COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF SECOND BAPTIST CHURCH, SP 2012-PR-088 Appl. under Sect(s). 3-403 of the Zoning Ordinance for an existing place of worship to permit construction of an addition. Located at 6626 Costner Dr., Falls Church, 22042, on approx. 3.43 ac. of land zoned R-4. Providence District. Tax Map 50-2 ((1)) 52,54 and 58; 50-2 ((9)) 30-33, 95 and 96. Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on March 20, 2013; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-4.
3. The area of the lot is 3.43 acres.
4. Staff recommends approval.
5. The Board adopts its rationale.

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

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

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

1. This approval is granted to the applicant, Trustees of Second Baptist Church, and is for the location indicated on the application, 6626 Costner Drive (3.43 acres), and is not transferable to other land.

2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Dickerson Survey and Arborist Services, dated February 8, 2012, as revised through December 3, 2012, and approved with this application, as qualified by these development conditions.

3. A copy of this special permit and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Pa. 4 of Sect. 8-004 of the Zoning Ordinance.

5. There shall be a maximum number of 225 seats in the sanctuary.

6. Parking shall be provided as shown on the special permit plat. All parking shall be on site.

7. Limits of clearing and grading shall be the minimum possible and shall be no greater than shown on the special permit plat as may be qualified by these development conditions.

8. The addition shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

9. The landscaping shall generally be consistent with the landscape plan as shown on Attachment 2 to these conditions.

10. Transitional screening and barrier requirements shall be modified along all lot lines as shown on the special permit plat.

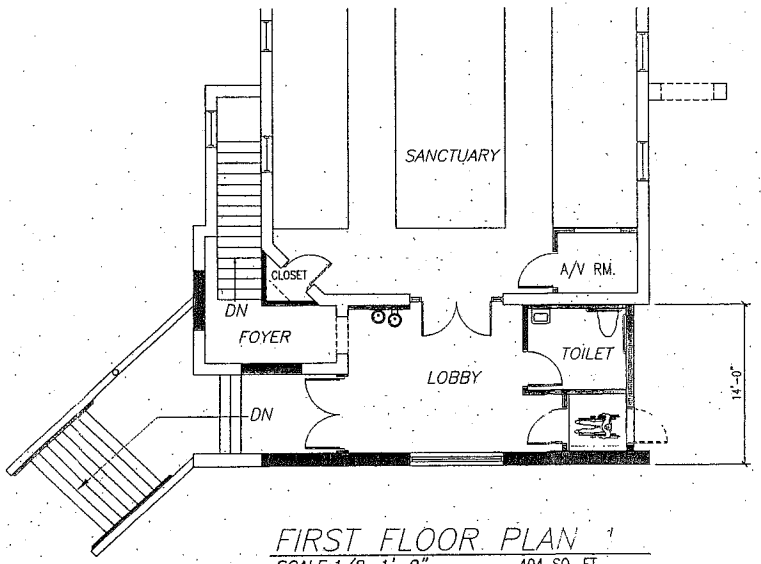
This approval, contingent on the above-noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently pursued. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

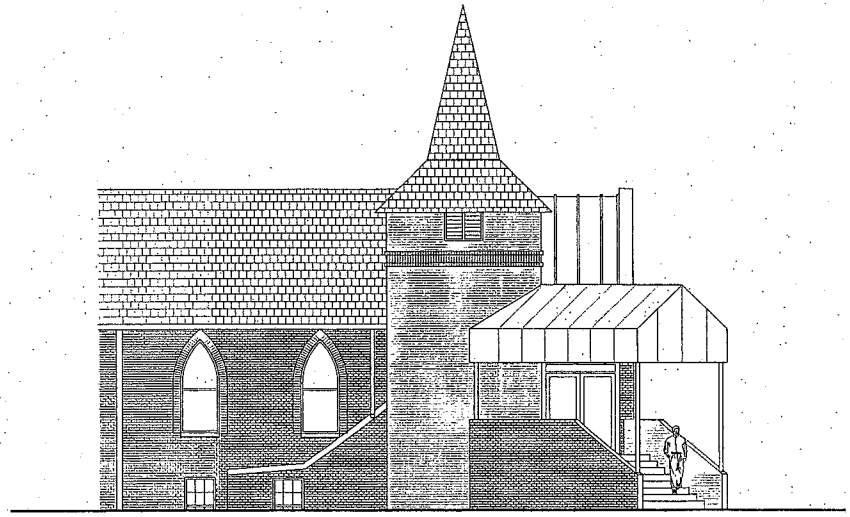
Mr. Hammack seconded the motion, which carried by a vote of 5-0. Mr. Beard and Ms. Gibb were absent from the meeting.

