



County of Fairfax, Virginia

July 3, 2013

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 83-D-022-06

DRANESVILLE DISTRICT

APPLICANT & OWNER: Trustees of Dranesville United Methodist Church

LOCATION: 1089 Liberty Meeting Court, Herndon 20170

ZONING: R-1

ZONING ORDINANCE PROVISION: 8-301

TAX MAP: 6-4 ((1)) 66B, 70A and 6-4 ((14))A

LOT SIZE: 8.11 acres

FAR: 0.12

PLAN MAP: Residential, 0.5-1.0 dwelling units per acre (du/ac)

SPA PROPOSAL: Group 3 - To amend SP 83-D-022 previously approved for a place of worship, private school of general education, telecommunications facility and columbarium to permit an increase in school enrollment, employees and hours of operation.

STAFF RECOMMENDATION: Staff recommends approval of SPA 83-D-022-06, subject to the proposed development conditions contained 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 applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Susan Langdon/Reports

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.**

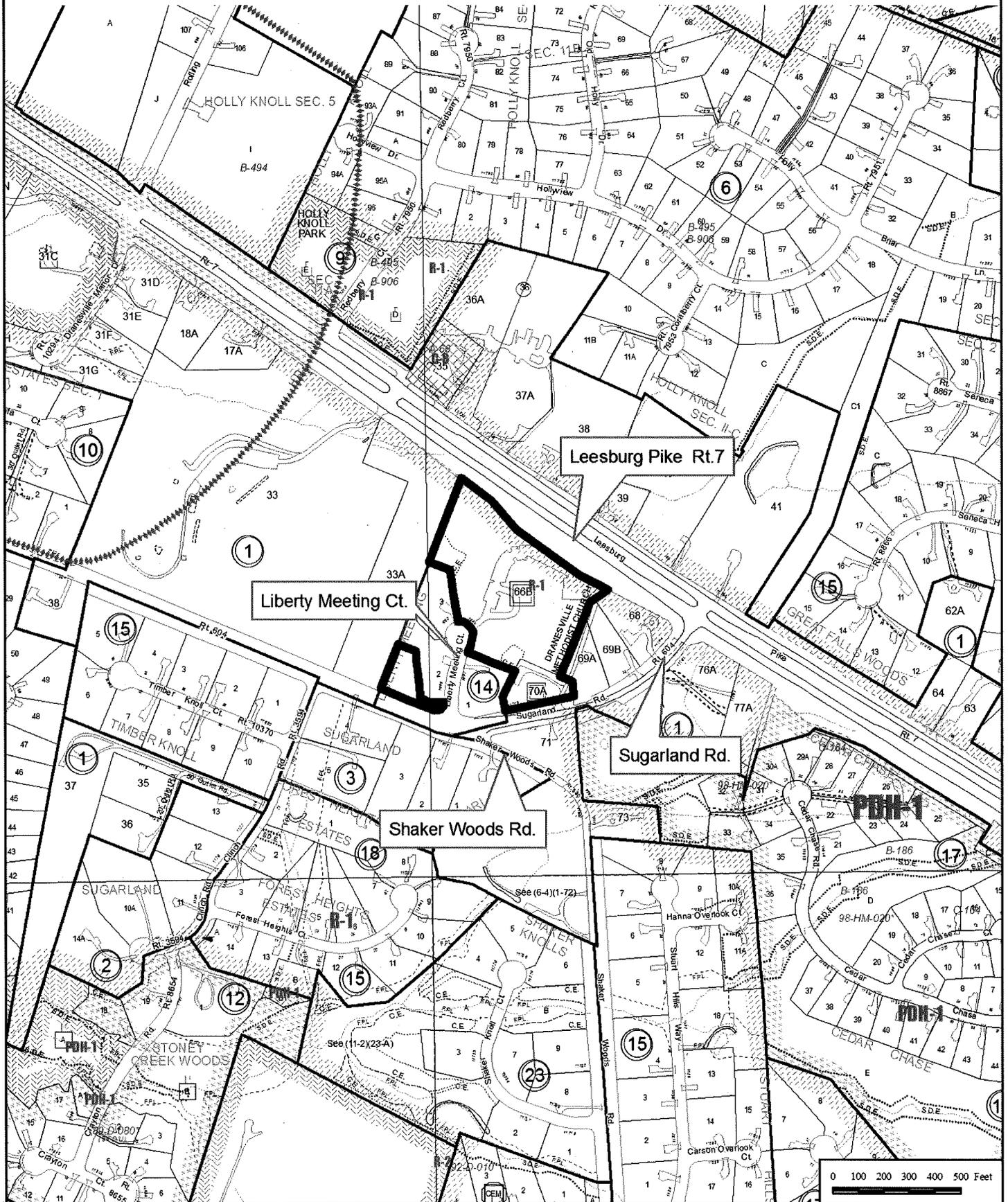


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 83-D-022-06

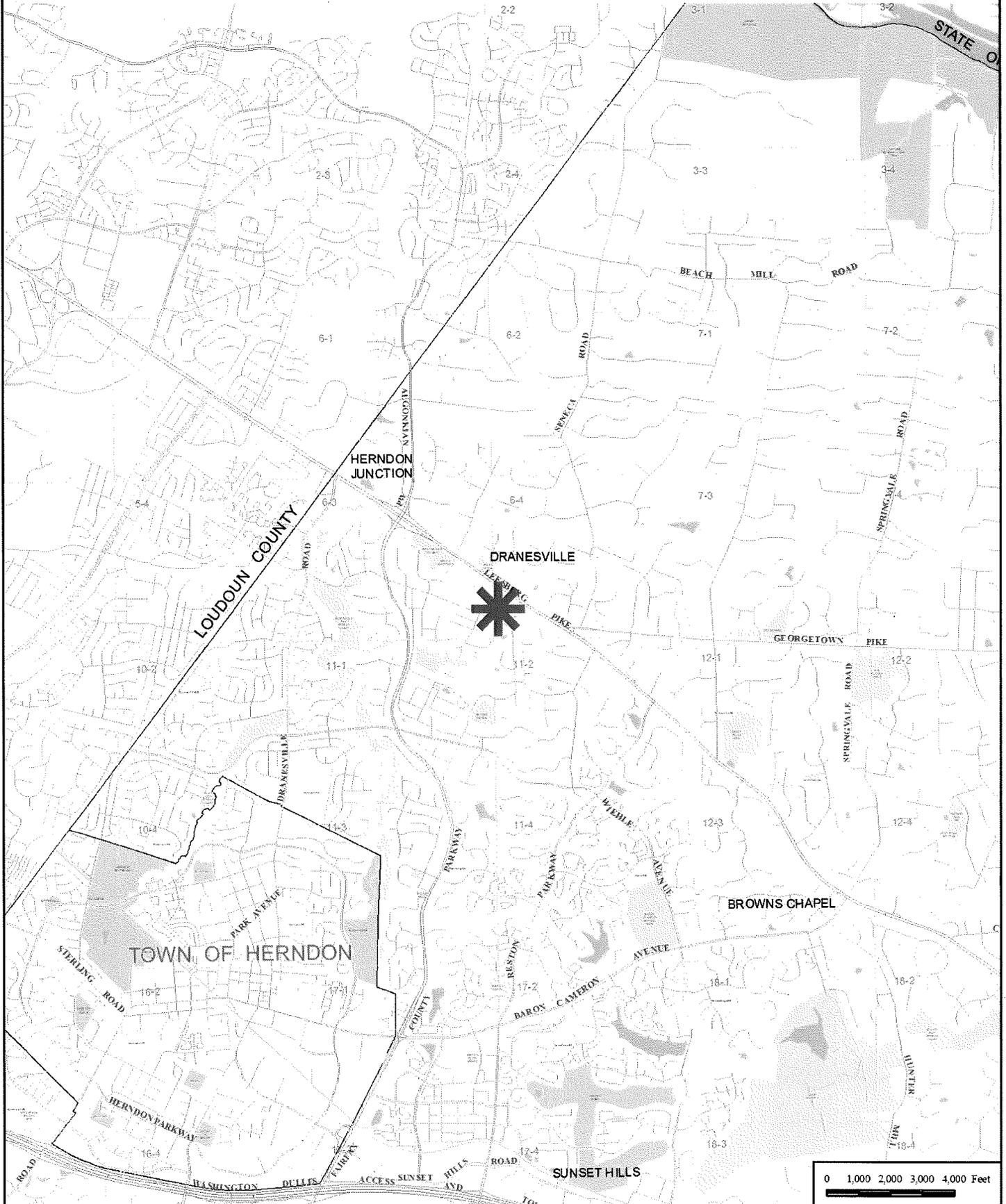
DRANESVILLE UNITED METHODIST CHURCH

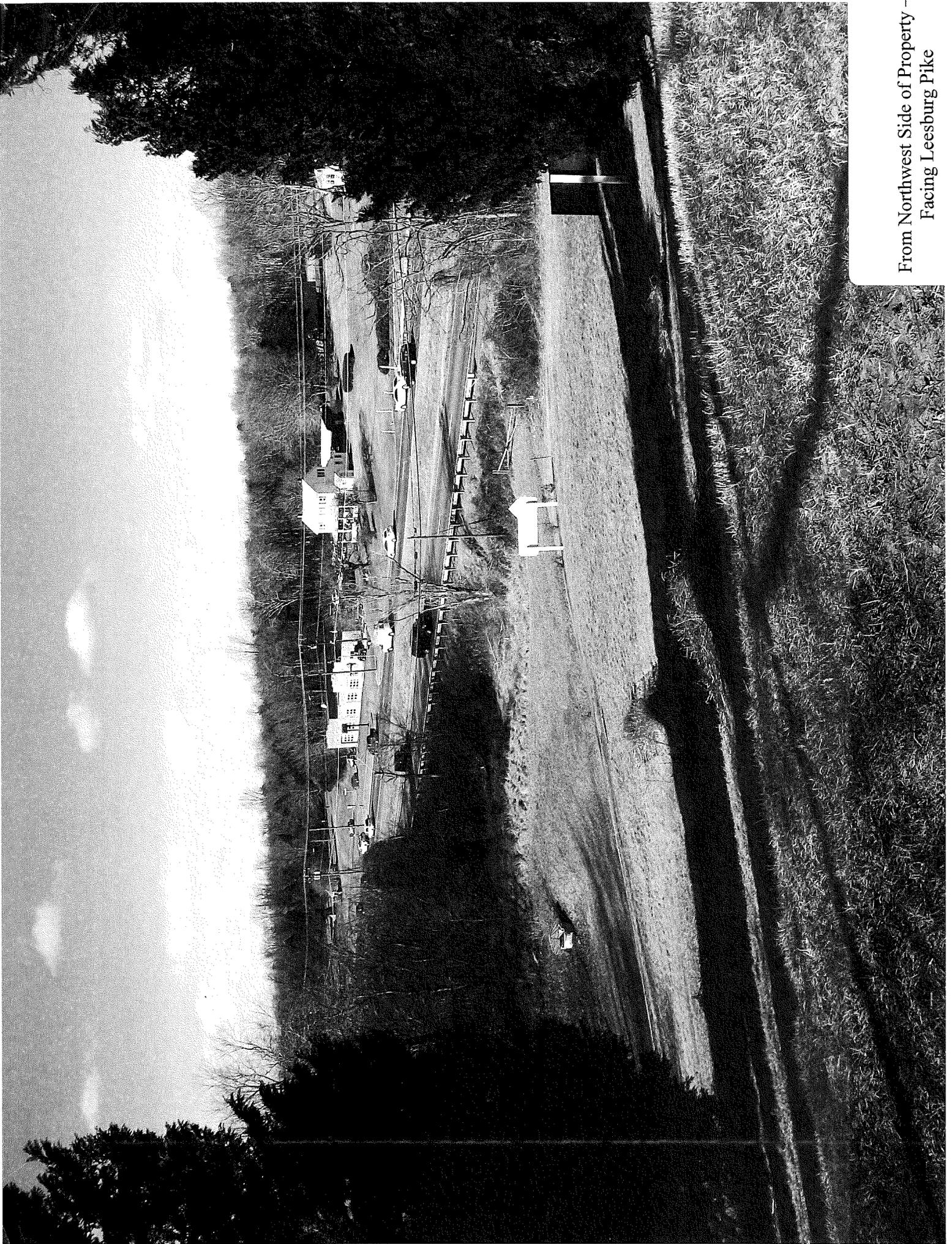


Special Permit Amendment

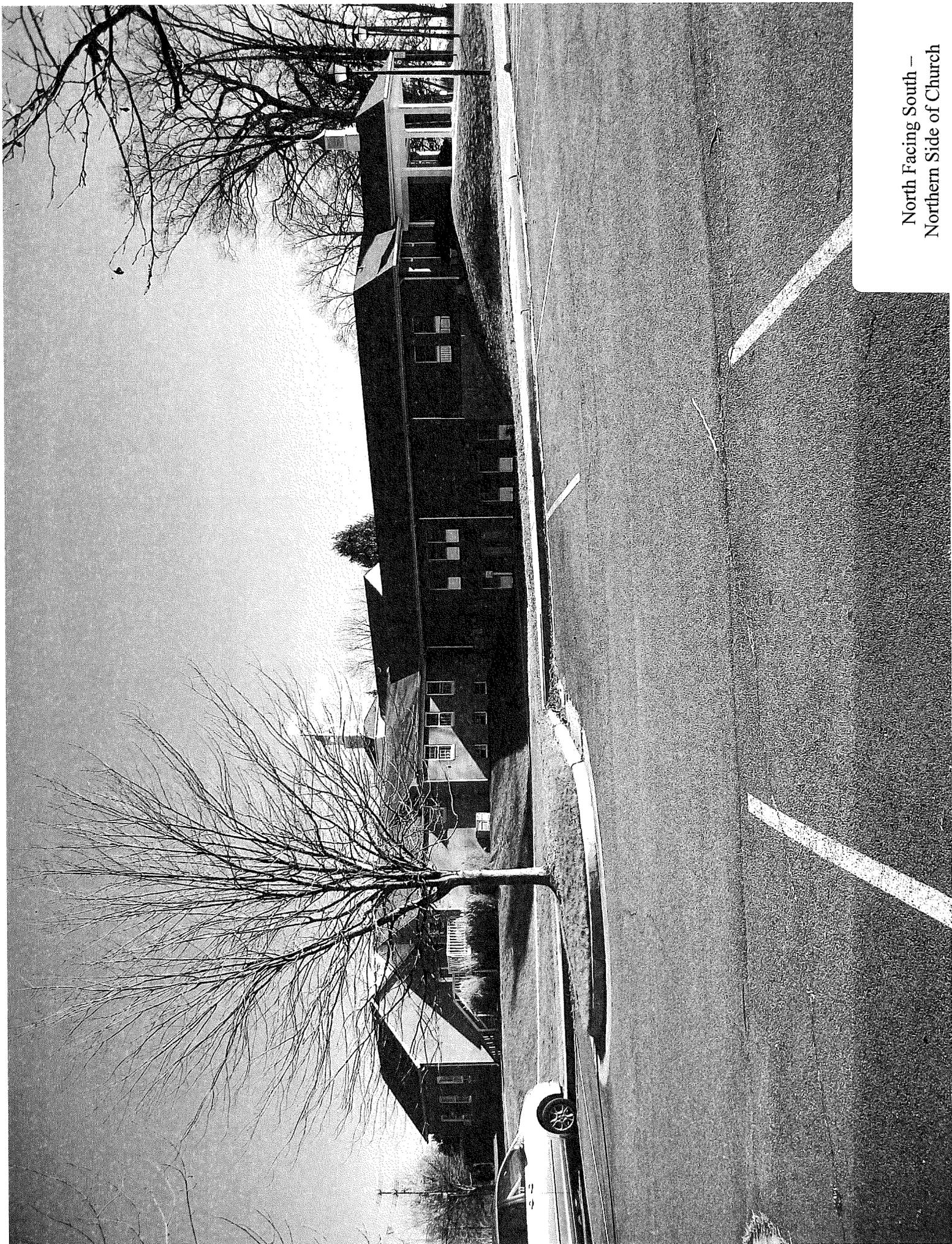
SPA 83-D -022-06

DRANESVILLE UNITED METHODIST CHURCH

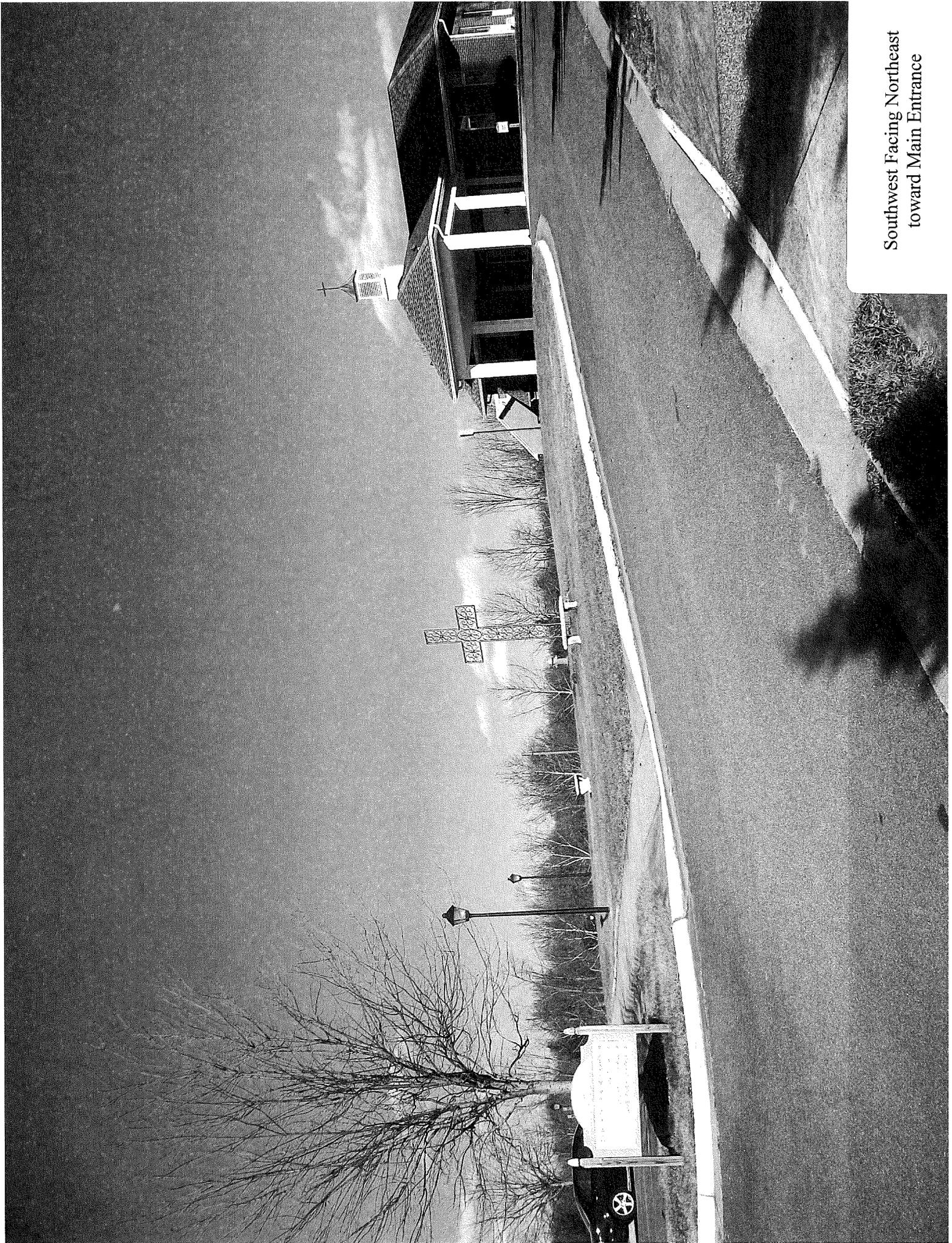




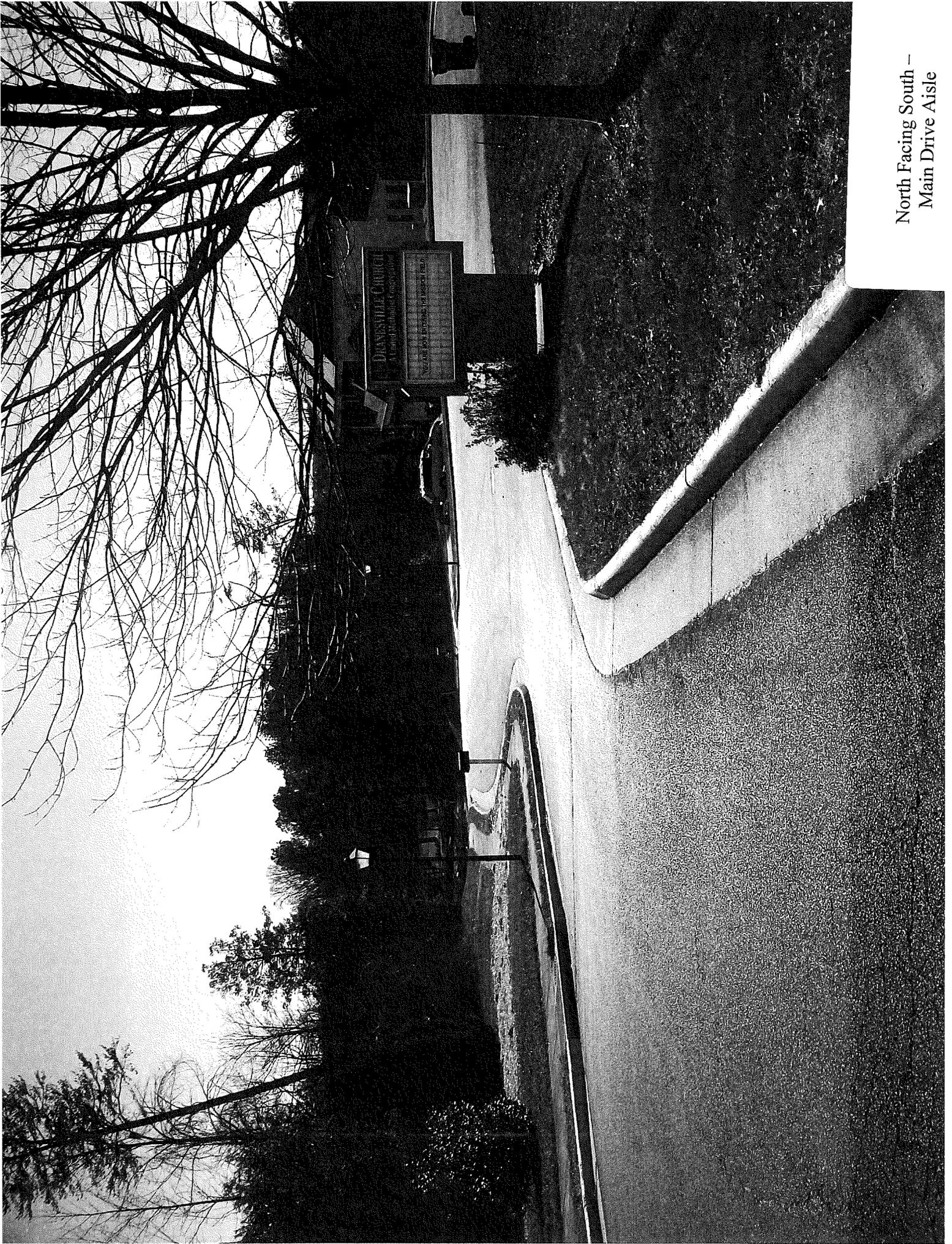
From Northwest Side of Property --
Facing Leesburg Pike



North Facing South -
Northern Side of Church



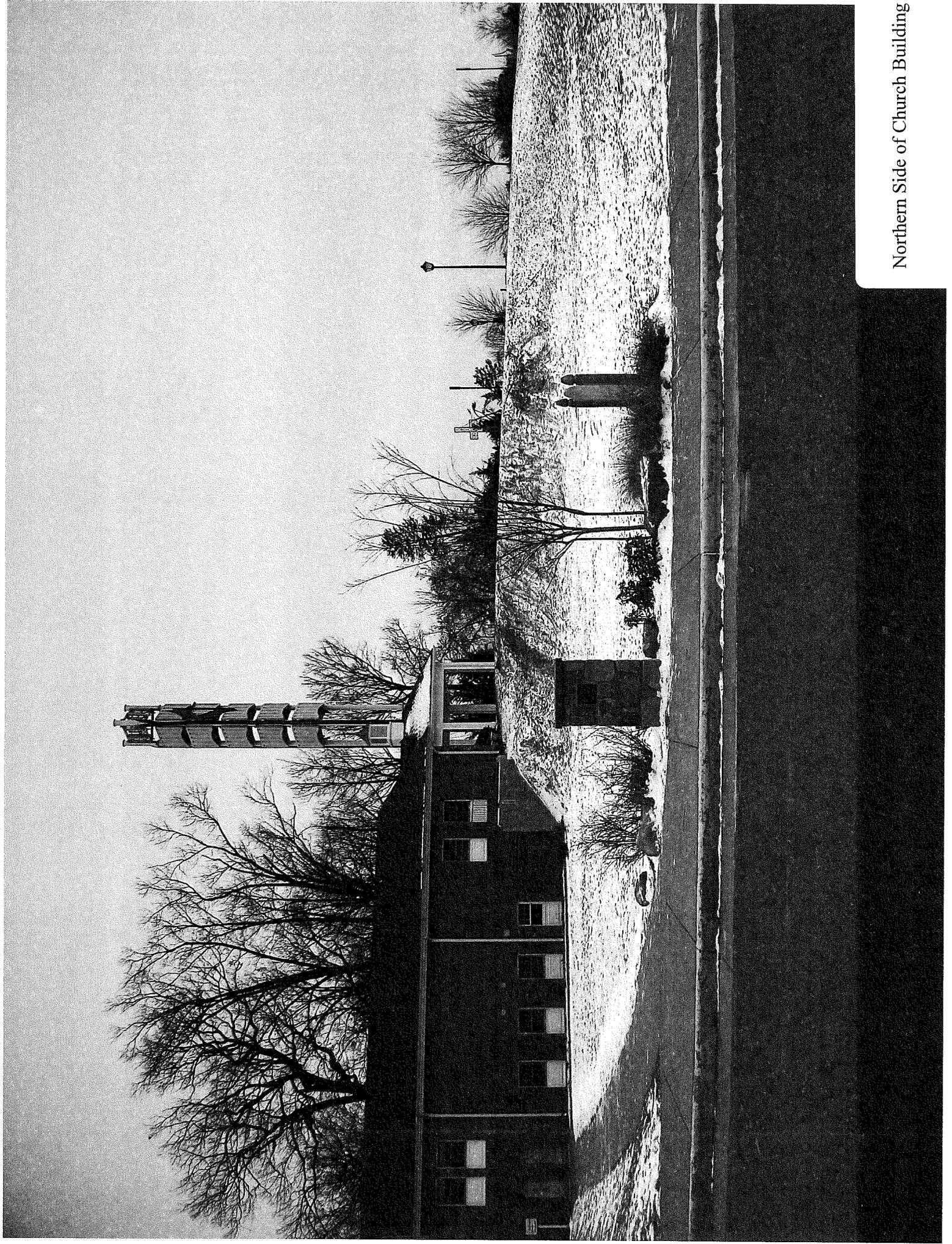
Southwest Facing Northeast
toward Main Entrance



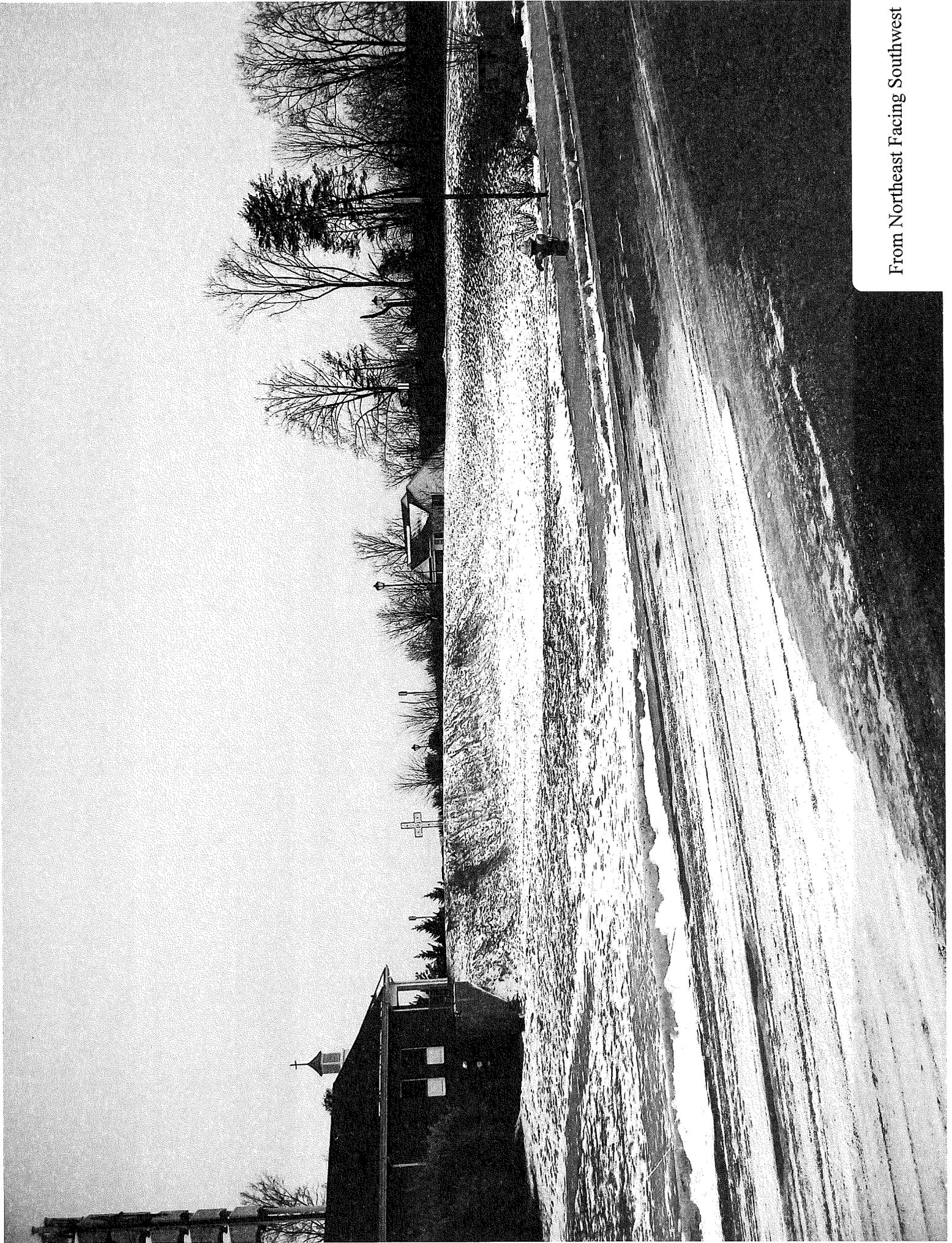
North Facing South –
Main Drive Aisle

South Facing North





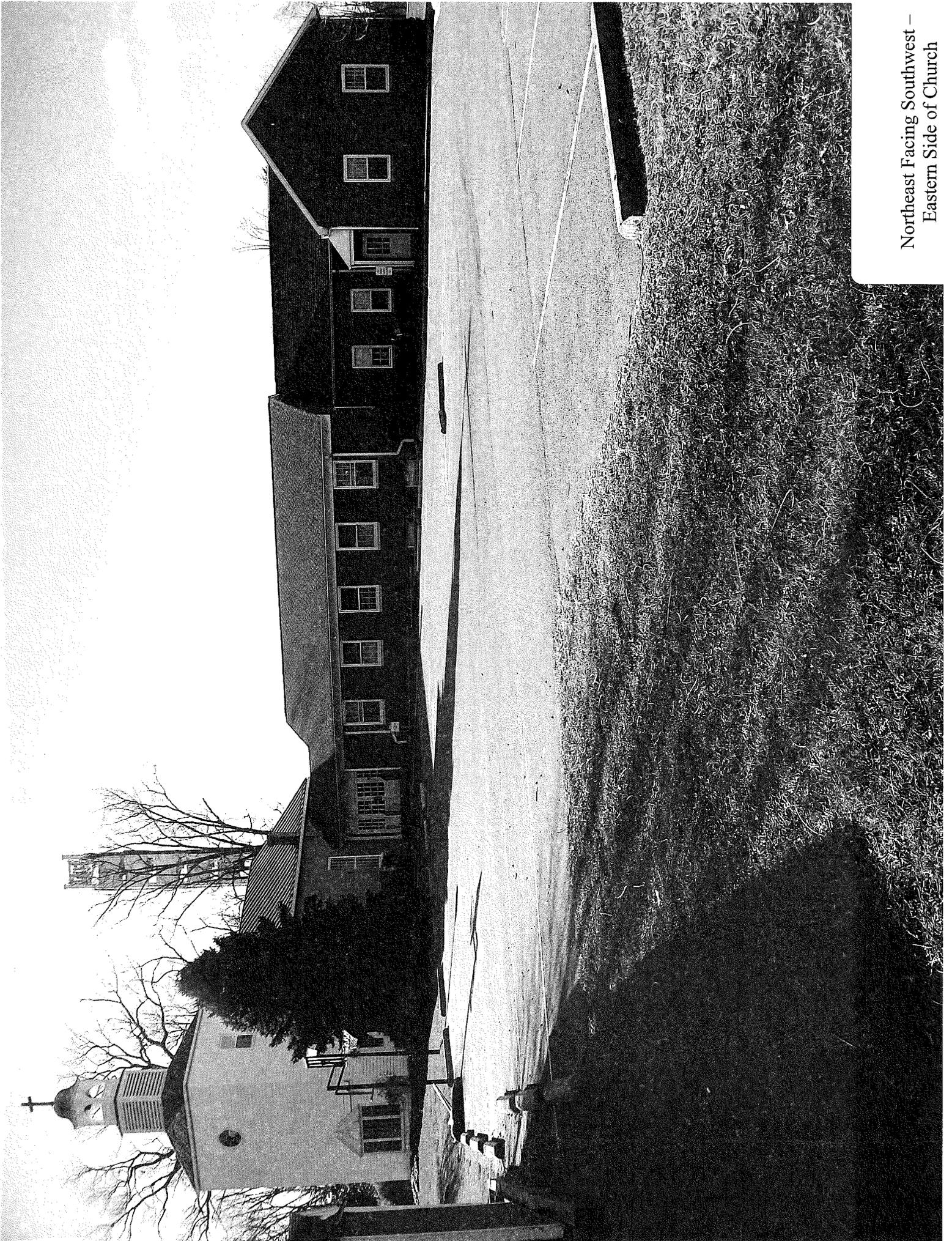
Northern Side of Church Building



From Northeast Facing Southwest



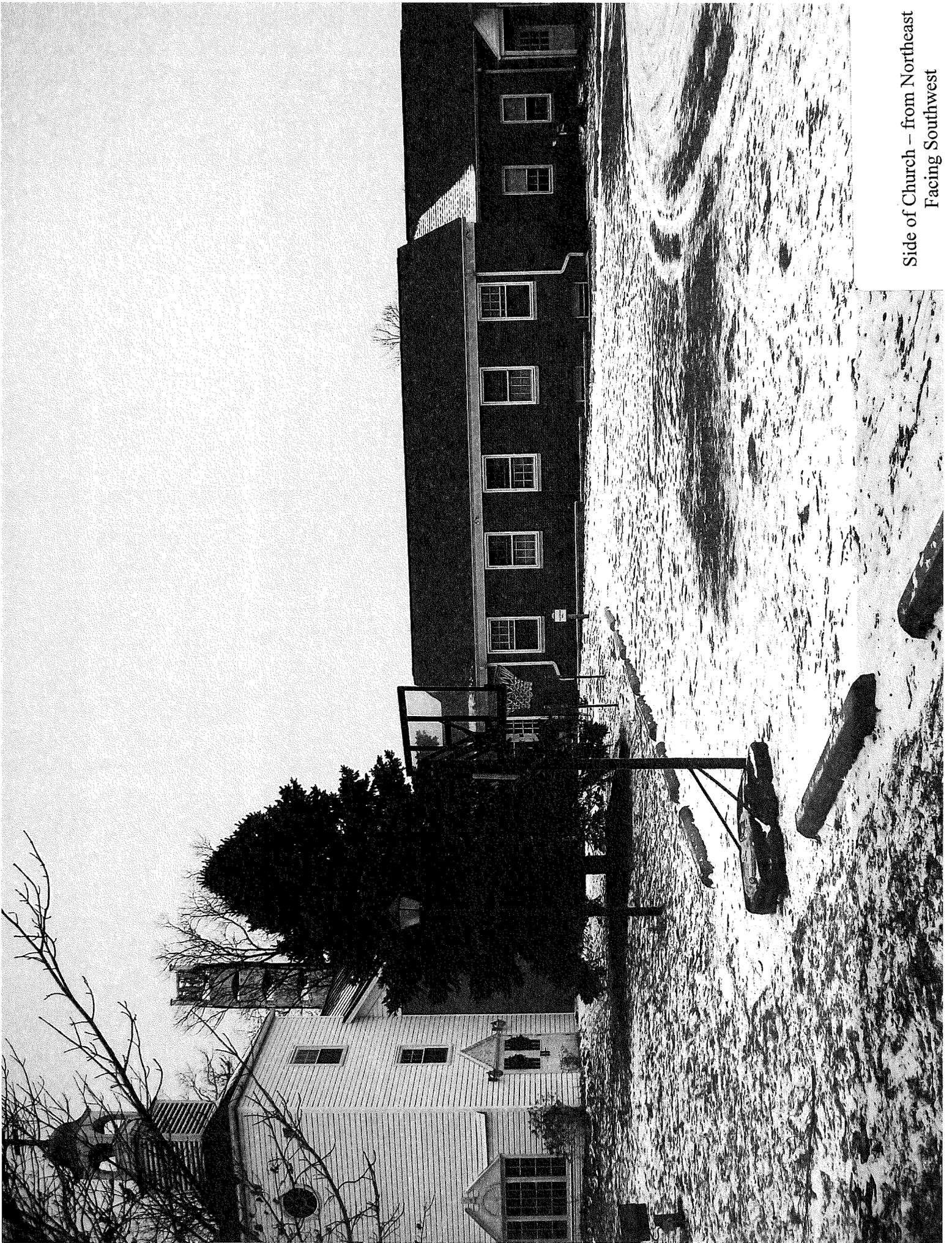
East Facing West – Drive Aisle



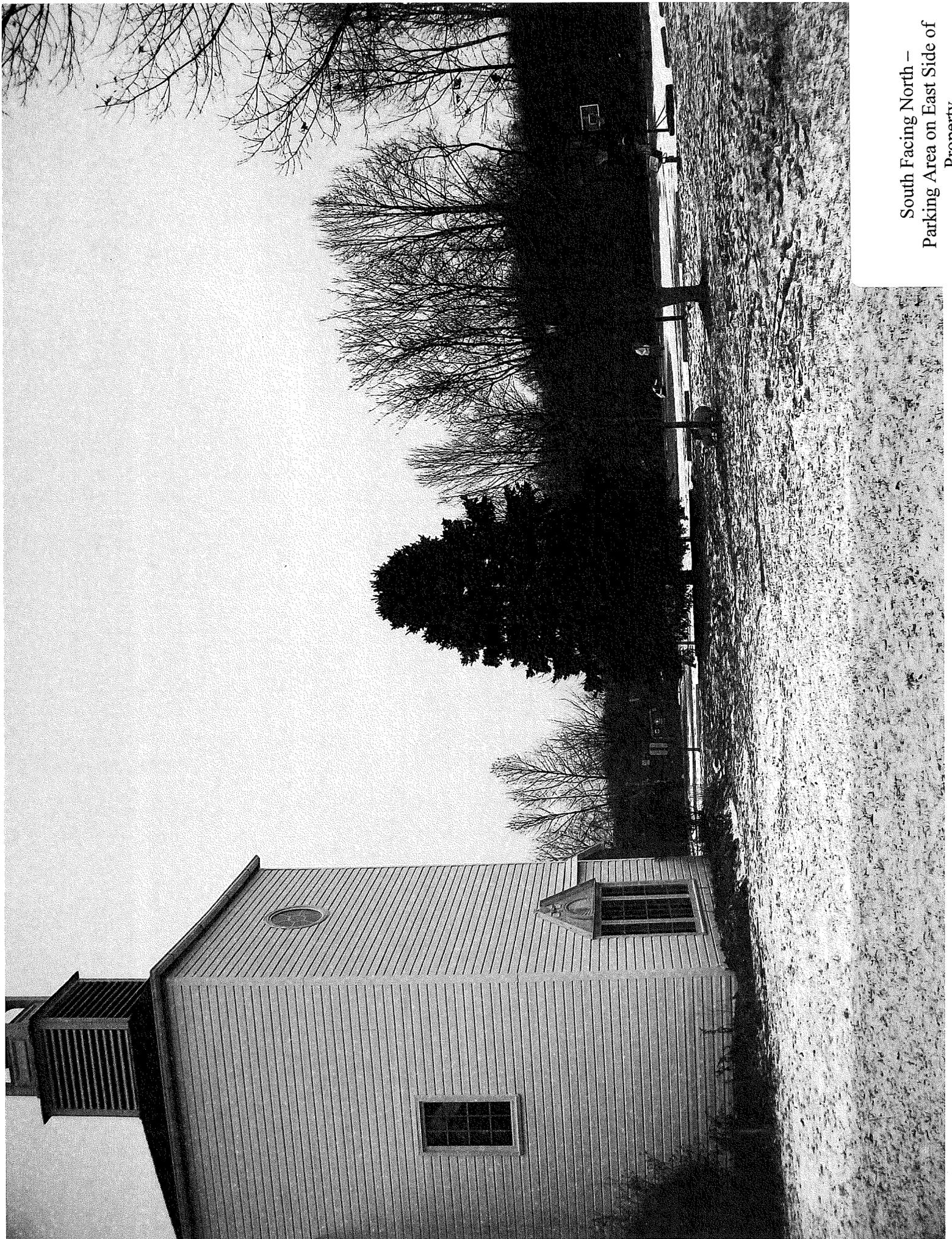
Northeast Facing Southwest –
Eastern Side of Church



