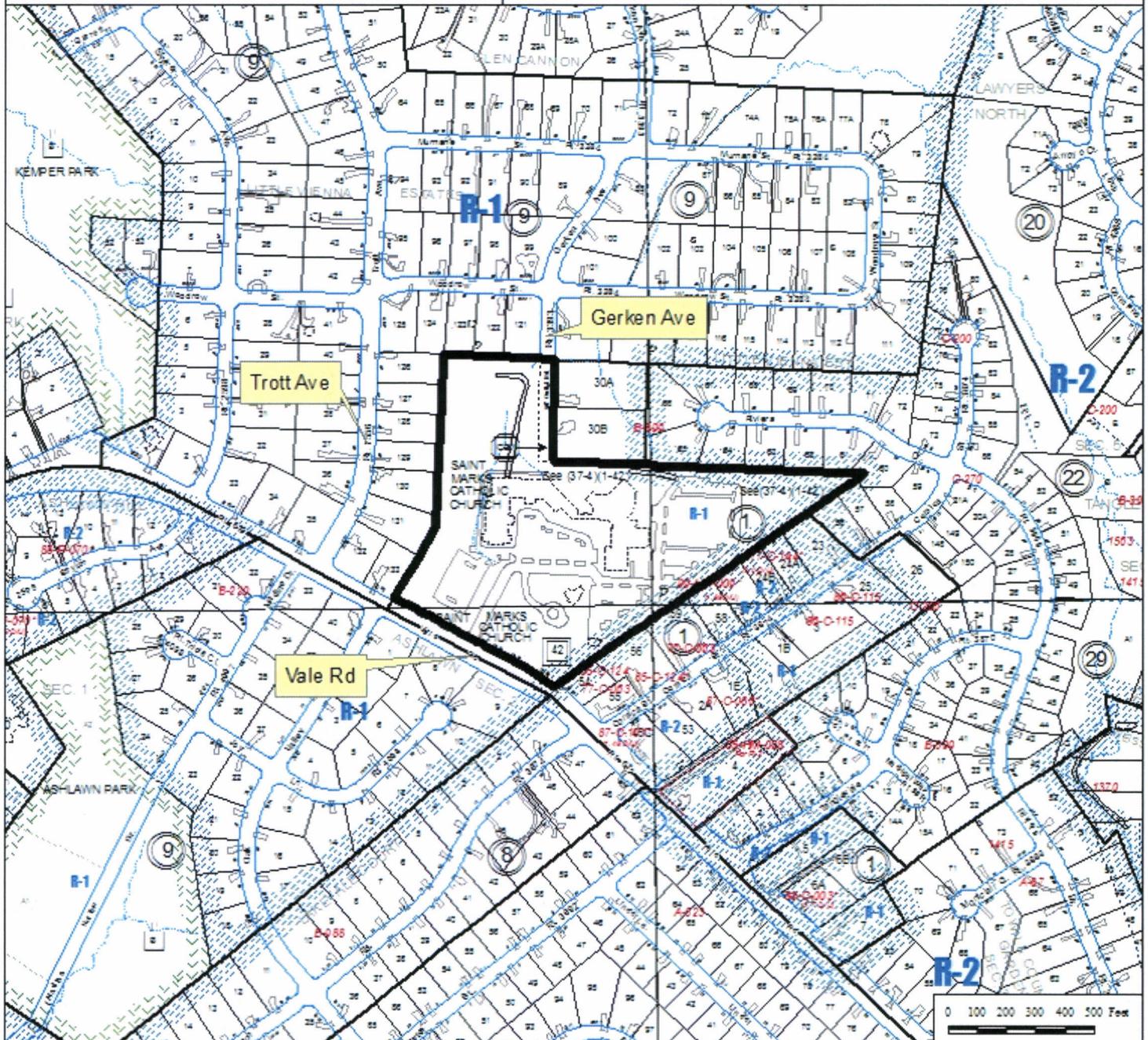
**Art 9 Group and Use:** 3-15

**Located:** 9970 VALE ROAD, VIENNA, VA 22181

**Zoning:** R- 1

**Plan Area:** 2,

**Map Ref Num:** 037-4- /01/ /0042



**A GLOSSARY OF TERMS IS LOCATED  
AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

The applicant, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and His Successors in Office, requests approval of a special exception amendment to amend previously approved development conditions associated with Special Exception SE 00-H-028, which was approved by the Board of Supervisors on February 26, 2001, to permit a church with a child care center, nursery school, and private school of general education. The development conditions proposed to be amended include:

- Development Condition 7 – Amend the hours of operation for the private school of general education from 9:00 a.m. – 3:30 p.m. to 8:00 a.m. – 3:30 p.m. and the hours of operation for the nursery school from 9:00 a.m. – 1:30 p.m. to 8:00 a.m. – 3:30 p.m.
- Development Condition 20 – Amend the use of the outdoor playfields from 9:00 a.m. – sunset to 8:00 a.m. – sunset.
- Development Condition 26 – Amend the maximum of one day per week for preparation and distribution of food prepared off-site to permit it up to five days per week for the private school of general education, nursery school, and child care center.

The applicant is not proposing any new building additions, building modifications, or site modifications.

The proposed development conditions, the applicant's statement of justification, and affidavit are provided as Appendices 1-3, respectively.

**LOCATION AND CHARACTER**

The subject property is located at 9970 Vale Road in Vienna, on the north side of Vale Road, west of the intersection of Hunter Mill Road and Vale Road. The site is developed with a 52,245 square foot (SF) church, child care center, nursery school, and private school of general education. The surrounding uses, zoning, and Comprehensive Plan recommendations are shown in Figure 1.

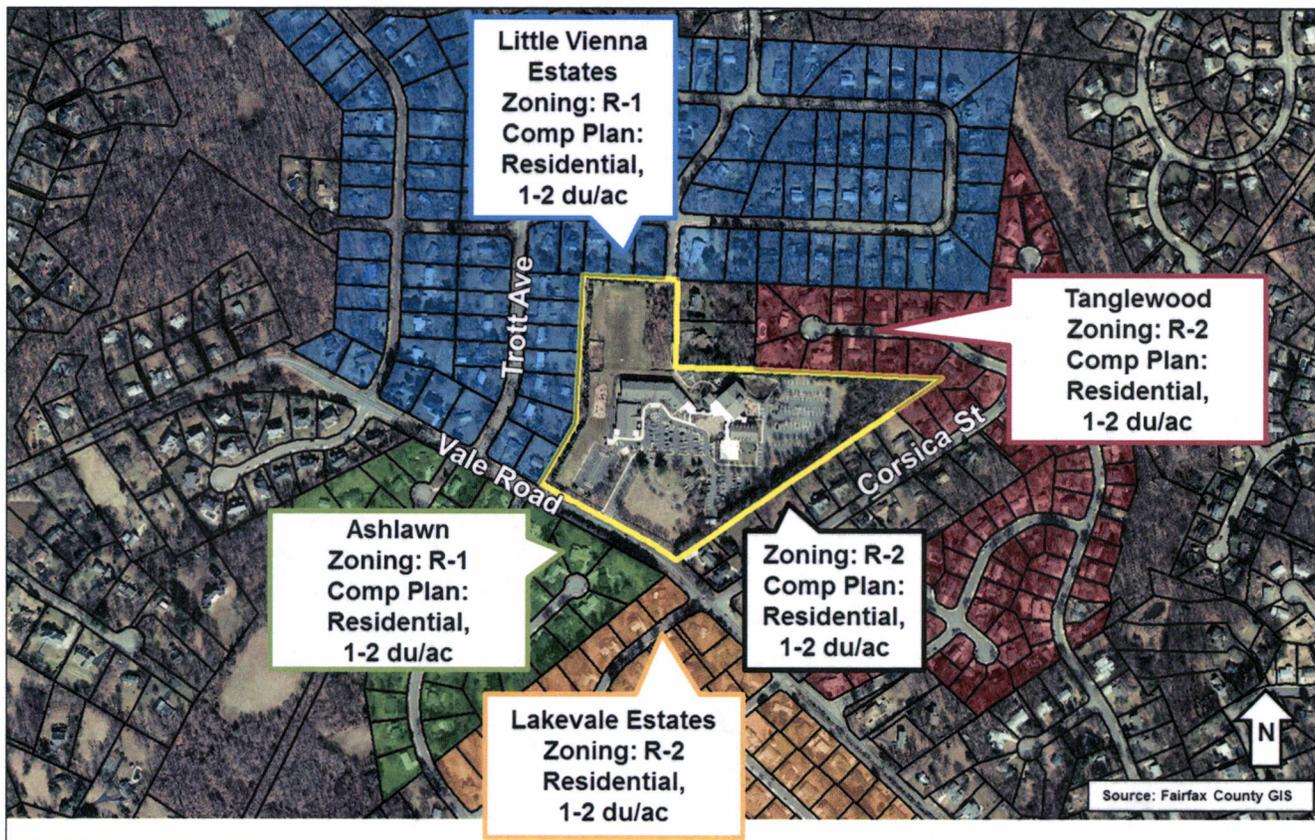


Figure 1: Surrounding uses, zoning, and Comprehensive Plan recommendation

## BACKGROUND

On February 23, 1965, the Board of Zoning Appeals approved an application in the name of John J. Russell, Bishop of Richmond, to permit a private school of general education for 600 students, which was never constructed.

On January 11, 1968, a Non-Residential Use Permit was issued for St. Mark Catholic Church. The church was constructed prior to the Zoning Ordinance requirement for a special permit or special exception for a place of worship in a residential district.

On February 10, 1976, the Board of Zoning Appeals approved Special Permit S-286-75 to increase parking from 89 spaces to 263, an increase of 174 additional parking spaces.

On December 15, 1981, the Board of Zoning Appeals approved Special Permit S-81-C-081 to permit a sanctuary addition to increase the number of sanctuary seats from 650 to 1,000 and additional parking up to 310 parking spaces.

On December 11, 1984, the Board of Zoning Appeals approved Special Permit Amendment SPA 81-C-081-1 for an addition to an existing storage shed/garage.

On October 11, 1988, the Board of Zoning Appeals denied Special Permit Amendment SPA 81-C-081-2 for additional parking and access from Gerkin Avenue.

On September 26, 1989, the Board of Zoning Appeals approved Special Permit Amendment SPA 81-C-081-3 to permit additional parking up to 477 spaces.

On February 26, 2001, the Board of Supervisors approved Special Exception SE 00-H-028 to permit a place of worship with a nursery school, child care center, and private school of general education. The maximum daily enrollment is limited to 400 students in grades K-8 for the private school of general education, 30 students in the morning and 50 in the afternoon for the child care center, and 30 children for the nursery school. The combined daily enrollment for the school and nursery school shall not exceed 400 students. A copy of the approved development conditions and SE Plat is provided in Appendix 4.

### **COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

The application area is identified as public facility, governmental, and institutional use on the Comprehensive Plan map and is located in Area II of the Comprehensive Plan, as amended through June 19, 2012, in the Piney Branch Community Planning Sector (V4) of the Vienna Planning District on page 78, which states:

#### Land Use

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

There are no site specific recommendations.

### **ANALYSIS**

#### **Land Use Analysis**

As stated in the Description of the Application, the applicant proposes to amend certain development conditions. The development conditions proposed to be amended are:

**Development Condition 7** – The applicant proposes to amend the hours of operation for the existing private school of general education and nursery school. It is staff's understanding that the applicant's request to extend the instructional hours by one hour in the morning is a result of a policy change for increased instructional time throughout the Diocese. The hours of operation are proposed to change from 9:00 a.m.-3:30 p.m. to 8:00 a.m. – 3:30 p.m. for the school of general education and from 9:00 a.m. – 1:30 p.m. to 8:00 a.m. – 3:30 p.m. for the nursery school. There is no proposed change to the existing 3:30 p.m. dismissal time.

