



APPLICATION ACCEPTED: March 9, 2012
BOARD OF ZONING APPEALS: December 4, 2013*
*Moved at the applicant's request
TIME: 9:00 a.m.

County of Fairfax, Virginia

November 27, 2013

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 99-Y-065-03

SULLY DISTRICT

APPLICANT: Centreville Presbyterian Church, a Virginia Corporation

ZONING: R-C, WS

LOCATION: 15450 Lee Highway

ZONING ORDINANCE PROVISIONS: 3-C03

TAX MAP: 64-1 ((1)) 7

LOT SIZE: 20.38 acres

F.A.R.: 0.085

PLAN MAP: Residential .1-.2 du/acre

SP PROPOSAL: An amendment to SP 99-Y-065 previously approved for church, childcare center and private school of general education to permit increase in students, addition of temporary structures and modifications of development conditions

STAFF RECOMMENDATION: Staff recommends approval of SPA 99-Y-065-03 subject to the proposed development conditions contained in Appendix 1 of this report.

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.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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.**

O:\rhorner\Special Permits\Centreville Presbyterian Amendment\staff report amendment.docx

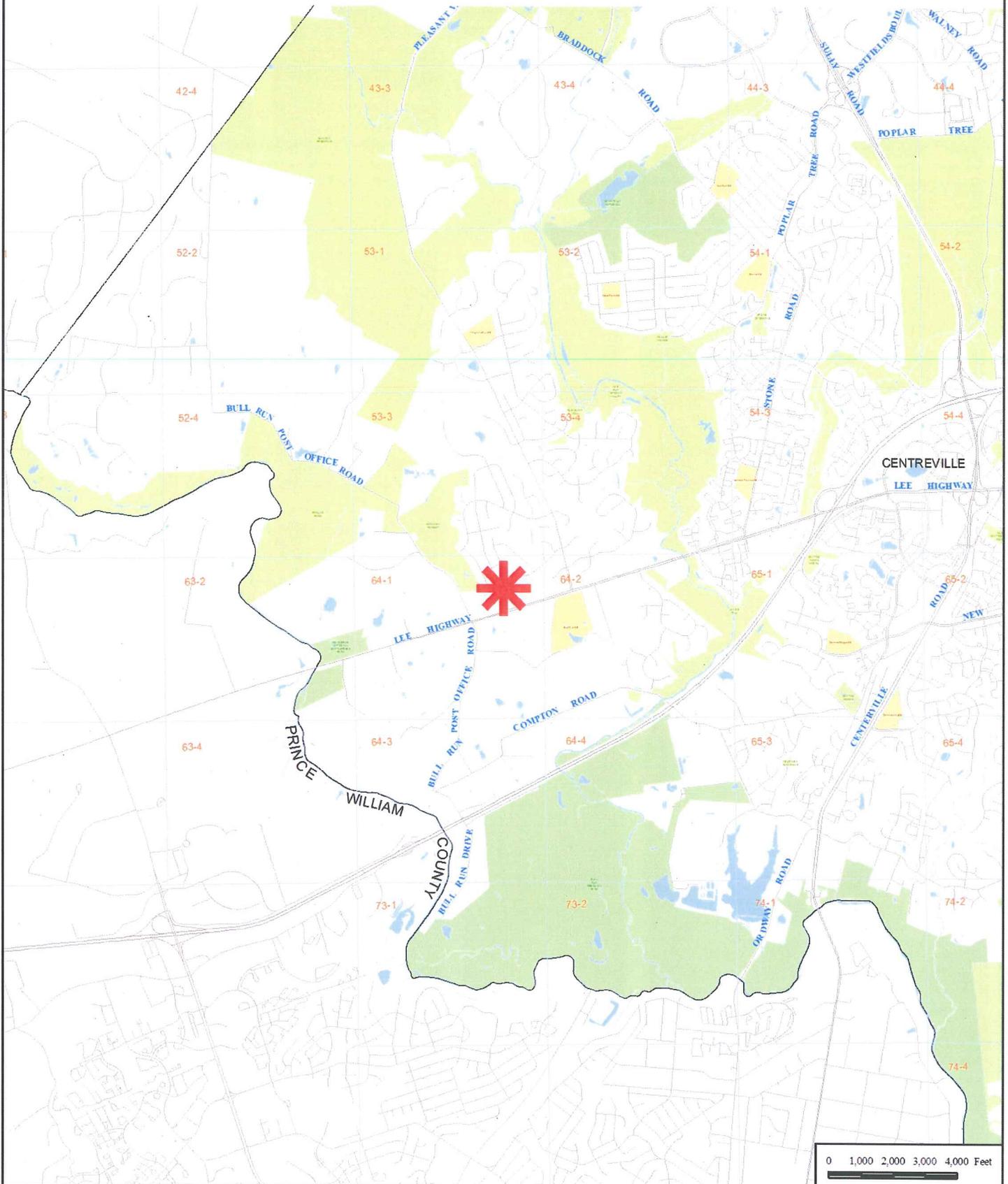


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 99-Y-065-03

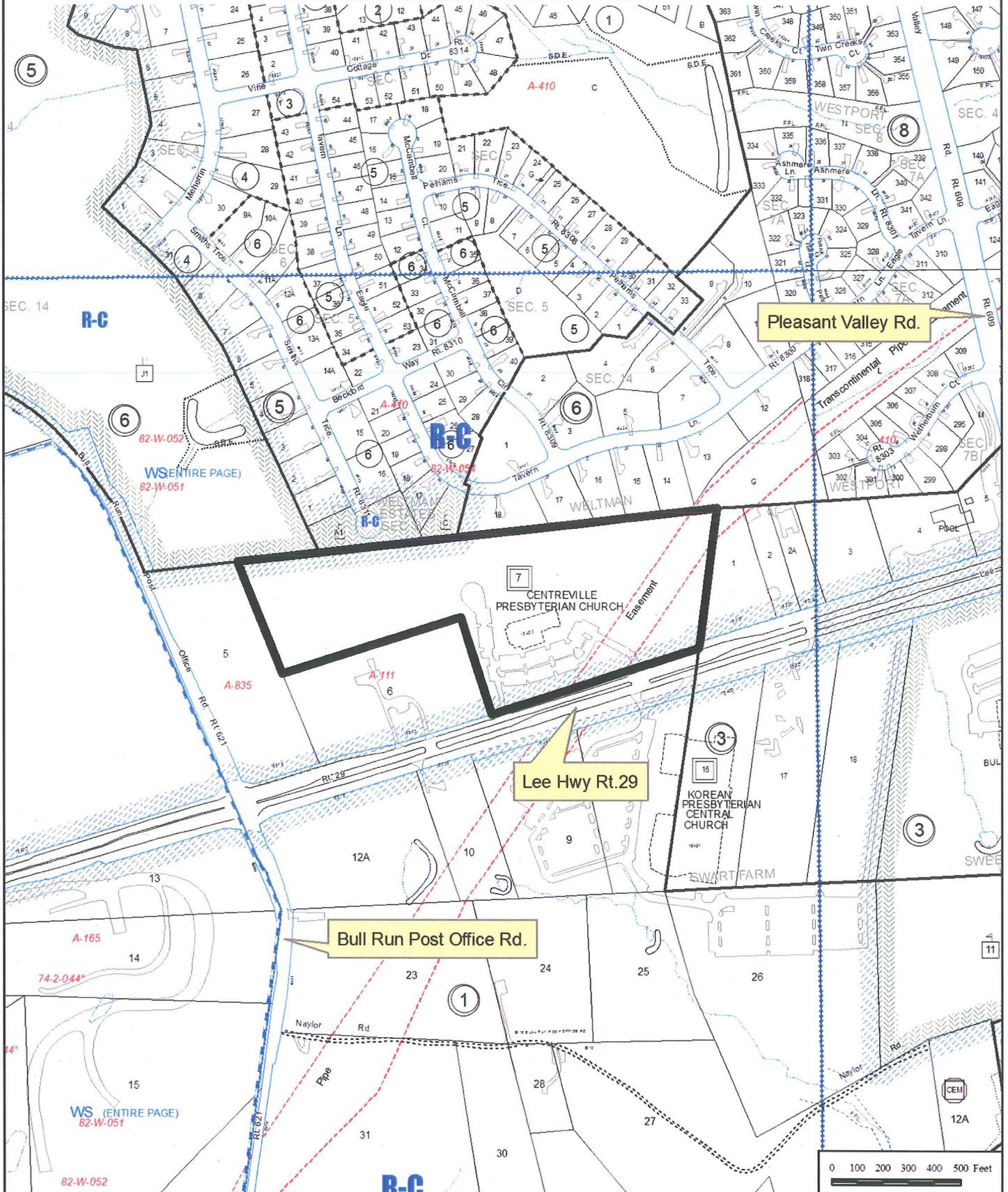
CENTREVILLE PRESBYTERIAN CHURCH, A VIRGINIA CORPORATION.