Leesburg Pike – South
Facing North from Property Line



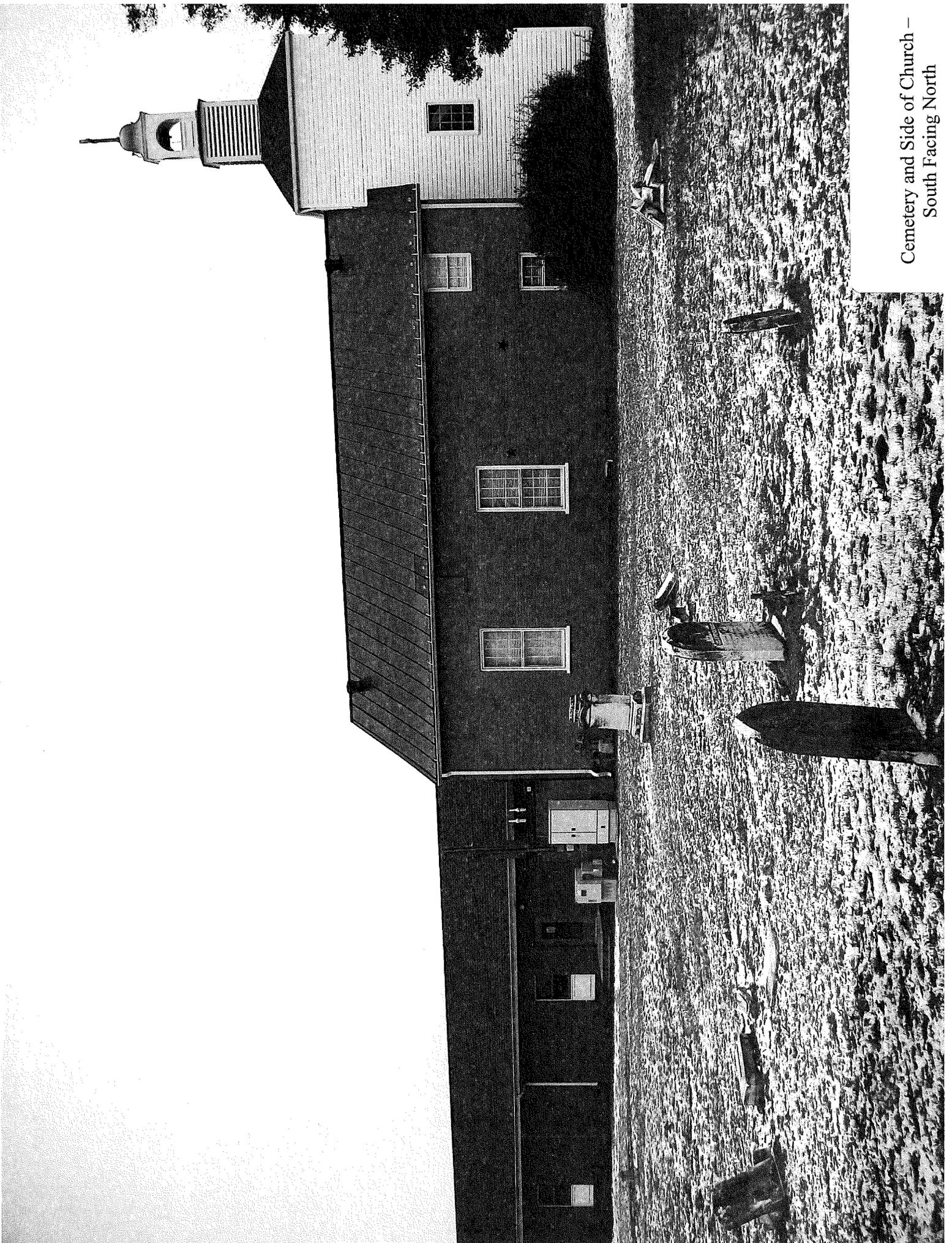
Side of Church – from Northeast
Facing Southwest



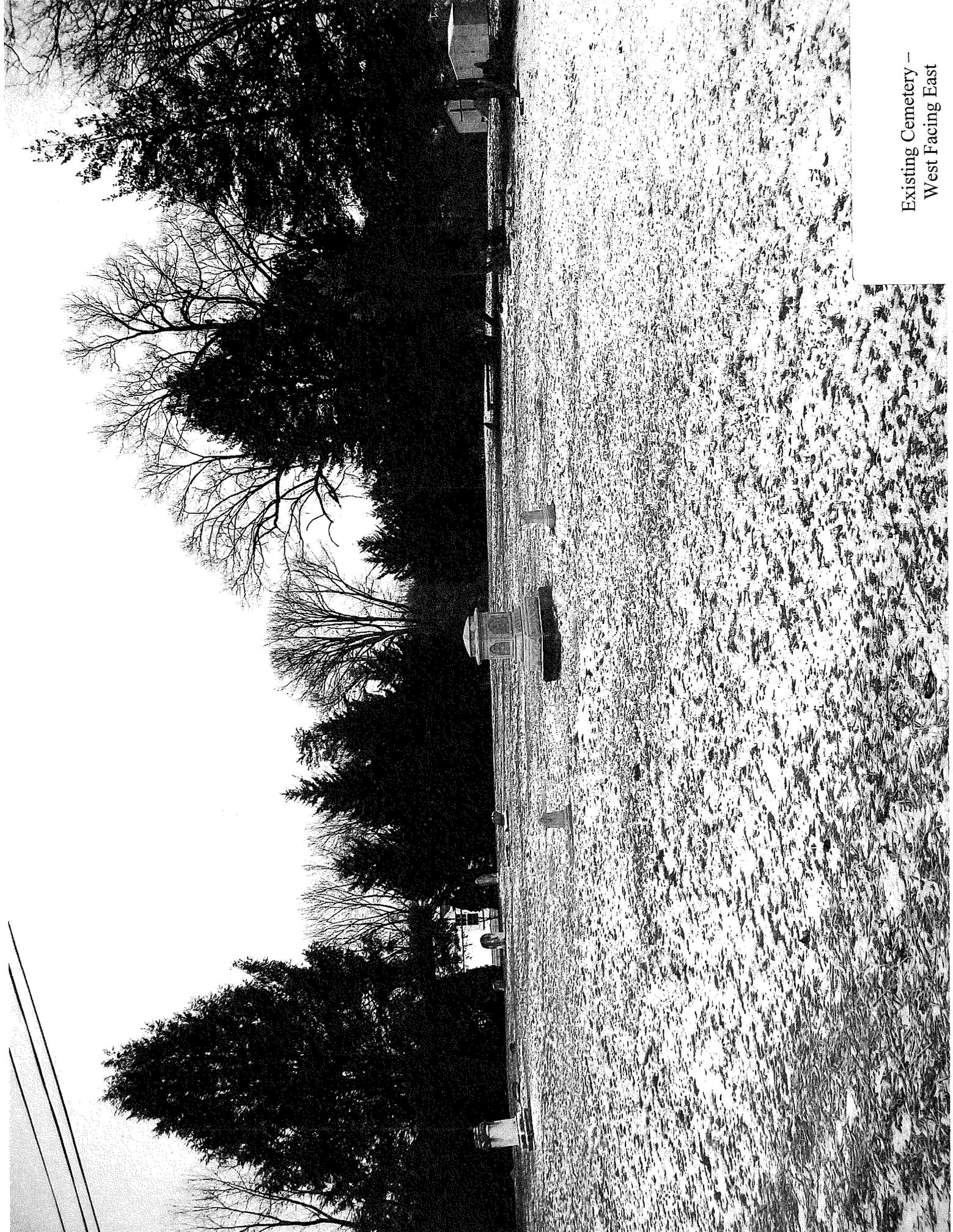
South Facing North –
Parking Area on East Side of
Property



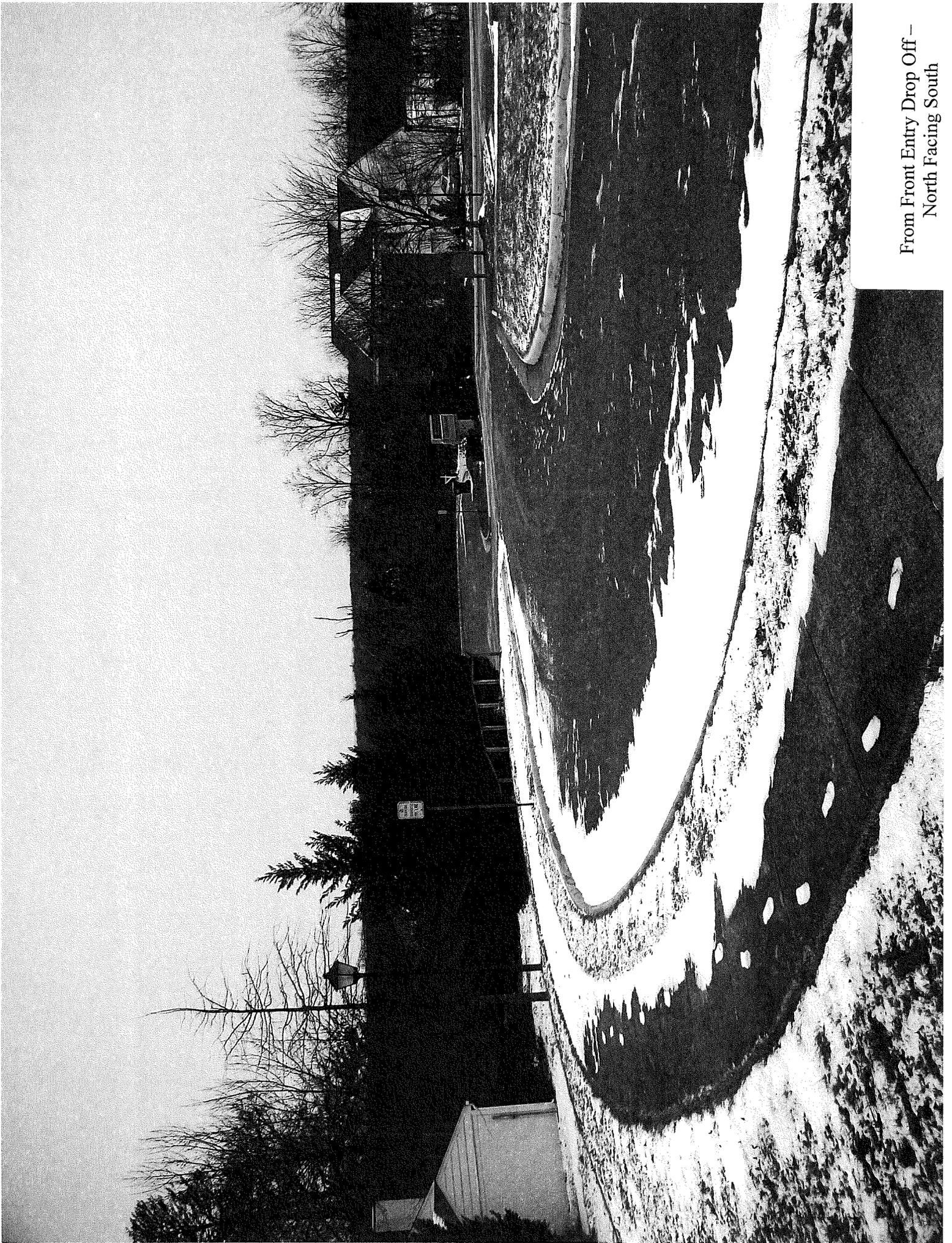
Cemetery and South Side of Church
— South Facing North



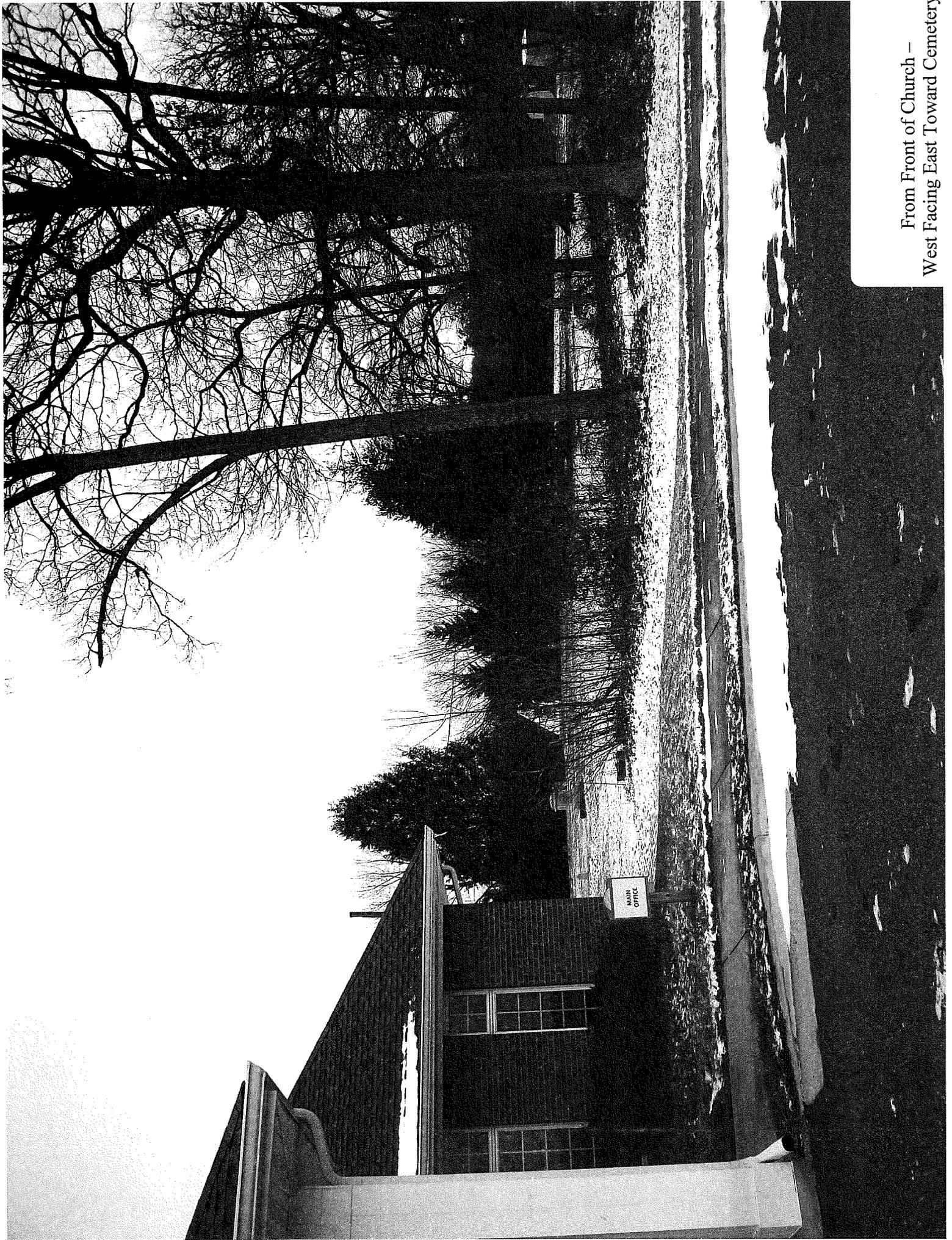
Cemetery and Side of Church –
South Facing North