The change to the hours of operation will not conflict with Flint Hill Elementary School, the feeder elementary school for the application area. The school hours for Flint Hill Elementary are from 8:45 a.m. – 12:55 p.m. on Mondays and from 8:45 a.m.-3:25 p.m., Tuesday through Friday. The proposed change to the start time for the school of general education and nursery school would provide a greater buffer of time with the start time for Flint Hill Elementary School. No changes are proposed to the existing student enrollment, nor are building additions or building modifications proposed. Staff does not anticipate an impact to the surrounding area by changing the start time.

**Development Condition 20** – The applicant proposes to amend the use of the outdoor playfields from 9:00 a.m. – sunset to 8:00 a.m. – sunset.

Staff does not oppose the change to the hours of use for the outdoor playfields. This change would be consistent with the proposed change to the hours of operation for the school of general education and nursery school.

**Development Condition 26** – The applicant would like to institute a hot meals program to serve the private school of general education, nursery school, and child care center. As there is no on-site food preparation for these uses, the applicant proposes to amend this development condition to permit off-site food delivery for the private school of general education, nursery school, and child care center up to five days per week. Currently, the approved development condition only permits preparation and distribution of food prepared off-site a maximum of one day per week. Consistent with the approved development condition, no on-site food preparation is proposed.

Staff does not anticipate an impact to traffic by increasing food delivery up to five days per week. It is staff's understanding that catered lunches currently are delivered by an off-site vendor by either a van or minivan between 11:00 a.m. and 12 noon and retrieval of the catering bags and/or containers occurs between 2:00 p.m. and 3:00 p.m. With the proposed increase in off-site food delivery, there would be no change to the existing hours for food drop-off and retrieval of containers or a change to the mode of delivery.

The applicant is not proposing any new building additions, site modifications, or changes to the use of the property. The applicant only proposes modifications to the existing development conditions. Upon review, staff waived the submission requirement of a new special exception plat. The SE Plat approved with SE 00-H-028 in Appendix 4 governs the site.

### **Transportation Analysis (Appendix 6)**

At the request of the Fairfax County Department of Transportation (FCDOT), the applicant provided supplemental information to demonstrate that the transportation related development conditions associated with SE 00-H-028 had been fulfilled and this is provided as part of Appendix 6. FCDOT reviewed the supplemental information and indicated satisfaction with the information provided and has not raised any issues with this application, as provided in Appendix 6.

## **ZONING ORDINANCE PROVISIONS (Appendix 7)**

### **Special Exception Requirements**

The General Category 3 standards and additional standards for a place of worship with a child care center, nursery school, and private school of general education previously were addressed with the approval of SE 00-H-028. This application is not proposing any building additions, building modifications, additional uses, or change in uses. The applicant only proposes to amend certain development conditions. With the proposed development conditions, staff believes that the Special Exception requirements have been met.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

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

### **Recommendation**

Staff recommends approval of the application, subject to the proposed development conditions in Appendix 1.

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

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.

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. Statement of Justification
3. Affidavit
4. SE 00-H-028 Development Conditions and Plat
5. Comprehensive Plan Provisions
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary

**ST. MARK PROPOSED DEVELOPMENT CONDITIONS****SEA 00-H-028****April 25, 2013**

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

- \*1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
- \*2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat, previously approved with SE 00-H-028, as qualified by these development conditions.
- \*3. A copy of this Special Exception Amendment and the Non-Residential Use Permit shall be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
- \*4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Plat **entitled St. Mark Catholic Church and prepared by Wiles Mensch Corp., which is dated April 21, 2000, and revised through August 4, 2000** and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
- \*5. Upon the issuance of the Non-RUP for this Special Exception, the maximum seating capacity in the main area of worship shall be limited to a total of 1,000 seats.
- \*6. Irrespective of any representations on the Special Exception Plat, upon the issuance of the Non-RUP for this Special Exception, the maximum daily enrollment for the private school of general education shall be limited to a maximum of 400 students in grades K-8. The maximum daily enrollment for the child care center shall be limited to 30 students in the morning and 50 students in the afternoon, and shall consist only of students enrolled in the private school. The maximum daily enrollment for the nursery school shall be limited to a

maximum of 30 children; however, the maximum combined daily enrollment for the school and the nursery school shall not exceed 400 children.

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

The maximum hours of operation of the nursery school shall be from 8:00 am to 3:30 pm, Monday through Friday. The maximum hours of operation for the private school of general education shall be from 8:00 am to 3:30 pm Monday through Friday for regular school hours, and extracurricular activities shall be permitted after regular school hours, with evening activities permitted until 10:00 pm weekdays. Student activities sponsored by the school shall be permitted on a maximum of two (2) Saturdays per month between the hours of 9:00 am and 11:00 pm. A maximum of 30 students enrolled in the private school shall be permitted to arrive for child care beginning no earlier than 7:00 am. A maximum of 50 students enrolled in the private school, if not involved in other extracurricular activities, shall be permitted to remain no later than 6:00 pm for child care.

The school building, including the gymnasium, shall not be rented out for general use by the public. However, community organizations such as Boy Scouts, local civic associations, and other community activity groups may be permitted to use the facilities on a pro-bono basis.

- \*8. Irrespective of that shown on the Special Exception Plat, the school building shall be limited to 52,245 square feet, with a maximum height of thirty (30) feet, within the building footprint shown on the Special Exception Plat. Exterior building materials for the proposed school building shall consist of materials similar to that of the existing church structure, which is brick and with a sloped, shingled roof. The proposed building façade shall be in substantial conformance with that shown in the elevation rendering attached as Exhibit A.
- \*9. Prior to site plan approval or upon demand by VDOT or Fairfax County, whichever occurs first, additional right-of-way along the Vale Road frontage of the site shall be dedicated to the Board of Supervisors, in fee simple, to equal forty-five (45) feet from centerline and all necessary ancillary easements shall be granted, both as determined by DPWES and VDOT.
- \*10. A ride-share program to encourage and assist in the organization of student and employee car/van pools shall be instituted by the school and shall be maintained indefinitely. The school shall appoint an individual or a committee to head the ride-share program and the name(s) of the individual(s) appointed to head the

committee shall be provided to the Department of Transportation (DOT) and to the Hunter Mill District Supervisor's Office. The ride share program shall ensure that the students and employees of the private school and nursery school are transported to and from the subject site at an average rate of 2.75 students and/or employees per vehicle overall, in order to minimize the number of vehicles entering and exiting the site.

- \*11. Additional measures for mitigation of increased vehicular traffic on Vale Road shall be pursued by the applicant, and if such measures are permitted and warranted by VDOT they shall be implemented by the applicant. These additional measures shall include, but are not limited to, hiring a qualified officer to control traffic flow at the entrance to the school during peak traffic activity, or approximately one half-hour before and after the opening and closing of the school, and installation of school zone speed limit signage. At the time of review of the site plan, the applicant shall demonstrate what measures were pursued and the results of such efforts. Such measures shall be operational prior to the issuance of the Non-RUP or as soon thereafter as may be permitted by the Police Department and VDOT, as applicable.
- \*12. The travel lane which leads to the rear parking area shall be closed when the play area is in use for scheduled activities and recreational use. In addition, the entrances leading to and from the southwest parking area shall be closed for parking purposes during regular school hours and when the play area is in use for scheduled activities and recreation.
- \*13. There shall be no drop-off of students on Vale Road, Trott Avenue, Corsica Street, Woodrow Street, Riviera Drive, or Gerkin Avenue. All vehicles must enter the site and drop off students at the school building entrance. All vehicle stacking shall occur on-site. Parking aisles shall be blocked off with traffic cones or by other means during drop-off in the a.m. to prevent disruption of the one-way flow of traffic. If the stacking area is full, vehicles shall be directed to the rear parking area to wait, and/or the stacking lane shall be increased and routed through this area, to prevent the stacking of vehicles off-site.
- \*14. There shall be no vehicular access to or from the site onto Gerkin Avenue, including during construction. All construction vehicles shall enter and exit the site via Vale Road. A parallel construction entrance may be implemented, if approved by VDOT and/or Fairfax County DOT, for the purpose of saving wear on the existing driveway.
- \*15. There shall be a secured gate at the entrance to the church/school site from Gerkin Avenue. Pedestrian access shall be permitted for those students or employees who live in the neighborhoods immediately north of the school, and who will be walking to the school. Additionally, church parishioners who live in the neighborhoods immediately north of the church shall be permitted to register with the church as walkers and shall be granted access to the gate. These

students, employees, and parishioners living in the immediate vicinity and walking to the site shall be the only persons permitted to access the site through the gate. No access shall be permitted to or from St. Mark's property or facilities via the properties of its abutting neighbor(s).

- \*16. Parking for all uses shall occur on-site only, limited to the areas shown on the Special Exception Plat. There shall be no overflow parking permitted along any of the surrounding subdivision streets including, but not limited to, Vale Road, Stryker Avenue, Trott Avenue, Woodrow Street, Gerkin Avenue, Corsica Street, Nadine Drive, Oak Valley Drive, or Rocky Branch Road. The church and school administration shall make all members and drivers of students aware of this restriction.
- \*17. A sidewalk shall be provided from Vale Road into the site to provide pedestrian access from Vale Road through the parking lot to the school entrance, as shown on the Special Exception Plat. Sidewalks shall be constructed and maintained along the St. Mark's property frontage, and from the Vale Road entrance to the school facility.
- \*18. A landscape plan shall be submitted as part of the first submission of site plan(s) and shall be reviewed and approved by the Urban Forestry Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on Sheet C-2 of the Special Exception Plat, with the addition of the following:
- Additional trees and plant material shall be added to the buffer shown on the Special Exception Plat at the western, northern and northeastern peripheries to further mitigate the impact of the playing fields on the adjacent residential properties. This additional material shall consist of a continuous barrier of evergreen trees, and shall be located on the outside of the fence so as to further buffer the adjacent residential properties from the playing field activities. Existing vegetation shall be preserved, and supplemented along all boundaries except along Vale Road, to meet the intent of Transitional Screening Type 1. The number, quality and species required shall be determined by the Urban Forestry Branch. The existing vegetation in these areas shall be preserved to the maximum extent possible. The limits of clearing and grading shall not extend into the required minimum transitional screening yard, except in the areas along the storm sewer easement on the western and northern boundaries which contain no existing vegetation and which require further grading to resolve an existing drainage problem.
  - The limits of clearing and grading shall be clearly marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period. To ensure the preservation of trees to the maximum extent possible, the limits of clearing and grading and tree save areas shall be protected by tree protection fencing, consisting of 14 gauge welded wire

attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. Trees within the tree protection fencing that are damaged or destroyed by construction activities shall be replaced as determined by the urban forester.

- All diseased and/or dying plant material shall be replaced as necessary to maintain a continuous year-round screen, as approved by the Urban Forestry Branch.
- \*19. A minimum six (6) foot high fence shall be provided between the transitional screening and church/school use extending northward from the western property line near Vale Road to the northern property line, eastward to the access easement near Gerkin Avenue, and southward to its convergence with the proposed picket fence to surround the cemetery. The fence shall then continue from the southeastern corner of the cemetery enclosure along the northeastern property line to the eastern edge of the existing parking area. This fence shall be a solid wood fence unless a consensus is reached prior to site plan approval regarding a single alternative fence type, such as chain link, that is preferred by all of the adjacent residents and deemed acceptable by St. Mark's.
20. Use of the outdoor playing fields shall be limited to between the hours of 8:00 a.m. and ending at sunset.
- \*21. No lighting shall be provided for the outdoor playing fields and the use of outdoor public address speaker systems or bull horns shall be prohibited.
- \*22. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 12 feet in height. All fixtures shall be fully shielded and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the last scheduled evening activity.
- \*23. Stormwater management facilities and best management practices shall be provided on-site as shown on the Special Exception Plat. The final design shall be subject to the approval of DPWES, and shall continue to provide for alternatives such as sand filters, rain gardens with underdrains, extended dry BMP facilities, or undisturbed open space set aside in conservation easements in lieu of infiltration methods. If the required design is not in substantial conformance with that shown on the Special Exception Plat, the applicant shall be required to apply for a Special Exception Amendment for approval of the resulting change.

