



APPLICATION ACCEPTED: February 20, 2013
BOARD OF ZONING APPEALS: June 12, 2013
ADMINISTRATIVELY MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

June 5, 2013

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 76-M-086-05

MASON DISTRICT

APPLICANT & OWNER: The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Ambrose Catholic Church and School)

LOCATION: 3825 Woodburn Road, Annandale, 22003

ZONING: R-1 and R-2

ZONING ORDINANCE PROVISION: 3-203

TAX MAP: 59-3 ((1)) 11A

LOT SIZE: R-1: 9.38 acres
R-2: 4.3 acres
Total: 13.68 acres

FAR: R-1: 0.06
R-2: 0.14

PLAN MAP: Residential at 2-3 du/ac and Public Parks

SPA PROPOSAL: Group 3 - To amend SP 76-M-086 previously approved for a place of worship and private school of general education to permit the addition of a nursery school.

STAFF RECOMMENDATION: Staff recommends approval of SPA 76-M-086-05 subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

O:\gumk2\SP Cases(5-8) SPA 76-M-086-05 St. Ambrose\SPA 76-M-086-05 St. Ambrose staff report.doc

Laura Gumkowski

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/plan/



DEPARTMENT OF

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

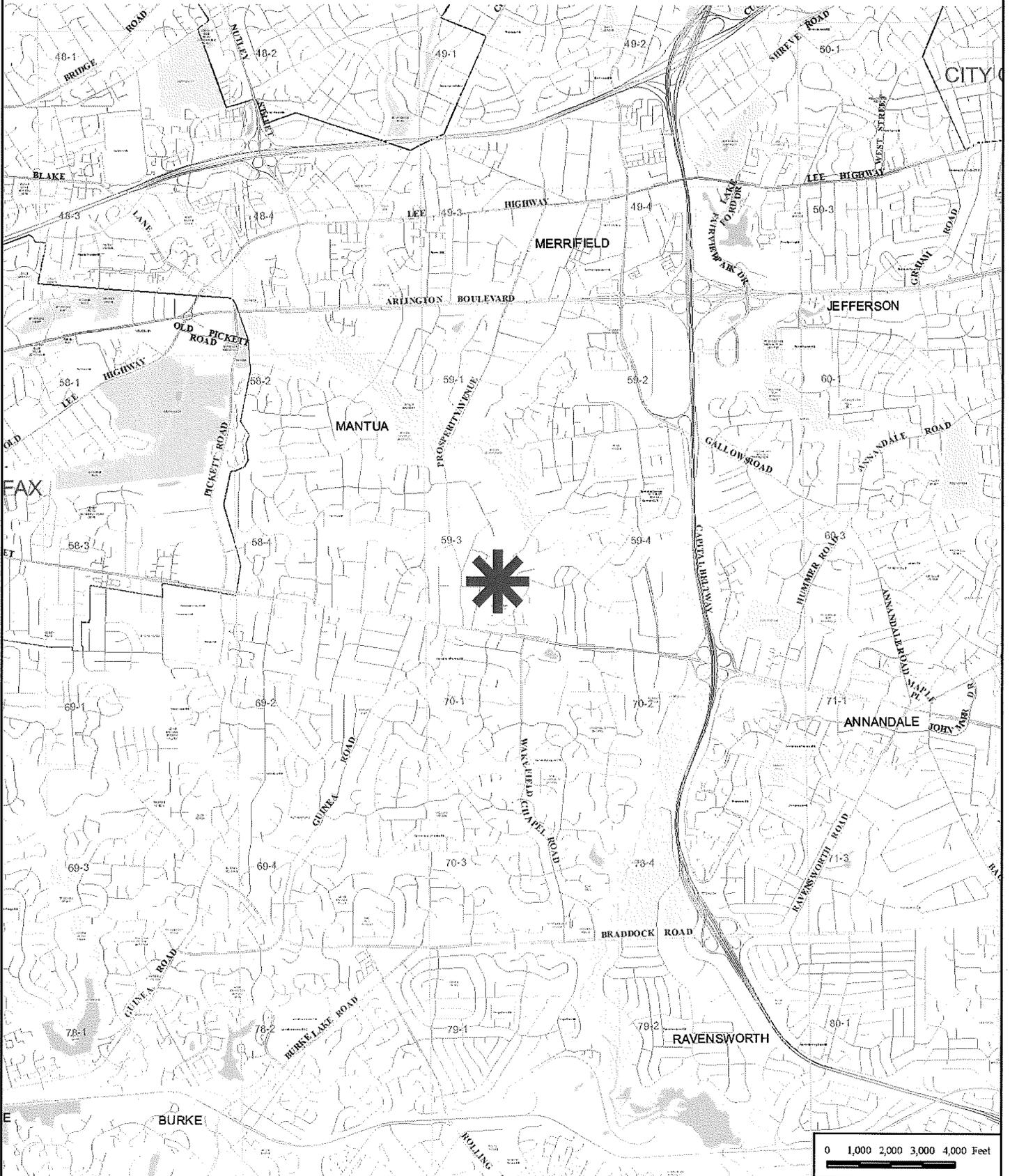


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 76-M-086-05

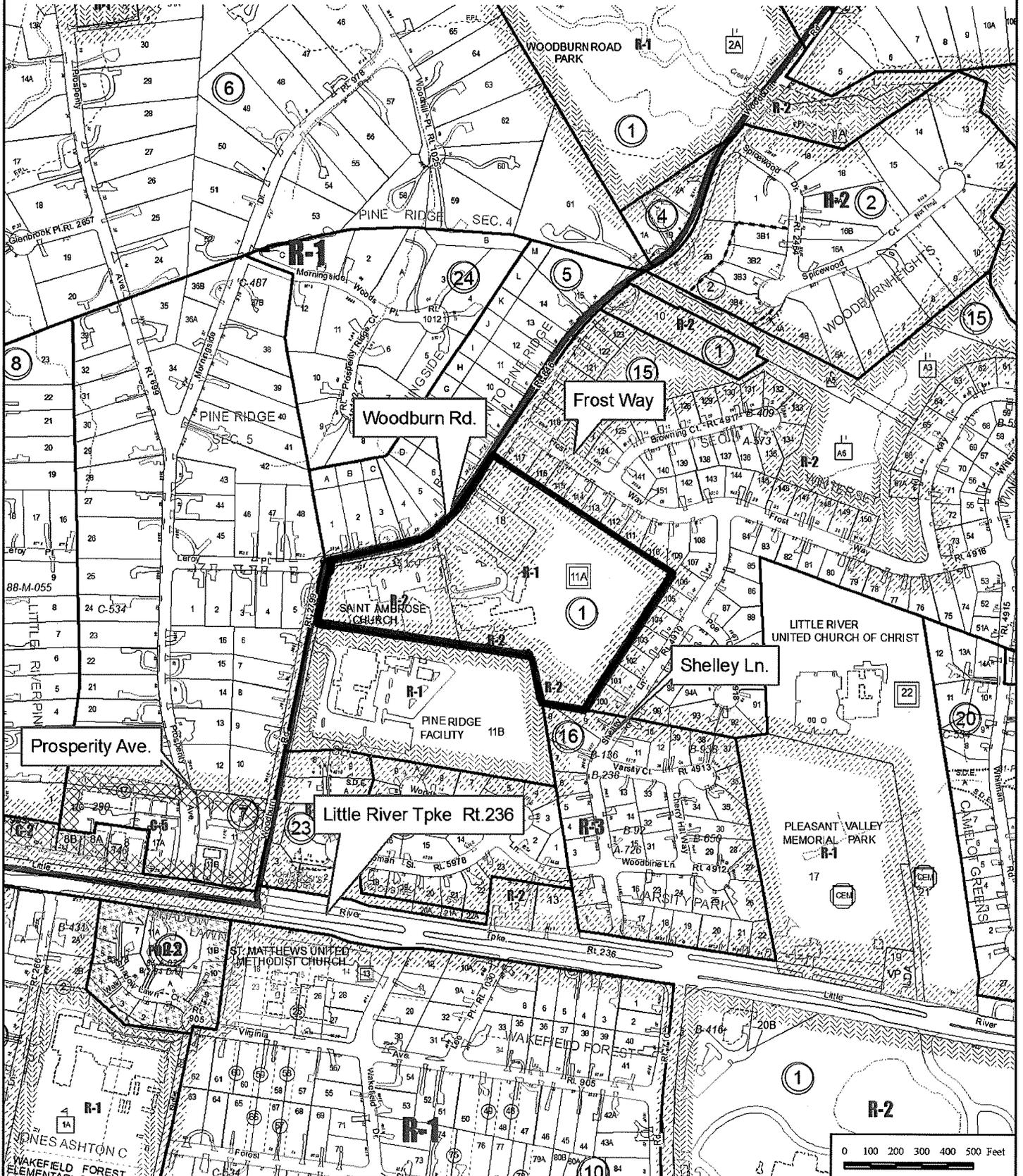
MOST REVEREND PAUL S. LOVERDE, BISHOP
OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND
HIS SUCCESSORS IN OFFICE
(ST. AMBROSE CATHOLIC CHURCH AND SCHOOL)



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SPECIAL PERMIT AMENDMENT PLAT

SAINT AMBROSE PARISH

3825 WOODBURN ROAD, ANNANDALE VA
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

REQUIRED ZONING TABULATIONS	
R-1	15,000 SF
R-2	36,000 SF
R-3	54,000 SF
R-4	72,000 SF
R-5	90,000 SF
R-6	108,000 SF
R-7	126,000 SF
R-8	144,000 SF
R-9	162,000 SF
R-10	180,000 SF
R-11	198,000 SF
R-12	216,000 SF
R-13	234,000 SF
R-14	252,000 SF
R-15	270,000 SF
R-16	288,000 SF
R-17	306,000 SF
R-18	324,000 SF
R-19	342,000 SF
R-20	360,000 SF
R-21	378,000 SF
R-22	396,000 SF
R-23	414,000 SF
R-24	432,000 SF
R-25	450,000 SF
R-26	468,000 SF
R-27	486,000 SF
R-28	504,000 SF
R-29	522,000 SF
R-30	540,000 SF
R-31	558,000 SF
R-32	576,000 SF
R-33	594,000 SF
R-34	612,000 SF
R-35	630,000 SF
R-36	648,000 SF
R-37	666,000 SF
R-38	684,000 SF
R-39	702,000 SF
R-40	720,000 SF
R-41	738,000 SF
R-42	756,000 SF
R-43	774,000 SF
R-44	792,000 SF
R-45	810,000 SF
R-46	828,000 SF
R-47	846,000 SF
R-48	864,000 SF
R-49	882,000 SF
R-50	900,000 SF

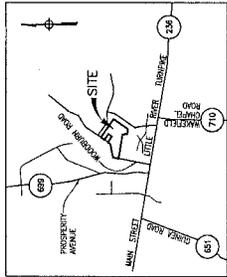
EXISTING ZONING TABULATIONS	
GROUP 1 INSTITUTIONAL USE, CHURCH	
TOTAL	150 SPACES
595,840 SF	408,483 AC
13,278 AC	9,377 AC
74'	30 FEET
87'	
27'	
47,100 SF	23,877 SF
0.08	0.05
	75%
	0.14
	62%