Special Permit Amendment

SPA 99-Y-065-03

CENTREVILLE PRESBYTERIAN CHURCH, A VIRGINIA CORPORATION.





1. View of the subject property entrance from across Lee Highway looking northwest into the site.



2. View of the forest area at the eastern side of the subject property entrance as seen from across Lee Highway.



3. View of the front entrance of the subject property's church building looking west.



4. View of the bike trail and open space area on the subject property from the entry drive looking north.



5. View of subject property ingress/egress looking southeast across Lee Highway.



6. View along the front property line along Lee Highway from the subject property's ingress/egress looking southwest.



7. View from northeast side of church building looking north towards the rear property boundary of the subject property.



8. View from the northeast side of church building looking west towards the rear property boundary.



9. View from northeastern corner of existing SWM Facility on the northeastern portion of the subject property looking southwest towards the church building.



10. View from northeastern corner of existing SWM Facility on the northeastern portion of the subject property looking northeast towards the northeastern property boundary.



11. View from right-out egress along Lee Highway looking northwest into the subject property.



12. View of front parking lot looking east.



13. View from front parking lot looking west towards the western property boundary.



14. View from the northwestern side of the church building looking northwest towards the rear property boundary.



15. View from water easement located at the northwestern portion of the site looking northwest towards the rear property line.



16. View toward the rear of the church building looking southeast.

SPECIAL PERMIT REQUEST

The request is an amendment to SP 99-Y-065 previously approved for a church and child care center or private school of general education to permit an increase in enrollment from 150 to 300 children. The applicant requests to accommodate the increase in enrollment partially within a proposed temporary modular building, totaling 9,875 square feet of gross floor area (GFA), to remain a period of eight years.

A copy of the special permit plat titled "Centreville Presbyterian Church" prepared by Robson Group Architects, revised by Christopher Consultants, October 31, 2001, revised through November 21, 2013, is included at the front of the staff report.

A more detailed description is on pages two and three of this report.



CHARACTER OF THE SITE AND SURROUNDING AREA:

As shown above, the existing site contains a 27,715 square foot church and 190 parking spaces which are accessed by two driveways from Lee Highway. Construction of phase one of four approved phases has been completed. The existing topography of the site is slightly higher in the western portion of the property, and is covered with natural vegetation consisting of pine, cedars, oak, and hickory trees. A 157-foot wide

utility easement is present in the eastern portion of the property.

The subject property is located on the north side of Lee Highway (Route 29), east of Bull Run Post Office Road. A residentially developed subdivision exists to the north and east of the property. A Korean Baptist Church is located to the south across Lee Highway. Area to the west includes office and open space.

BACKGROUND

On February 22, 2000, the BZA approved special permit SP 99-Y-065 for a church and child care center for 66 children.

On February 13, 2007, the BZA approved special permit amendment SPA 99-Y-065 to permit either a child care center for 66 children or a private school of general education, grades 5-12 for 99 students.

On June 6, 2012, the BZA approved special permit amendment SPA 99-Y-065-02 to increase the enrollment of the private school of general education from 99 to 150 and increase the grade levels from grades 5-12 to K-12. A copy of the approved development conditions and plat for SPA 99-Y-065-02 is included as Appendix 4 of this report.

DESCRIPTION OF THE REQUEST

The applicant requests an amendment of the existing special permit for a church with a private school of general education to increase enrollment of the private school of general education from the currently existing 150 students to 300 students. The original special permit was approved to permit either a child care center or a school on site at one time. The applicant has chosen to implement the school use. The increase in enrollment cannot be completely accommodated within the existing 27,715 square foot church building; therefore the applicant also requests approval of a temporary modular building, 9,875 square feet in area, to be located north of the existing church. The existing 190 parking spaces will remain in its current configuration.