- \*24. The location of heating and air conditioning and associated mechanical units (HVAC systems) shall be placed to the interior of the site to minimize the noise impact on the surrounding residential properties. The design of the HVAC system for the school shall be such that as many of the components as possible shall be located inside the building. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be surrounded by vegetative screening and fencing so as to minimize the exterior noise to the maximum extent possible.
- \*25. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the buildings; further screened from the adjacent residential properties with vegetation; and located in the area shown on the Special Exception plat. Refuse and trash removal shall be permitted only between the hours of 9:30 am to 6:00 pm, weekdays.
- 26. Distribution of food prepared off-site may be permitted up to five days per week for the private school of general education, nursery school, and child care center. No on-site food preparation shall occur for the proposed school of general education, nursery school, or child care uses. This does not preclude on-site food preparation for church-sponsored activities such as wedding receptions.
- \*27. Prior to the first day of each school year, the school administration shall establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis or at a mutually agreed upon frequency to discuss and address neighborhood concerns regarding the operation of the school as it relates to impacts on the surrounding neighborhood. The neighborhood liaison committee shall provide the school and the Hunter Mill District Supervisor's office with the name and telephone number of a contact person prior to the first day of each school year.
- \*28. All signage shall be in conformance with Article 12 of the Zoning Ordinance, and pole-mounted signs shall not be permitted.
- \*29. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.
- \*30. The school shall not be open to grades 9-12 and there shall be no construction or installation of any additional playfields, playground lights, temporary trailer-type classrooms, or permanent bleachers without the approval of a Special Exception Amendment.
- \*31. Construction vehicles/equipment other than cars, vans, or pickup trucks shall not be transported onto the site or off the site between the hours of 6:30 am to 8:30 am and the hours of 3:00 pm to 6:00 pm, between September 1 and June 25, to avoid conflict with peak hour commuter and school traffic.

- Outdoor and exterior construction shall be permitted only between the hours of 7:00 am and 6:30 pm. Outdoor and exterior construction activities shall not be permitted on Sundays and the following legal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.
  - In addition, all restrictions mandated by the County of Fairfax that limit construction activity (i.e. off-site damage to other properties, etc.) shall be observed.
- \*32. A Nutrient Management Plan based on *Virginia Nutrient Management Standards and Criteria* and an Integrated Pest Management (IPM) Plan shall be implemented and shall be submitted by the applicant for annual review to limit excessive chemicals and to protect water quality. Activities based on this plan shall be reviewed by the Northern Virginia Soil and Water Conservation District or the Department of Extension of Continuing Education. A copy of the approved pesticide management program and records of all chemical applications shall be kept onsite at all times. Records shall be made available to county staff and to the general public for viewing upon request.
- \*33. Corrective grading to existing drainage problems in the rear yards of Parcels 37-2 ((9)) 126, 127, 128, 129, 130, 131 shall be conducted by the applicant prior to issuance of the Non-RUP for the school as determined necessary by DPWES and at the request of the parcels' owners, provided that such owners grant any necessary temporary construction and access easements at no cost to the applicant.
- \*34. Testing of existing wells shall be conducted by the Health Department, at the expense of the applicant, on two nearby residential properties, one to the west and one to the northeast of the application property. This testing shall be conducted prior to the filing of the site plan, for the purpose of establishing a baseline of water quality. Based on the results of such tests, the applicant will make adjustments to the proposed stormwater management system which is proposed, as determined necessary by DPWES. Selection of the properties to be tested shall be mutually agreed upon by the applicant and any willing property owner, and temporary access easements shall be granted at no cost to the applicant. In the event that no nearby property owners are willing to permit testing of their wells, this condition shall be null and void.
- \*35. All paved areas on the application property shall be swept a minimum of once per month, and the debris shall be properly disposed in a manner consistent with the method approved for trash removal for the project.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or

adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit (Non-RUP) through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless a new (Non-RUP) has been issued to reflect this special exception amendment. 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 Amendment. 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.





**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

Jonathan D. Puvak  
(703) 528-4700 Ext. 5455  
jpuvak@arl.thelandlawyers.com  
Fax: (703) 528-6050

**REVISED**  
March 28, 2013

**Via Hand Delivery**

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

Re: Special Exception Amendment Application  
Fairfax County Tax Map Reference: 37-4 ((1)) 42 (the "Subject Property")  
Applicant: The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of  
Arlington, Virginia and His Successors in Office (the "Applicant" or "St. Mark  
Catholic Church")

Dear Ms. Berlin:

Please accept this letter as a revised statement of justification to accompany a Special Exception Amendment application on the Subject Property.

The Subject Property is zoned to the R-1 District and is located at 9970 Vale Road, approximately two-hundred-fifty (250) feet east of its intersection with Trott Avenue, and approximately two-hundred (200) feet west of its intersection with Rocky Branch Road/Corsica Street. On February 26, 2001, the Fairfax County Board of Supervisors (the "Board") approved SE 00-H-028 in the name of the Catholic Diocese of Arlington, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and His Successors in Office, to allow a place of worship with a nursery school, child care center and private school of general education with an enrollment which exceeds 100 students daily, pursuant to Section 3-104 and 9-301 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"). This approval was subject to conditions and the special exception plat entitled "St. Mark Catholic Church" prepared by Wiles Mensch Corp., which is dated April 21, 2000, as revised through August 4, 2000 (the "SE Plat").

In accordance with the Special Exception approval, the Applicant has constructed a 52,245 square foot, two (2)-story school structure, and a one (1)-story covered hallway which attaches the existing church to the school facility. Two (2) classrooms each for First (1st) through

Eighth (8th) grades, as well as, associated areas, such as a gymnasium and cafeteria are located within the school structure. Two (2) classrooms each for pre-schoolers (half-day nursery school for three (3) and four (4) year olds) and Kindergarten (K) are provided within the church facility. The Applicant has constructed playfields on the northern and western portions of the site and four (4) half-basketball courts are located within a hard-surfaced area, located on the southwestern portion of the property, which doubles as a parking lot during church services. The playfields do not include lighting.

The place of worship, nursery school, child care center and private school of general education are currently operated in accordance with the approved development conditions. The private school of general education is limited to a maximum enrollment of 400 students in grades Kindergarten (K) through Eighth (8<sup>th</sup>); and operation between the hours of 9:00 a.m. to 3:30 p.m. Monday through Friday, with extracurricular activities permitted on weekdays until 10:00 p.m. Additionally, student activities sponsored by the school are permitted on a maximum of two (2) Saturdays per month between 9:00 a.m. and 11:00 p.m. The nursery school is limited to a daily enrollment of thirty (30) children and operated between the hours of 9:00 a.m. to 1:00 p.m., Monday through Friday. The maximum daily enrollment for the child care center is limited to thirty (30) students in the morning and fifty (50) students in the afternoon and consists of only those students enrolled in the private school.

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

The Special Exception Amendment application requests several minor modifications to the approved conditions, but proposes no building area that is not shown on the SE Plat. The proposed changes are explained more fully below.

#### Condition 7

The Applicant proposes a modification to the approved hours of operation for the private school of general education and the nursery school to better serve the needs of the student population. Specifically, the application requests that the hours of operation for the private school be extended one hour in the morning, for regular school hours between 8:00 a.m. and 3:30 p.m., Monday through Friday. Consistent with Condition 7, extracurricular activities and evening activities will continue to be permitted until 10:00 p.m. on weekdays and school sponsored student activities will be permitted on a maximum of two (2) Saturdays per month between the hours of 9:00 a.m. and 11:00 p.m.

The Applicant proposes that the nursery school hours of operation be extended one hour in the morning to 8:00 a.m. and two and one-half hours in the afternoon to 3:30 p.m. This request would allow the nursery school to operate from 8:00 a.m. to 3:30 p.m., Monday through Friday.

Condition 20

The Applicant requests that the permitted hours of use for the outdoor playing fields be extended one hour in the morning from 9:00 a.m. to 8:00 a.m. The use of the outdoor playing fields would be limited to between the hours of 8:00 a.m. and sunset. This proposed change would align with the beginning of the regular school hours as proposed above.

Condition 26

The Applicant would like to expand the food service options for the private school, nursery school and child care. Under the Special Exception approval, off-site food may be delivered a maximum of once per week for the private school, nursery school and child care. The Applicant would like to institute a hot meals program to serve the private school of general education, nursery school, and child care center that would permit off-site food to be delivered up to five days per week. Consistent with the approved development condition, no on-site food preparation for the private school, child care or nursery school is proposed. The church facility is equipped with a full-sized, commercial kitchen which serves church functions and special events sponsored by the Applicant.

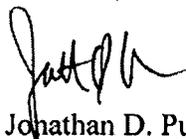
To the best of the Applicant's knowledge the Subject Property contains no hazardous or toxic substances. Except as otherwise noted, the use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions.

The proposed changes will allow the Applicant to continue to serve the needs of the students, but result in minimal disturbance to the community. Should you have any questions, or require any additional information, please do not hesitate to contact me. I would appreciate the acceptance of this justification and the scheduling of a public hearing before the Planning Commission and Board of Supervisors at your earliest convenience.

As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Jonathan D. Puvak

Page 4 of 4

cc: Father Patrick Holroyd  
Eric Peterson  
Martin D. Walsh

{A0554101.DOCX / 1 REVISED.SEA statement of justification 003003 000003}

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: April 1, 2013  
 (enter date affidavit is notarized)

I, Jonathan D. Puvak, 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            119939

in Application No.(s): SE000-HM-028  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office	200 North Glebe Road, Suite 704 Arlington, Virginia 22203	Applicant/Title Owner of Tax Map 37-4 ((1)) 42
Agents: Rev. Patrick Holroyd (NMI) Eric C. Peterson Timothy J. O'Connor		

(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: April 1, 2013  
(enter date affidavit is notarized)

119939

for Application No. (s): SEA00-HM-028  
(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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
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. Nicholson f/k/a Elizabeth A. McKeeby		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Wiles Mensch Corporation	11860 Sunrise Valley Drive, Suite 200 Reston, Virginia 20191	Engineer/Agent
Agent: Joseph P. Mensch		

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 1, 2013
(enter date affidavit is notarized)

119939

for Application No. (s): SE100-HM-028
(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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

(check if applicable) [x] 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: April 1, 2013  
(enter date affidavit is notarized)

for Application No. (s): SEA00-HM-028  
(enter County-assigned application number (s))

119939

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Wiles Mensch Corporation  
11860 Sunrise Valley Drive, Suite 200  
Reston, Virginia 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

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

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

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

---

**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: April 1, 2013  
(enter date affidavit is notarized)

119939

for Application No. (s): SE400-HM-028  
(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: April 1, 2013  
(enter date affidavit is notarized)

119939

for Application No. (s): SEA00-HM-028  
(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): SEA00-HM-028  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: April 1, 2013  
(enter date affidavit is notarized)

119939

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)

[Signature]

[ ] Applicant

[✓] Applicant's Authorized Agent

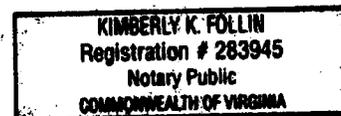
Jonathan D. Puvak, attorney/agent

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

Subscribed and sworn to before me this 1 day of April, 2013, in the State/Comm. of Virginia, County/City of Arlington.

[Signature]  
Notary Public

My commission expires: 11/30/2015





# FAIRFAX COUNTY

APPENDIX 4

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

March 16, 2001

Martin D. Walsh, Esquire  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard – 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Special Exception Application  
Number SE 00-H-028

Dear Mr. Walsh:

At a regular meeting of the Board of Supervisors held on February 26, 2001, the Board approved Special Exception Application Number SE 00-H-028 in the name of Catholic Diocese of Arlington, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and His Successors in Office, located at 9970 Vale Road (Tax Map 37-4 ((1)) 42) to allow a place of worship with a nursery school, child care center and private school of general education with an enrollment which exceeds 100 students daily, pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions. Previously approved or those with minor modifications are marked with an asterisk (\*).