REQUIRED PARKING TABULATION	
PLACES OF WORSHIP	150 SPACES
CHURCH SEATING = 600	
(PER ZONING ORDINANCE SECTION FOUR (4) SEATS, (1) SPACE PER FOUR (4) SEATS)	
SCHOOL	150 SPACES
PROF. MESSY SCHOOL & CHILD CARE = 20 (AT ONE TIME)	
(PER ZONING ORDINANCE SECTION FIVE (5) ONE (1) SPACE PER FIFTY (50) SEATS)	
FOR A CENTER OR SCHOOL WHICH IS NOT A CHURCH OR SCHOOL	
(PER ZONING ORDINANCE SECTION SIX (6) ONE (1) SPACE PER FIFTY (50) SEATS)	

EDUCATION CENTER (GRADE K-8) = 220	
(PER ZONING ORDINANCE SECTION SEVEN (7) ONE (1) SPACE PER FIFTY (50) SEATS)	
11-106-17 ONE (1) SPACE PER FIFTY (50) SEATS	
FOR A CENTER OR SCHOOL WHICH IS NOT A CHURCH OR SCHOOL	
(PER ZONING ORDINANCE SECTION EIGHT (8) ONE (1) SPACE PER FIFTY (50) SEATS)	
TOTAL REQUIRED SPACES (CONGRUOUS)	150 SPACES
TOTAL REQUIRED SPACES (NEEDS)	150 SPACES

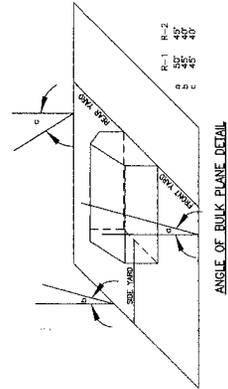
PROVIDED PARKING TABULATION	
EXISTING SHARED PARKING SPACES	176 SPACES
EXISTING SHARED PARKING SPACES	13 SPACES
EXISTING SHARED PARKING SPACES	100 SPACES
TOTAL SPACES	389 SPACES

INTERIOR PARKING LOT LANDSCAPING	
TOTAL PARKING AREA	76,220 SF
LANDSCAPING REQUIRED (1%)	762 SF
LANDSCAPING PROVIDED (3.8%)	4,288 SF



VICINITY MAP
SCALE: 1" = 200'

OWNER & APPLICANT
S. LOVERE, BISHOP OF THE
CATHOLIC DIOCESE OF
FAIRFAX COUNTY, VA
P.O. BOX 1000
ARLINGTON, VA 22203



ANGLE OF BULK PLANE DETAIL

LAND DEVELOPMENT CONSULTANTS, INC.
CIVIL ENGINEERING AND PLANNING SURVEYING
10905 MAIN STREET, SUITE 200, FAIRFAX, VA 22030
PH. 703.581.6900 FAX. 703.279.7961
WWW.LANDDEVELOPMENTCONSULTANTS.COM

COVER SHEET
SPECIAL PERMIT AMENDMENT PLAT
SAINT AMBROSE PARISH
3825 WOODBURN ROAD, ANNANDALE VA
MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA



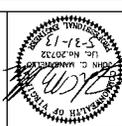
NO.	DATE	BY	REVISION
1	5/11/13	PLM	ISSUE FOR PERMIT
2	5/11/13	PLM	REVISED PER COMMENTS
3	5/11/13	PLM	REVISED PER COMMENTS
4	5/11/13	PLM	REVISED PER COMMENTS
5	5/11/13	PLM	REVISED PER COMMENTS
6	5/11/13	PLM	REVISED PER COMMENTS
7	5/11/13	PLM	REVISED PER COMMENTS
8	5/11/13	PLM	REVISED PER COMMENTS
9	5/11/13	PLM	REVISED PER COMMENTS
10	5/11/13	PLM	REVISED PER COMMENTS
11	5/11/13	PLM	REVISED PER COMMENTS
12	5/11/13	PLM	REVISED PER COMMENTS
13	5/11/13	PLM	REVISED PER COMMENTS
14	5/11/13	PLM	REVISED PER COMMENTS
15	5/11/13	PLM	REVISED PER COMMENTS
16	5/11/13	PLM	REVISED PER COMMENTS

COUNTY PROJ. NO.: 1081205
SCALE: AS SHOWN
DATE: 1/9/2013
SHEET: 1 OF 4

LAND DEVELOPMENT CONSULTANTS, INC.
 CIVIL ENGINEERING, LAND PLANNING, SURVEYING
 10905 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
 PH. 703.681.6800 FAX 703.273.7861
 WWW.LANDDEVELOPMENTCONSULTANTS.COM

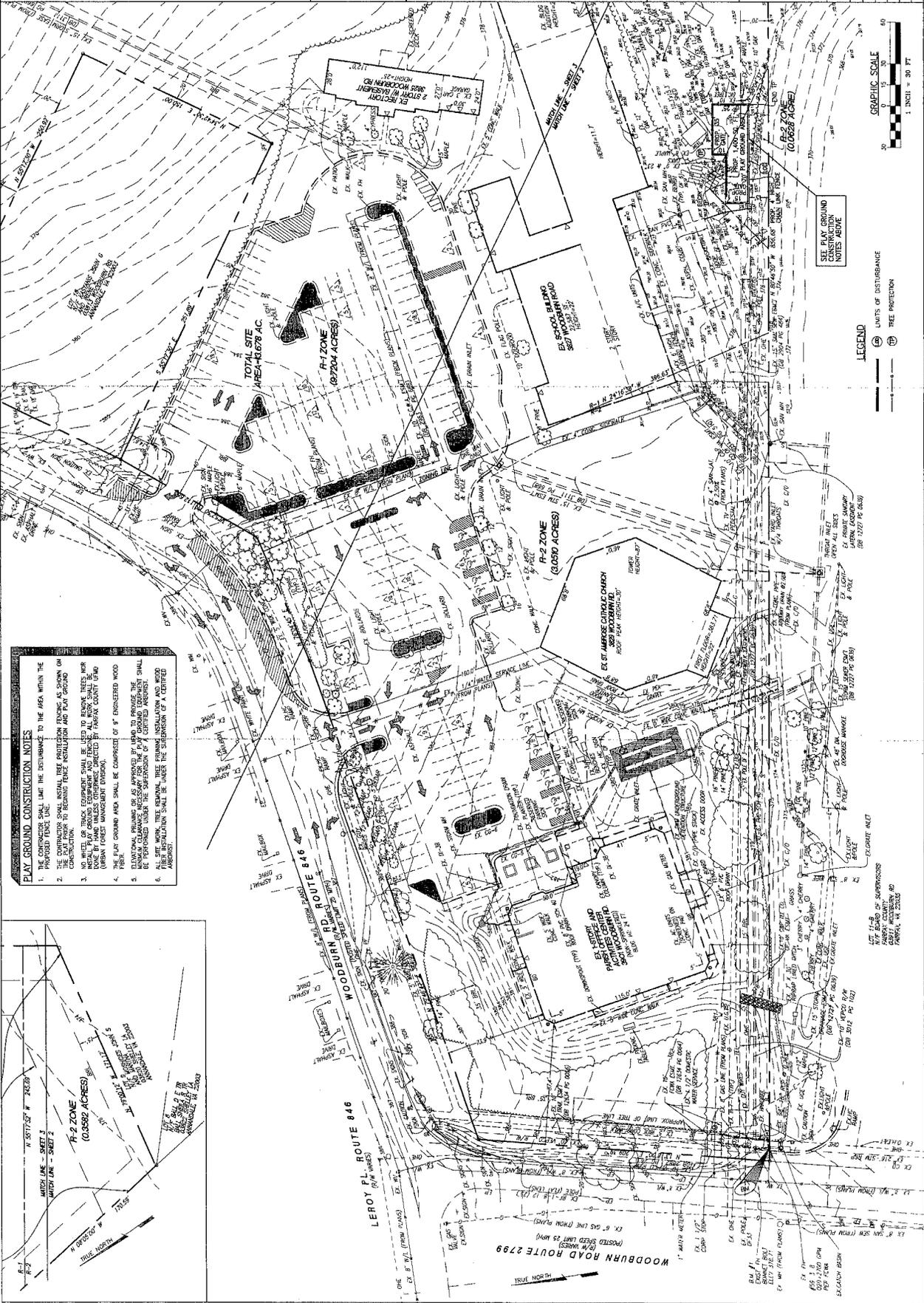
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PLAN SHEET
SPECIAL PERMIT AMENDMENT PLAN
SAINTE AMBROSE PARISH
 3625 WOODBURN ROAD, ANNANDALE VA
 MASON DISTRICT, FAIRFAX COUNTY, VIRGINIA

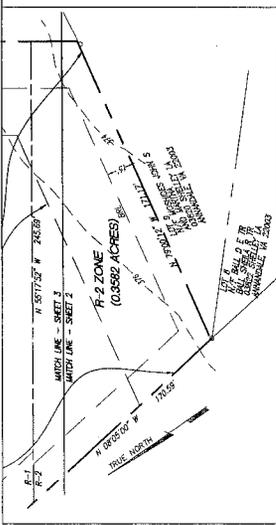


DATE	REVISION
1/1/13	URBAN FOREST RELATIONS
1/1/13	PLAY GROUND AREAS
1/1/13	PLAY GROUND AREAS

COUNTY PROJ. NO. 10917-25
 LOCAL PROJ. NO. 10917-25
 SCALE: 1" = 30'
 DATE: 1/9/2013
 SHEET: 2 OF 4



- PLAY GROUND CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL MAINTAIN THE DISTURBANCE TO THE AREA WITHIN THE PRESCRIBED TRUCK ONE (1) TIME.
 2. THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON THE ATTACHED DRAWING TO PROTECT ALL EXISTING TREES AND PLAY GROUND CONSTRUCTION.
 3. NO WHEEL OR TRACK EQUIPMENT SHALL BE USED TO REMOVE TREES NOR SHALL ANY PLAY GROUND EQUIPMENT BE INSTALLED BY FAIRFAX COUNTY (URBAN FOREST MANAGEMENT DIVISION).
 4. THE PLAY GROUND AREA SHALL BE COMPOSED OF 9" ENGINEERED WOOD DECKING.
 5. ALL PLANTINGS OR ASPECTS OF THE PLAY GROUND EQUIPMENT SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
 6. TREE INSTALLATION SHALL BE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.