The applicant requests to retain the modular building for a period of eight years. The proposed modular building is shown north of the existing church and within the future building footprint of Phase III of the proposed church expansion. The proposed modular building is shown to be 170 feet from the northern property line. The area is partially open and grassed and within the approved areas of clearing and grading for the special permit. The building is proposed to be a 15-foot tall, one-story, metal building as shown in the architectural elevation at the front of the staff report.

The applicant indicates the students will circulate in groups to the outdoor recreation areas by grade level and that additional recreation space is not needed.

The applicant indicates an area of undisturbed open space of 50%, a total of 50,900 square feet. Undisturbed open space is not being affected by the request.

	<u>EXISTING</u>	APPROVED NOT BUILT PHASE II	APPROVED NOT BUILT PHASE III	APPROVED NOT BUILT PHASE IV	PROPOSED
Lot Size	20.38 acres	No Change	No Change	No Change	No Change
GFA (Permanent)	27,715 sf.	33,492 sf.	58,234 sf.	75,839 sf.	No Change in permanent GFA
<u>Modular GFA (Temporary)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>Modular 1: 9,875 sf</u>
FAR	0.03	0.04	0.06	0.085	0.085 (Permanent) <u>0.011 (Temporary)</u>
Parking Spaces	190	n/a	236	435	No Change
Number of Seats Church	400	500	650	1200	No Change
Number of Children (Child Care Center)	66	99	99	99	No Change
Number of Students (private school)	150	150	150	150	<u>300</u>
Grade levels of School	K-12	No Change	No Change	No Change	No Change
Hours of Operation Child Care Center	(M-F): 9:00 am-3:00 pm 6:30 am-7:00 pm	No Change	No Change	No Change	No Change
Hours of Operation School	(M-F): 9:00 am-3:00 pm 6:30 am-7:00 pm	No Change	No Change	No Change	No Change
Number of Employees:	14		No Change	No Change	No Change

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Bull Run Planning District, Area III
Planning Sector: Stone Bridge Community Planning Sector
Plan Map: Residential .1-.2 du/acre

Land Use Analysis

Originally, the applicant proposed two modular buildings, in excess of 15,000 square feet in total size, northwest of the existing church, in an area of extensive tree-cover,

and 110 feet from the northern property line. Though the area originally shown will be a parking lot at the completion of phase four, staff did not support this location for the modular buildings. Staff supported a location behind the existing building in the area where future phases three and four will be location. The applicant subsequently reduced the request to one building and moved it to the location recommended by staff.

Placement of equipment to service the modular building is not shown. The proposed location is in an area reserved for future construction and an area that is approved for future permanent building mass. This location seems like the most natural location for a proposed temporary structure. The area was assumed to contain building mass during the approval of the original special permit and is further away from residential than the original proposal. The temporary building cannot be seen from Lee Highway and will be completely screened by the existing church building. The temporary building must be removed prior to construction of phase III of the permanent church building to meet floor area requirements (FAR), thus supporting its temporary nature.

The applicant requests the temporary structure to remain a period of eight years. Staff does not object to the building remaining for eight years since it is hidden behind the existing church and because the construction will match the existing church building.

The proposed location is in an area that is partially cleared and will not require an excessive amount of tree removal, as opposed to the former location which would have necessitated a large area of tree removal. Both areas are within the future lines of clearing and grading, however the proposed location will require the least amount of tree removal at this time.

The additional enrollment increases the parking requirement for the private school of general education to 90 spaces. The existing church requires 100 spaces, for a total combined parking requirement of 190 spaces. There are 190 existing parking spaces on the property; therefore existing parking is adequate to support the proposed increase in enrollment.

Department of Transportation Analysis (Appendix 5)

Issue: The memorandum from the Fairfax County Department of Transportation indicates that an additional five feet of right of way dedication is needed from the westernmost drive entrance to the eastern property line to accommodate a major paved trail requirement shown in the updated trails plan. The applicant can submit a trails waiver request at the time of site plan submission, but if not approved by the Department of Public Works and Environmental Services, dedication and possible construction will be required.

Resolution: The applicant did not show the additional right of way on the revised special permit plat, therefore staff has included a development condition to require the additional right-of-way dedication. The development condition contemplates the possibility of the option for a trails waiver request.