A Copy Teste:

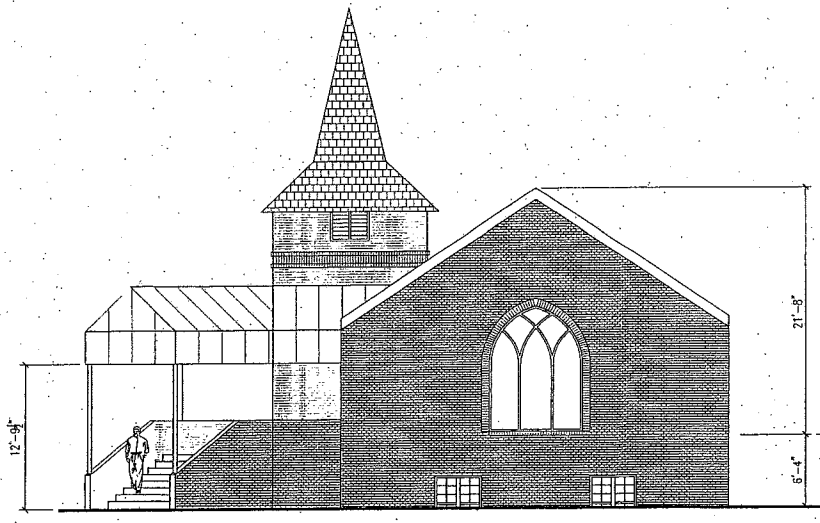
John W. Cooper, Deputy Clerk
Board of Zoning Appeals



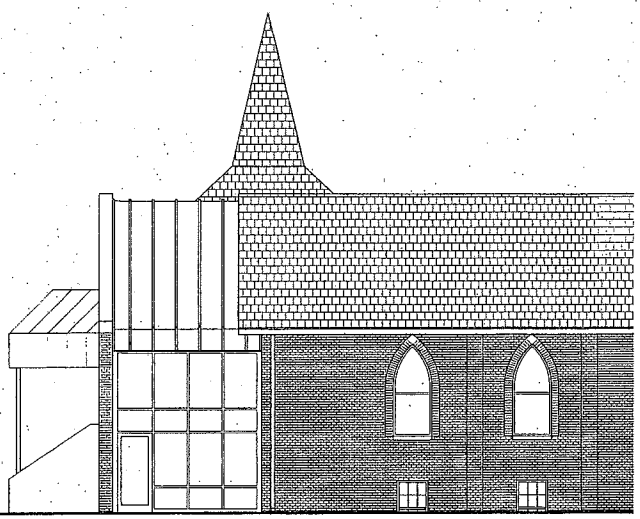
FIRST FLOOR PLAN
SCALE: 1/8=1'-0" 404 SQ. FT.



BUILDING ELEVATION 3
SCALE: 1/4=1'-0"



BUILDING ELEVATION 1
SCALE: 1/4=1'-0"



BUILDING ELEVATION 2
SCALE: 1/4=1'-0"

Date:
Revisions:
Consultants:
Certification:

Project Title:
SECOND BAPTIST CHURCH
6626 COSTNER DRIVE
FALLS CHURCH, VIRGINIA 22042

ENTRANCE LOBBY STUDY

Philip Aaron Lacy, Architects
9615 Geena Nicole Drive
Clinton, Maryland 20735
Phone: 301-873-5093

Date: JUNE 8, 2011
Scale: 1/4"=1'-0"
Drawn: FCB
Checked: PAL
File No. 20BC2_01
Drawing No.