LEGEND

- LIMITS OF DISTURBANCE
- TREE PROTECTION

GRAPHIC SCALE
 0 10 20 30 40
 1 INCH = 30 FT

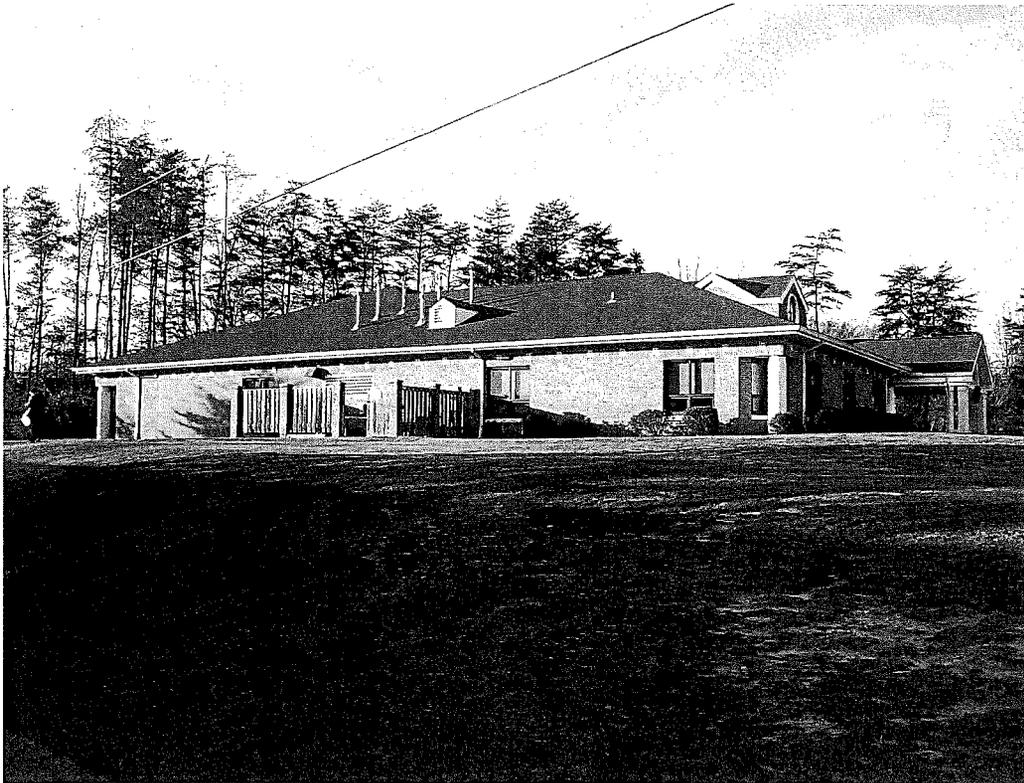
SEE PLAY GROUND CONSTRUCTION NOTES PAGE

LET 11-8
 ALL BOARD OF SUPERVISORS
 COUNTY OF FAIRFAX
 COUNTY EXECUTIVE
 FAIRFAX, VA 22030

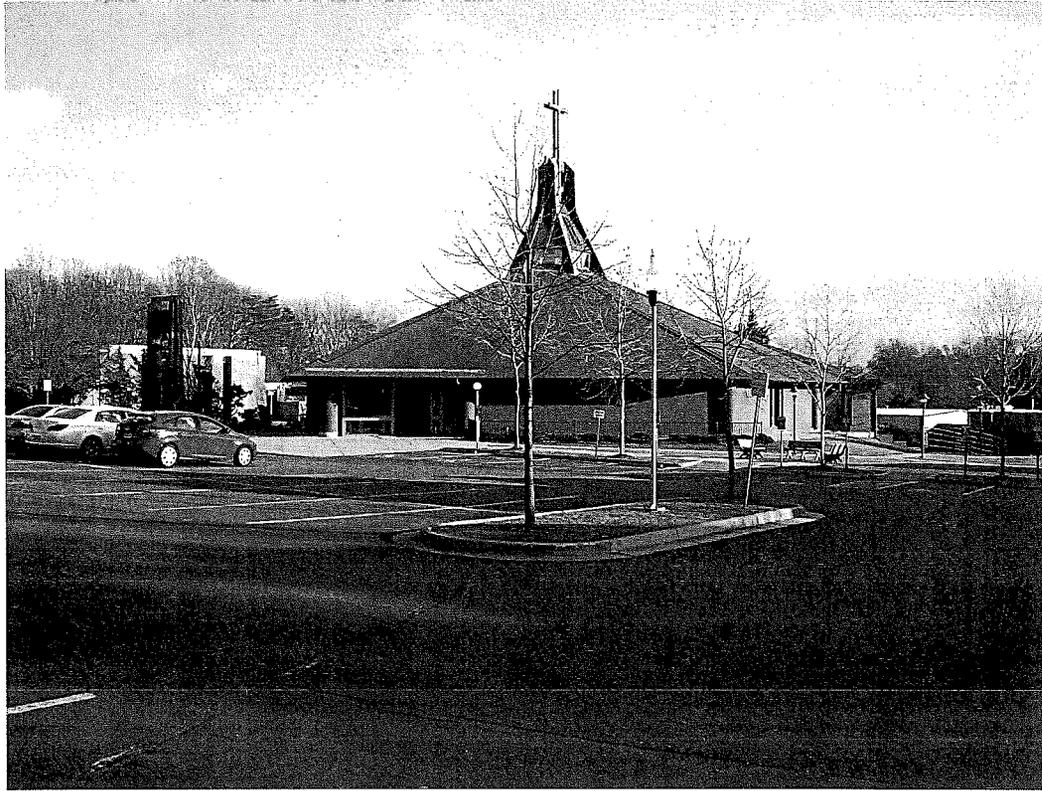
SAINT AMBROSE PARISH PICTURES



PARISH OFFICE AND ACTIVITIES CENTER – VIEW FROM EAST



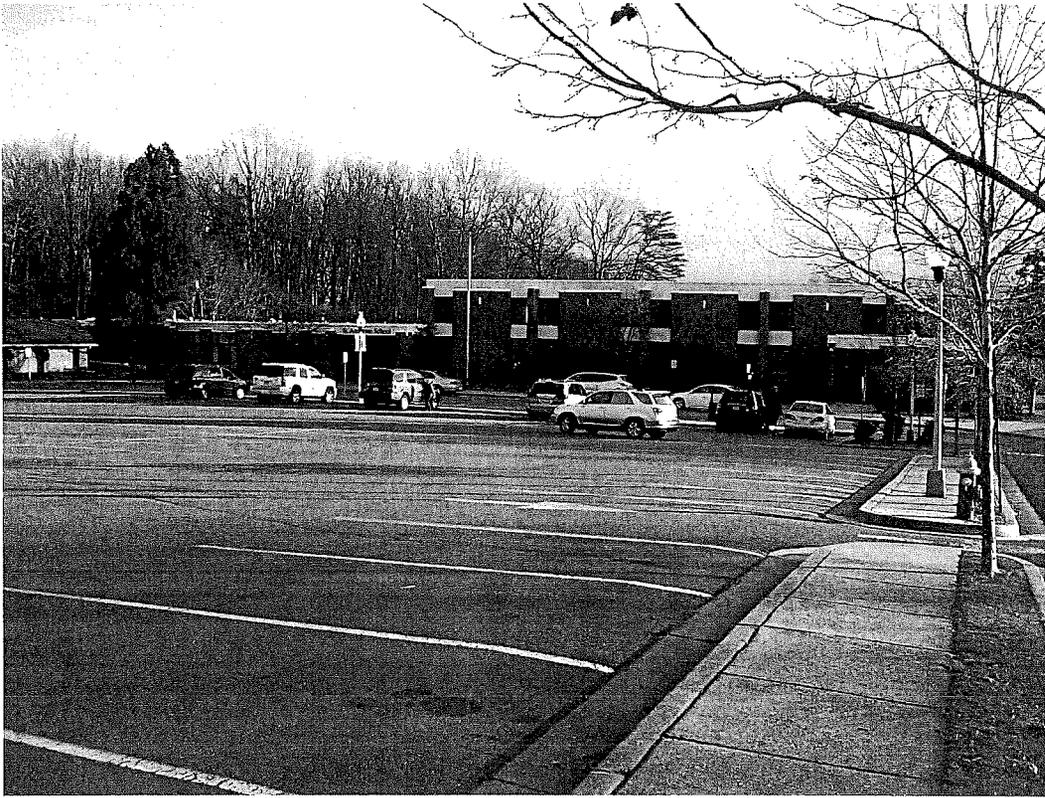
PARISH OFFICE AND ACTIVITIES CENTER – VIEW FROM SOUTH



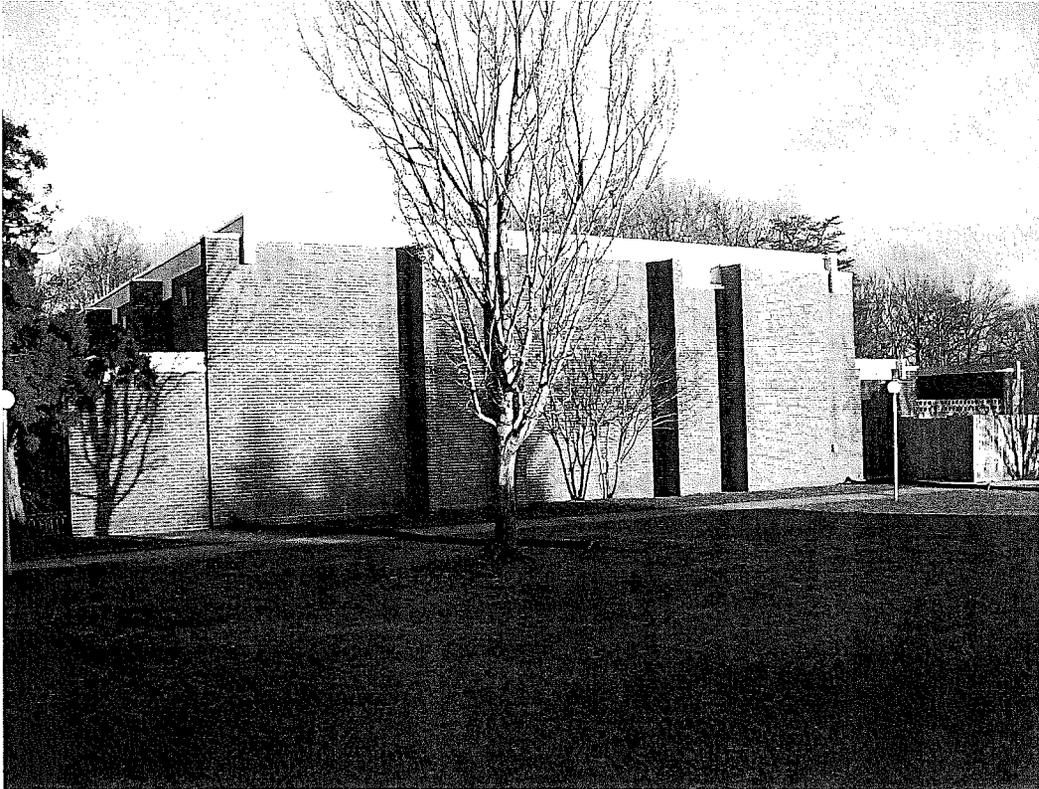
SAINT AMBROSE CATHOLIC CHURCH – VIEW FROM NORTH