(Note: On February 5, 2001, the public hearing on this item was held. At the conclusion of the public hearing the Board deferred decision until February 26, 2001.)

- \*1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
- \*2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.

- \*3. A copy of this Special Exception and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
- \*4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled **St. Mark's Catholic Church and prepared by Wiles Mensch Corp. which is dated April 21, 2000 and revised through August 4, 2000** and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
- \*5. Upon the issuance of the Non-RUP for this Special Exception, the maximum seating capacity in the main area of worship shall be limited to a total of 1,000 seats.
- 6. Irrespective of any representations on the Special Exception Plat, upon the issuance of the Non-RUP for this Special Exception, the maximum daily enrollment for the private school of general education shall be limited to a maximum of 400 students in grades K-8. The maximum daily enrollment for the child care center shall be limited to 30 students in the morning and 50 students in the afternoon, and shall consist only of students enrolled in the private school. The maximum daily enrollment for the nursery school shall be limited to a maximum of 30 children; however, the maximum combined daily enrollment for the school and the nursery school shall not exceed 400 children.
- 7. The hours of operation for the church and its associated activities occurring on-site; which may include worship services, religious education, community service and social events, shall be limited to the hours of 6:00 am to 10:00 pm on weekdays, and 8:00 am to 11:00 pm on weekends. However, services may be permitted beyond those hours up to two (2) times per year to permit special events such as midnight services on Christmas Eve.

The maximum hours of operation of the nursery school shall be from 9:00 am to 1:00 pm, Monday through Friday. The maximum hours of operation for the private school of general education shall be from 9:00 am to 3:30 pm Monday through Friday for regular school hours, and extracurricular activities shall be permitted after regular

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

The school building, including the gymnasium, shall not be rented out for general use by the public. However, community organizations such as boy scouts, local civic associations, and other community activity groups may be permitted to use the facilities on a pro-bono basis.

8. Irrespective of that shown on the Special Exception Plat, the school building shall be limited to 52,245 square feet, with a maximum height of thirty (30) feet, within the building footprint shown on the Special Exception Plat. Exterior building materials for the proposed school building shall consist of materials similar to that of the existing church structure, which is brick and with a sloped, shingled roof. The proposed building façade shall be in substantial conformance with that shown in the elevation rendering attached as Exhibit A.
9. Prior to site plan approval or upon demand by VDOT or Fairfax County, whichever occurs first, additional right-of-way along the Vale Road frontage of the site shall be dedicated to the Board of Supervisors, in fee simple, to equal forty-five (45) feet from centerline and all necessary ancillary easements shall be granted, both as determined by DPWES and VDOT.
10. A ride-share program to encourage and assist in the organization of student and employee car/van pools shall be instituted by the school and shall be maintained indefinitely. The school shall appoint an individual or a committee to head the ride-share program and the name(s) of the individual(s) appointed to head the committee shall be provided to the Department of Transportation (DOT) and to the Hunter Mill District Supervisor's Office. The ride share program shall ensure that the students and employees of the private school and nursery school are transported to and from the subject site at an average rate of 2.75 students and/or employees per vehicle overall, in order to minimize the number of vehicles entering and exiting the site.

11. Additional measures for mitigation of increased vehicular traffic on Vale Road shall be pursued by the applicant, and if such measures are permitted and warranted by VDOT they shall be implemented by the applicant. These additional measures shall include, but are not limited to, hiring a qualified officer to control traffic flow at the entrance to the school during peak traffic activity, or approximately one half-hour before and after the opening and closing of the school, and installation of school zone speed limit signage. At the time of review of the site plan, the applicant shall demonstrate what measures were pursued and the results of such efforts. Such measures shall be operational prior to the issuance of the Non-RUP or as soon thereafter as may be permitted by the Police Department and VDOT, as applicable.
- \*12. The travel lane which leads to the rear parking area shall be closed when the play area is in use for scheduled activities and recreational use. In addition, the entrances leading to and from the southwest parking area shall be closed for parking purposes during regular school hours and when the play area is in use for scheduled activities and recreation.
13. There shall be no drop-off of students on Vale Road, Trott Avenue, Corsica Street, Woodrow Street, Riviera Drive, or Gerkin Avenue. All vehicles must enter the site and drop off students at the school building entrance. All vehicle stacking shall occur on-site. Parking aisles shall be blocked off with traffic cones or by other means during drop-off in the a.m. to prevent disruption of the one-way flow of traffic. If the stacking area is full, vehicles shall be directed to the rear parking area to wait, and/or the stacking lane shall be increased and routed through this area, to prevent the stacking of vehicles off-site.
14. There shall be no vehicular access to or from the site onto Gerkin Avenue, including during construction. All construction vehicles shall enter and exit the site via Vale Road. A parallel construction entrance may be implemented, if approved by VDOT and/or Fairfax County DOT, for the purpose of saving wear on the existing driveway.
15. There shall be a secured gate at the entrance to the church/school site from Gerkin Avenue. Pedestrian access shall be permitted for those students or employees who live in the neighborhoods immediately north of the school, and who will be walking to the school. Additionally, church parishioners who live in the neighborhoods immediately north of the church shall be permitted to register with the church as walkers and shall be granted access to the gate. These students, employees, and

parishioners living in the immediate vicinity and walking to the site shall be the only persons permitted to access the site through the gate. No access shall be permitted to or from St. Mark's property or facilities via the properties of its abutting neighbor(s).

16. Parking for all uses shall occur on-site only, limited to the areas shown on the Special Exception Plat. There shall be no overflow parking permitted along any of the surrounding subdivision streets including, but not limited to, Vale Road, Stryker Avenue, Trott Avenue, Woodrow Street, Gerkin Avenue, Corsica Street, Nadine Drive, Oak Valley Drive, or Rocky Branch Road. The church and school administration shall make all members and drivers of students aware of this restriction.
17. A sidewalk shall be provided from Vale Road into the site to provide pedestrian access from Vale Road through the parking lot to the school entrance, as shown on the Special Exception Plat. Sidewalks shall be constructed and maintained along the St. Mark's property frontage, and from the Vale Road entrance to the school facility.
18. A landscape plan shall be submitted as part of the first submission of site plan(s) and shall be reviewed and approved by the Urban Forestry Branch. The plan shall provide for landscaping consistent in quality and quantity with that shown on Sheet C-2 of the Special Exception Plat, with the addition of the following:
  - Additional trees and plant material shall be added to the buffer shown on the Special Exception Plat at the western, northern and northeastern peripheries to further mitigate the impact of the playing fields on the adjacent residential properties. This additional material shall consist of a continuous barrier of evergreen trees, and shall be located on the outside of the fence so as to further buffer the adjacent residential properties from the playing field activities. Existing vegetation shall be preserved, and supplemented along all boundaries except along Vale Road, to meet the intent of Transitional Screening Type 1. The number, quality and species required shall be determined by the Urban Forestry Branch. The existing vegetation in these areas shall be preserved to the maximum extent possible. The limits of clearing and grading shall not extend into the required minimum transitional screening yard, except in the areas along the storm sewer easement on the western and northern boundaries which contain no existing vegetation and which require further grading to resolve an existing drainage problem.

- The limits of clearing and grading shall be clearly marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period. To ensure the preservation of trees to the maximum extent possible, the limits of clearing and grading and tree save areas shall be protected by tree protection fencing, consisting of 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site. Trees within the tree protection fencing that are damaged or destroyed by construction activities shall be replaced as determined by the urban forester.
  - All diseased and/or dying plant material shall be replaced as necessary to maintain a continuous year-round screen, as approved by the Urban Forestry Branch.
19. A minimum six (6) foot high fence shall be provided between the transitional screening and church/school use extending northward from the western property line near Vale Road to the northern property line, eastward to the access easement near Gerkin Avenue, and southward to its convergence with the proposed picket fence to surround the cemetery. The fence shall then continue from the southeastern corner of the cemetery enclosure along the northeastern property line to the eastern edge of the existing parking area. This fence shall be a solid wood fence unless a consensus is reached prior to site plan approval regarding a single alternative fence type, such as chain link, that is preferred by all of the adjacent residents and deemed acceptable by St. Mark's.
  20. Use of the outdoor playing fields shall be limited to between the hours of 9:00 am and ending at sunset.
  21. No lighting shall be provided for the outdoor playing fields and the use of outdoor public address speaker systems or bull horns shall be prohibited.
  - \*22. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 12 feet in height. All fixtures shall be fully shielded and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the last scheduled evening activity.

23. Stormwater management facilities and best management practices shall be provided on-site as shown on the Special Exception Plat. The final design shall be subject to the approval of DPWES, and shall continue to provide for alternatives such as sand filters, rain gardens with underdrains, extended dry BMP facilities, or undisturbed open space set aside in conservation easements in lieu of infiltration methods. If the required design is not in substantial conformance with that shown on the Special Exception Plat, the applicant shall be required to apply for a Special Exception Amendment for approval of the resulting change.
24. The location of heating and air conditioning and associated mechanical units (HVAC systems) shall be placed to the interior of the site to minimize the noise impact on the surrounding residential properties. The design of the HVAC system for the school shall be such that as many of the components as possible shall be located inside the building. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be surrounded by vegetative screening and fencing so as to minimize the exterior noise to the maximum extent possible.
25. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the buildings; further screened from the adjacent residential properties with vegetation; and located in the area shown on the Special Exception Plat. Refuse and trash removal shall be permitted only between the hours of 9:30 am to 6:00 pm, weekdays.
26. No on-site food preparation shall occur for the proposed school of general education, nursery school, or child care uses. Preparation and distribution of food prepared off-site may be permitted a maximum of one day per week for the private school of general education and the nursery school. This does not preclude on-site food preparation for church-sponsored activities such as wedding receptions.
27. Prior to the first day of each school year, the school administration shall establish a neighborhood liaison committee to meet with interested neighbors on a quarterly basis or at a mutually agreed upon frequency to discuss and address neighborhood concerns regarding the operation of the school as it relates to impacts on the surrounding neighborhood. The neighborhood liaison committee shall provide the school and the Hunter Mill District Supervisor's office with the name and telephone number of a contact person prior to the first day of each school year.

28. All signage shall be in conformance with Article 12 of the Zoning Ordinance, and pole-mounted signs shall not be permitted.
29. The proposed use shall be in conformance with all applicable Performance Standards in Article 14 of the Zoning Ordinance.
30. The school shall not be open to grades 9-12 and there shall be no construction or installation of any additional playfields, playground lights, temporary trailer-type classrooms, or permanent bleachers without the approval of a Special Exception Amendment.
31. Construction vehicles/equipment other than cars, vans, or pickup trucks shall not be transported onto the site or off the site between the hours of 6:30 am to 8:30 am and the hours of 3:00 pm to 6:00 pm, between September 1 and June 25, to avoid conflict with peak hour commuter and school traffic.
  - Outdoor and exterior construction shall be permitted only between the hours of 7:00 am and 6:30 pm. Outdoor and exterior construction activities shall not be permitted on Sundays and the following legal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.
  - In addition, all restrictions mandated by the County of Fairfax that limit construction activity (i.e. off-site damage to other properties, etc.) shall be observed.
32. A Nutrient Management Plan based on *Virginia Nutrient Management Standards and Criteria* and an Integrated Pest Management (IPM) Plan shall be implemented and shall be submitted by the applicant for annual review to limit excessive chemicals and to protect water quality. Activities based on this plan shall be reviewed by the Northern Virginia Soil and Water Conservation District or the Department of Extension of Continuing Education. A copy of the approved pesticide management program and records of all chemical applications shall be kept onsite at all times. Records shall be made available to county staff and to the general public for viewing upon request.

