



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 31, 2013

Keith C. Martin
Tramonte, Yeonas, Roberts & Martin
PLLC
8245 Boone Boulevard, Suite 400
Vienna, VA 22182

RE: Special Exception Amendment Application SEA 85-D-062-03

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on July 30, 2013, the Board approved Special Exception Amendment Application SEA 85-D-062-03 in the name of The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington Virginia. The subject property is located at 7001 Georgetown Pike, on approximately 20.03 acres of land zoned R-2 in the Dranesville District [Tax Map 21-4 ((1)) 6]. The Board's action amends Special Exception Application SE 85-D-062 previously approved for a church with private school of general education to permit addition of a nursery school with no increase in the total enrollment of 250 children and associated modifications to site design and development conditions, pursuant to Section 3-204 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.*
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Special Exception Amendment Plat, Saint Luke Catholic Church," prepared by Land Development Consultants, Inc. and dated December 13, 2012, and revised through May 3, 2013, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

4. Vehicular movements into the site at the westernmost entrance shall be prohibited. A "Do Not Enter" sign at the westernmost entrance shall remain.*
5. The maximum number of seats in the sanctuary shall be 800.*
6. The maximum number of employees on site shall not exceed 35.
7. The total maximum daily enrollment of the private school of general education, child care center, and nursery school shall not exceed 250 students at any one time.
8. The hours of operation of the private school of general education, and nursery school, shall be limited to 7:00 a.m. to 6:30 p.m., Monday through Friday.*
9. All parking shall be on site as depicted on the Special Exception Amendment Plat. A parking reduction shall be obtained through the Department of Public Works and Environmental Services (DPWES) as required for Sect. 11-106.3 of the Zoning Ordinance prior to issuance of a Non-RUP for the nursery school to permit the shared use of the church, parking lot for both the church use and school uses. If approval of a parking reduction is not obtained, the number of seats in the worship area and/or the number of children in the private school of general education or nursery school shall be reduced to meet the parking requirements as determined by DPWES.
10. The applicant shall designate a carpool coordinator to administer and encourage participation in a carpool program designed to reduce the number of vehicle trips to and from the school during peak hours as a mechanism to minimize daily vehicular trips. A carpool program shall be submitted to FCDOT within 90 days after the approval of this application. An annual report shall be submitted to FCDOT in October of each year that demonstrates through surveys or other means of data collection how the number of vehicle trips to and from the school have been reduced. After the first three years of annual reports, these reports may be provided every two or three years, or not at all if mutually agreed to by the applicant and FCDOT.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must

specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

The Board also:

- Reaffirmed a modification of the transitional screening requirements along all lot lines in favor of the existing landscaping.
- Reaffirmed the waiver of the barrier requirements along all lot lines.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Donald Stephens, Department of Transportation
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 85-D-062-03

(Staff will assign)
RECEIVED
 Department of Planning & Zoning

DEC 20 2012

APPLICATION FOR A SPECIAL EXCEPTION

Zoning Evaluation Division

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME The Most Rev. Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, VA	
	MAILING ADDRESS 200 N. Glebe Rd Arlington, VA 22203	
	PHONE HOME () WORK (703) 841-2508	
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 7005 Georgetown Pike McLean, VA 22101	
	TAX MAP NO. 21-4 ((1)) 6	SIZE (ACRES/SQ FT) 20.035 acres
	ZONING DISTRICT R-2 <input checked="" type="checkbox"/>	MAGISTERIAL DISTRICT Dranesville <input checked="" type="checkbox"/>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 3-204	
	PROPOSED USE Church with Private School of General Education with an Enrollment of 100 or more Students Daily and a Nursery School	
AGENT/CONTACT INFORMATION	NAME Keith C. Martin	
	MAILING ADDRESS Tramonte, Yeonas, Roberts & Martin PLLC 8245 Boone Blvd, Suite 400 VIENNA, VA 22182	
	PHONE HOME () WORK (703) 734-4800	
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.		
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

Date Application accepted: 2/6/13

Application Fee Paid: \$ 5513.00

Virginia Ruffner SEA 2012 - 0292

2/6/13

WRB

SEA 85-D -062-03

Zoning Application Closeout Summary Report

Printed: 7/31/2013

General Information

APPLICANT: THE MOST REV.PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VA
DECISION DATE: 07/30/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: ST. CLAIR WILLIAMS
SUPERVISOR DISTRICT: DRANESVILLE

DECISION SUMMARY:

ON JULY 30, 2013, THE BOARD UNANIMOUSLY APPROVED SEA 85-D-062-03 ON A MOTION BY SUPERVISOR FOUST, SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 26, 2013.

APPLICATION DESCRIPTION:

AMEND SE 85-D-062 PREVIOUSLY APPROVED FOR CHURCH WITH PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT ADDITION OF NURSERY SCHOOL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				R- 2	20.03 ACRES

Tax Map Numbers

0214 ((01))()0006

Approved Land Uses

Zoning District: R- 2

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
CH/SCH>99					69,710	0.08	20.04 ACRES

TOTALS

Approved Waivers/Modifications

MODIFY TRANSITIONAL SCREENING REQUIREMENT
 WAIVE BARRIER REQUIREMENT

7/31/2013

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 06-26-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	AT ZONING APRV	0	01-01-0001
NUMBER OF SEATS	01-01-0001	0	AT ZONING APRV	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	SITE PLAN	0	01-01-0001
PARKING	01-01-0001	0	NON-RUP	0	01-01-0001
ACCESS RESTRICTIONS	01-01-0001	0	AT ZONING APRV	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	AT ZONING APRV	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	AT ZONING APRV	0	01-01-0001
NUMBER OF EMPLOYEES	01-01-0001	0	AT ZONING APRV	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	AT ZONING APRV	0	01-01-0001
CARPOLS	09-28-2013	0	DATE	0	01-01-0001

7/31/2013