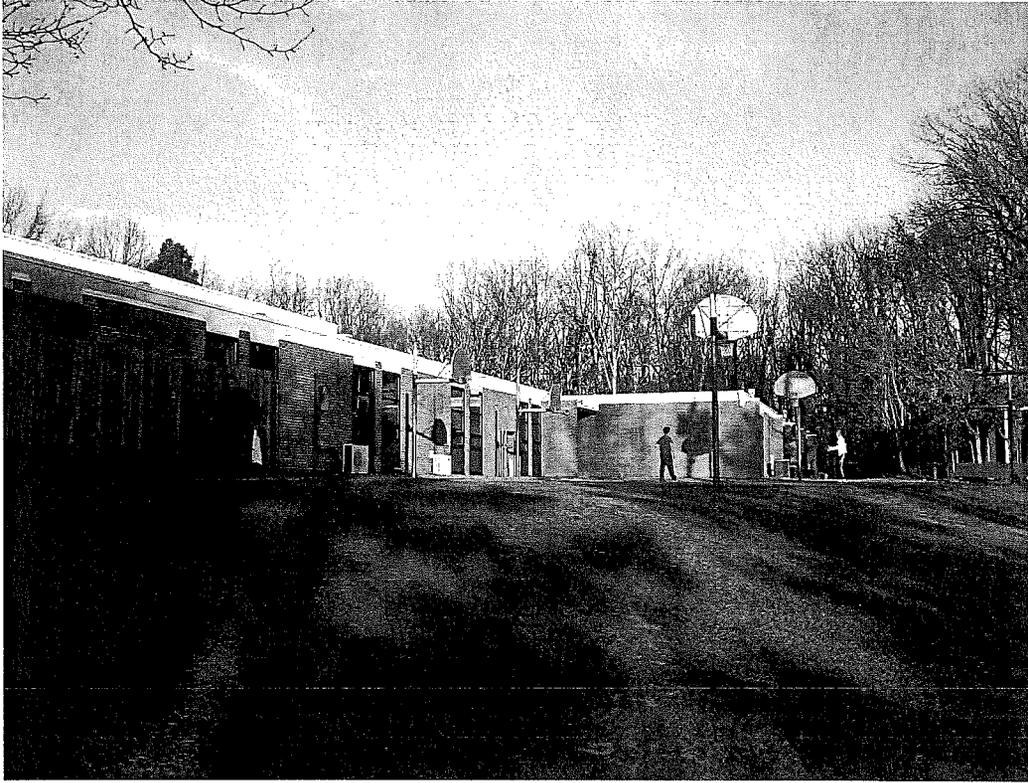
SAINT AMBROSE CATHOLIC CHURCH – VIEW FROM EAST