33. Corrective grading to existing drainage problems in the rear yards of Parcels 37-2 ((9)) 126, 127, 128, 129, 130, 131 shall be conducted by the applicant prior to issuance of the Non-RUP for the school as determined necessary by DPWES and at the request of the parcels' owners, provided that such owners grant any necessary temporary construction and access easements at no cost to the applicant.
34. Testing of existing wells shall be conducted by the Health Department, at the expense of the applicant, on two nearby residential properties, one to the west and one to the northeast of the application property. This testing shall be conducted prior to the filing of the site plan, for the purpose of establishing a baseline of water quality. Based on the results of such tests, the applicant will make adjustments to the proposed stormwater management system which is proposed, as determined necessary by DPWES. Selection of the properties to be tested shall be mutually agreed upon by the applicant and any willing property owner, and temporary access easements shall be granted at no cost to the applicant. In the event that no nearby property owners are willing to permit testing of their wells, this condition shall be null and void.
35. All paved areas on the application property shall be swept a minimum of once per month, and the debris shall be properly disposed in a manner consistent with the method approved for trash removal for the project.

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 the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SE 00-H-028  
March 16, 2001

- 10 -

**The Board also:**

- **Modified the transitional screening requirements, on all but the southwest periphery, to permit the supplementation of the existing vegetation to achieve the required 25-foot minimum buffer.**
- **Modified the transitional screening requirements for the southwest periphery along Vale Road to permit the landscaping reflected on the Special Exception Plat to satisfy the transitional screening requirement.**
- **Waived the barrier requirements for the southwestern periphery along Vale Road, the southwestern periphery, and a portion of the northeastern periphery east of the existing parking area.**

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns  
Attachment

SE 00-H-028  
March 16, 2001

- 11 -

cc: Chairman Katherine K. Hanley  
Supervisor – Hunter Mill District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
John Crouch, Assistant Chief, PPRB, DPZ  
Audrey Clark, Director, BPRD, DPWES  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Robert Moore, Tmsprt'n. Planning Div., Department of Transportation  
Charles Strunk, Project Planning Section, Department of Transportation  
Michelle A. Brickner, Director, Site Development Services, DPWES  
DPWES – Bonds & Agreements  
Department of Highways, VDOT  
Land Acqu. & Planning Div., Park Authority  
District Planning Commissioner

**NOTES**

1. THE SITE IS LOCATED IN FAIRFAX COUNTY ON TAX MAP 37-4 (11) PARCEL 42.
2. THE SITE IS OWNED BY THE MOST REVEREND JOHN R. BELMONT, BISHOP OF THE CATHOLIC ARCHDIOCESE OF ARLINGTON AND HIS SUCCESSORS IN OFFICE. 300 A GLEBE ROAD, SUITE 700, ARLINGTON, VA 22202. THE PROPERTY IS IN THE NAME OF REVEREND MICHAEL J. KELLY AS RECORDED IN DEED BOOK 4754, PAGE 238.
3. THE APPLICATION REQUESTS PERMISSION TO EXPAND EXISTING CHURCH FACILITIES BY BUILDING A NURSERY SCHOOL, AND A PRIVATE SCHOOL OF GENERAL EDUCATION WHICH HAS AN ENROLLMENT OF 700 OR MORE STUDENTS DAILY, NO CHANGE IN ZONING/USE IS PLANNED. THE PLANNED PROGRAMS SPACE EQUALS THE NUMBER APPROVED IN SPECIAL USE PERMIT SPA-BI-C-001-2.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY PATON HARRIS RUST & ASSOCIATES, APRIL 2008.
5. THE EXISTING CHURCH AND HISTORY STRUCTURES WILL REMAIN. THE EXISTING SIGN WILL REMAIN.
6. THE EXISTING CHURCH AND HISTORY STRUCTURES WILL REMAIN. THE EXISTING SIGN WILL REMAIN.
7. A STEEL PROJECT FENCE WILL BE INSTALLED AROUND THE CEMETERY FOR PERMANENT PROTECTION. THE COLUMBARIA WILL BE PROTECTED BY A TEMPORARY FENCE DURING CONSTRUCTION.

**PLANTING NOTE:**

EXISTING TREES TO REMAIN LOCATED NEAR THE AREA OF CONSTRUCTION WILL BE PROTECTED BY SUPER SILT FENCE AT THEIR DRIP LINES.

**PLANTING LEGEND**

- EXISTING TREE
- ⊙ PROPOSED LARGE EVERGREEN TREE
- ⊙ PROPOSED MEDIUM EVERGREEN TREE
- ⊙ PROPOSED LARGE DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE

**INTERIOR PARKING LOT LANDSCAPING**

AREA OF PARKING LOTS: 307,716 SF.  
 INTERIOR LANDSCAPING REQUIRED: 18,386 SF (5%)  
 INTERIOR LANDSCAPING PROVIDED: 18,655 SF (6.0%)

**TREE COVER CALCULATION**

ZONING: R-1  
 TOTAL SITE AREA: 10.22 ACRES (437,831 S.F.)  
 DEVELOPED AREA:  
 EX. CHURCH FOOTPRINT: 38,510 S.F.  
 EX. RECTORY FOOTPRINT: 2,430 S.F.  
 PROP. SCHOOL FOOTPRINT: 32,500 S.F.  
 PROP. CHURCH ADDITION: 22,000 S.F.  
 ADJUSTED SITE AREA: 772,891 S.F.  
 5 TREE COVER REQUIRED (10%): 104,412 S.F.  
 EXISTING TREE COVER AREA TO BE PRESERVED: 192,176 S.F.  
 ALLOWANCE FOR 10 YR. GROWTH (100,000 S.F. (AREA X 1.25):  
 TREE COVER PLANTED: 64,386 S.F.  
 TOTAL TREE COVER PROVIDED: 254,719 S.F. (33.0%)

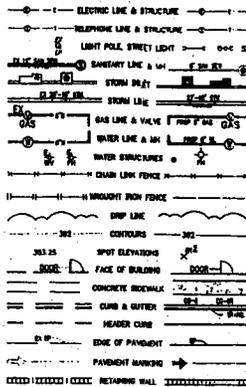
**PLANT SCHEDULE**

QTY.	SIZE/ROOT	10 YR. S.F.	TOTAL S.F.
LARGE DECIDUOUS TREE	63 2-3 1/2" CAL./AM	306	19,338
SMALL DECIDUOUS TREE	13 2-3 1/2" CAL./AM	156	1,398
LARGE EVERGREEN TREE	194 6-7 FT./AM	200	38,800
MEDIUM EVERGREEN TREE	212 6-7 FT./AM	150	31,800
<b>TOTAL</b>			<b>64,386</b>

**SITE TABULATIONS:**

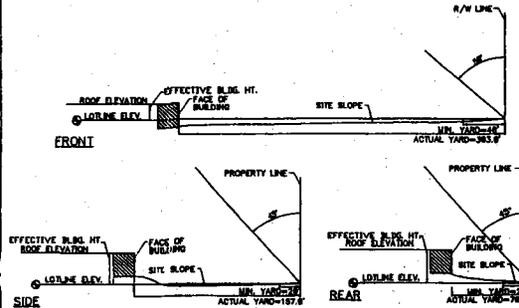
	REQUIRED OR PERMITTED	EXISTING	PROPOSED	CHANGE
<b>ZONE</b>		R-1	R-1	NONE
<b>USE</b>		CHURCH (CATEGORY 3)	CHURCH WITH NURSERY SCHOOL AND A PRIVATE SCHOOL OF GENERAL EDUCATION WHICH HAS AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY (CATEGORY 3)	
<b>LOT AREA (A.C.)</b>	30.80 S.F.	10.22 ACRES (437,831 S.F.)	10.22 ACRES (437,831 S.F.)	NONE
<b>LOT WIDTH (A.C.)</b>	107'	107'	107'	NONE
<b>BUILDING HEIGHT (MAX.)</b>	35'	CHURCH: 35' RECTORY: 27' SCHOOL: 35'	CHURCH: 35' RECTORY: 35' SCHOOL: 35'	NONE
<b>FRONT YARD (MIN)</b>	20' (APPLICABLE TO USE)	24.7'	24.7'	NONE
<b>SIDE YARD (MIN)</b>	40' (APPLICABLE TO USE)	106.7' & 106.7'	106.7' & 106.7'	NONE & -137'
<b>REAR YARD (MIN)</b>	40' (APPLICABLE TO USE)	0.0'	0.0'	NONE
<b>BUILDING FLOOR AREA</b>				
CHURCH		32,500 S.F.	32,500 S.F.	
RECTORY		4,910 S.F.	4,910 S.F.	
GARAGE		911 S.F.	911 S.F.	
SHEED-1		149 S.F.	149 S.F.	
SHEED-2		300 S.F.	300 S.F.	
SHEED-3		102 S.F.	102 S.F.	
SCHOOL		63,644 S.F.	63,644 S.F.	
<b>TOTAL</b>		<b>107,724 S.F.</b>	<b>107,724 S.F.</b>	<b>64,144 S.F.</b>
<b>F.A.C. (MIN)</b>	6.0'	6.0'	6.0'	NONE
<b>OPEN SPACE (MIN)</b>	170,000 S.F. (39%)	64,383 S.F. (15%)	64,383 S.F. (15%)	-105,617 S.F.
<b>PARKING (MIN)</b>				
CHURCH (1000 SEATS)	1/4 SEATS=100			
NURSERY SCHOOL (20 CHILDREN)	616/20=31			
RECREATION/RECREATION (500 CHILDREN)	1/2000=25			
RECREATION/RECREATION (500 CHILDREN)	1/2000=25			
<b>TOTAL</b>		200	478	22
<b>PERMISSIBLE REAR DRIVE</b>		SCHOOL: 75'	75'	22
<b>LOADING SPACES (MIN)</b>				
CHURCH	0			
SCHOOL	1/1ST 10,000 S.F. + 1/700,000 S.F.-1			
<b>TOTAL</b>		0	2	2
<b>USABLE OUTDOOR RECREATION AREA:</b>				
NURSERY SCHOOL (20 CHILDREN)	100 S.F./CHILD=2,000 S.F.		3,210 S.F.	3,210 S.F.
GRADES K-3 (120 CHILDREN OUTDOORS AT ONE TIME)	300 S.F./CHILD=36,000 S.F.			
GRADES 4-8 (120 CHILDREN OUTDOORS AT ONE TIME)	420 S.F./CHILD=50,400 S.F.			
TOTAL GRADES K-8	60,000 S.F.	6,774 S.F.	63,420 S.F.	60,000 S.F.

**LEGEND**



**PREVIOUS APPROVALS**

DATE:	NUMBER:	DESCRIPTION:
2/23/05	NONE	SPECIAL PERMIT TO ALLOW A SCHOOL
2/19/05	S-004-70	ADDITIONAL PARKING
12/15/01	S-BI-C-01	CHURCH ADDITION AND ADDITIONAL PARKING
6/25/01	NONE	REDUCTION IN PARKING
12/11/04	SPA BI-C-001-1	ADDITION OF GARAGE
10/11/00	SPA BI-C-001-2	ADDITIONAL PARKING AND NEW ENTRANCE
9/29/00	SPA BI-C-001-3	ADDITIONAL PARKING
3/27/00	INTERPRETATION	12' GROUND LEVEL COLUMBARIA FOUND TO BE IN CONFORMANCE WITH SPA BI-C-001-3



**BULK PLANE SECTIONS**

**BULK PLANE TABULATION- BUILDING ADDITION**

YARD	ANGLE OF BULK PLANE	LOT LINE ELEVATION	ROOF ELEVATION	EFFECTIVE BUILDING HEIGHT	MIN. YARD REQUIREMENTS PER BULK PLANE ANGLE	MIN. YARD REQUIREMENTS PER ZONING ORDINANCE	YARD PROVIDED	FURNISH GRADE AT BUILDING	BUILDING HEIGHT
FRONT	30 DEG.	306.4	314.8	13.0 FT.	18.0 FT.	40 FT.	363.0 FT.	306.63	23.17 FT.
SIDE	45 DEG.	303.0	314.8	31.0 FT.	31.0 FT.	20 FT.	167.0 FT.	306.63	23.17 FT.
REAR	45 DEG.	305.2	317.8	31.0 FT.	31.0 FT.	25 FT.	78.0 FT.	303.8	23.8 FT.