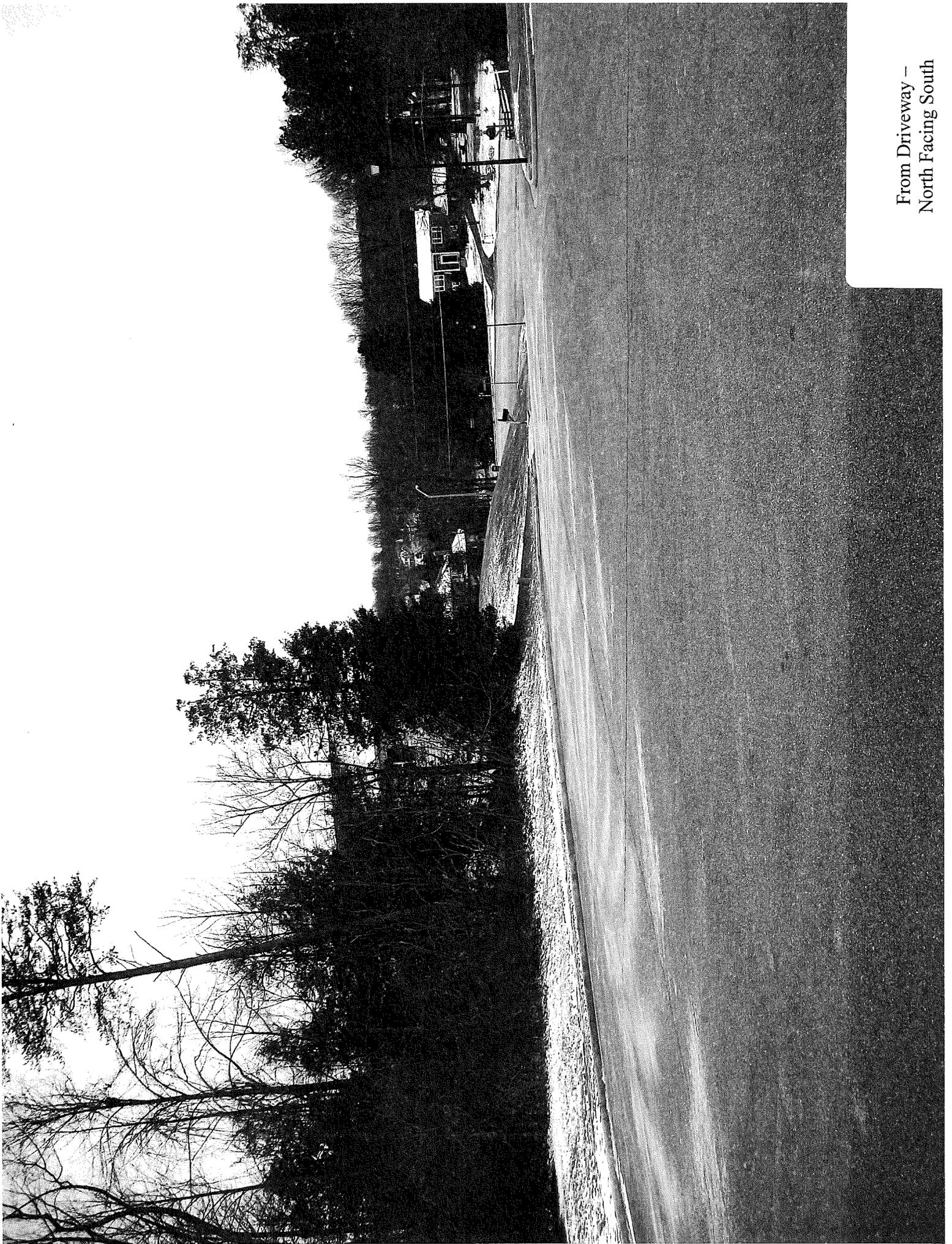
Existing Cemetery --
West Facing East



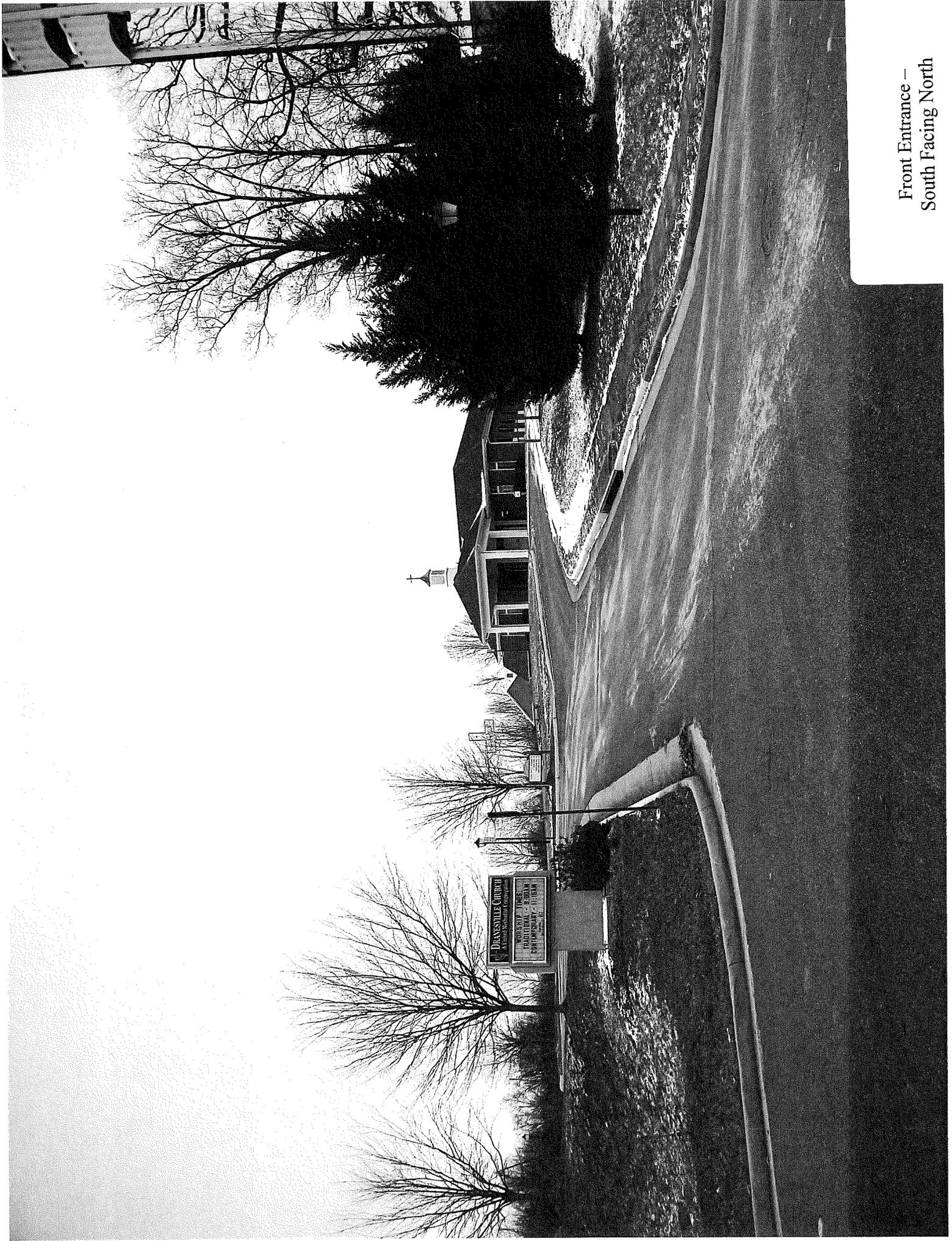
From Front Entry Drop Off -
North Facing South



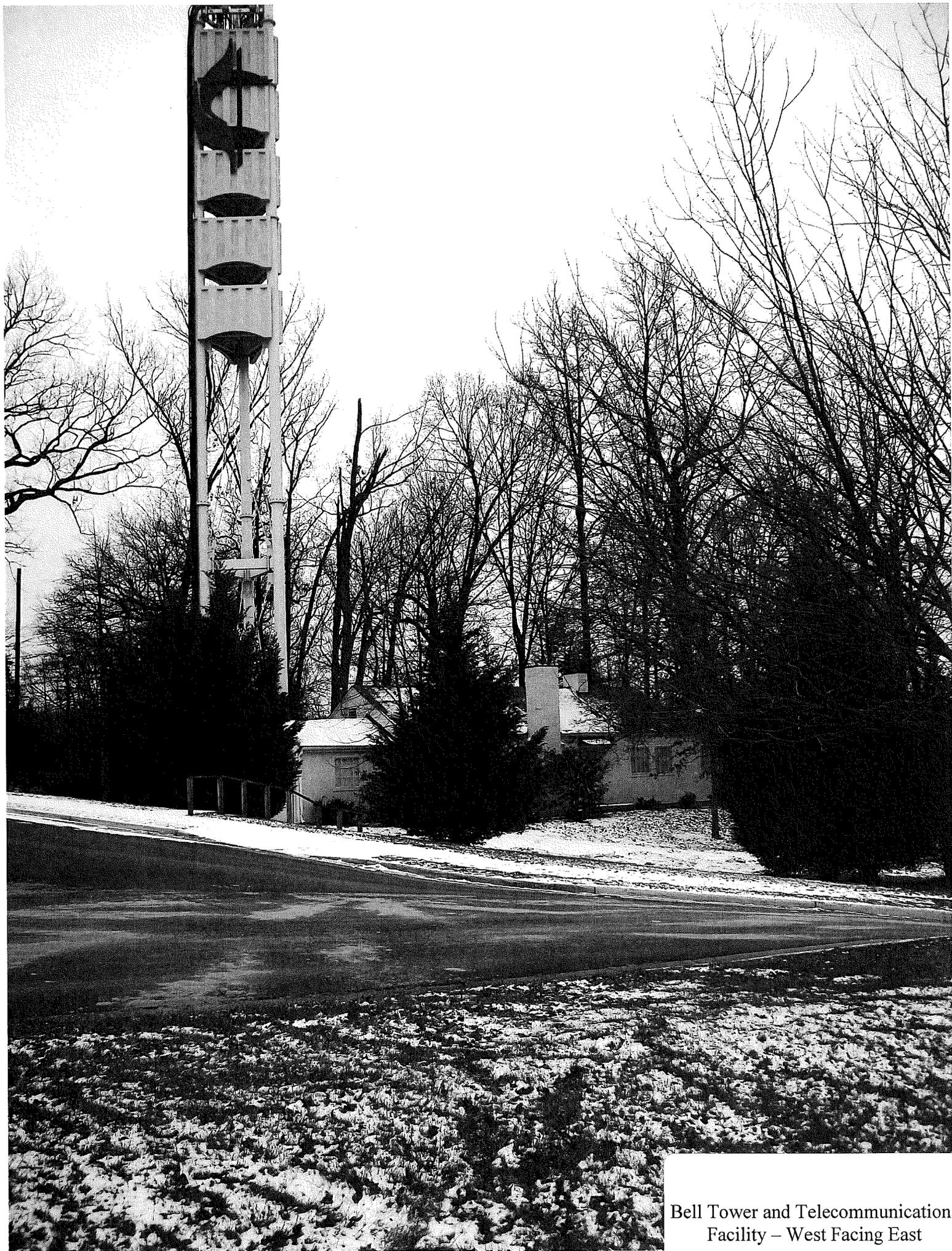
From Front of Church –
West Facing East Toward Cemetery



From Driveway –
North Facing South



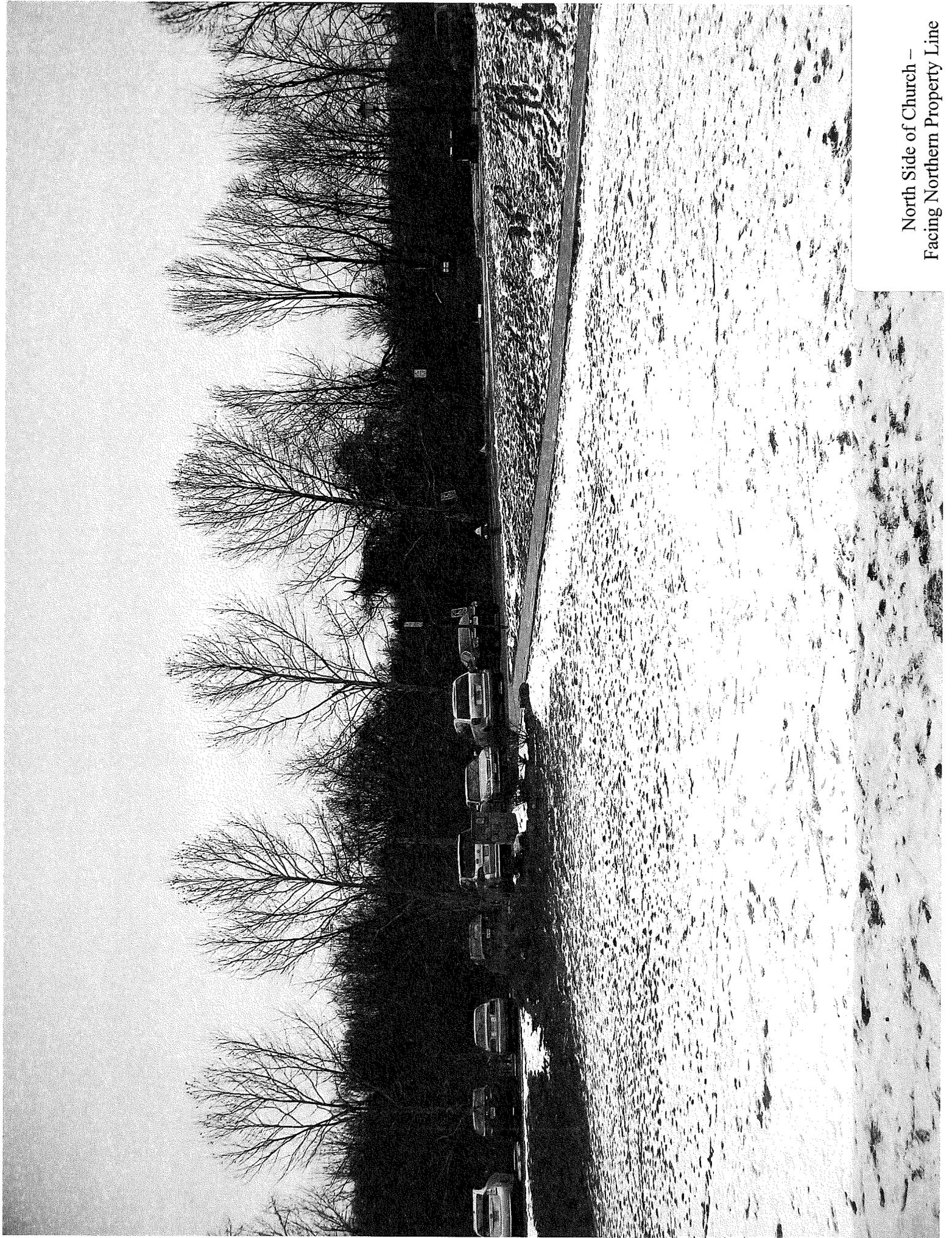
Front Entrance –
South Facing North



Bell Tower and Telecommunications Facility – West Facing East



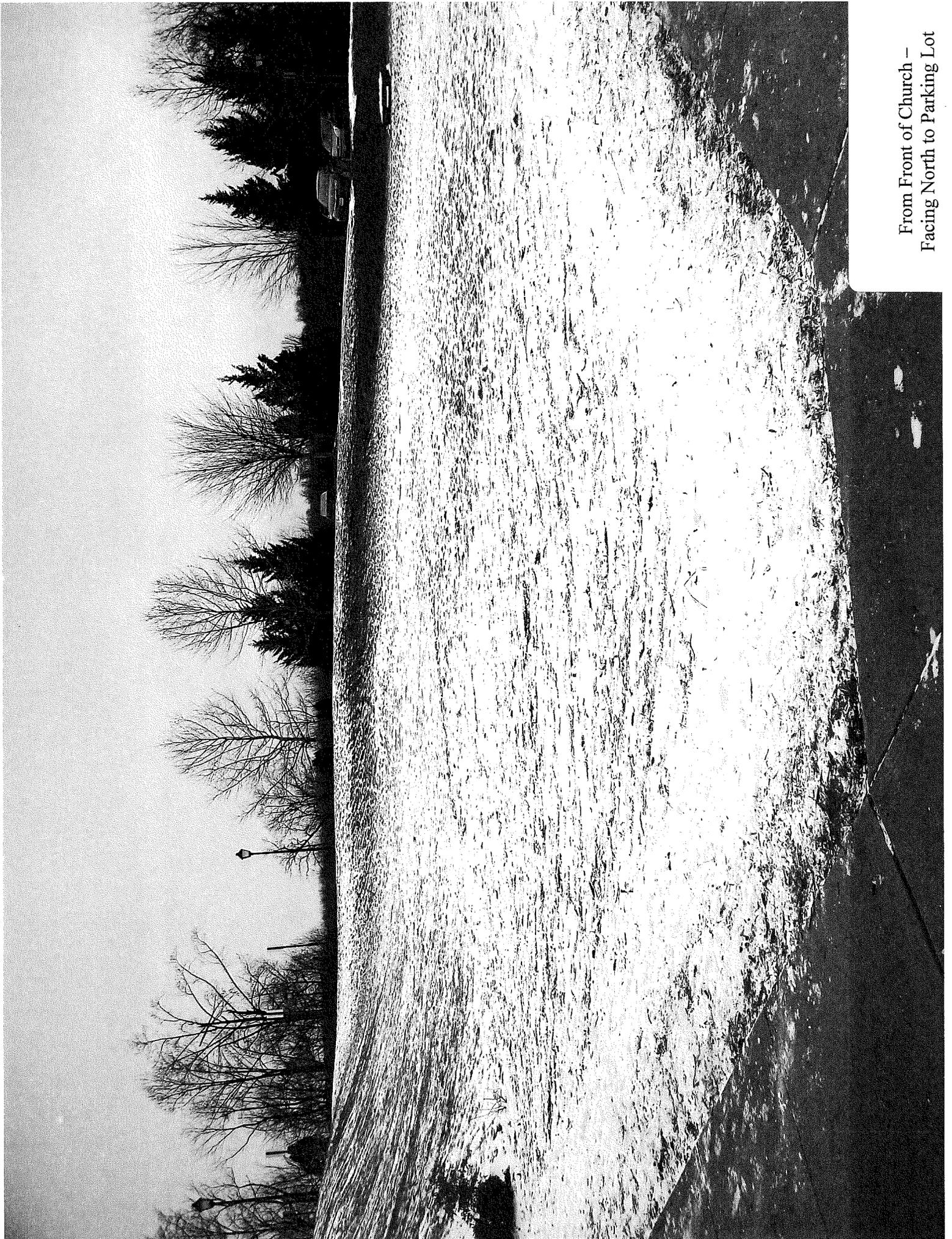
Front Entrance –
West Facing East



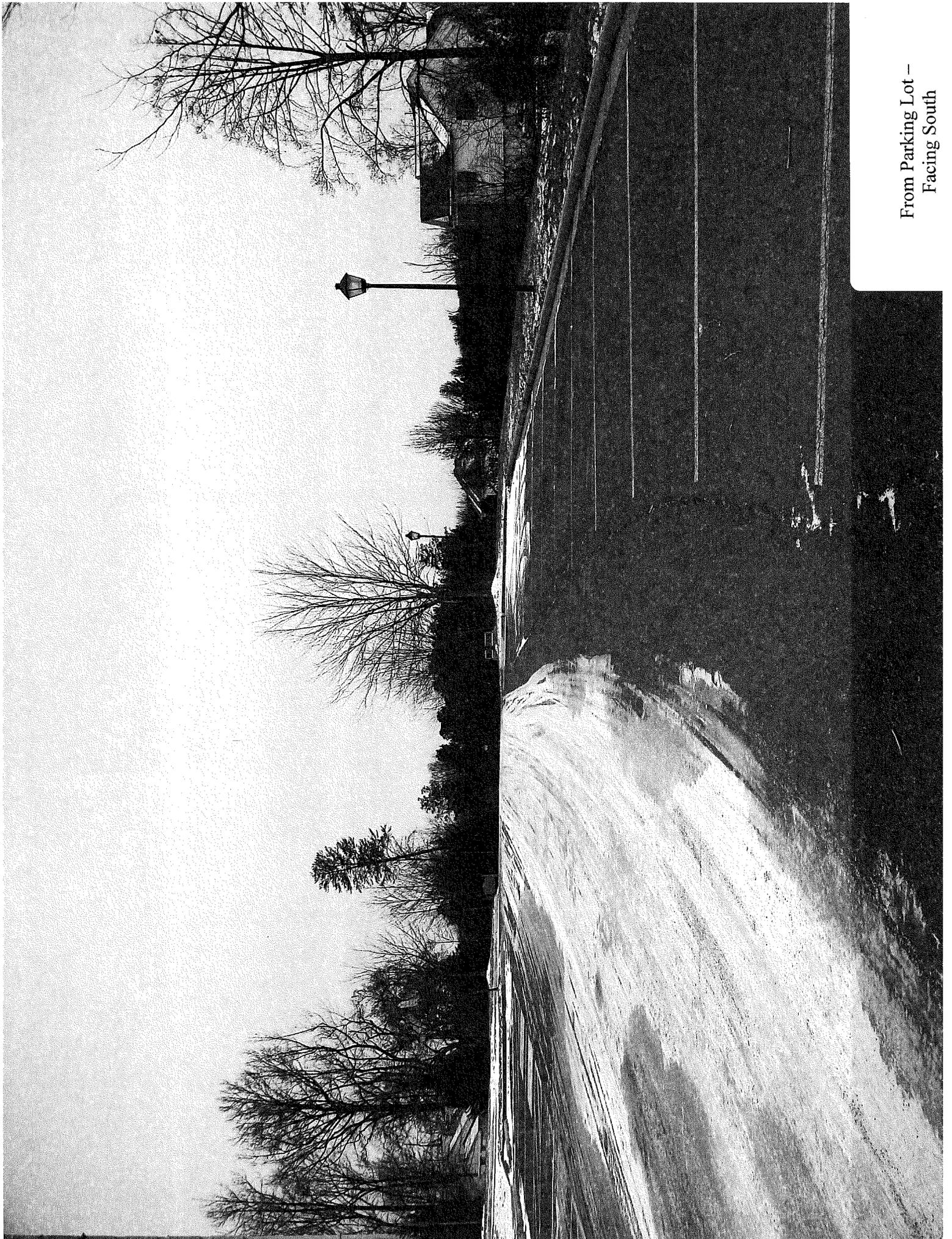
North Side of Church –
Facing Northern Property Line