SCHOOL BUILDING – VIEW FROM NORTH



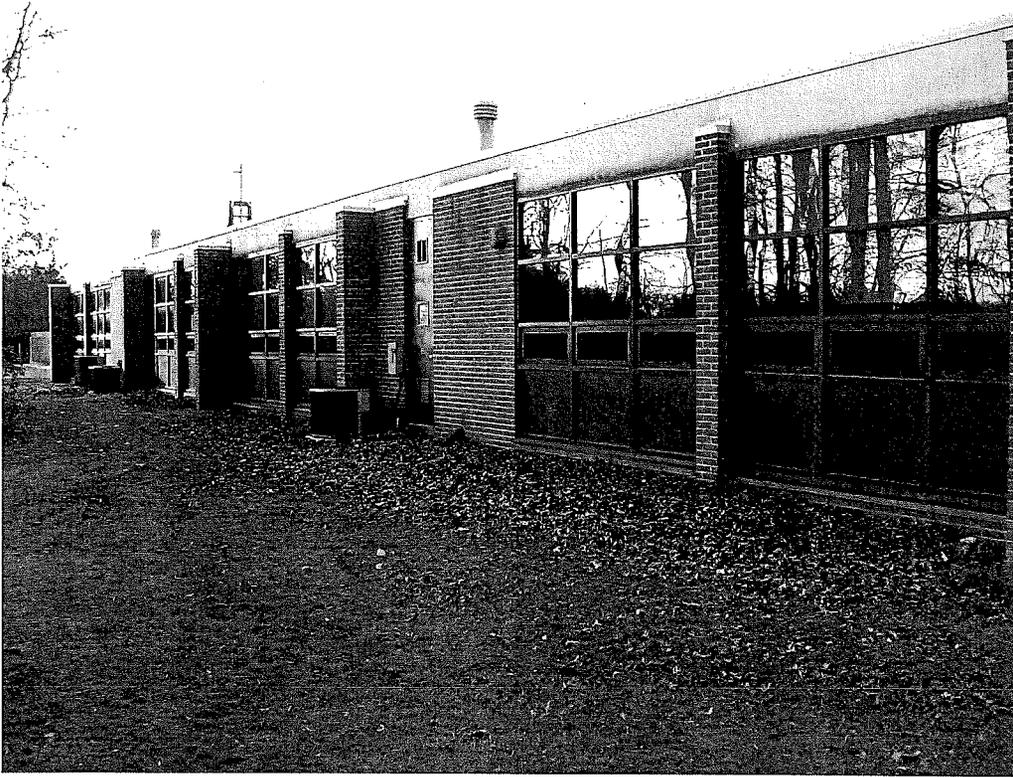
SCHOOL BUILDING – VIEW FROM WEST



SCHOOL BUILDING – PARTIAL VIEW FROM SOUTH-WEST



SCHOOL BUILDING – PARTIAL VIEW FROM SOUTH-EAST



SCHOOL BUILDING – PARTIAL VIEW FROM SOUTH-EAST



SCHOOL BUILDING – PARTIAL VIEW FROM EAST



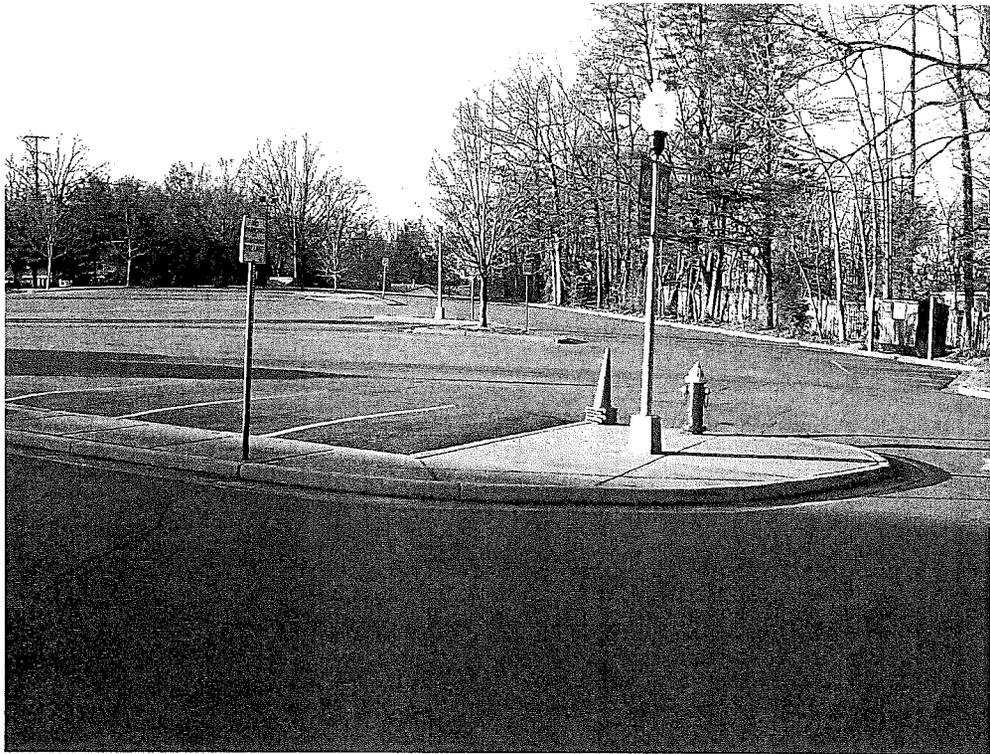
RECTORY BUILDING – VIEW FROM NORTH-WEST



RECTORY BUILDING – VIEW FROM SOUTH-EAST



PARKING LOT – VIEW FROM SOUTH



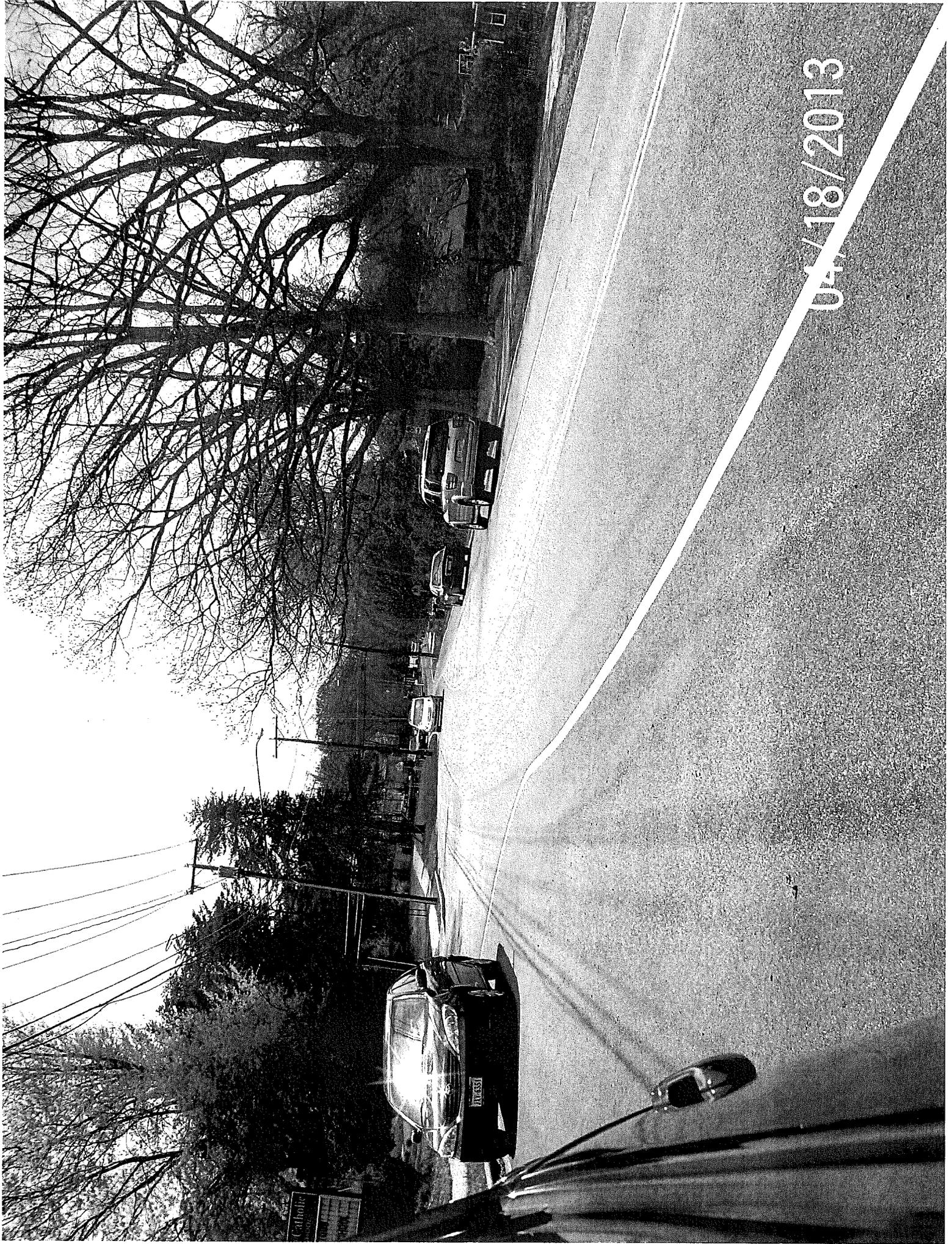
PARKING LOT – VIEW FROM SOUTH-EAST



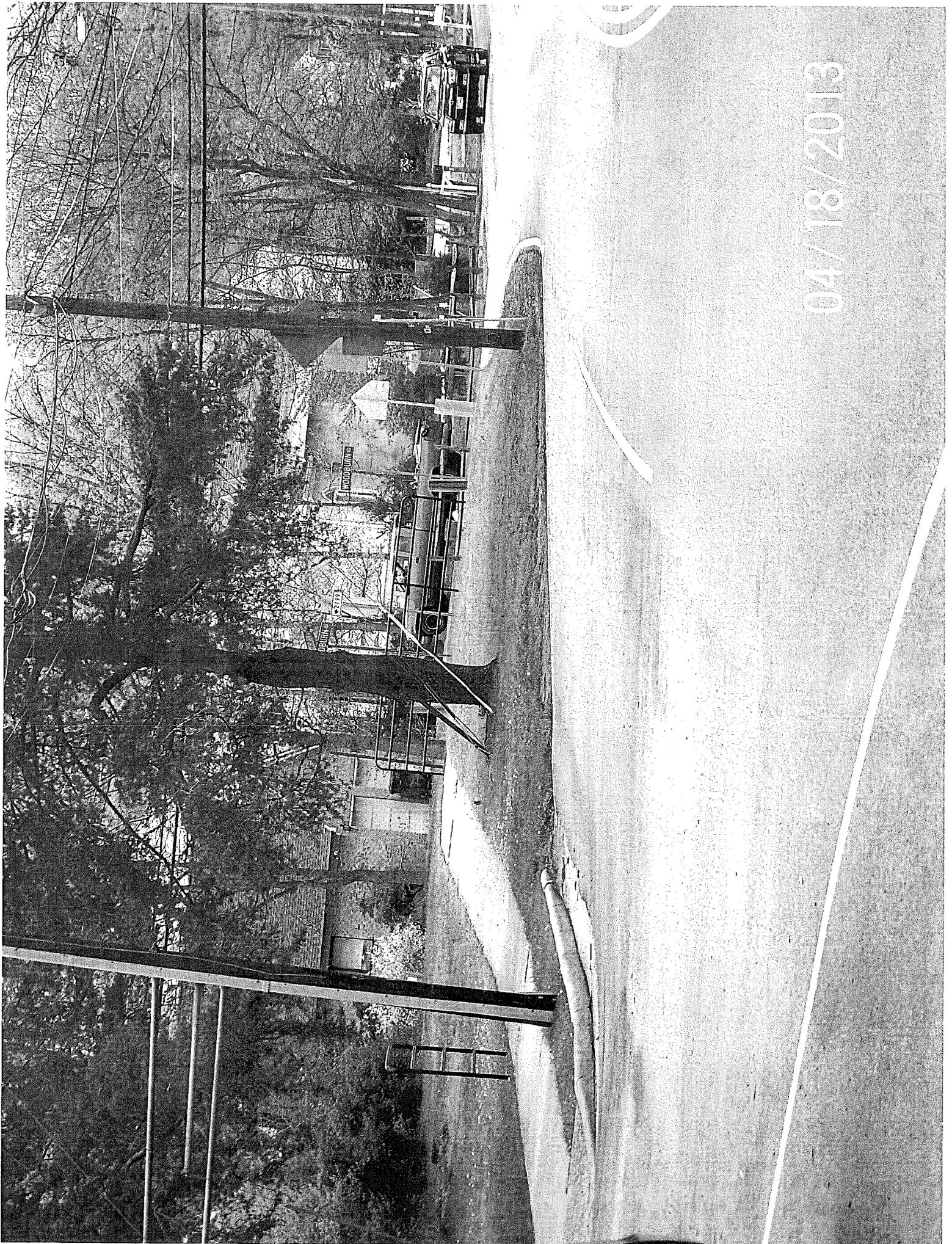
PARKING LOT – VIEW FROM NORTH



PARKING LOT – VIEW FROM NORTH



04/18/2013

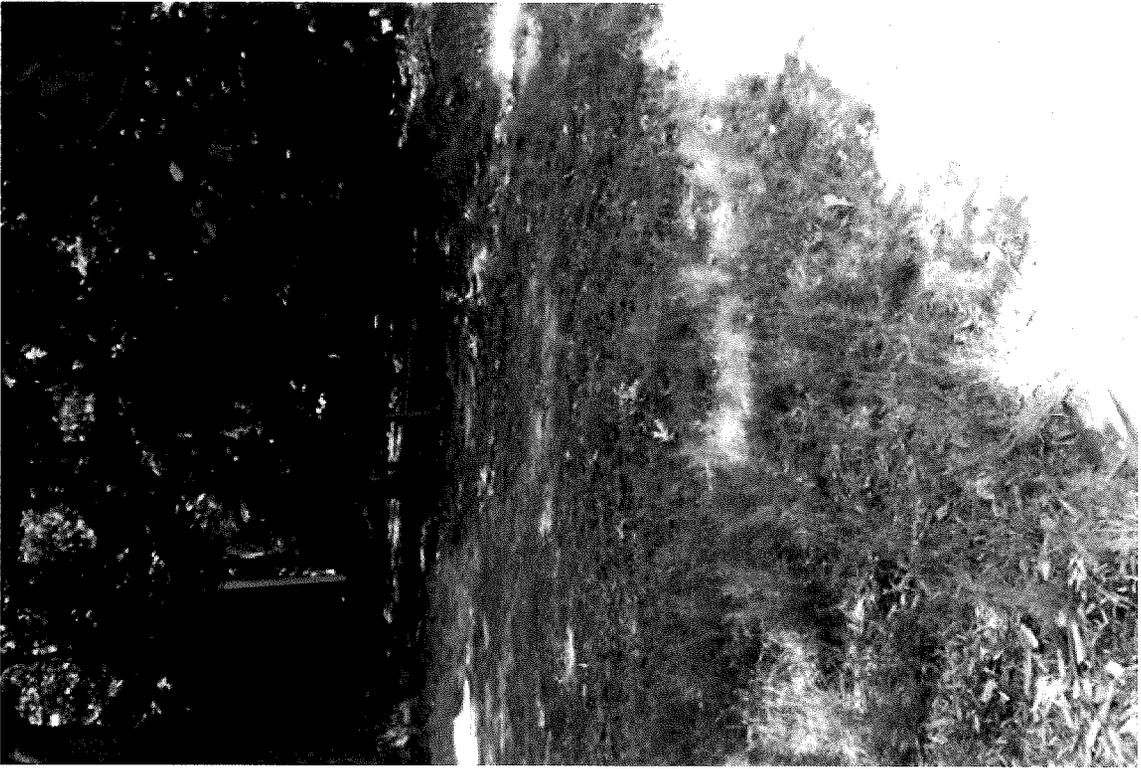


04/18/2013









DESCRIPTION OF THE APPLICATION

Special Permit Request

The applicant requests an amendment to SP 76-M-086 which was previously approved for a church with 600 seats and a private school of general education for a maximum of 250 students daily to permit the addition of a nursery school use for a total of 260 students daily between the two uses of the school and nursery school. A 1,400 square feet playground area with a playset is proposed to be constructed in the rear of the general school building.

	<u>Existing</u>	<u>Proposed</u>
Lot Size:	R-1: 9.38 acres R-2: 4.3 acres	No Change
FAR	R-1: 0.06 R-2: 0.14	No Change
Parking Spaces:	183	No Change
Number of Seats:	600	No Change
Number of Students: <i>Private School</i> <i>Nursery School</i> <i><u>Total number of students onsite daily</u></i>	250 maximum approved (225 enrolled) n/a	No change Maximum of 28 Maximum of 260 students daily
Playground Area:	n/a	1,400 square feet
Hours of Operation:		
<i>Mass Schedule:</i>	<u>Monday-Friday</u> 7:00 am and 9:00am <u>Saturday</u> 9:00 am and 5:00 pm <u>Sunday</u> 8:00am, 10:00am and 12:00pm	No Change
<i>Private School:</i>	Maximum of Monday-Friday 8:00 am – 3:30 pm	No Change
<i>Nursery School:</i>	n/a	Maximum of Monday-Friday - 8:30 am – 11:30 am (morning session)

Number of Employees:		Maximum of 12:30 pm – 3:30 pm (afternoon session)
Church:	2 Priests 1 Religious Education Director 1 Choir Director 1 Administrative Assistant 1 Business Manager 1 Office Manager 2 Custodians Several Part Time Office Staff	No Change
Private School:	Maximum of 32	No Change
Nursery School:	n/a	Included
<u>Total number of employees onsite daily</u>		Maximum of 32 employees daily

Waivers and Modifications

The applicant requests a modification of transitional screening requirements to allow existing vegetation to serve as natural screening along the northern, eastern and western lot lines. A waiver of the barrier requirements along the northern, eastern and western lot lines is also requested. This request is continued from the previous Special Permit Amendment, SPA 76-M-086-4.

LOCATION AND CHARACTER

Existing Site Description:

The property is located on the southeastern side of Woodburn Road. It consists of 13.68 acres total and is developed with six structures including a sanctuary (10,113 square feet), a school (22,587 square feet), a parish office and activities center (11,884 square feet), a rectory (5,554 square feet) and two sheds. The site is generally flat and has a large wooded area. A two acre Conservation Easement is located along the eastern and a portion of the northern property line. Two access points to the site are provided from Woodburn Road.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single family detached dwellings	R-1	Residential, 1-2 du/ac
East	Single family detached dwellings	R-2	Residential, 2-3 du/ac
South	Pine Ridge High School Facility	R-1	Public Facilities, Governmental and Institutional
West	Single family detached dwellings	R-1	Residential, 1-2 du/ac

BACKGROUND**Site History:**

A Non-Residential Use Permit for the church was issued on November 15, 1967. At that time, the church was located in another building, approximately in the center of the site. This was prior to the adoption of the Zoning Ordinance Amendment that required special permit approval for a place of worship.