**SHEET INDEX**

- C-5 COVER
- C-1. SPECIAL PERMIT SPA-BI-C-001-3
- C-2. SPECIAL EXCEPTION PLAN
- C-3. EXISTING VEGETATION MAP

**WAIVER MODIFICATION REQUEST**

1. THE APPLICANT REQUESTS A WAIVER OF THE BARRIER REQUIREMENTS AROUND THE COMPLETE PERIMETER OF THE PROPERTY EXCEPT FOR CHAIN LINK FENCE ENCLOSED THE PLANT AND AS SHOWN
2. A MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENT IS REQUESTED WHERE EXISTING VEGETATION IS TO BE PRESERVED.

*Submitted to County Staff Meeting August 17, 2012*



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

APPROVED & SEALS:  
 JOHN HARRIS RUST  
 REGISTERED PROFESSIONAL ENGINEER  
 10000 WOODBURN LANE  
 SUITE 200  
 FALLS CHURCH, VA 22034  
 P.E.  
 STRUCKLER ASSOCIATES, P.C.  
 1000 W. 10TH STREET  
 SUITE 100  
 ARLINGTON, VA 22202  
 REGISTERED PROFESSIONAL ENGINEER  
 11 HUNTERS LANE  
 FALLS CHURCH, VA 22034

DIocese of Arlington  
 PAUL E. LARSON, Bishop

1. SPECIAL EXCEPT'N 4/21/00  
 2. BLDG. REV. 6/04/00

PROJECT: SAINT MARK'S SCHOOL AND PARISH EDUCATION BUILDING

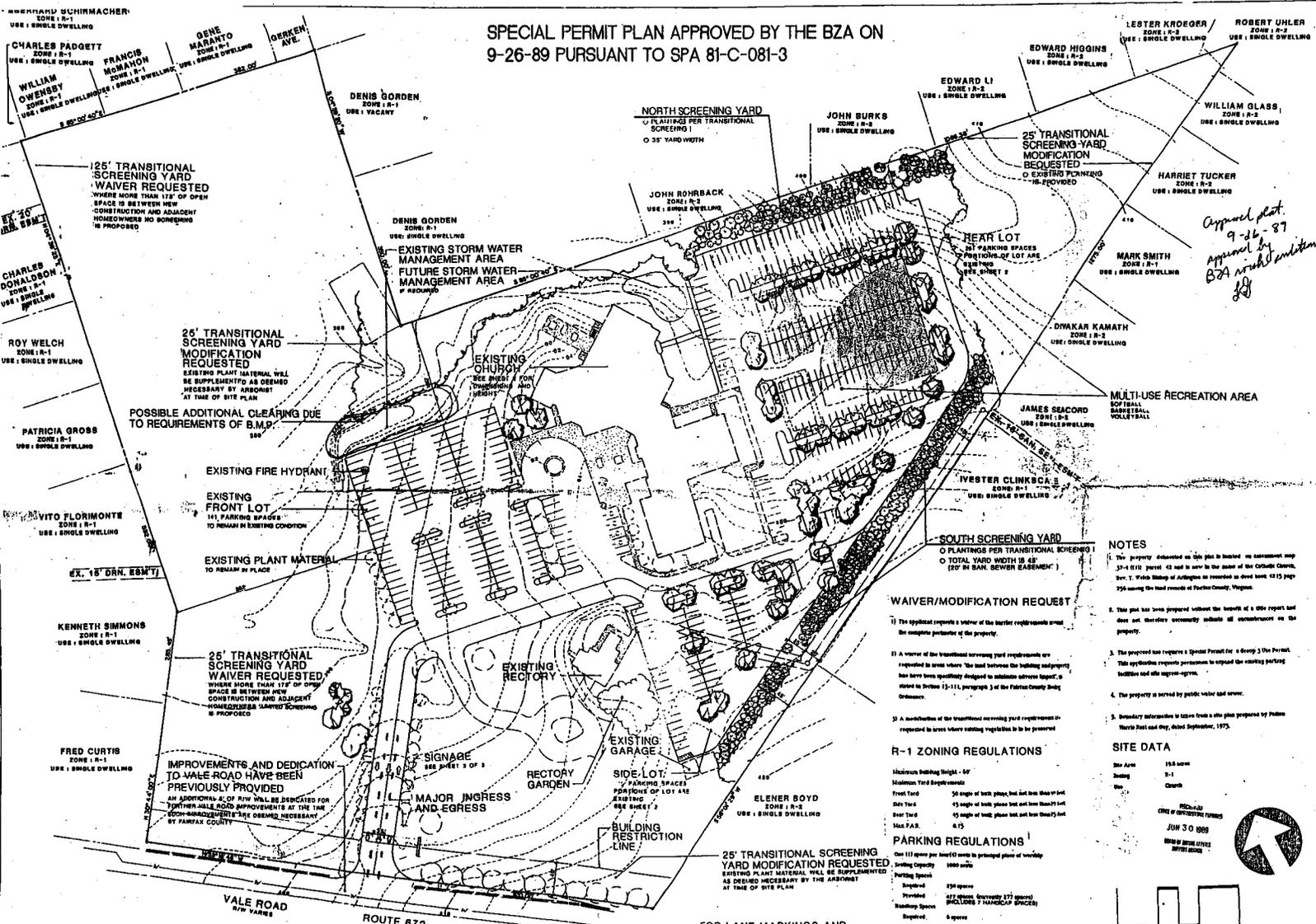
SHEET: SPECIAL EXCEPT'N PLAT COVER SHEET

DATE: 8/1/12

C-5

RECEIVED  
 Department of Planning & Zoning  
 MAY 13 2012  
 Zoning Evaluation Division

SPECIAL PERMIT PLAN APPROVED BY THE BZA ON  
9-26-89 PURSUANT TO SPA 81-C-081-3



*Approval plat.  
9-26-87  
Approval by  
BZA with conditions  
LH*

WAIVER/MODIFICATION REQUEST

- The applicant requests a waiver of the barrier requirements and the complete perimeter of the property.
- A waiver of the transitional screening yard requirements are requested in areas where the land between the building and property line have been previously designated as "screening buffer" as shown in Section 15-111, paragraph 3 of the Fairfax County Zoning Ordinance.
- A modification of the transitional screening yard requirements is requested to allow where existing vegetation to be preserved.

R-1 ZONING REGULATIONS

- Maximum Building Height - 40'  
Maximum Lot % Setbacks  
Front Yard 30' angle of both phases, but not less than 20' lot  
Side Yard 15' angle of both phases but not less than 10' lot  
Rear Yard 15' angle of both phases but not less than 15' lot  
Max. FAR 0.15

PARKING REGULATIONS

- One (1) space per 100 sq ft of principal use of property  
Seating Capacity 1000 seats  
Parking Spaces  
Required 750 spaces  
Provided 472 spaces (including 172 spaces) (INCLUDES 7 HANDICAP SPACES)  
Required 6 spaces  
Provided 7 spaces (including 7 spaces)

- NOTES
- The property delineated on this plan is located on assessment map 37-4 (11) parcel 42 and is now in the name of the Catholic Church, Rev. T. Wade Bishop of Arlington as recorded in deed book 4212 page 256 among the land records of Fairfax County, Virginia.
  - This plan has been prepared without the benefit of a site report and does not therefore necessarily indicate all circumstances on the property.
  - The proposed use requires a Special Permit for a Group 3 Use Permit. This application requires permission to expand the existing parking facilities and site improvement.
  - The property is served by public water and sewer.
  - Boundary information is taken from a site plan prepared by Palmer Harris that was filed, dated September, 1975.

SITE DATA

- Site Area 150 acres  
Zoning R-1  
Use Church  
REC'D  
CITY OF CENTREVILLE PLANNING  
JUN 30 1989  
DEPT OF PUBLIC UTILITIES  
OFFICE OF THE ENGINEER



**PHRA**  
Professional Hazardous Waste Remediation Associates, Inc.  
10000 Lee Highway, Suite 100, Fairfax, VA 22031  
Tel: (703) 261-1111

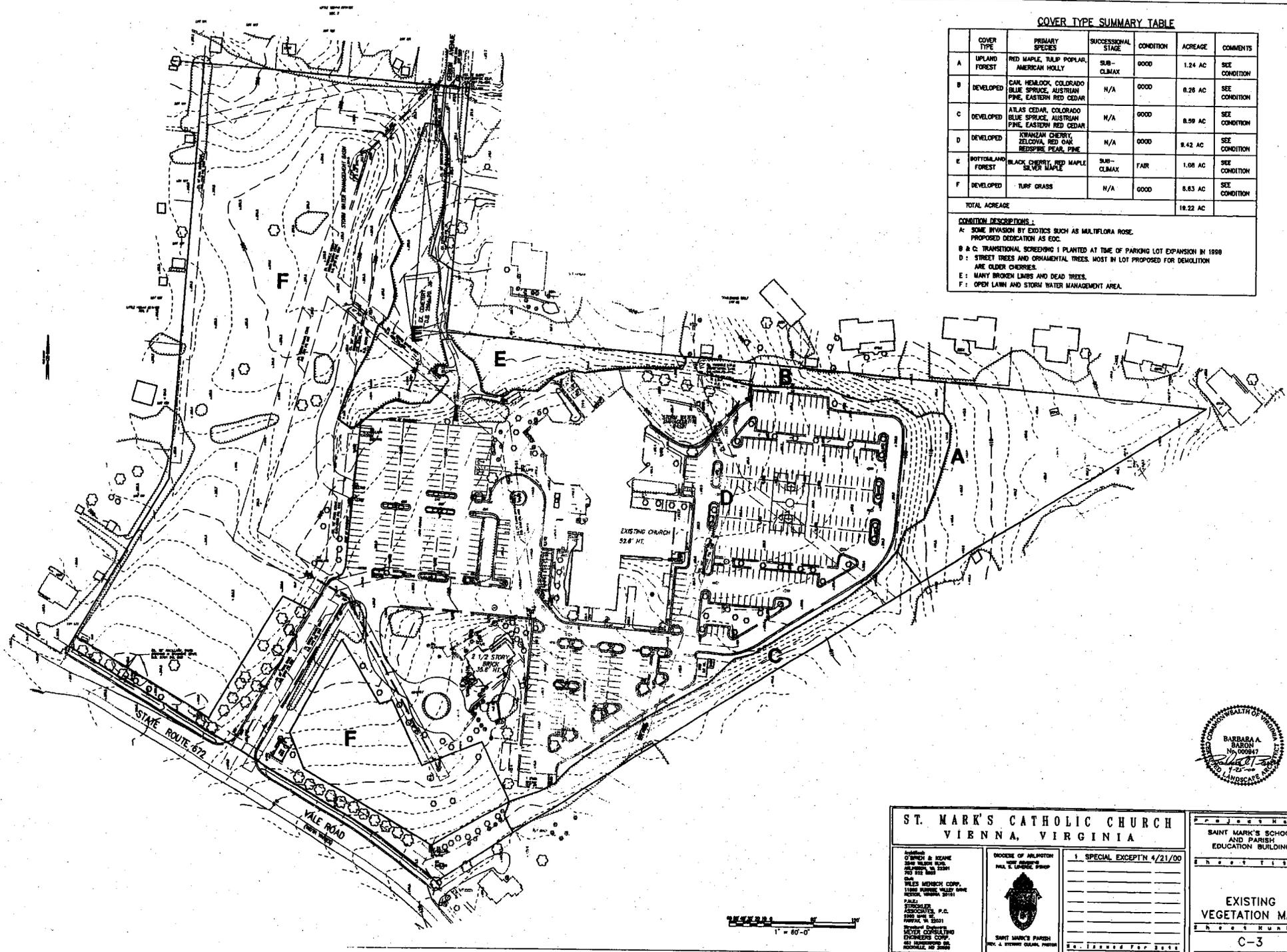
**SAINT MARK'S CHURCH**  
CENTREVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**SPECIAL PERMIT**

NO. 1	DATE	DESCRIPTION
1	9/26/89	APPROVED BY BZA
2		
3		
4		
5		

100-1-10





COVER TYPE SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST RED MAPLE, TULIP POPLAR, AMERICAN HOLLY	SUB-CLIMAX	GOOD	1.24 AC	SEE CONDITION
B	DEVELOPED CAR. HEALOCK, COLORADO BLUE SPRUCE, AUSTRIAN PINE, EASTERN RED CEDAR	N/A	GOOD	0.28 AC	SEE CONDITION
C	DEVELOPED ATLAS CEDAR, COLORADO BLUE SPRUCE, AUSTRIAN PINE, EASTERN RED CEDAR	N/A	GOOD	0.59 AC	SEE CONDITION
D	DEVELOPED KWANZAN CHERRY, ZELKOVA, RED OAK, REDSPINE, PEAR, PINE	N/A	GOOD	0.42 AC	SEE CONDITION
E	BOTTOMLAND FOREST BLACK CHERRY, RED MAPLE, SILVER MAPLE	SUB-CLIMAX	FAIR	1.08 AC	SEE CONDITION
F	DEVELOPED TURF GRASS	N/A	GOOD	0.83 AC	SEE CONDITION
TOTAL ACREAGE				10.22 AC	

**CONDITION DESCRIPTIONS:**  
 A: SOME INVASION BY EXOTICS SUCH AS MULTIFLORA ROSE. PROPOSED DEDICATION AS EDC.  
 B & C: TRANSITIONAL SCREENING 1 PLANTED AT TIME OF PARKING LOT EXPANSION IN 1990  
 D: STREET TREES AND ORNAMENTAL TREES. MOST IN LOT PROPOSED FOR DEMOLITION ARE OLDER CHERRIES.  
 E: MANY BROKEN LIMBS AND DEAD TREES.  
 F: OPEN LAWN AND STORM WATER MANAGEMENT AREA.