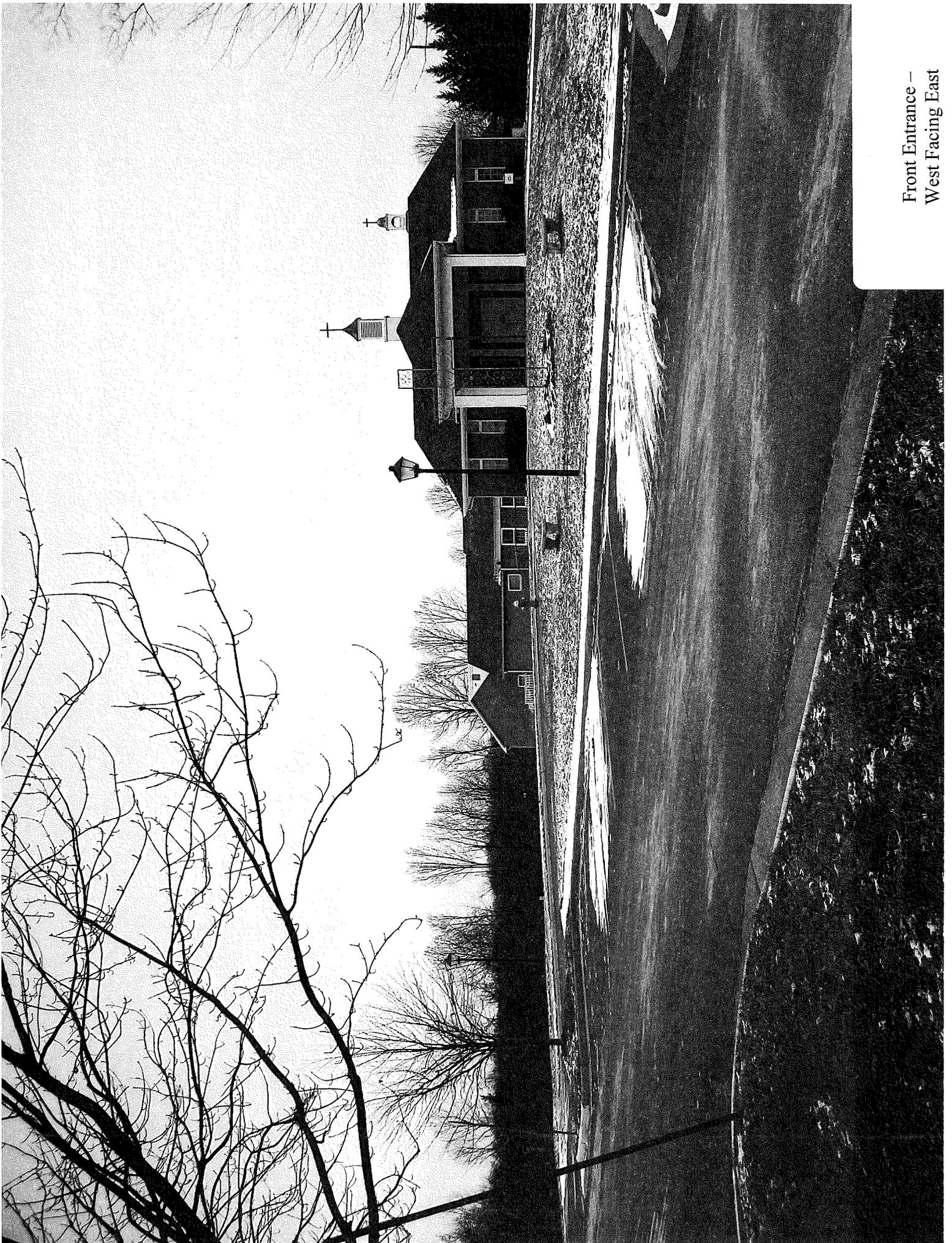
Facing Eastern Portion
of Church Building



From Front of Church –
Facing North to Parking Lot



From Parking Lot –
Facing South



Front Entrance –
West Facing East



DESCRIPTION OF THE APPLICATION

The applicant requests an amendment to SP 83-D-022 which was previously approved for a place of worship, private school of general education, telecommunications facility and columbarium to permit an increase in the number of students in the private school from a maximum daily enrollment of 99 children to 150 children, increase in employees and change in hours.

The existing sanctuary has seating for 220 worshipers in a 17,268 square foot building. Parking consists of 101 spaces with an entrance to the parking lot from Liberty Meeting Court. A 120 foot tall telecommunications facility located within a bell tower and an associated equipment building are located in the southern portion of the property. A cemetery and columbarium are located along the eastern portion of the site.

Previous applications have approved two additional phases which include an expansion of the sanctuary to 400 seats, expansion of the parking lot to 181 spaces and an additional building for a total square footage on site after the expansion of 41,788 square feet. These second and third phases have not been constructed as of this date.

As stated above, the present application requests an increase in the maximum daily enrollment in the school from 99 children to 150 children. With this increase in children, employees for the school will increase from 15 to 20. The school currently operates from 8:30 am to 3:30 pm, Monday through Friday. The applicant requests an increase in hours to 8:00 am to 5:00 pm, Monday through Friday. No exterior site modifications are proposed with this application.

A copy of the special permit plat entitled "Special Permit Amendment Plat" prepared by Timothy Charles Culleton and dated March 19, 2013, is included at the front of the staff report.

LOCATION AND CHARACTER OF THE AREA

The subject property is located on the south side of Leesburg Pike (Route 7), approximately 300 feet west of its intersection with Sugarland Road. The 8.11 acre property consists of three lots: Lot 66B (6.57 acres), Parcel A (0.67 acres) and Lot 70A (0.88 acres). Two of the three lots (Lots A and 70A) abut Sugarland Road to the south. The subject property is improved with a church building totaling 17,268 square feet; a 120 foot telecommunications facility located in a bell tower; a 1,416 square foot building used as an equipment storage building; and, a single family home which serves as a rectory. The parcels are vegetated overall with mature trees and shrubs.

All properties surrounding the application site are zoned R-1. To the north, south and east, the lots are developed with single family detached dwellings. To the west is Woody's Golf Center.

BACKGROUND

The church was constructed prior to the requirement that these uses operate under special permit approval.

On June 21, 1983, the Board of Zoning Appeals approved special permit SP 83-D-022 to permit the addition of a narthex to the existing church and an increase in seating from 140 to 238 seats. (The special permit plat notes that the church now contains 220 seats.)

On May 10, 1984, the Board of Zoning Appeals approved SP 84-D-034 to permit a modification of dustless surface requirements to permit a gravel parking lot.

On May 14, 1996, the Board of Zoning Appeals approved SPA 83-D-022, to permit additions and renovations to the church, and the approval of a nursery school and child care center with a maximum daily enrollment of 90 children.

On June 11, 2001, the Board of Supervisors approved special exception SE 99-D-043 and 2232-D99-13 to permit a 100 foot tall telecommunications facility in a bell tower and equipment building in a detached dwelling.

On November 6, 2001, the Board of Zoning Appeals approved SPA 83-D-022-02 for site modifications to permit the bell tower and equipment building.

On October 19, 2005, the Board of Zoning Appeals approved SPA 83-D-022-03 to permit the replacement of the nursery school and child care center with a private school of general education with 90 students.

On January 13, 2010, the Board of Zoning Appeals approved SPA 83-D-022-04 to permit an increase in enrollment for the private school to 99 students and to permit a columbarium.

On September 22, 2010, the Board of Zoning Appeals approved SPA 83-D-022-05 to permit site modifications related to the telecommunications facility (bell tower).

On October 19, 2010, the Board of Supervisors approved SEA 99-D-043 to permit an increase in height for the telecommunications tower to 120 feet and the addition of antennas.

A copy of the plat and development conditions associated with SPA 83-D-022-05 is included in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: III
Planning Sector: Greater Herndon Community Planning Sector (UP4)
Plan Map: Residential use at 0.5-1 dwelling units per acre

ANALYSIS**Land Use Analysis**

Staff believes that the applicant's proposal for an increase in the maximum daily enrollment for the private school of general education from 99 students to 150 students, an increase of 51 children, is in harmony with the Comprehensive Plan and is in keeping with the residential character of the neighborhood. No changes to the exterior appearance of the site will occur with this request. The applicant does have prior approval to expand the building and add seats to the sanctuary, and these changes have been approved and shown on the special permit plats since 1996, though have not yet been constructed.

Transportation Analysis (Appendix 5)

The Department of Transportation states that the increase in enrollment will result in approximately 25 more peak hour trips into the site and 21 more exiting the site during the morning period and 15 more peak hour trips into the site and 17 more exiting the site during the afternoon hours. They see no significant transportation issues with this proposal.

ZONING ORDINANCE PROVISIONS**Waivers and Modifications Requested**

The applicant requests modification of transitional screening requirements as shown on the special permit plat and previously approved under prior special permits and special exceptions. Transitional Screening 1 is required along the northern, southern and eastern property lines. Staff continues to support the request for a modification since there are no site improvements proposed with this application. Mature and dense vegetation exists along the northern and southern boundaries with additional vegetation planted around the bell tower. Much of the eastern lot area contains the cemetery, and large, mature trees are located throughout the cemetery. A memorandum from the Urban Forester, included as Appendix 6, states that they have no issues related the request.

The applicant also requests a reaffirmation of the previously approved waiver of barrier

requirements along all lot lines. The presence of mature landscaping and the location of the existing site improvements continue to minimize the impact of the use on adjoining properties.

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)

Summary of Zoning Ordinance Provisions

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

CONCLUSION

Staff believes that the request for the addition of 51 students to the existing private school of general education is in conformance with the applicable Zoning Ordinance provisions.

RECOMMENDATION

Staff recommends approval of SPA 88-D-022-06 with the adoption of 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 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 83-D-022-05
5. Transportation Analysis
6. Urban Forester Analysis
7. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS**July 3, 2013**

If it is the intent of the Board of Zoning Appeals to approve SPA 83-D-022-06 located at Tax Map 6-4 ((1)) 66B, 70A and 6-4 ((14)) A to amend SP 83-D-022 previously approved for a place of worship, private school of general education, telecommunications facility and columbarium to permit an increase in school enrollment, employees and hours of operation pursuant to Sect. 8-301 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, Trustees of Dranesville United Methodist Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 1089 Liberty Meeting Court (8.11 acres) and is not transferable to other land.*
2. This special permit is granted only for the purposes, structures and/or uses indicated on the special permit plat prepared by Dewberry Consultants LLC, signed by Timothy Charles Colleton, dated March 19, 2013, 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 daily enrollment for the private school of general education shall not exceed 150 children.*
6. The number of employees associated with the private school of general education shall be limited to a maximum of twenty (20) at any one time.*

7. Seating in the church sanctuary shall be limited to a maximum of 400 seats.*
8. All parking shall be on site, as shown on the special permit plat.*
9. The maximum hours of operation of the private school of general education shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.*
10. Barrier requirements shall be waived along all lot lines. The transitional screening requirements shall be modified along the northern lot line as depicted on the special permit plat.

To the extent feasible, given the location of existing graves, Transitional Screening 1 shall be provided and maintained along the eastern portion of the cemetery to screen the dwelling on Tax Maps 6-4 ((1)) 69A and 69B from the proposed Phase III addition to the church and from the columbarium prior to approval of final building inspections for the addition or columbarium, whichever occurs first. Supplemental plantings shall be provided as depicted on Sheet Z-7 of the SEA/SPA plat (approved with SPA 83-D-022-05) to screen the dwellings on Tax Maps 6-4 ((14)) 2 and 3 from the telecommunications equipment. Screening shall be provided along the southern lot lines of Lots 6B and 70A if determined necessary by the Forest Conservation Branch. The transitional screening plantings for these areas shall be comprised of large evergreen trees with an ultimate height of 40 feet and a minimum height of 10-12 feet tall at the time of planting and medium evergreen trees with an ultimate height of 20-40 feet and a minimum height of 6-8 feet tall at the time of planting. The minimum height of the trees at the time of planting shall apply only to the landscaping to be installed. The exact number, size and species of landscaping materials shall be determined by the Forest Conservation Branch, Department of Public Works and Environmental Services (DPWES). All dead, dying or diseased plantings in the transitional screening yards shall be replaced in consultation with the Forest Conservation Branch.

Existing vegetation shall be preserved and maintained along the lot lines and shall satisfy the requirements of transitional screening.*

11. A Tree Preservation Plan and Narrative shall be submitted as part of the first and all subsequent plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved located within 25 feet to either side of the limits of disturbance. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the

survivability of any tree to be preserved, such as: crown pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the erosion and sediment control sheets, as may be modified by the "ROOT Pruning" development condition below. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved.

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.*
12. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.*
 13. The existing structure utilized as an equipment building for the telecommunication facility shall be limited to the storage of telecommunication and carillon equipment only.*
 14. If a speaker system is utilized to broadcast the sound of bells, the system must comply with the noise regulations of Chapter 108 of the Code of Virginia. The

playing of music shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m.*

15. The existing residential dwelling unit shall be used only for the storage of the telecommunication and carillon equipment, and shall meet all applicable County, State and Federal building, structural and fire codes regulations as determined by DPWES. Access to the building shall be permitted only from within the fenced area located to the east of the building. The interior of the building shall be designed to include a wall that will prohibit access from the doors and windows located on the western façade of the building. The equipment building doors located of the eastern façade, within the fenced area, shall be locked at all times. The gate for the fence shall be locked at all times. The telecommunication equipment shall be located within secured metal cabinets or enclosures inside the equipment building and shall be locked at all times.

The equipment cabinets may be unlocked only to perform maintenance and only in the presence of a maintenance worker. Signs shall be posted on the individual equipment cabinets, the doors to the equipment building and the fence that clearly state that they shall be locked at all times.*

These development conditions incorporate and supersede all previous development conditions.

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 83-D-022-06
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 13, 2013
 (enter date affidavit is notarized)

I, Sara V. Mariska, 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

119702 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)
Trustees of Dranesville United Methodist Church	1089 Liberty Meeting Court Herndon, VA 20170	Applicant/Title Owner/Lessor of Tax Map 6-4 ((1)) 66B, 70A and 6-4 ((14)) A

Agents:
 Pr. Dick Daily
 Billie Lee Wells

Trustees:
 Michael G. Lauck
 Janet E. Shaw
 Billie Lee Wells
 David G. Hitchings
 William Bliven
 Douglas W. Donnell

(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 83-D-022-06
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: May 13, 2013
(enter date affidavit is notarized)

119702a

(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)
Ambleside School Agents: Richard D. Chenette Pamela L. Rogers Curtis D. McGowan	1700 Reston Parkway Reston, Virginia 20194	Lessee
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 Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby	2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Dewberry Consultants LLC Agent: Gary W. Kirkbride	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/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 83-D-022-06
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 13, 2013
(enter date affidavit is notarized)

119702a

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 83-D-022-06
(county-assigned application number(s), to be entered by County Staff) Page 1 of 2

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

DATE: May 13, 2013
(enter date affidavit is notarized)

119702a

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

Ambleside School
1700 Reston Parkway
Reston, Virginia 20194

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A non-profit organization with no shareholders.

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

Dewberry Consultants LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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)

The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

(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 83-D-022-06
(county-assigned application number(s), to be entered by County Staff) Page 2 of 2

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

DATE: May 13, 2013
(enter date affidavit is notarized) 119702 a

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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)
Members: Michael S. Dewberry Credit Shelter Trust
Barry K. Dewberry u/a/d 11/23/05 (f/b/o Michael S. Dewberry
Karen S. Grand Pre II, Katie Anne Dewberry and two minor
Thomas L. Dewberry children of Michael S. Dewberry)

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 83-D-022-06
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 13, 2013
(enter date affidavit is notarized)

119702a

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 83-D-022-06
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 13, 2013
(enter date affidavit is notarized)

119702a

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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: May 13, 2013
(enter date affidavit is notarized)

119702a

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:

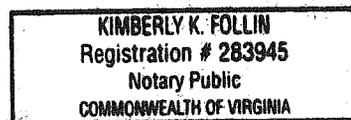
(check one) [] Applicant Sara V. Mariska
[x] Applicant's Authorized Agent

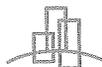
Sara V. Mariska, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28 day of January, 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015





Sara V. Mariska
 (703) 528-4700 Ext. 5419
smariska@arl.thelandlawyers.com

WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC

RECEIVED
 Department of Planning & Zoning

JAN 29 2013

Zoning Evaluation Division

January 28, 2013

Via Hand Delivery

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

Re: Special Permit Amendment Application
 Applicant: Dranesville United Methodist Church
 Subject Property: Fairfax County Tax Map Reference 6-4 ((1)) 66B and 70A;
 6-4 ((14)) A

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a special permit amendment application to allow an increase in the number of permitted students and staff and expansion of permitted hours for the existing private school of general education located on the Subject Property. The Applicant is not proposing any changes to the existing place of worship, bell tower, or telecommunications facilities.

The Subject Property is comprised of approximately 8.11 acres in the Dranesville Magisterial District. The Subject Property is located on the south side of Leesburg Pike (Route 7) approximately 300 feet west of its intersection with Sugarland Road and zoned to the R-1 District. Properties located to the north, east and south of the Subject Property are residentially developed and zoned to the R-1 District. The property located to the west of the Subject Property operates as a golf driving range and is zoned to the R-1 District. The Subject Property is currently approved for the operation of a place of worship, bell tower, telecommunications facility and private school of general education. Ambleside School (the "School") has operated on the Subject Property for a number of years and now seeks flexibility to better meet community demand. The purpose of this special permit amendment is to increase the number of permitted students from ninety-nine (99) to one hundred fifty (150), increase the number of permitted staff from fifteen (15) to twenty (20), and expand the School's hours from 8:30 a.m. to 3:30 p.m. to 8:00 a.m. to 5:00 p.m.

Dranesville United Methodist Church (the "Church") has been a part of the religious community in the greater Dranesville area since the construction of the original sanctuary in 1852. Although the Church's parsonage was constructed in 1966, which predates the Fairfax

County Zoning Ordinance (the "Zoning Ordinance") requirement for special exception or special permit approval for places of worship, the Church has been the subject of the following land use applications:

- SP 83-D-022, approved on June 21, 1983, permitted the addition of a narthex tower to the Church building and increased the seating capacity of the Church sanctuary from 140 to 238 seats;
- SP 84-D-043, approved on May 10, 1984, allowed a modification of the dustless surface requirement for a gravel parking lot;
- SPA 83-D-022, approved on May 14, 1996, permitted additions and renovations to the Church facility in three (3) phases, including increased sanctuary seating, as well as the addition of a nursery school and child care center with a maximum daily enrollment of 90 children;
- SE 99-D-043, approved on June 11, 2001, permitted a monopole in the R-1 District;
- SPA 83-D-022-2, approved on November 14, 2001, allowed site modifications for the construction of a bell tower to accommodate a telecommunications facility and allowed the Church to use an existing dwelling unit for an equipment building;
- SPA 83-D-022-03, approved on October 19, 2004, allowed a private school of general education with a maximum daily enrollment up to 90 children in lieu of the previously approved nursery school and child care center;
- SPA 83-D-022-04, approved on January 13, 2010, allowed increase in school enrollment up to 99 children and site modifications including addition of a columbarium; and
- SPA 83-D-022-05, approved on September 22, 2010, allowed modifications to approved telecommunications facilities to allow increase in height, additional height, and site modifications.