Application	Date	Use	BZA Action
Special Permit (No Appl. #)	5/23/1967	Private school for 300 children	Approved*
S-185-74	12/11/74	Parking Addition	Approved*
S-86-76	6/8/76	Construction of new sanctuary	Approved*
SPA 76-M-086-1	8/2/1983	Parking Addition	Approved*
SPA 76-M-086-2	7/9/1991	Building additions, parking addition, bell tower	Approved*
SPA 76-M-086-3	3/15/1995	Private school of general education with an enrollment of 250 children maximum and building additions to sanctuary and parish hall	Approved*
SPA 76-M-086-4	12/12/2000	To permit a building addition, site modifications and a change in development conditions	Approved*

*Approved with Development Conditions. The private school approved in the first special permit was never implemented. A copy of the Resolution and plat approved in conjunction with SPA 76-M-086-4 is included as Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Annandale Planning District
Planning Sector: Pine Ridge Community Planning Sector (A8)
Plan Map: Residential use at 2-3 du/ac and Public Parks

ANALYSIS**Special Permit Plat** (Copy at front of staff report)

Title of SP Plat: Special Permit Amendment Plat, Saint Ambrose Parish
Prepared By: Land Development Consultants, Inc.
Dated: January 9, 2013 as revised through May 31, 2013

Proposed Use

The applicant seeks a special permit amendment to permit the addition of a nursery school within an existing private school of general education on site. The proposed nursery school ages will be for three and four year olds in two sessions with a maximum of three hours of instructional time for each session. A maximum of 14 children are proposed for the nursery school on site at any one time in two sessions as follows:

Monday – Friday – 8:30am to 11:30 am – morning session (14 maximum students)
Monday – Friday 12:30 pm to 3:30 pm – afternoon session (14 maximum students)

The site is currently developed with a church with 600 seats and has an approved private school of general education for students in Kindergarten through 8th grade with 250 students. Currently there are only 225 students enrolled. With the addition of the nursery school, the applicant proposes a maximum number of students on-site at any one time to be 260. Approximately 14 students would be in the nursery school at any one time (with 28 total for both sessions) and the rest would be in the private school of general education. The maximum number of employees combined between the private school of general education and nursery school will be 32.

No changes are proposed to the number of seats approved for the sanctuary. No exterior modifications (building additions) are proposed with this application. The applicant does propose a 1,400 square foot playground area. The playground area is to be located at the rear of the school building.

Space within the sites existing playground area and open fields will be used as dedicated outdoor playground areas for the addition of the nursery school use.

Urban Forestry Analysis (Appendix 5)

Issue: Playground area impact on trees

The applicant is proposing to add a playground area with fencing behind the school building as shown on the plat submitted with this application. The playground area, however, could negatively impact the existing trees and undergrowth in the proposed area. Staff from the Urban Forestry Division was concerned about the impact of the playground area on the existing trees in that area and on the root network. The applicant and staff met on site on May 30, 2013, in order to discuss how to minimize the effect of the installation and construction of the playground area on the trees. While it was determined there are a minimal amount of trees in the playground area, staff was still concerned about tree protection for the surrounding trees.

Resolution:

In an updated memorandum from Urban Forestry dated May 31, 2013, staff proposed development conditions to provide adequate tree protection through the construction of the playground area. The Urban Forestry staff suggestions include, using a Certified Arborist or Registered Consulting Arborist, clearly marking limits of clearing and grading the removal of trees by hand and the installation of the playground by hand. Additionally, the Urban Forestry staff suggests the installation of tree preservation fencing and pruning of trees to provide clearance for the play equipment. Staff believes these development conditions adequately address the concerns related to tree protection.

Transportation Analysis (Appendix 6)

There are no transportation issues identified by the Fairfax County Department of Transportation (FCDOT) or from the Virginia Department of Transportation (VDOT) for this application. The FCDOT memo is included in this staff report as Appendix 6.

ZONING ORDINANCE PROVISIONS

R-1 and R-2 DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Lot Size	R-1: 36,000 sq. ft R-2: 15,000 sq. ft.	R-1: 9.38 acres R-2: 4.3 acres
Lot Width	R-1: 150 feet R-2: 150 feet	209 feet
Building Height	Maximum of 60 feet	30 feet

R-1 and R-2 DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Front Yard	R-1: 45° angle of bulk plane not less than 30 feet R-2: 50° angle of bulk plane not less than 40 feet	74 feet (Rt. 846) 87 feet (Rt. 2799)
Side Yard	R-1: 45° angle of bulk plane not less than 20 feet R-2: 40° angle of bulk plane not less than 15 feet	43 feet
Rear Yard	R-1: 45° angle of bulk plane not less than 25 feet R-2: 40° angle of bulk plane not less than 25 feet	27.3 feet
Floor Area Ratio	R-1: 0.15 R-2: 0.20	R-1: 0.06 R-2: 0.14
Parking	<u>Total: 192 spaces</u> Place of Worship: 150 spaces Proposed Nursery School: 6 spaces Private school: 36 spaces	183*

* The applicant will need to apply for and obtain a shared parking agreement between the different uses on the lot. A development condition has been included in Appendix 1 of this staff report to address the shared parking agreement issue.

STANDARD	REQUIRED	PROVIDED
Transitional Screening		
North (single family residential)	T/S 1 - 25 feet in width planted with evergreen trees or a mixture of evergreen and deciduous trees	35 foot width of natural vegetation with previously supplemented landscaping*
East (school)	T/S 1 - 25 feet in width planted with evergreen trees or a mixture of evergreen and deciduous trees	Approximately 15 feet in width of natural and previously supplemented landscaping exists abutting Lot 18, and approximately 7.5 acres of existing deciduous trees within a conservation easement exist abutting the Winterset Subdivision*
South (multi-family residential)	None	Scattered Vegetation*
West (single family residential)	T/S 1 - 25 feet in width Planted with evergreen trees or a mixture of evergreen and deciduous trees	Approximately 35 feet to 110 feet area of existing deciduous and coniferous vegetation*
Barrier		
North (Single family residential)	Barrier D, E or F	None**
East (School)	None	None**
South (Multi-family residential)	H	None**
West (Single family residential)	Barrier D, E or F	None**

* Transitional Screening Requirement modified by SPA 76-M-086-4

** Barrier requirement waived by SPA 76-M-086-4

WAIVERS/MODIFICATIONS REQUESTED

The applicant is requesting a continuance of the previous waivers approved with SPA 76-M-086-04. A modification of transitional screening requirements is requested to allow existing vegetation to serve as natural screening along the northern, eastern and western lot lines. A waiver of the barrier requirements along the northern, eastern and western lot lines was also requested. In this application there are no physical changes

on site except for a few trees being removed for the construction of the playground area. No additional vegetation will be removed. Additionally much of the designated tree save area is under a conservation easement and provides adequate barriers and transitions to the residential properties. Therefore, staff supports the continuation of all waivers and modifications previously approved by the BZA.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 7)

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sect. 8-303)
- Additional Standards for Churches, Chapels, Temples, Synagogues, or Other Such Places of Worship With a Child Care Center, Nursery School or Private School (Sect 8-308)

CONCLUSION

Staff believes that the request for the nursery school is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SPA 76-M-086-5. If the BZA intends to approve the application then staff suggests the BZA adopt the Proposed Development Conditions in Appendix 1 of the staff report.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Conditions and Plat Associated with SPA 76-M-086-4
5. Urban Forestry Memorandum dated May 31, 2013
6. Fairfax County Department of Transportation Memorandum dated March 28, 2013
7. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS**June 5, 2013****SPA 76-M-086-5**

If it is the intent of the Board of Zoning Appeals to approve SPA 76-M-086-5 located at Tax Map 59-3 ((1)) 11A to amend SP 76-M-086 previously approved for a place of worship and private school of general education to permit a nursery school, pursuant to Sect. 3-203 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from previous special permits are marked with an asterisk. Minor edits have been made to these conditions to conform to current terminology. These edits have been underlined.

1. This approval is granted to the applicant only, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Ambrose Catholic Church and School) and is not transferable without further action of this Board, and is for the location indicated on the application, 3825 Woodburn Road (13.68 acres), and is not transferable to other land.*
2. This special permit amendment is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat titled "Special Permit Amendment Plat, Saint Ambrose Parish," prepared by John C. Manganello, P.E., Land Development Consultants, Inc. dated January 9, 2013 and as revised through May 31, 2013 and approved with this application, as qualified by these development conditions.*
3. A copy of this special permit amendment 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 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 permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. The maximum number of seats in the church shall be six hundred (600).*

6. All parking shall be on site as depicted on the special permit Amendment plat. A parking reduction shall be obtained through DPWES as required for Sect. 11-106.3 of the Zoning Ordinance prior to issuance of a Non-RUP for the nursery school to permit the shared use of the church, parking lot for both the church use and school uses. If approval of a parking reduction is not obtained, the number of seats in the worship area and/or the number of children in the school of general education or nursery school shall be reduced to meet the parking requirements as determined by DPWES.
7. The applicant shall encourage a carpool program with a goal of 40% of the students in the school and nursery school participating in the program.*
8. The private school of general education and nursery school shall be limited to a total maximum daily enrollment of 260 students between the two uses.*
9. The maximum total number of employees between the private school of general education and nursery school shall be limited to 32.
10. The hours of operation for the private school of general education shall be limited to a maximum time period of between 8:15 a.m. and 3:30 p.m. with reasonable accommodation for drop-off and pick-up of students before and after school. Evening hours until 11:00 p.m. shall be permitted for related school activities.*
11. The hours of operation for the nursery school shall be limited to a maximum of two sessions of three hours each starting no earlier than 8:30am and ending by 3:30pm.
12. Prior to construction of the playground area and issuance of a Non-RUP for the nursery school, the services of a Certified Arborist or Registered Consulting Arborist shall be retained, and the limits of disturbance marked shall be marked with stakes and a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of disturbance with a Urban Forestry Management Division (UFMD) representative to determine where adjustments can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of disturbance, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed by hand as part of the clearing operation. All trees that are designated to be removed that are within the limits of disturbance shall be removed by hand through the use of a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. Any stump removal shall be done through the use of a stump-grinding machine in a manner causing as little disturbance as

possible to adjacent trees and associated understory vegetation and soil conditions.

13. The limits of disturbance shall be limited to the area as shown on the special permit amendment plat, subject to allowances specified in these conditions.
14. All trees outside the limits of disturbance are to be preserved and shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart shall be erected at the limits of disturbance as shown on the SPA.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any tree removals. The installation of all tree protection fencing shall be performed by hand under the supervision of a Certified Arborist or Registered Consulting Arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved.”