<b>ST. MARK'S CATHOLIC CHURCH</b> <b>VIENNA, VIRGINIA</b>		PROJECT: SAINT MARK'S SCHOOL AND PARISH EDUCATION BUILDING SHEET TITLE: EXISTING VEGETATION MAP SHEET NUMBER: C-3	
Prepared by: D. WHELAN & ASSOCIATES 11000 WILSON BLVD. FALLS CHURCH, VA 22041 703 555 1400	DOCESE OF ARLINGTON PAL T. LANDSCAPE GROUP	1. SPECIAL EXCEPT'N 4/21/00	
VILES MENCHER CORP. 11800 BRIDGE HOLLOW DRIVE FALLS CHURCH, VA 22041 703 555 1400		1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____	
STROGGER ASSOCIATES, P.C. 1000 17TH ST SW WASHINGTON, DC 20036	SAINT MARK'S PARISH 1001 N. WYOMING DRIVE, FALLS CHURCH	11. _____ 12. _____ 13. _____ 14. _____ 15. _____ 16. _____ 17. _____ 18. _____ 19. _____ 20. _____	

## COMPREHENSIVE PLAN PROVISIONS

**Area II of the Comprehensive Plan, as amended through June 19, 2012, in the Piney Branch Community Planning Sector (V4) of the Vienna Planning District on page 78**

### Land Use

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

*Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.*

**Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, Amended through 9-22-2008, Page 5-6.**

***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.*

*Policy b. Discourage commercial development within residential communities unless the commercial uses are of a local serving nature and the intensity and scale is compatible with surrounding residential uses.*

*Policy c. Discourage the consolidation of residential neighborhoods for redevelopment that is incompatible with the Comprehensive Plan.*

*Policy d. Implement programs to improve older residential areas of the County to enhance the quality of life in these areas.*

*Policy e. Encourage land owners within residential conservation and revitalization areas to contribute to the funding of these efforts.*

## 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.*

***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.***

*Policy a. Locate land uses in accordance with the adopted guidelines contained in the Land Use Appendix.*

*Policy b. Encourage infill development in established areas that is compatible with existing and/or planned land use and that is at a compatible scale with the surrounding area and that can be supported by adequate public facilities and transportation systems.*

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

*Policy d. Employ a density transfer mechanism to assist in establishing distinct and compatible edges between areas of higher and areas of lower intensity development, to create open space within areas of higher intensity, and to help increase use of public transportation at Transit Station Areas.*

*Policy e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.*

*Policy f. Utilize urban design principles to increase compatibility among adjoining uses.*

*Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses.*

*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 j. Use cluster development as one means to enhance environmental preservation when the smaller lot sizes permitted would compliment surrounding development.*

*Policy k: Provide incentive for the preservation of EQCs by allowing a transfer of some density potential on the EQC area to less sensitive portions of a site. The development allowed by the increase in effective density on the non-EQC portion of the site should be compatible with surrounding area's existing and/or planned land use. It is expressly intended that in instances of severely impacted sites (i.e. sites with a very high proportion of EQC), density/intensity even at the low end of a range may not be achievable.*

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



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: April 2, 2013

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

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

**SUBJECT:** SEA 00-H-028: The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and His Successors in Office  
(St. Mark Catholic Church)  
Tax Map: 37-1 ((1)) 42  
Property Address: 9970 Vale Road

This department has reviewed the Special Exception Amendment application and the previously approved Plat, dated April 2000 as revised through August 4, 2000, and has no objection to its approval.

AKR/EAI



**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

Jonathan D. Puvak  
(703) 528-4700 Ext. 5455  
jpuvak@arl.thelandlawyers.com  
Fax: (703) 528-6050

February 15, 2013

**Via Electronic Mail**

Elizabeth Iannetta  
Fairfax County Department of Transportation  
4050 Legato Road, 4th Floor  
Fairfax, Virginia 22033

Re: Supplemental Information Regarding FCDOT Comments  
Application: SEA 00-H-028

Dear Ms. ~~Iannetta~~: *Beth*:

This letter is intended to provide additional information for the Special Exception Amendment application on the Subject Property and demonstrate that the intent of the prior development conditions have been fulfilled.

By way of background, the Special Exception Amendment application requests several minor modifications to the approved conditions, but proposes no additional construction or changes to the maximum permitted student enrollment. This application proposes a modification to the approved hours of operation for the private school of general education and nursery school. This modification will allow St. Mark Catholic School to operate during hours consistent with all other private schools in the Diocese.

The Applicant's compliance with the transportation related conditions is explained more fully below:

**FCDOT Comment: Condition 6 - child care enrollment specifications**

Condition 6 restricts the maximum daily enrollment for the private school of general education to 400 students in grades K-8; 30 students in the morning and 50 students in the afternoon for the child care center; and 30 children for the nursery school. St. Mark has faithfully adhered to the prescribed enrollment requirements and the actual child care enrollment history for the past five years as provided herein:

	<u>AM</u>		<u>PM</u>	
	Actual Enrollment	Enrollment Limit	Actual Enrollment	Enrollment Limit
2008	25	30	30	50
2009	25	30	30	50
2010	20	30	30	50
2011	25	30	35	50
2012	25	30	35	50

**FCDOT Comment: Condition 7 - Arrival time specifications**

Condition 7 restricts the hours of operation and arrival time. The estimated arrival time for the nursery school and private school of general education is 8:40 a.m. As required, the St. Mark Extended Day Care program has faithfully operated from 7:00 to 8:40 a.m. and 3:30 p.m. to 6:00 p.m. The Applicant has complied with the requirements imposed by Condition 7 to date.

**FCDOT Comment: Condition 8 - Clarification on the actual square footage built vs. approved**

The school building was constructed to 52,245 square feet and a building height of 30 feet, which is consistent with Condition 8. At the suggestion of Fairfax County Zoning staff and the Hunter Mill Supervisor's Office, the Applicant originally proposed that this condition be modified to match the approved Special Exception Plat. However, after further discussion with Zoning Evaluation staff, the Applicant's no longer believes it is necessary to modify Condition 8.

**FCDOT Comment: Condition 10 - Ride Share rate of 2.75 for students/employees**

The Applicant has established and maintained a ride-share program, in compliance with Condition 10. St. Mark encourages and has assisted in developing a car pool program that results in an average rate of 2.75 people per vehicle for students and employees dropped off and picked up from the St. Mark School. Attached is a copy of St. Mark's arrival and dismissal procedures and discussion of the car pool program.

**FCDOT Comment: Condition 11 - Mitigation measures for increased traffic- police and/or school speed limit signage**

When the school was opened, the Applicant hired a qualified officer to control traffic flow at the entrance to the school during peak traffic activity, and installed school zone speed limit signage on Vale Road and other surrounding roads. This documentation was provided at the time of site plan review, as required for issuance of the Non-RUP. St. Mark has not experienced any traffic issues throughout the operation of the school.

**FCDOT Comment: Condition 13- Stacking/Parking occurring on-site only**

In accordance with Condition 13, the Applicant has implemented an on-site traffic circulation plan for children drop-off, to ensure all vehicle stacking occurs on site. This plan is provided by St. Mark to parents of all children. A copy of the drop-off and pick-up circulation plan is attached.

**FCDOT Comment: Condition 16 - No overflow parking occurring**

The Applicant has strictly restricted user parking to on-site only. The parish parking lot contains more than 300 parking spaces. With a carpooling program that requires at least 2.75 persons per car, and an enrollment limit of 400, there is no opportunity for parking demand to exceed parking space availability.

**FCDOT Comment: Condition 27 - neighborhood liaison committee - any issues, concerns raised and or addressed**

Condition 27 requires that these meetings be held on a quarterly basis, but within a matter of a few years following the approval of the special exception, attendance had dropped off to the point where the Hunter Mill District Supervisor suggested that annual meetings would be sufficient. In the past several years, attendance at the annual meetings also has dropped off to the point where the 2012 neighborhood liaison meeting was attended by one parishioner and one neighbor. In advance of each meeting, St. Mark mails invitation cards to all neighbors contiguous to the property. The specific modifications proposed by this application were first raised at the neighborhood meeting in 2011 with no objections expressed by those attending that year's meeting. The invitation card for the 2012 meeting (attached) specifically stated that those matters would again be addressed. There was no objection raised by the two individuals who attended the 2012 meeting, or calls received by the parish from neighbors expressing concern about the proposal.

**FCDOT Additional Comments**

*Additional vehicular trips created by the extended hour.*

Because the Applicant is not requesting any change in enrollment, the Applicant does not anticipate any additional trips to be generated by the extension of the hours of operation.

*Consideration of the arrival and dismissal time for Flint Hill Elementary school.*

The Applicant has taken into consideration the current hours of operation of the surrounding schools. Flint Hill Elementary currently operates during the hours of 8:45 a.m. to 12:55 p.m. on Mondays and 8:45 a.m. to 3:25 p.m. Tuesday-Friday. The Applicant seeks to change the hours of operation for the nursery school and private school of general education to

8:00 a.m. until 3:30 p.m. Because students of St. Mark Catholic School will arrive at least 45 minutes before Flint Hill Elementary classes begin, the Applicant does not expect there to be any issues with morning drop-off. Additionally, the afternoon pick up at St. Mark's is not as high as morning drop-off because some students will remain at the school for extracurricular activities after 3:30 p.m. Therefore, the Applicant does not foresee any traffic issues as a result of the extended hours.

*Additional information on the type/size of trucks used and time of delivery for the hot meals program.*

The Applicant currently provides delivery of food prepared off-site one day per week. The Applicant wishes to modify Condition 26 to allow for delivery of food prepared off-site, five days per week. The Applicant currently uses several vendors for its meal delivery, but food is typically delivered in either a van or mini-van between 11:00 a.m. and 12:00 p.m., and pick-up of catering bags and/or boxes occurs between 2:00 p.m. and 3:00 p.m. The Applicant does not anticipate any change in the means or hours of delivery, only frequency.

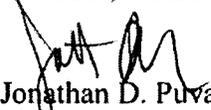
*Existing left turn lanes.*

As you may be aware, prior to the opening of the school program in 2003, left turn lanes were created in both directions on Vale Road. The turn lane on the westbound side of Vale Road begins along the St. Mark frontage along Vale Road and the turn lane on the eastbound side of Vale Road begins about 50 feet east of the intersection of Vale Road and Lake Vale Road.