The addition of fifty-one (51) students and five (5) staff members to the School does not require any construction or modifications to the existing Church structure. The Applicant proposes no changes to the operation of the existing Church or telecommunications facilities. Given that no construction is proposed with this application, the Applicant is concurrently submitting a request to modify the submission requirements to allow submission of the previously approved plat. The Applicant's proposal does increase the required parking for the School. Currently, the School requires nineteen (19) parking spaces and the proposed increase to twenty (20) staff members will increase the required parking to twenty-four (24) spaces. The Subject Property has sufficient parking to accommodate this increase.

- Private School of General Education Monday through Friday -- 8:00 a.m. to 5:00 p.m.
 - Meetings are held during the week, in the day and evening, which include Church-related and community meetings.
 - The Church may also hold special services on religious occasions such as Christmas and Easter.
 - The columbarium and the meditation areas are proposed to be accessible on a daily basis so that family members and friends of the deceased may visit.
- The estimated number of parishioners varies by service and activity. Typical attendance at the 9:00 a.m. worship services averages one hundred (100) people. The 11:00 a.m. worship service usually draws eighty-five (85) or more parishioners.

The Applicant requests approval for up to 150 students in the School.

- The Church staff includes one minister and one full-time secretary, as well as three part-time ministers (Youth, Music, and Worship). The School is currently administered by a total of fifteen (15) teachers and staff and proposes to increase the number of teachers and staff to a total of twenty (20).
- The Church and School draw parishioners and students from Great Falls, Reston, Herndon, Vienna, Falls Church, and Loudoun County.
- The addition of fifty-one (51) students in the School and five (5) staff members will not have a significant traffic impact. The increase in enrollment will largely allow existing families to enroll multiple children in the School. Based on previous enrollment patterns, the School anticipates that the increase in enrollment would accommodate approximately ten (10) additional families. Therefore, the school anticipates that traffic will increase slightly by approximately twenty-five (25) trips as a result of the increase in enrollment.
- No changes are proposed to the existing and approved buildings or structures.
- The Applicant is unaware of any hazardous or toxic substances on the Subject Property.
- The proposed development complies with all adopted standards, ordinances, and regulations except as may be noted on the special permit amendment plat and in this letter.

The addition of fifty-one (51) students and five (5) staff members to the School will better accommodate the School's needs without necessitating any building improvements or modifications. The School looks forward to more broadly serving the surrounding community and allowing existing families to enroll additional children in the school. No site modifications are proposed to existing buildings and the approved 0.12 FAR will remain unchanged. The proposed special permit amendment conforms to all applicable provisions of the Zoning Ordinance and is consistent with recommendations of the Plan.

Should you have any questions regarding the above, or require additional information, please do not hesitate to give me a call. As always, I appreciate your cooperation and assistance.

Very truly yours,

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



Sara V. Mariska

SVM:kae

cc: Pam Rogers
Curt McGowan
Richard Chenette
Lynne J. Strobel
Martin D. Walsh

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

THE TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH, SPA 83-D-022-05 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 83-D-022 previously approved for church and private school of general education, columbarium and telecommunications facility to permit site modifications. Located at 1089 Liberty Meeting Ct. on approx. 8.11 ac. of land zoned R-1, Dranesville District. Tax Map 6-4 ((1)) 66B, 70A; 6-4 ((14)) A. (Admin. moved from 6/23/10 at appl. req.) Mr. Hart moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on September 22, 2010; and

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

1. The applicant is the owner of the property.
2. This is a relatively modest modification to an existing facility.
3. There is a favorable staff recommendation, and the Board adopts the rationale in the staff report.
4. The Planning Commission also has recommended approval of the concurrent SEA application.
5. With the imposition of the development conditions as they have been modified, any impact from the additional height to the bell tower would be minimized.
6. A slightly taller bell tower on a church would not bother anyone on a lot this big.

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 only, Trustees of the Dranesville United Methodist Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 1089 Liberty Meeting Court (8.11 acres), and is not transferable to other land.
2. This special permit amendment is granted only for the purposes, structures and/or uses indicated on the special permit plat prepared by Entrex Communication Services, Inc., consisting of seventeen sheets, dated May 19, 2009, as revised through July 1, 2010, and approved with this application, as qualified by these development conditions. Sheets R-1 through R-6, consisting of six sheets, prepared by Dewberry & Davis LLC, and dated June 24, 2009 as revised through November 10, 2009, depict site modifications approved under SEA 83-D-022-04, approved by the Board of Zoning Appeals on January 13, 2010.

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 daily enrollment for the private school of general education shall not exceed 99 children.
6. The number of employees associated with the private school of general education shall be limited to a maximum of fifteen (15) at any one time.
7. Seating in the church sanctuary shall be limited to a maximum of 400 seats.
8. All parking shall be on site, as shown on the special permit plat.
9. The hours of operation for the private school of general education shall be limited to Monday – Friday, 8:30 a.m. to 3:30 p.m.
10. Barrier requirements shall be waived along all lot lines. The transitional screening requirement shall be modified along the northern lot line as depicted on the SEA/SPA Plat.

To the extent feasible, given the location of existing graves, Transitional Screening 1 shall be provided along the eastern portion of the cemetery to screen the dwelling on Tax Maps 6-4 ((1)) 69A and 69B from the proposed Phase III addition to the church and from the columbarium prior to approval of final building inspections for the addition or columbarium, whichever occurs first. Supplemental plantings shall be provided as depicted on Sheet Z-7 of the SEA/SPA plat to screen the dwellings on Tax Maps 6-4 ((14)) 2 and 3 from the telecommunications equipment. Screening shall be provided along the southern lot lines of Lots 66B and 70A if determined necessary by the Forest Conservation Branch. The transitional screening plantings for these areas shall be comprised of large evergreen trees with an ultimate height of 40 feet and a minimum height of 10-12 feet tall at the time of planting and medium evergreen trees with an ultimate height of 20-40 feet and a minimum of 6-8 feet tall at the time of planting. The minimum height of the trees at the time of planting shall apply only to the landscaping to be installed. The exact number, size and species of landscaping materials shall be determined by the Forest Conservation Branch, Department of Public Works and Environmental Services (DPWES). All dead, dying or diseased plantings in the transitional screening yards shall be replaced in consultation with the Forest Conservation Branch.

Existing vegetation shall be preserved and maintained along the lot line and shall satisfy the requirements of transitional screening.

11. A Tree Preservation Plan and Narrative shall be submitted as part of the first and all subsequent plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and

approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved located within 25 feet to either side of the limits of disturbance. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved.

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
12. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance.
 13. The existing structure utilized as an equipment building for the telecommunication facility shall be limited to the storage of telecommunication and carillon equipment only.
 14. If a speaker system is utilized to broadcast the sound of bells, the system must comply with the noise regulations of Chapter 108 of the Code of Virginia. The playing of music shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m.
 15. The existing residential dwelling unit shall be used only for the storage of the telecommunication and carillon equipment, and shall meet all applicable County, State and Federal building, structural and fire codes regulations as determined by DPWES. Access to the building shall be permitted only from within the fenced area located to the east of the building. The interior of the building shall be designed to include a wall that will prohibit access from the doors and windows located on the western façade of the building. The equipment

building doors located on the eastern façade, within the fenced area, shall be locked at all times. The gate for the fence shall be locked at all times. The telecommunication equipment shall be located within secured metal cabinets or enclosures inside the equipment building and shall be locked at all times.

The equipment cabinets may be unlocked only to perform maintenance and only in the presence of a maintenance worker. Signs shall be posted on the individual equipment cabinets, the doors to the equipment building and the fence that clearly states that they shall be locked at all times.

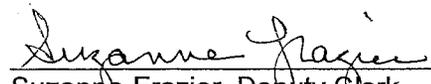
These development conditions incorporate and supersede all previous development conditions.

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 construction has commenced or the use has been established. The Board of Zoning Appeals may grant additional time to commence construction or 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.

Mr. Beard seconded the motion, which carried by a vote of 6-0. Mr. Byers was not present for the vote.

A Copy Teste:

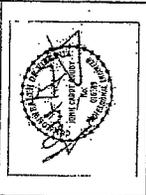


Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals

THE REVISIONS CONTAINED IN THIS SET OF DOCUMENTS IS APPROVED BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.

NO.	DATE	DESCRIPTION
05-09-08	C/D/P REVIEW	
05-16-09	C/D/P REVIEW	
05-19-09	C/D/P SUBMISSION	
05-19-09	ANTENNA REVISION	
05-19-09	C/D/P REVIEW	
05-19-09	C/D/P REVIEW	
05-19-10	COUNTY COMMENTS	

PROJECT NO: 1129.110



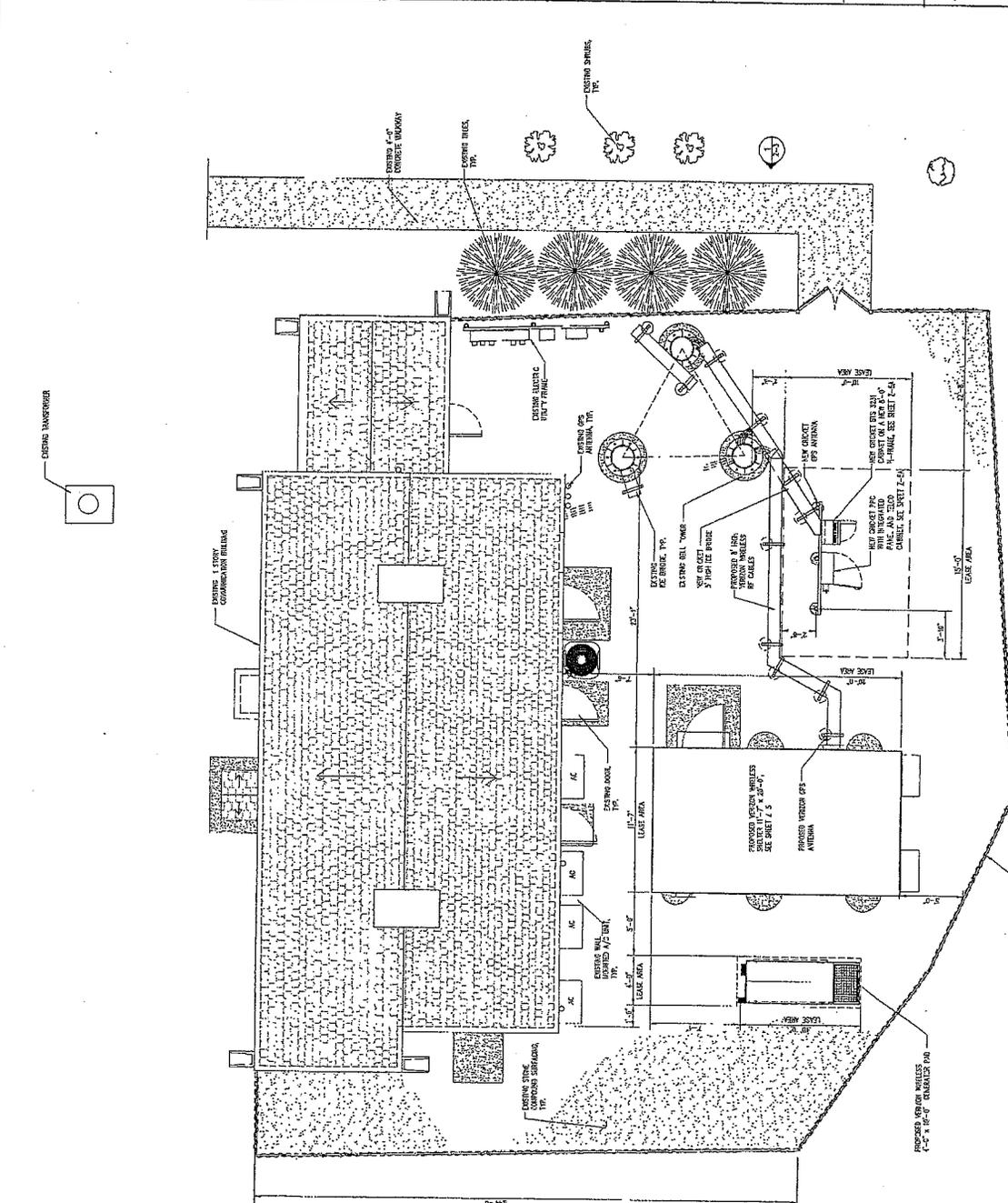
TITLE:
CRICKET / VERIZON / DRANESVILLE UNITED METHODIST CHURCH SPECIAL PERMIT AMENDMENT / SPECIAL PERMIT AMENDMENT PLAN

SEA 95-D-043 / SPA 83-D-022-05

SITE ADDRESS:
**1083 LIBERTY MEETING COURT
HERNDON, VA 20170**

DRAWING TITLE:
COMPOUND LAYOUT PLAN

DRAWING NO.:
Z-2



COMPOUND LAYOUT PLAN
SCALE: 1/4" = 1'-0"

DATE: 05/19/09

PROJECT NO: 1129.110

- NOTES**
- 1.) APPLICANT: DRANESVILLE WIRELESS, INC. 7500 COLUMBIA GATEWAY DRIVE, STE. 170 COLUMBIA, MD 21046
 - 2.) PROPERTY OWNER: UNITED METHODIST CHURCH 8700 WALTER WOOD DRIVE BEECH SPRING, VA 22086 SITE ADDRESS: 1280 LIBERTY MEETING CT. HERNDON, VA 20170
 - 3.) CURRENT ZONING: R-1
 - 4.) TOTAL DISTURBED AREA: 600 S.F.
 - 5.) TOTAL INCREASE TO IMPERVIOUS AREA IS 330 S.F. AND TO THE DEVELOPMENT COEFFICIENT IS 0.02. PERMIT TO THE DEVELOPMENT COEFFICIENT IS REQUIRED. SPECIAL STORMWATER MANAGEMENT WATER IS REQUESTED.
 - 6.) SITE DATE: 05/19/09. DEED NO. 02784 & 0284-4A (BEECH SPRING, VA) MAGISTERIAL DISTRICT: 20000 (DRANESVILLE)
 - 7.) PROPERTY TYPE: CHURCHES, SYNAGOGUES LAND AREA: 611 AC±
 - 8.) *S.E. SITE IS LOCATED INSIDE AN EXISTING FENCED COMPOUND.
 - 9.) THERE IS NO WELL OR SEPTIC ON SITE AND NONE IS REQUIRED.
 - 10.) IF AN EXISTING PARKING LOT WHICH SHALL BE USED FOR PARKING PURPOSES, BY TECHNICAL PERSONNEL APPROXIMATELY ONCE PER MONTH.
 - 11.) THERE IS A BURIAL GROUND VISIBLE ON THIS PROPERTY BUT IS NOT AFFECTED BY THE PROPOSED INSTALLATION.
 - 12.) TOTAL AREA OF EXISTING EQUIPMENT COMPOUND = 3,700 S.F. VERIZON WIRELESS LEASE AREA = 272 S.F.

cricket
 COMMUNICATIONS
 7100 COLUMBIA GATEWAY DRIVE
 SUITE 120
 COLUMBIA, MD 21046

verizon wireless
 8800 JUNCTION DRIVE
 ANNAPOLIS JUNCTION, MD 20711

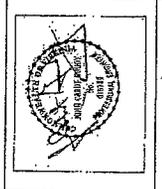
UNITED METHODIST CHURCH
 1080 LIBERTY MEETING COURT
 HERRDON, VA 20170

entrex
 PROTECTION SYSTEMS, INC.
 1745 WASHINGTON BLVD. SUITE 200
 WASHINGTON, D.C. 20005
 PHONE: (202) 462-8888
 FAX: (202) 462-8881

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PREPARATORY TO THE DESIGN OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER THAN THAT WHICH IS RELEASED BY THE CLIENT. NAME IS STRICTLY PROHIBITED.

REVISIONS	
DESIGNED BY:	D.A.
DATE:	M.A.
05-18-09	C/D/P REVIEW
06-10-09	C/D/P REVIEW
06-18-09	C/D/P REVIEW
08-18-09	ANTENNA REVISION
11-10-09	C/D/P REVIEW
02-12-10	COUNTY COMMENTS
07-01-10	COUNTY COMMENTS

PROJECT NO: 1128-110



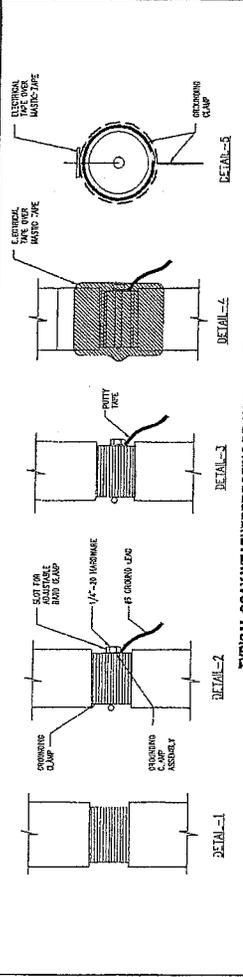
TITLE
**CRICKET / VERIZON / DRANESVILLE
 UNITED METHODIST CHURCH
 SPECIAL EXCEPTION AMENDMENT /
 SPECIAL PERMIT AMENDMENT PLAT**

SEA 99-D-043 /
 SPA 03-0-022-05

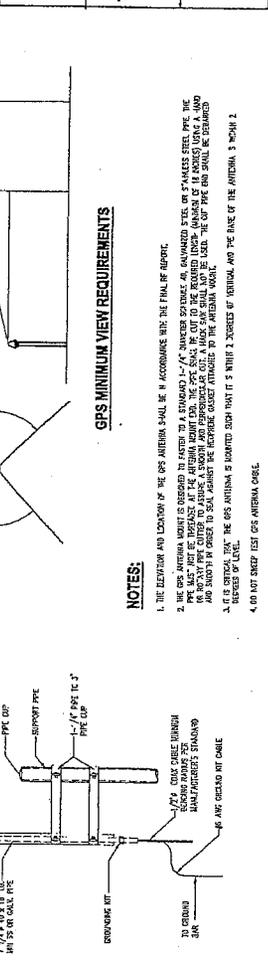
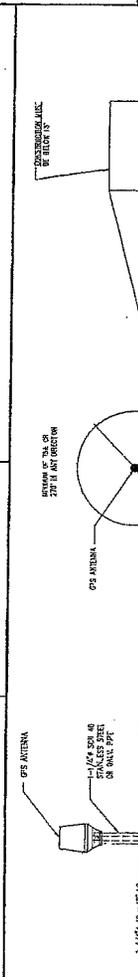
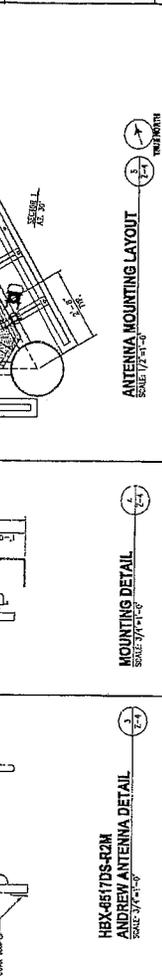
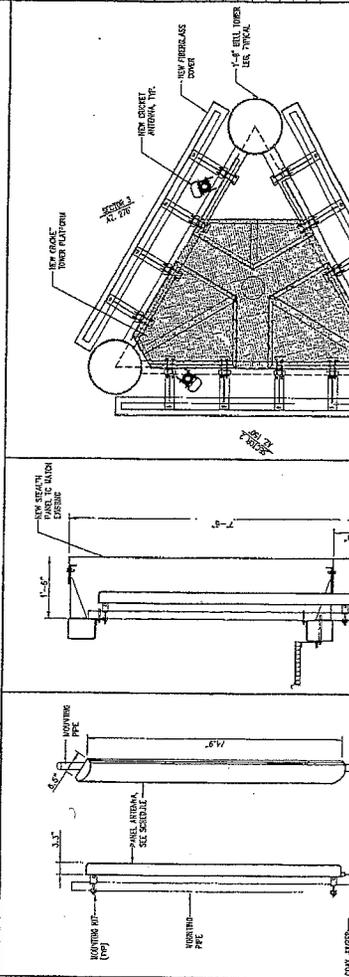
SITE ADDRESS
**1080 LIBERTY MEETING COURT
 HERRDON, VA 20170**