15. All site work including but not limited to tree and shrub removal, tree pruning, play equipment installation, both tree preservation and playground fencing installation, and wood fiber installation shall be performed by hand, under the supervision of a Certified Arborist or Registered Consulting Arborist, in order to ensure that activities are conducted in a manner that does not negatively impact trees or their critical root zones within and surrounding the playground as approved by the UFMD. No wheeled or tracked equipment shall be used for any work onsite, unless specifically approved in writing by the UFMD.
16. Elevational pruning or pruning to raise, according to the most recent version of the ANSI A300 Pruning Standards, shall be done by an ISA Certified Arborist or Registered Consulting Arborist to provide the minimum clearance necessary for the play equipment.
17. Prior to issuance of the new non-residential use permit (Non-RUP), a field inspection shall be requested and be conducted by UFMD to verify all tree preservation activities have been completed and no additional tree preservation work is necessary.
18. All foundation plantings shall be maintained along the northern and eastern sides of the proposed structure. The species, size and location of the vegetation shall be as determined by the Urban Forestry Branch.*
19. Interior parking lot landscaping shall be maintained in accordance with Article 13 of the Zoning Ordinance.*
20. The existing vegetation shall be deemed to fulfill the requirements for

transitional screening on the northern, western and eastern lot lines. The Urban Forestry Branch shall inspect existing vegetation on the site and may require replacement plantings for any vegetation which is dead, dying or less than six (6) feet in height.*

21. The barrier requirement shall be waived along the northern, eastern and western lot lines.*

22. Stormwater Management Best Management Practices (BMPs) shall be maintained as determined by DPWES.*

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval* unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use 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.

Application No.(s): SPA 76-M-086-05
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

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

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

11964/a

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Ambrose Catholic Church and School)	200 North Glebe Road, Suite 704 Arlington, Virginia 22203	Applicant/Title Owner of Tax Map 59-3 ((1)) 11A
Mark J. Anthony J. Reid Herlihy Barbara S. Dalmut Mark E. Herrmann		Agent Agent Agent Attorney/Agent

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

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

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

Application No.(s): SPA 76-17-086-05
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

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

119641a

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Land Development Consultants, Inc. Agent: John C. Manganello	10805 Main Street, Suite 700 Fairfax, Virginia 22030	Engineer/Agent

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

Application No.(s): SPA 76-m-086-05
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

119641a

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, 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) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

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

Application No.(s): SPA 76-M-086-05
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

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

119641a

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

Land Development Consultants, Inc.
10805 Main Street, Suite 700
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John C. Manganello, Sole Shareholder

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Application No.(s): SPA 76-m-080-05
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

119641a

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)
None

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

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

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

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

Application No.(s): SPA 76-M-086-05
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

119641a

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

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

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

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

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

None

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

Application No.(s): SPA 76-m-086-05
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

119641a

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

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

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

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

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

WITNESS the following signature:

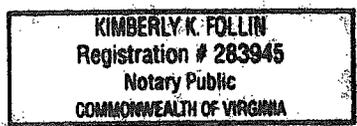
(check one) [] Applicant [x] Applicant's Authorized Agent

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

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

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





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

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

Amended
 May 23, 2013

Via E-mail and Hand Delivery

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

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

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special permit amendment application to add a nursery school to St. Ambrose Catholic Church (the "Church") and School (the "School").

The Applicant is the owner of approximately 13.68 acres identified among the Fairfax County tax assessment records as 59-3 ((1)) 11A (the "Subject Property"). The Subject Property is located on the south and east sides of Woodburn Road near its intersection with Leroy Place. Surrounding uses include single family residential communities zoned to the R-1 and R-2 Districts and the Pine Ridge Facility, which is a public use. The Subject Property is located in the Mason Magisterial District.

The Church and School have been located on the Subject Property for many years and have served the community by providing religious and educational services. Existing improvements on the Subject Property consist of a place of worship with related facilities, including a rectory and a multi-purpose building, and a school building with typical supporting improvements. A number of land use approvals have previously been granted for the Subject Property. Most recently, the Board of Zoning Appeals approved SPA 76-M-086-4 on December 12, 2000. The approval permits the continued operation of a place of worship and private school of general education subject to 14 development conditions.

The Applicant is currently designing a master plan that will include a number of modifications to the existing improvements. This planning process will take a number of months to finalize. In the interim, the Applicant is proposing to add a pre-school program to the School to serve three (3) and four (4) year olds. The pre-school will meet the definition of nursery

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 COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

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

school as defined by the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), and is intended to complement the Applicant's existing education curriculum. The private school of general education is currently limited to a maximum daily enrollment of 250 children. The Applicant proposes a small increase in the School's maximum daily enrollment, but does not propose any improvements to existing buildings with this application. The size of the existing school building is sufficient to accommodate a nursery school in accordance with building code and state licensing requirements. Further, there are no changes proposed to the operation of the existing place of worship or the existing private school of general education. The Applicant does propose to add a playground to the south side of the existing school building for the children who will be enrolled in the nursery school. The playground will be approximately 1,400 square feet in size, and has been strategically located to minimize impacts on existing vegetation. Aside from understory growth, only one tree is proposed to be removed. As the playground is located in proximity to the shared property line with the Pine Ridge Facility, its installation will not impact existing screening to the adjacent residential community.

The Subject Property is located within the Pine Ridge Community Planning Sector of the Annandale Planning District in Area I of the Fairfax County Comprehensive Plan (the "Plan"). There are no specific land use recommendations for the development of the Subject Property, however, the Plan generally encourages development of compatible uses and intensities to existing development. The Plan map identifies the Subject Property as appropriate for residential development at a density of one (1) to two (2) dwelling units per acre. Places of worship and schools are generally accepted as compatible uses within residential areas. As the Applicant does not propose any changes to its existing buildings, and existing setbacks and buffers will be retained, there are no impacts on the adjacent residentially developed properties. Therefore, the proposed improvements are in harmony with the recommendations of the Plan and compatible with surrounding development.

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

- The type of operation will continue to be a place of worship and a private school of general education offering instruction from kindergarten to 8th grade. The existing operation of the Church and School will not be altered. In addition to religious services and classes, the Church offers programs typically found in association with a place of worship including religious education, community outreach, and other activities. The Applicant proposes to add a nursery school for three (3) and (4) years olds in two (2) sessions.
- The hours of operation, existing and proposed, are as follows:
 - Mass Schedule: Monday through Friday – 7:00 a.m. and 9:00 a.m.
Saturday – 9:00 a.m. and 5:00 p.m.
Sunday – 8:00 a.m., 10:00 a.m., 12:00 p.m.

The Church may also hold funeral masses, receptions, weddings, baptisms and other special religious services as needed to serve its members.

- Private School of General Education: Monday through Friday – 8:00 a.m. to 3:30 p.m. Some students participate in before and/or after school programs that are offered in addition to the standard school day.
- Nursery School: Monday through Friday –
8:30 a.m. – 11:30 a.m. – morning session
12:30 p.m. – 3:30 p.m. – afternoon session

- Approximately 930 families are currently registered as parishioners at the Church. Attendance varies for each service or event. The sanctuary has 600 seats and its seating capacity will not change. The highest attendance at Church services is on Sunday morning at the 10:00 a.m. mass when approximately 600 parishioners are in attendance. The total daily enrollment for the private school of general education and nursery school combined is proposed to be 260 students, which is an increase of 10 children from the current approval. A maximum of 14 children will be enrolled in each session of the proposed nursery school.
- The Church is currently served by two (2) priests, a religious education director, a choir director, an administrative assistant, an office manager, a business manager, two (2) custodians and a number of part-time office staff. The School employs a principal, an assistant, a school secretary, a librarian, a part-time clinic health aide, teachers and assistant teachers. The maximum number of employees, some of which are part-time, for the private school of general education and nursery school combined is 32.
- The proposed improvements will have no adverse impacts on traffic patterns. There are no changes proposed to the number of sanctuary seats or masses held at the Church. Daily morning masses are not typically heavily attended and are primarily attended by individuals. The number of attendees range from 40 to 50 persons. On the weekends, the peak hour of traffic is between 9:30 a.m. and 11:15 a.m. as parishioners arrive and depart from the 10:00 a.m. mass. The average number of parishioners at this service is approximately 600. The masses held on Saturday and early Sunday morning are also well attended and include many couples and families. The vehicle trips to the School and nursery school will be at different times than the peak operation of the Church. During the week, all trips to the School and nursery school will be by private vehicle. The School currently operates a carpool program that minimizes the number of daily vehicle trips. In addition, the arrival and departure of vehicles is staggered as some students participate in before and after school activities. An increase in the total enrollment of 10 children will generate approximately six (6) new vehicle trips in the a.m. peak and four (4) new vehicle trips in the p.m. peak. The a.m. peak for vehicular traffic arriving at the School is approximately 7:30 a.m. to 8:15 a.m. when approximately 100 vehicles enter and leave the Subject Property. The p.m. peak is from approximately 2:45 p.m. to 3:30 p.m. when approximately 80 vehicles enter and leave the Subject Property. Therefore, the maximum number

of trips to the Subject Property during its peak hour of operation during the week is approximately 200.

- The Church serves a radius of approximately twelve (12) miles with a majority of parishioners and parents living in Annandale, Fairfax and Falls Church.
- All existing buildings will remain and the only modification proposed to the Subject Property is the installation of a playground for the nursery school.
- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations except as may have been previously approved and as noted on the special permit plat.

The Applicant's proposal for a nursery school is a logical extension of its existing education program. A nursery school creates an opportunity for children who plan to attend the private school of general education to assimilate to the established daily curriculum. In addition, the Applicant's proposal will provide a much needed and valued service to the surrounding community. A convenient and quality pre-school education is increasingly important to Fairfax County residents. As the nursery school will be a state licensed preschool program, it will appeal to a wide range of families. St. Ambrose Catholic Church and School is an asset to the surrounding community and the Applicant's proposal will complement existing operations.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to give me a call. This application is presently scheduled for a public hearing before the Fairfax County Board of Zoning Appeals on June 12, 2013. As always, I appreciate your assistance and cooperation.

Very truly yours,

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


Lynne J. Strobel

LJS/kae

cc: Laura Gumkowski
Mark Anthony
Mark Herrmann
J. Reid Herlihy
Barbara Dalmut
John Manganello
Martin D. Walsh

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS IN OFFICE, SPA 76-M-086-4/ Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to amend SP 76-M-086 previously approved for a church and related facilities and private school of general education with an enrollment of 100 or more students daily to permit building addition, site modifications and change in development conditions. Located at 3901 Woodburn Rd. on approx. 13.68 ac. of land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 12, 2000; and

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

1. The applicant is the owner of the land.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-103 and 3-203 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application, 3901 Woodburn Road (13.68 acres), and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Monaco & Manganello, Land Development Consultants, Inc. dated through September 6, 2000, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. 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 conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. The maximum number of seats in the church shall be six hundred (600).
6. One hundred eighty (180) parking spaces shall be provided. All parking shall be on site as shown on the special permit plat.
7. The private school of general education shall be limited to a total maximum daily enrollment of 250 students.
8. The hours of operation for the school shall be limited to a maximum time period of between 8:15 a.m. and 3:30 p.m. with reasonable accommodation for drop-off and pick-up of students before and after school. Evening hours until 11:00 p.m. shall be permitted for related school activities.
9. The applicant shall encourage a carpool program with a goal of 40% of the students in the school participating in the program.
10. To preserve the existing vegetation on the site, the limits of clearing and grading shall be as shown on the special permit plat. The existing vegetation protected by the limits of clearing and grading shall be deemed to fulfill the requirements for transitional screening on the northern, western and eastern lot lines. The Urban Forestry Branch shall inspect the transitional screening area located between the parking lot and Woodburn Road and may require replacement plantings for any vegetation which is dead, dying or less than six (6) feet in height.