St. Mark has been a good neighbor to the community for over 10 years and has not received any complaints from the surrounding neighbors. These proposed modifications will allow the Applicant to continue to serve the needs of the students, but result in minimal disturbance to the community. Should you have any questions, or require any additional information, please do not hesitate to contact me. As always, I appreciate your cooperation and assistance.

Very truly yours,

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

  
Jonathan D. Puvak

Enclosures

cc: Mary Ann Tsai  
Father Patrick Holroyd  
Eric Peterson  
Martin D. Walsh

## ATTACHMENT A

### ***ARRIVAL AND DISMISSAL***

#### **ARRIVAL PROCEDURES: NOTE: SPEED LIMIT IS 10 MPH**

**Grades 1- 8:** Cars enter site from Vale Road. Cars will travel around the perimeter of the property to the first row of the back parking lot. Drivers continue on route and form a line in front of the school. At the designated time (8:40AM), faculty, staff, and safety patrol will assist students from their vehicles. Approximately eight to ten vehicles will let students out at one time. *Students may not exit cars until faculty and safety patrols are in place.* **IGNITIONS MUST BE SHUT OFF PRIOR TO UNLOADING STUDENTS.** The children will proceed directly to their classrooms. Vehicles will exit via Vale Road. Drivers attending morning Mass may park in front of the church after dropping off their riders.

**Grades Preschool and Kindergarten:** Vehicles enter church property from Vale Road and travel around the perimeter to the third row of the back parking lot. Proceed down this row to the drop-off area in the back of the church. At the designated time, (generally 8:40AM), faculty, staff, and safety patrol will assist students from their vehicles to their classrooms. Students in grades 1-8 who are in the same vehicle as PS and K students may be dropped off with them in this area and will be escorted to their classrooms in the CFC. Drivers wishing to walk their students into the classroom may park in the fourth row of the back parking lot. Departing drivers will merge back into the carpool line until reaching the intersection by the rectory. At that point they will leave the line and proceed to Vale Road.

Walkers from the north side of the school are to enter the gated area off Gerkin Avenue. Walkers from the south side of the school are to enter the school via the sidewalk along Vale Road leading into the parking lot. Walkers should be accompanied by an adult.

Any student who brings a bike to school must also have a safety helmet in her or his possession. Bicycle riders must walk while on school property, using the bike only after leaving school grounds. Students are not permitted to operate any motorized vehicles on school grounds.

Bicycle riders and walkers will proceed to their classroom.

**The families of students walking or riding a bike to school must notify the school office in advance. The office requires a list of names of who these students are. This helps to ensure the safety of these students. Written permission must be on file in the school office.**

### **DISMISSAL PROCEDURES**

Drivers will follow the same procedure as in the morning drop-off and form lines in the same areas. Students will be dismissed from the gym. *Drivers must have the carpool name sign hanging from the rear view mirror.* This will assist those taking the names and order of the cars and ensure a safe and efficient dismissal. Note: **IGNITIONS MUST BE SHUT OFF PRIOR TO LOADING STUDENTS. DRIVERS MUST REMAIN INSIDE OF THEIR VEHICLES.** Students may

only enter the car from the side closest to the school building. The travel lane will be stopped to allow about ten to twelve cars to enter at a time.

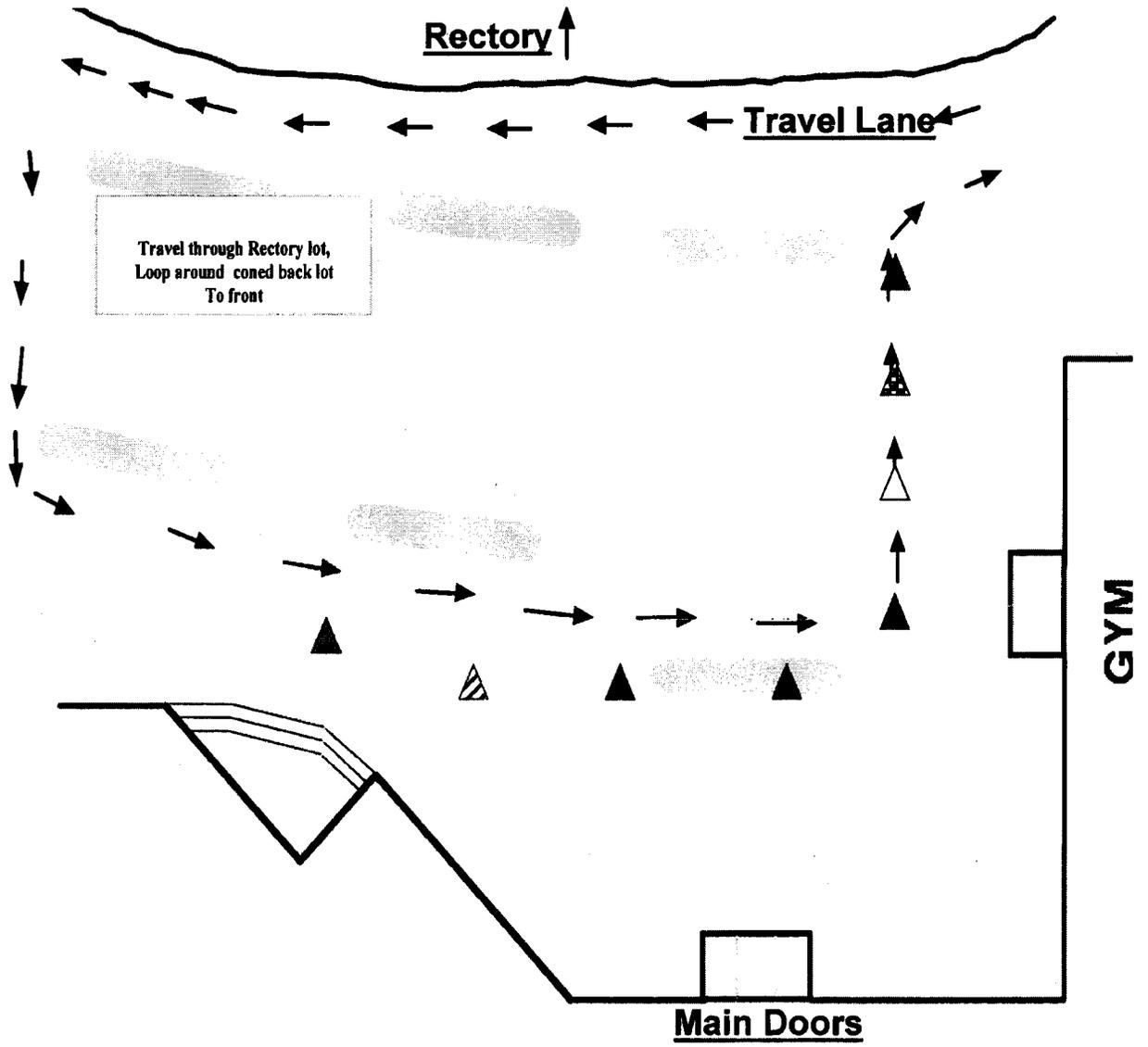
Walkers will return home following the same route as in the morning. (Parental permission must be on file in the school office.)

Preschool drivers will follow the same routine as morning drop-off, picking their children up behind the Early Learning Center. If a parent wishes to walk in and pick-up their child, they may park in the back lot, walk in and pick up the child at 12 noon.

Kindergarten parents will follow the carpool line in the back lot. All kindergarten carpool students will be picked up from the back lot.

**PLEASE NOTE:**

- ACCORDING TO FAIRFAX COUNTY REGULATIONS, A RIDE-SHARE PROGRAM MUST BE IN EFFECT THAT ENSURES THERE IS AN AVERAGE RATE OF 2.75 STUDENTS AND/OR EMPLOYEES PER VEHICLE ENTERING AND EXITING THE SITE.
- STUDENTS MAY NOT BE DROPPED OFF ON VALE ROAD, TROTT AVENUE, CORSICA STREET, WOODROW STREET, RIVIERA DRIVE, OR GERKIN AVENUE.
- NO CARS MAY BE PARKED ON ANY OF THE SURROUNDING SUBDIVISION STREETS INCLUDING, BUT NOT LIMITED TO, VALE ROAD, STRYKER AVENUE, TROTT AVENUE, WOODROW STREET, GERKIN AVENUE, CORSICA STREET, NADINE DRIVE, OAK VALLEY DRIVE, OR ROCKY BRANCH ROAD.



## **ST. MARK Catholic School**

### **Carpool Pointers**

- **DO turn off your engine once stopped at a cone.**
- **DO stay in your car and let the safety patrol/adult help your child out of the car.**
- **DO let children out of your car ONLY on the curb side (where safety patrol or adults are standing.)**
- **DO drive below 10mph anywhere on the church/school property. SLOW is always better for safety 😊**
- **DO pull your car up close behind the car in front of you for both drop-off and pick-up times.**
- **DO let children out of your car ONLY when the safety patrol or adults are ready to assist them in or out of the car.**
- **DO tell your child what car to look for in the afternoon carpool line. (It helps speed the process.)**
- **DO send in a note with your child if there is a change in carpool. The other driver must also send in a note to affirm the switch.**
- **DO hang your carpool sign from your rearview mirror in the afternoon.**
- **DO arrange for a carpool if you have not already done so. All families are required to participate in a carpool. We are under a mandate from Fairfax County to have 2.75 children in each car. Please help us do this!**
- **DO NOT pick up students from the office between 3:15-3:30pm**
- **DO NOT use a cell phone in the carpool line once cars start moving.**
- **DO NOT walk with children through the carpool line.**

Thank you for your cooperation and for sharing your children with us!

**Saint  
Mark**  
Catholic

*Qui tollis omnia mundi peccata,  
Miserere nobis, et dona nobis pacem.  
Qui tollis omnia mundi peccata,  
Miserere nobis, et dona nobis pacem.*

September 16, 2011

**Please Join Us!**

Dear *ST. MARK* Neighbor,

Summer is coming to an end, the children are back in school and Fall is just around the corner. This means it is time for our annual meeting!

We invite you to join us on Tuesday, September 27th for a Neighborhood Gathering at *ST. MARK* Catholic Church. We again look forward to the opportunity of greeting old friends & neighbors, meeting new ones and answering any questions you might have. As at all of our meetings, we will be joined by our Pastor, Father Patrick Holroyd and also a representative from *ST. MARK* Catholic School. We will gather at 7:00PM in the Msgr. Cassidy Activities Center. We look forward to seeing you!

*Christy*

Christy Belt Grossman  
Volunteer Neighborhood Liaison  
*ST. MARK* Catholic Church  
EMail: [Christy@TheBeltTeam.com](mailto:Christy@TheBeltTeam.com)



# Saint Mark

Catholic Church

September 5, 2012

## Please Join Us!

Dear *ST. MARK* Neighbor,

Summer has come to an end, the children are back in school and Fall is just around the corner. This means it is time for our annual meeting!

We invite you to join us on Wednesday, September 19th for a Neighborhood Gathering at *ST. MARK* Catholic Church. We look forward to the opportunity of greeting old friends & neighbors, meeting new ones and answering any questions you might have - including continuing the discussion from last meeting concerning extending the hours of the *ST. MARK* School. As at all of our meetings, we will be joined by our Pastor, Father Patrick Holroyd, and Principal, Mrs. Roberta Etzel (or her representative).

We will gather at 7:00PM in the Msgr. Cassidy Activities Center. We look forward to seeing you!

*Christy*

Christy Belt Grossman  
Volunteer Neighborhood Liaison  
*ST. MARK* Catholic Church  
EMail: [Christy@TheBeltTeam.com](mailto:Christy@TheBeltTeam.com)



## **ZONING ORDINANCE PROVISIONS**

### **9-006 General Standards**

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

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

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

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, 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

**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	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.

**9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education**

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

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

- A. That area not covered by buildings or required off-street parking spaces.
  - B. That area outside the limits of the required front yard.
  - C. Only that area which is developable for active outdoor recreation purposes
  - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
  3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, 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.

## 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 be 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		