DRAWING TITLE
**CRICKET
 ANTENNA AND COAX
 DETAILS**

DRAWING NO.
Z-4



TYPICAL COAX WEATHERPROOFING DETAILS
 SCALE: 1/2"=1'-0"



GPS ANTENNA DETAIL
 SCALE: 3/4"=1'-0"

ANTENNA INFORMATION

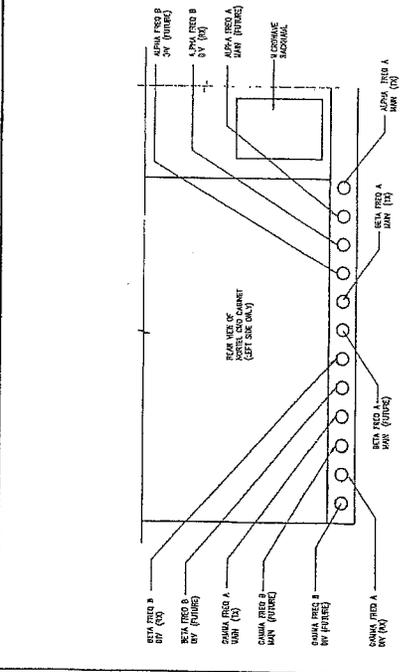
SECTOR 1	SECTOR 2	SECTOR 3
MPR	ANDREW	ANDREW
MODEL	HBX-48517DS-R2M	HBX-48517DS-R2M
QUANTITY	1	1
HEIGHT (ft)	18.7	18.7
SW	74.8" x 6.6" x 3.3"	74.8" x 6.6" x 3.3"
RAD CENTER (ft)	105'	105'
ARMATH (ft)	30'	270'
ELECTRICAL DOWNL	0'	0'
MECHANICAL DOWNL	0'	0'

CABLE INFORMATION

COAX CABLE MFR	RFS	RES
COAX CABLE MODEL	LOF/SR SOL	LOF/SR SOL
COAX CABLE DIA (IN)	1.5/1.74	1.5/1.74
QUANTITY	2	2
COAX LENGTH (FT)	140'	140'
COLOR CODE (TX)	YELLOW/PURPLE	GREEN/PURPLE
COLOR CODE (RX)	RED/WHITE	GREEN/WHITE

ANTENNA AND CABLE INFORMATION

- ALL COAX CABLES SHALL BE PROTECTED BY AN OVERHEAD CONDUIT SYSTEM AS SHOWN ON THE PLAN. THE CONDUIT SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. IT SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- ALL ANTENNA AND SUPPORTING STRUCTURES AS SHOWN ON THE PLAN SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- ALL ANTENNA AND SUPPORTING STRUCTURES AS SHOWN ON THE PLAN SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- ALL ANTENNA AND SUPPORTING STRUCTURES AS SHOWN ON THE PLAN SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- ALL ANTENNA AND SUPPORTING STRUCTURES AS SHOWN ON THE PLAN SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- ALL ANTENNA AND SUPPORTING STRUCTURES AS SHOWN ON THE PLAN SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- ALL ANTENNA AND SUPPORTING STRUCTURES AS SHOWN ON THE PLAN SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
- ALL ANTENNA AND SUPPORTING STRUCTURES AS SHOWN ON THE PLAN SHALL BE INSTALLED TO THE ANTENNA AND SHALL BE RANVED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



COAX CONFIGURATION DETAIL AT CABINET
 SCALE: 1/2"=1'-0"

cricket
 COMMUNICATIONS, INC.
 7180 COLUMBIA GATEWAY DRIVE
 SUITE 120
 COLUMBIA, MD 21046

verizon wireless
 8800 JUNCTION DRIVE
 ANNAPOLIS JUNCTION, MD 20701

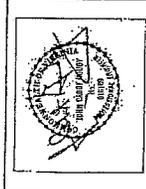
DRANESVILLE UNITED METHODIST CHURCH
 1088 LIBERTY MEETING COURT
 HERRIDON, VA 20170

entrex
 COMMUNICATION SERVICES, INC.
 1100 WASHINGTON, S.W.
 WASHINGTON, D.C. 20036
 PHONE: (202) 408-8880
 FAX: (202) 408-8881

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO OTHER REUSE OR RELEASE TO ANY OTHER PARTY IS STRICTLY PROHIBITED.

REVISIONS

DESIGNED BY:	M.A.	
DRAWN BY:	M.A.	
NO.	DATE	DESCRIPTION
01	08-18-09	10/27/09 REVIEW
02	08-18-09	10/27/09 REVIEW
03	08-18-09	10/27/09 REVIEW
04	08-18-09	10/27/09 REVIEW
05	08-18-09	10/27/09 REVIEW
06	08-18-09	10/27/09 REVIEW
07	08-18-09	10/27/09 REVIEW
08	08-18-09	10/27/09 REVIEW
09	08-18-09	10/27/09 REVIEW
10	08-18-09	10/27/09 REVIEW
11	08-18-09	10/27/09 REVIEW
12	08-18-09	10/27/09 REVIEW
13	08-18-09	10/27/09 REVIEW
14	08-18-09	10/27/09 REVIEW
15	08-18-09	10/27/09 REVIEW
16	08-18-09	10/27/09 REVIEW
17	08-18-09	10/27/09 REVIEW
18	08-18-09	10/27/09 REVIEW
19	08-18-09	10/27/09 REVIEW
20	08-18-09	10/27/09 REVIEW
21	08-18-09	10/27/09 REVIEW
22	08-18-09	10/27/09 REVIEW
23	08-18-09	10/27/09 REVIEW
24	08-18-09	10/27/09 REVIEW
25	08-18-09	10/27/09 REVIEW
26	08-18-09	10/27/09 REVIEW
27	08-18-09	10/27/09 REVIEW
28	08-18-09	10/27/09 REVIEW
29	08-18-09	10/27/09 REVIEW
30	08-18-09	10/27/09 REVIEW
31	08-18-09	10/27/09 REVIEW
32	08-18-09	10/27/09 REVIEW
33	08-18-09	10/27/09 REVIEW
34	08-18-09	10/27/09 REVIEW
35	08-18-09	10/27/09 REVIEW
36	08-18-09	10/27/09 REVIEW
37	08-18-09	10/27/09 REVIEW
38	08-18-09	10/27/09 REVIEW
39	08-18-09	10/27/09 REVIEW
40	08-18-09	10/27/09 REVIEW
41	08-18-09	10/27/09 REVIEW
42	08-18-09	10/27/09 REVIEW
43	08-18-09	10/27/09 REVIEW
44	08-18-09	10/27/09 REVIEW
45	08-18-09	10/27/09 REVIEW
46	08-18-09	10/27/09 REVIEW
47	08-18-09	10/27/09 REVIEW
48	08-18-09	10/27/09 REVIEW
49	08-18-09	10/27/09 REVIEW
50	08-18-09	10/27/09 REVIEW
51	08-18-09	10/27/09 REVIEW
52	08-18-09	10/27/09 REVIEW
53	08-18-09	10/27/09 REVIEW
54	08-18-09	10/27/09 REVIEW
55	08-18-09	10/27/09 REVIEW
56	08-18-09	10/27/09 REVIEW
57	08-18-09	10/27/09 REVIEW
58	08-18-09	10/27/09 REVIEW
59	08-18-09	10/27/09 REVIEW
60	08-18-09	10/27/09 REVIEW
61	08-18-09	10/27/09 REVIEW
62	08-18-09	10/27/09 REVIEW
63	08-18-09	10/27/09 REVIEW
64	08-18-09	10/27/09 REVIEW
65	08-18-09	10/27/09 REVIEW
66	08-18-09	10/27/09 REVIEW
67	08-18-09	10/27/09 REVIEW
68	08-18-09	10/27/09 REVIEW
69	08-18-09	10/27/09 REVIEW
70	08-18-09	10/27/09 REVIEW
71	08-18-09	10/27/09 REVIEW
72	08-18-09	10/27/09 REVIEW
73	08-18-09	10/27/09 REVIEW
74	08-18-09	10/27/09 REVIEW
75	08-18-09	10/27/09 REVIEW
76	08-18-09	10/27/09 REVIEW
77	08-18-09	10/27/09 REVIEW
78	08-18-09	10/27/09 REVIEW
79	08-18-09	10/27/09 REVIEW
80	08-18-09	10/27/09 REVIEW
81	08-18-09	10/27/09 REVIEW
82	08-18-09	10/27/09 REVIEW
83	08-18-09	10/27/09 REVIEW
84	08-18-09	10/27/09 REVIEW
85	08-18-09	10/27/09 REVIEW
86	08-18-09	10/27/09 REVIEW
87	08-18-09	10/27/09 REVIEW
88	08-18-09	10/27/09 REVIEW
89	08-18-09	10/27/09 REVIEW
90	08-18-09	10/27/09 REVIEW
91	08-18-09	10/27/09 REVIEW
92	08-18-09	10/27/09 REVIEW
93	08-18-09	10/27/09 REVIEW
94	08-18-09	10/27/09 REVIEW
95	08-18-09	10/27/09 REVIEW
96	08-18-09	10/27/09 REVIEW
97	08-18-09	10/27/09 REVIEW
98	08-18-09	10/27/09 REVIEW
99	08-18-09	10/27/09 REVIEW
100	08-18-09	10/27/09 REVIEW



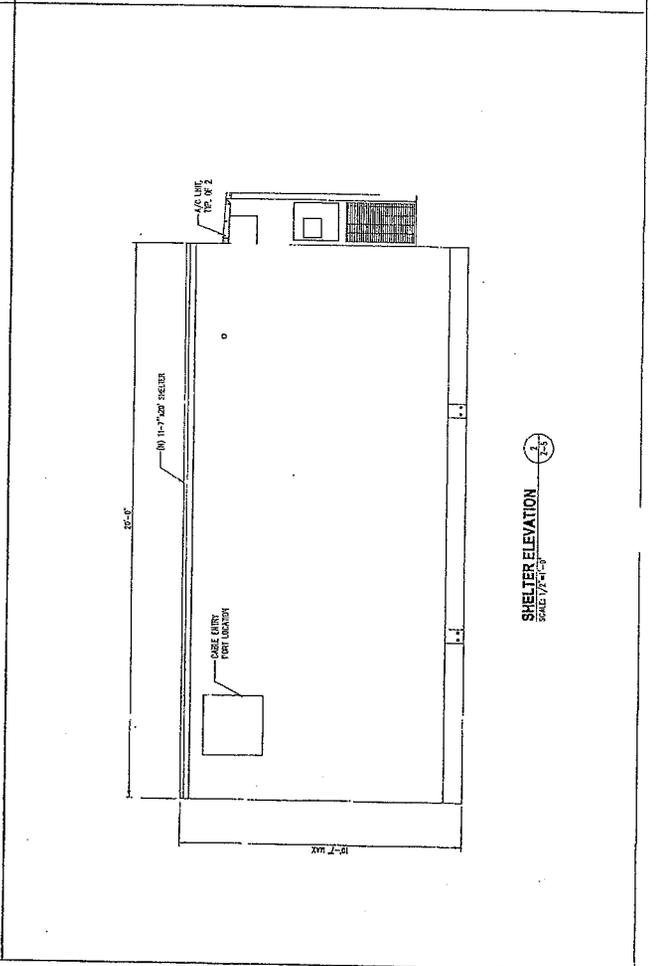
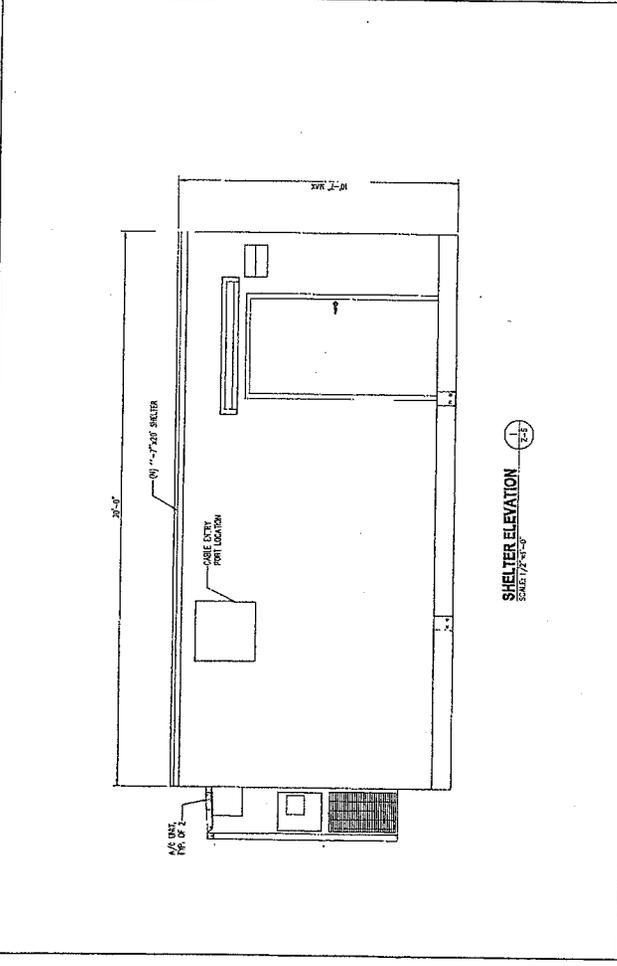
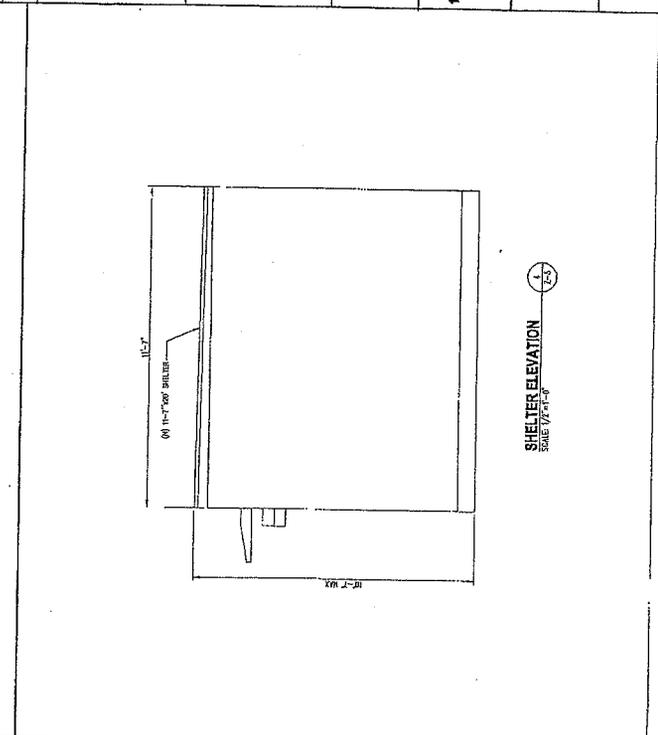
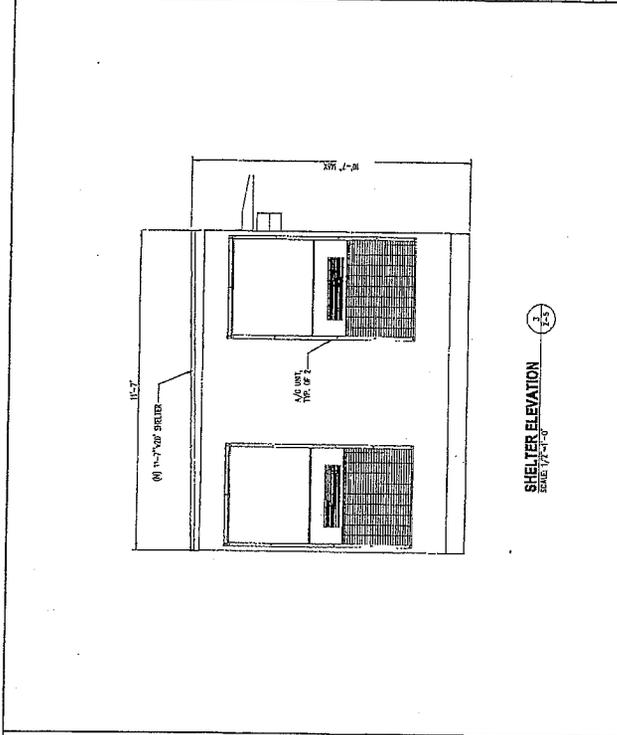
TITLE:
CRICKET / VERIZON / DRANESVILLE UNITED METHODIST CHURCH SPECIAL EXCEPTION AMENDMENT / SPECIAL PERMIT AMENDMENT PLAT

SEA 98-D-043 / SPA 83-D-022-05

SITE ADDRESS:
 1088 LIBERTY MEETING COURT
 HERRIDON, VA 20170

DRAWING TITLE:
VERIZON SHELTER ELEVATIONS

DRAWING No.:
Z-5



cricket
COMMUNICATIONS, INC.
7100 COLUMBIAN AVENUE DRIVE
COLUMBIA, MD 21046

verizon wireless
6000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE
UNITED METHODIST CHURCH
1800 LIBERTY MEETING COURT
HERNDON, VA 20170

entrex
communication services, Inc.
1875 EYE STREET, N.W., SUITE 350
WASHINGTON, DC 20006
PHONE: (202) 462-2300
FAX: (202) 462-0861

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OF ANY INFORMATION CONTAINED HEREIN WITHOUT WRITTEN PERMISSION OF ENTREX COMMUNICATIONS, INC. IS STRICTLY PROHIBITED.