A-1

of

ATTACHMENT 1

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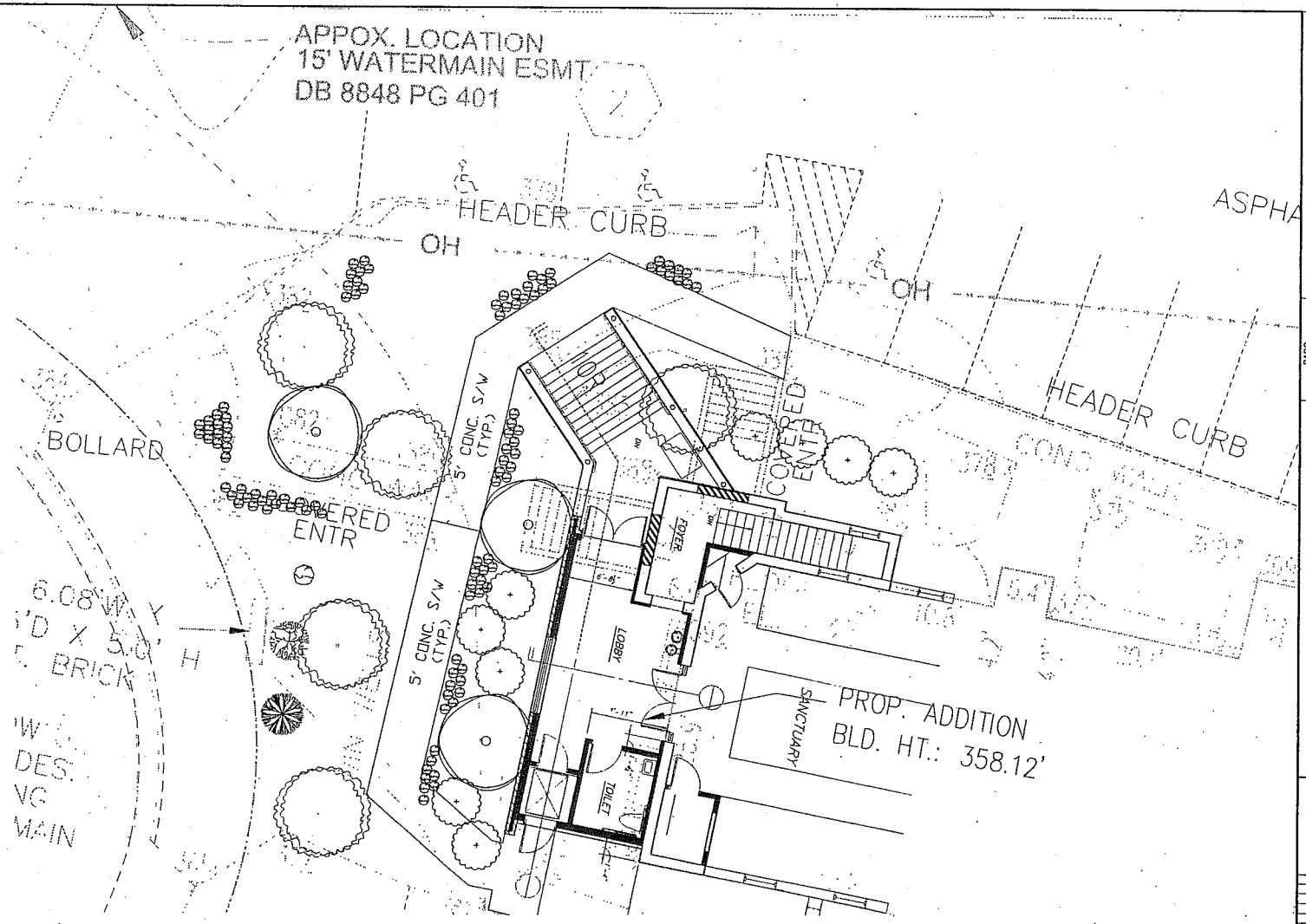

PLANT MATERIAL SCHEDULE

BOTANICAL NAME	COMMON NAME	TYPE	SIZE	CALIPER	QUANTITY	SPACING	REMARKS
LAGERSTROEMIA INDICA	CRAPE MYRTLE 'LIPAN'	ORNAMENTAL	12'-14'	2 1/2"-3"	5	10' o.c.	MEDIUM LAVENDER FLOWER COLOR TURNS TO ORANGE-RUSSET IN FALL
ACER RUBRUM	RED MAPLE DECIDUOUS	DECIDUOUS	12'-14'	2 1/2"-3"	3	25' o.c.	
THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	EVERGREEN	6'-8'	2 1/2"-3"	9	10' o.c.	DARK GREEN
ABELIA GRANDIFLORA	GLOSSY ABELIA	SHRUB	24"	B&B	105	-	MED. LAVENDER FLOWER COLOR TURNS TO ORANGE-RUSSET IN FALL

PA PHELPS

PAPC ENGINEERS
PLANNERS CONSULTANTS
28 POPLAR VIEW DRIVE
STAFFORD, VIRGINIA 22554
540.720.7515 tel
540.446.5479 fax

EXH-LANDSCAPE
SECOND BAPTIST CHURCH
LOBBY ADDITION
PROVIDENCE DISTRICT #1
FAIRFAX, VIRGINIA

PLAN STATUS

DATE
RAB DESIGN
SCALE H: V:
JOB No. 20
DATE :FEBI
FILE No.
SHEET EX

ATTACHMENT2