The Urban Forestry Branch shall also inspect the transitional screening area between the proposed structure and Woodburn Road and may require the installation of additional vegetation to meet the requirements of Transitional Screening I, if necessary.

11. The barrier requirement shall be waived along the northern, eastern and western lot lines.
12. Stormwater management Best Management Practices (BMPs) shall be provided for as determined by DPWES.
13. Foundation plantings shall be provided along the northern and eastern sides of the proposed structure to soften the appearance of the structure. The species, size and location of the vegetation shall be as determined by the Urban Forestry Branch.
14. Interior parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance. The number of parking spaces may be reduced to accommodate this landscaping provided the number of spaces remaining meet the minimum requirements for the approved uses on the site.

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

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

Mr. Pammel seconded the motion which carried by a vote of 6-0. Chairman DiGiulian was absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 20, 2000. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Regina Thorn Corbett, Clerk
Board of Zoning Appeals

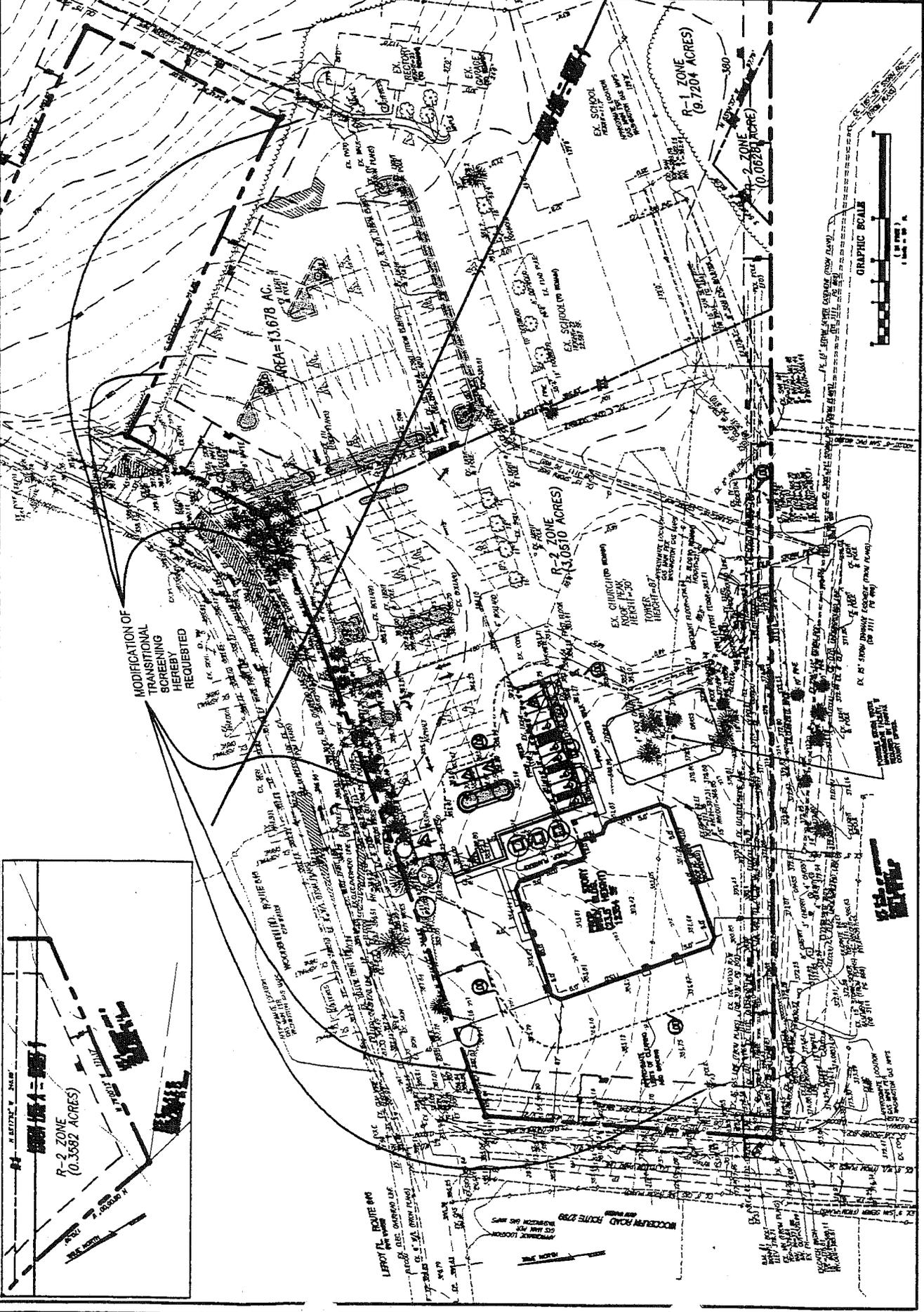
HOWARD & HANSEN
 LAND DEVELOPMENT CONSULTANTS, INC.
 CIVIL ENGINEERING • LAND PLANNING • SURVEYING
 4249-B Chain Bridge Road • Fairfax, Virginia 22030
 Phone: (703) 281-5300 • Fax: (703) 273-7191

ST. MARGARET CATHOLIC CHURCH
 PARISH CENTER
 10000 WOODBURN ROAD
 WOODBURN, VA 22195

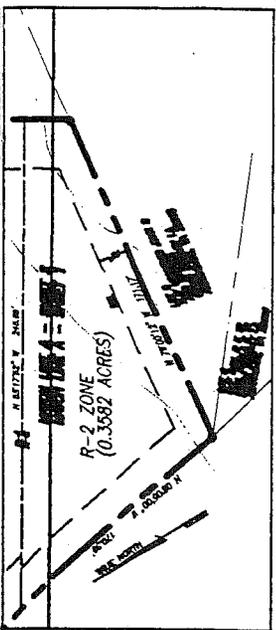
ST. MARGARET CATHOLIC CHURCH
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 WOODBURN, VA 22195



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MODIFICATION OF
 TRANSITIONAL
 SCREENING
 HEREBY
 REQUESTED





County of Fairfax, Virginia

MEMORANDUM

DATE: May 31, 2013

TO: Laura Gumkowski, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: St. Ambrose Parish, SPA 76-M-086-05

Site Description: The site consists of four buildings and is partially developed. The developed area contains landscaping around the periphery that is used towards transitional screening requirements, interior parking lot landscaping, and some scattered landscape trees consisting primarily of eastern red cedar, white pine, dogwood, bradford pear, and red maple. The undeveloped area of the site consists primarily of upland hardwood forest containing species such as white oak, northern red oak, black oak, scarlet oak, tulip poplar, red maple and Virginia pine. Some of the trees within the upland hardwood forest blew down and were significantly impacted during storms that occurred in 2012.

This review is based upon the Special Exception Amendment SPA 76-M-086-05 stamped "Received, Department of Planning & Zoning May 31, 2013."

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

Recommendation: UFMD feels that the following development condition language is necessary to minimize impacts to trees being preserved directly adjacent to the playground area:

Tree Preservation Walk-Through Meeting: "The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of disturbance marked with stakes and a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of disturbance with a UFMD representative to determine where adjustments can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of disturbance, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed by hand as part of the clearing



operation. All trees that are designated to be removed that are within the limits of disturbance shall be removed by hand through the use of a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. Any stump removal shall be done through the use of a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Disturbance: “The Applicant shall conform strictly to the limits of disturbance as shown on the SPA, subject to allowances specified in these proffered conditions.”

Tree Preservation Fencing: “All trees outside the limits of disturbance are to be preserved and shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart shall be erected at the limits of disturbance as shown on the SPA.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any tree removals. The installation of all tree protection fencing shall be performed by hand under the supervision of a Certified Arborist or Registered Consulting Arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved.”

Tree Preservation: “All site work including but not limited to tree and shrub removal, tree pruning, play equipment installation, both tree preservation and playground fencing installation, and wood fiber installation shall be performed by hand, under the supervision of a Certified Arborist or Registered Consulting Arborist, in order to ensure that activities are conducted in a manner that does not negatively impact trees or their critical root zones within and surrounding the playground as approved by the UFMD. No wheeled or tracked equipment shall be used for any work onsite, unless specifically approved in writing by the UFMD.”

Elevational Pruning: “Elevational pruning or pruning to raise, according to the most recent version of the ANSI A300 Pruning Standards, shall be done by an ISA Certified Arborist or Registered Consulting Arborist to provide the minimum clearance necessary for the play equipment.”

Site Monitoring: “The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all activities onsite for the creation of the playground as shown on the SPA.”

Final Tree Preservation Inspection: “Prior to issuance of the non-residential use permit (Non-RUP), a field inspection shall be requested by the applicant and be conducted by UFMD to verify all tree preservation activities have been completed and no additional tree preservation work is necessary.”



Saint Ambrose Parish, SEA76-M-086-05
May 31, 2013
Page 3 of 3

If you have any further questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 179260

cc: DPZ File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: March 28, 2013

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

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

FILE: 3-6 (SP 76-MA-086)

SUBJECT: Transportation Impact

REFERENCE: SPA 76-MA-086-5; Most Reverend Paul S. Loverde, Bishop of the Catholic diocese of Arlington, Virginia – St. Ambrose Catholic Church and School
Traffic Zone: 1521
Land Identification: 50-3 ((1)) 11A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated January 14, 2013. The application is to permit an amendment to SPA 76-M-086-4 previously approved for a school of general education, to permit the addition of a nursery school. The nursery school hours would be Monday through Friday 8:30-11:30 – morning session and 12:30-3:30 – afternoon session with an increase in the total enrollment of the school of general education and nursery school of ten (10) children. The School operates a strong carpool program as all children arrive by private vehicle.

Condition #9 of the December 12, 2000, approval of SPA 76-M-086-4 states that “the applicant shall encourage a carpool program with a goal of 40% of the students in the school participating in the program.” The applicant should provide updated information on the carpool program and what percentage of student participation has been achieved.

At this time as an increase of ten children does not add a significant impact to the existing traffic, especially if the carpool program is working as proposed. If, however, further increases in enrollment are planned in future, at that time additional mitigation may be needed.

AKR/LAH/lah

8-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

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

8-308 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 permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. 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 9-309 and 9-310.

9-309 Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

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

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

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

- 3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
- 4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

9-310

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

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

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

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

- A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the required front yard.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
 3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.