REVISIONS		
NO.	DATE	DESCRIPTION
01	05-19-09	C/D/A REVIEW
02	05-18-09	C/D/A REVIEW
03	05-19-09	C/D/A SUBMISSION
04	05-19-09	AS BUILT REVISION
05	05-19-09	AS BUILT REVISION
06	02-12-10	COUNTY COMMENTS
07	07-10-10	COUNTY COMMENTS

PROJECT NO: 112B.110



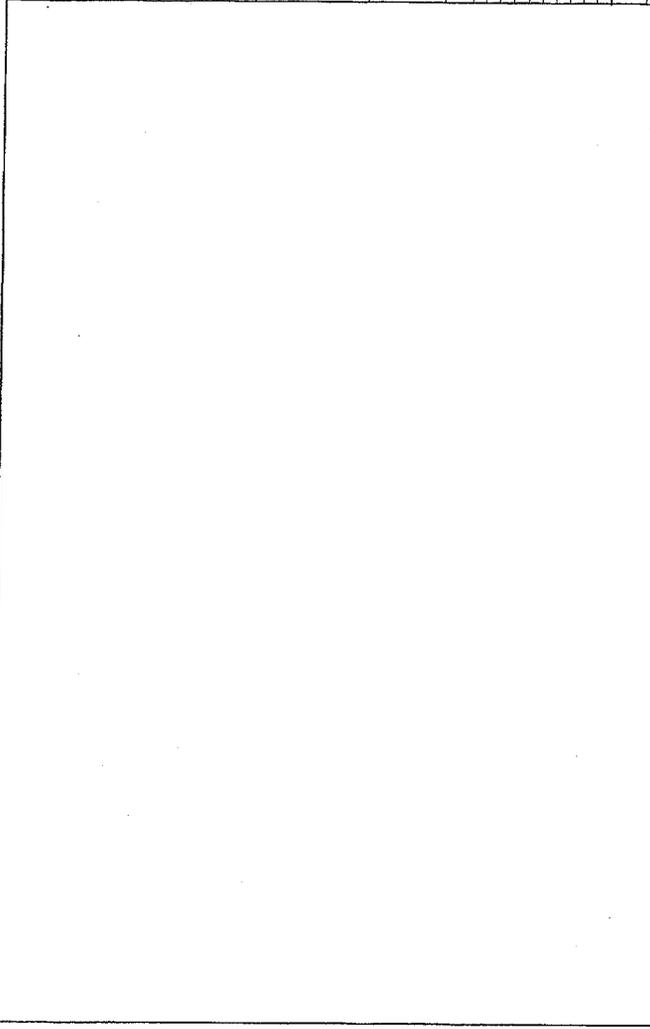
TITLE:
CRICKET / VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAN

SEA 98-D-0443 /
SPA 03-D-022-06

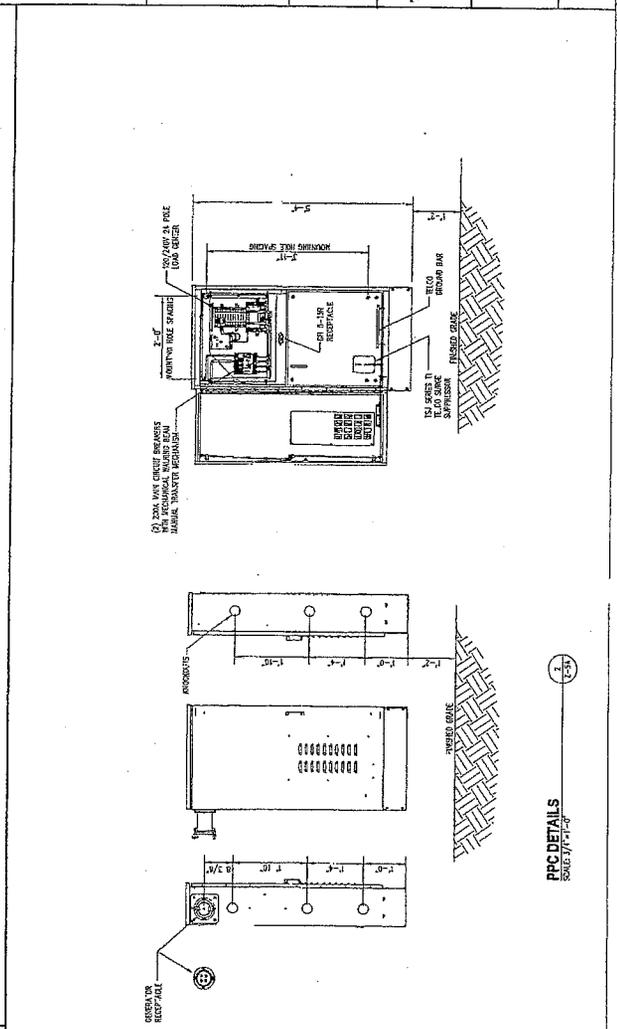
SITE ADDRESS:
1688 LIBERTY MEETING COURT
HERNDON, VA 20170

DRAWING TITLE:
CRICKET
EQUIPMENT DETAILS

DRAWING No.:
Z-5A



FRAME DETAIL
PAGE 7/11-10



PPC DETAILS
PAGE 11/11-10

cricket
COMMUNICATIONS, INC.
7149 COLUMBIA PIKE
COLUMBIA, MD 21046

verizon wireless
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

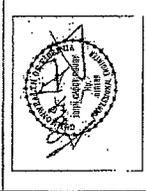
DRANESVILLE
UNITED METHODIST CHURCH
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

entrex
communication services, Inc.
1675 Eye Street, N.W., Suite 350
WASHINGTON, DC 20004
PHONE: (202) 408-2800
FAX: (202) 408-0861

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY ENTREX. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE PROJECT HEREIN IS EXPRESSLY PROHIBITED.

REVISIONS

DESIGNED BY:	N.A.	
CHECKED BY:	M.M.	
NO. I.	DATE	DESCRIPTION
05-19-09	CZ/P	REVIEW
05-16-09	CZ/P	REVIEW
05-15-09	CZ/P	SUBMISSION
05-14-09	CZ/P	REVIEW
05-13-09	CZ/P	REVIEW
05-12-09		COUNTY COMMENTS
05-11-09		COUNTY COMMENTS
PROJECT NO: 1129.110		



TITLE:
CRICKET VERIZON / DRANESVILLE
UNITED METHODIST CHURCH
SPECIAL EXCEPTION AMENDMENT /
SPECIAL PERMIT AMENDMENT PLAN

**SEA 99-D-043 /
SPA 83-D-022-05**

SITE ADDRESS:
1089 LIBERTY MEETING COURT
HERNDON, VA 20170

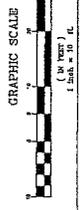
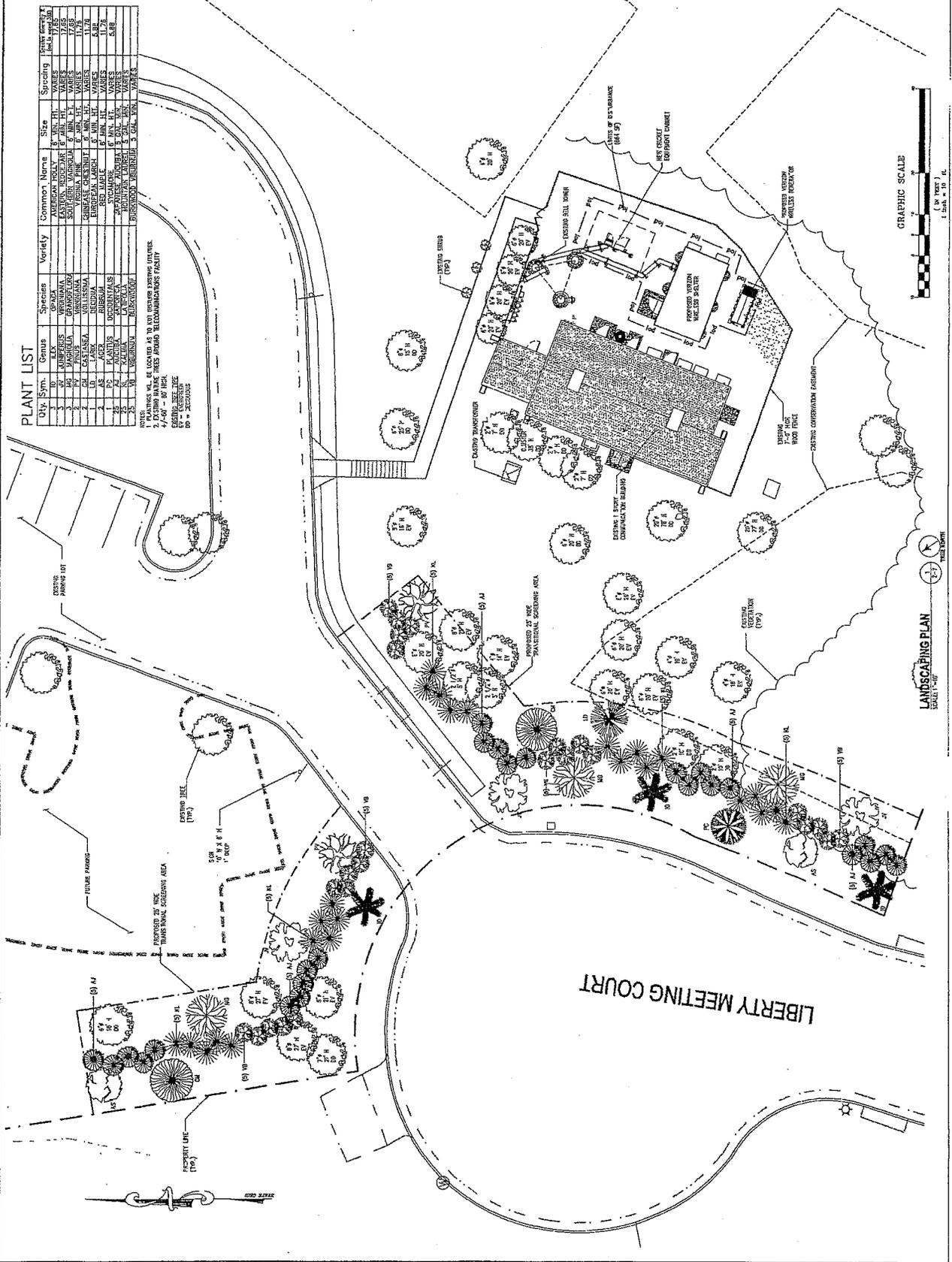
DRAWING TITLE:
LANDSCAPING
PLAN

DRAWING NO.:
Z-7

PLANT LIST

Qty	Sym.	Genus	Species	Variety	Common Name	Size	Spacing	Plant Available
3	10	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	11	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	12	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	13	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	14	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	15	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	16	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	17	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	18	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	19	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	20	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	21	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	22	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	23	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	24	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	25	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	26	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	27	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	28	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	29	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	30	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	31	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	32	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	33	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	34	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	35	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	36	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	37	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	38	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	39	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	40	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	41	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	42	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	43	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	44	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	45	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	46	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	47	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	48	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	49	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	50	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	51	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	52	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	53	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	54	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	55	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	56	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	57	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	58	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	59	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	60	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	61	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	62	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	63	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	64	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	65	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	66	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	67	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	68	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	69	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	70	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	71	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	72	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	73	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	74	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	75	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	76	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	77	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	78	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	79	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	80	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	81	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	82	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	83	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	84	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	85	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	86	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	87	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	88	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	89	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	90	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	91	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	92	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	93	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	94	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	95	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	96	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	97	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	98	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	99	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'
3	100	ABUTILON	STRATON		FLORIBUND ABUTILON	8" WIDE, 11" HIGH	17' x 17'	17' x 17'

NOTES:
1. SEE SPECIFICATIONS FOR PLANT MATERIALS.
2. CHECKING DATA REFS. JORDAN RECOMMENDATIONS FACILITY.
3. 4" x 6" x 8" x 10" x 12" x 14" x 16" x 18" x 20" x 22" x 24" x 26" x 28" x 30" x 32" x 34" x 36" x 38" x 40" x 42" x 44" x 46" x 48" x 50" x 52" x 54" x 56" x 58" x 60" x 62" x 64" x 66" x 68" x 70" x 72" x 74" x 76" x 78" x 80" x 82" x 84" x 86" x 88" x 90" x 92" x 94" x 96" x 98" x 100"



LANDSCAPING PLAN
SCALE: 1/4" = 1'-0"

DRAWING NO.:
Z-7

cricket
COMMUNICATIONS, INC.
1700 COLUMBIA GATEWAY DRIVE
COLUMBIA, VA 22104

verizon wireless
6800 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

DRANESVILLE UNITED METHODIST CHURCH
11401 LIBERTY MEETING COURT
HERNDON, VA 20170

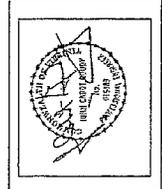
entrex
3000 W. BRIDGE LANE, SUITE 500
WARRINGTON, D.C. 20190
PHONE: (703) 464-0969
FAX: (703) 464-0921

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY AND NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE DISSEMINATED WITHOUT THE WRITTEN CONSENT OF THE CLIENT. ANY OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

REVISIONS

NO.	DATE	DESCRIPTION
01	02-18-09	2/27/09 REVIEW
02	03-18-09	2/27/09 REVIEW
03	03-18-09	2/27/09 REVIEW
04	03-18-09	2/27/09 REVIEW
05	03-18-09	2/27/09 REVIEW
06	03-18-09	2/27/09 REVIEW
07	03-18-09	2/27/09 REVIEW

DESIGNED BY: M.A.
CHECKED BY: M.A.
PROJECT NO: 1129-110



cricket / verizon / dranesville united methodist church / special exception amendment / special permit amendment plat

SEA 99-D-043 / SPA 83-D-022-05

1088 LIBERTY MEETING COURT
HERNDON, VA 20170

REFERENCE DRAWING

DRAWING NO.: R-2

1
2
3
4
5

Dewberry

11401 LIBERTY MEETING COURT
DRANESVILLE UNITED METHODIST CHURCH
SPECIAL PERMIT AMENDMENT PLAT

DATE: 02-18-09

PROJECT NO: 1129-110

DRANESVILLE UNITED METHODIST CHURCH
SPECIAL PERMIT AMENDMENT PLAT

DATE: 02-18-09

PROJECT NO: 1129-110

TABLE 1: TREE PRESERVATION TARGET CALCULATION

NO.	TREE SPECIES	DBH (IN)	HEIGHT (FT)	CONDITION	REMARKS
1
2
3
4
5
6
7

Tree Canopy Tabulation

SITE AREA: 1.00 AC
AREA OF EXISTING TREES TO REMAIN: 0.10 AC
X 1.50 = 0.15 AC
TOTAL TREE CANOPY PROVIDED (20%): 0.20 AC

EXISTING VEGETATION MAP

EXISTING VEGETATION INVENTORY

KEY	SYMBOL	VEGETATION SPECIES	DBH (IN)	HEIGHT (FT)	CONDITION	REMARKS
1
2
3
4
5
6
7

NOTE: THE DETAILS OF THE PROPOSED WALLS AND WALL CAPS ARE REPRESENTED ON THE ARCHITECTURAL DRAWINGS. THE VEGETATION IS REPRESENTED TO ILLUSTRATE THE DETAILS OF THE PROPOSED WALLS AND WALL CAPS. THE VEGETATION IS REPRESENTED TO ILLUSTRATE THE DETAILS OF THE PROPOSED WALLS AND WALL CAPS.

PASTOR'S GATE

CHURCH WALL ORDERS

COLLEGIATE WALLS

ANGLE OF BULK PLANE, R-1 DISTRICT

PROPOSED CHURCH WALLS AND WALL CAPS

1. The proposed church walls and wall caps are shown in the attached drawings. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

2. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

3. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

4. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

5. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

6. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

7. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

8. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

9. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

10. The proposed church walls and wall caps are to be constructed in accordance with the attached drawings and specifications. The walls are to be constructed of brick with a maximum height of 6 feet. The wall caps are to be constructed of brick with a maximum height of 2 feet. The walls and wall caps are to be constructed in accordance with the attached drawings and specifications.

cricket
 COMMUNICATIONS
 1100 COLUMBIA GATEWAY DRIVE
 SUITE 320
 COLUMBIA, MD 21044

verizon wireless
 800 JUNCTION DRIVE
 ANNAPOLIS JUNCTION, MD 20701

entrex
 communication services, Inc.
 1476 Eye Street, N.W., Suite 300
 Washington, D.C. 20004
 PHONE: (202) 462-0200
 FAX: (202) 462-0201

DRANESVILLE UNITED METHODIST CHURCH
 1088 LIBERTY MEETING COURT
 HERNDON, VA 20170

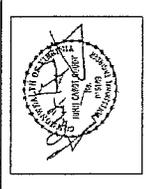
entrex
 communication services, Inc.
 1476 Eye Street, N.W., Suite 300
 Washington, D.C. 20004
 PHONE: (202) 462-0200
 FAX: (202) 462-0201

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PREPARATORY BY NATURE. ANY USE OR DISSEMINATION OTHER THAN THAT WHICH RELATES TO THE CLIENT NAME IS STRICTLY PROHIBITED.

REVISIONS

NO.	DATE	DESCRIPTION
05-18-09	07/17	REVIEW
06-18-09	07/17	REVIEW
08-18-09	07/17	SUBMISSION
09-18-09	07/17	ANTENNA REVISION
10-18-09	07/17	REVIEW
11-18-09	07/17	REVIEW
12-18-09	07/17	COUNTY COMMENTS

PROJECT NO. 1129.110



TITLE:
 CRICKET / VERIZON / DRANESVILLE UNITED METHODIST CHURCH SPECIAL EXCEPTION AMENDMENT / SPECIAL PERMIT AMENDMENT PLAT

SEA 89-D-043 / SPA 83-D-024-05

SITE ADDRESS:
 1088 LIBERTY MEETING COURT
 HERNDON, VA 20170

DRAWING TITLE:
 REFERENCE DRAWING

DRAWING NO.:
 R-4

Dewberry

Dewberry & Lebedev
 10000 Park Lakeside Drive
 Herndon, VA 20171
 (703) 441-1000
 www.dewberry.com

DRANESVILLE UNITED METHODIST CHURCH
 SPECIAL PERMIT AMENDMENT PLAT

APPROVED BY: [Signature]
 TITLE: [Title]

DATE: 05/18/09

PROJECT NO. 1129.110

DRANESVILLE UMC
 1088 LIBERTY MEETING COURT
 HERNDON, VA 20170

FOR INFORMATION ONLY
 INFORMATION TAKEN FROM SITE PLAN 89-D-043

GREEN-HORN & OMARA, INC.
 1121 WALKER MILL ROAD, PARKING, HERNDON, VA
 (703) 342-3807

DRANESVILLE UMC
 1088 LIBERTY MEETING COURT
 HERNDON, VA 20170



County of Fairfax, Virginia

MEMORANDUM

DATE: May 1, 2013

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

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

FILE: 3-6 (SP 83-D-022)

SUBJECT: Transportation Impact

REFERENCE: SP 83--D-022-6; Dranesville United Methodist Church
Traffic Zone: 1748
Land Identification: 6-4 ((1)) 66B, 70A; 6-4 ((14)) A

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 March 19, 2013. The applicant wishes to amend SP 83-D-022-3 previously approved for a church and related facilities, bell tower, telecomm facility, and private school of general education to increase school enrollment from 99 to 150, the number of staff from 15 to 20, and expand the school hours from 8:30 a.m.-3:30 p.m. to 8:00 a.m.-5:00 p.m. This increase in enrollment will result in approximately 25 more a.m. peak hour trips in/21 more a.m. peak hour trips out and 15 more p.m. peak hour trips in/17 more p.m. peak hour trips out.

This Department has no significant transportation issues with this application.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

May 28, 2013

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Alex Faghri
Virginia Department of Transportation – Land Development Section

Subject: SPA 83-D-022-06; Dranesville United Methodist Church

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

We have reviewed the subject application. The application is to allow addition of 51 students and 5 staff members on the existing private school. The requested addition will not require any construction or modification to the existing church facility including any additional parking spots.

The proposed addition will not impact the adjacent State maintained roadway. VDOT has no objection to approval.

If you have any questions please feel free to call 703-259-2414.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 10, 2013

TO: Ms. Susan Langdon, Chief
Special Permit and Variance Branch, DPZ

FROM: Craig Herwig, Urban Forester II *CSH*
Forest Conservation Branch, DPWES

SUBJECT: Dranesville United Methodist Church, SPA 83-D-022-06

RE: Request for assistance dated April 25, 2013

This review is based on the Special Permit Amendment Application SPA 2013-022-06 stamped "Received, Department of Planning and Zoning, January 29, 2013" and the Special Permit Amendment Plat stamped, "Received, Department of Planning and Zoning, April 5, 2013."

General Comment: It appears there are no Urban Forest Management Division issues related to this Application. There is no proposed construction activity associated with this Application that would require further review by the Urban Forest Management Division.

Please feel free to contact me at 703-324-1770 if you have any questions or concerns.

CSH/

UFMDID #: 180940

cc: DPZ File



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.