Issue: Staff also indicated a sidewalk is needed to connect the existing sidewalk/future trail on Lee Highway to the front of the building along one of the drive entrances to the place of worship.

Resolution: The applicant did not show a sidewalk connection, as requested; therefore staff included a development condition to require the construction of a sidewalk to the satisfaction of the Transportation Division.

Urban Forestry Analysis (Appendix 6)

Issue: Urban Forestry Management (UFM) staff indicates in their attached comments, that numerous trees that were to be planted following approval of the previous special permit amendment have not been planted. Roughly five interior parking lot trees and three trees adjacent to the church have not been provided, despite being shown on the plat. Additionally, some of the trees shown for transitional screening have not been provided.

Resolution: Staff discussed this issue with the applicant. The applicant indicated the trees would be planted prior to the public hearing for the current request.

ZONING ORDINANCE PROVISIONS

'R-C DISTRICT Bulk' REGULATIONS	REQUIRED	PROVIDED
Lot Size	5 acres	20.38 acres
Lot Width	200 feet	853.71 feet
Building Height	60 feet	45 feet (church) 15 feet (modular)
Front Yard	50 degree angle of bulk plane, but not less than 40 feet	195 feet
Side Yard	45° angle of bulk plane, but not less than 20 feet	116 feet
Rear Yard	45° angle of bulk plane, but not less than 25 feet	150 feet (church) 170 feet (modular)
FAR	0.10	0.085 (church only) 0.103 (church and Modular)
Parking Spaces (Phase 1 and 2 parking of the full build out) *	Church – 100 School – 90 Child Care Center – 19 Total 225 (with private school) or 144 (with nursery)	190*

* Sect. 11-106 of the Zoning Ordinance requires that the Places of Worship provide (1) parking space per four seats in the sanctuary. The number of required parking spaces for the existing seating capacity of 400 is 100, which is less than the phase 1 and 2 parking requirement. The school is required to have 0.3 spaces per student. Based on an enrollment of 300 the required parking for the school is 90 spaces. The nursery

school is required to have 0.19 spaces per student. Based on an enrollment of 99 the required parking for the nursery school is 19 spaces.

Transitional Screening		
Standard	Required	Provided
North (single family residential) *	T/S 1 - 25 feet in width	Existing vegetation with a minimum width of 85 feet supplemented by Leyland Cypress.
South (single family residential) *	T/S 1 - 25 feet in width	3- foot high berm with an approximate width of 15 feet landscaped with a 3 to 4 foot high evergreen hedgerow.
East (single family residential)*	T/S 1 - 25 feet in width	TRANSCO Pipeline easement and a natural vegetative buffer with widths ranging from 45 feet to 400 feet.
West (single family residential)*	T/S 1 - 25 feet in width	Landscaped strip with a width of 32 feet, natural vegetative buffer with widths ranging from 45 feet to 400 feet.
Barrier		
Northeast (Single family residential)*	Barrier D, E or F	None
Southeast (single family residential)*	Barrier D, E or F	None
Southwest (PDC)*	Barrier D, E or F	None
Northwest (PDC)*	Barrier D, E or F	None

* Waiver approved in conjunction with SP 99-Y-065.

Special Permit Requirements (Appendix 7)

General Special Permit Standards (Sect. 8-006)

Standards for all Group 3 Uses (Sect. 8-303)

Additional Standards for Churches, Chapels, etc. (Sect. 8-308)

This special permit is subject to sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 7. Subject to development conditions, the special permit must meet these standards.

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: A waiver of barrier requirements and modification of transitional screening requirements to use existing vegetation supplemented as depicted on the special permit plat along the all property boundaries were granted in conjunction with the approval of SP 99-Y-065.

CONCLUSION

The site is approved primarily as a place of worship with an accessory private school of general education. Adequate parking exists for the additional enrollment and the private school operates during a time in which the church does not. The use allows the church building to be used during a non-concurrent time period.

Additionally, the applicant requests to allow construction of a modular building north of and adjacent to the existing church building. Staff recommended to the applicant to move the modular building into the area of the proposed Phase III of the church building, which is farther from the neighbors and in an area that was assumed for building mass. The applicant revised the application to incorporate staff's recommendation. The proposed location is hidden and further from adjacent neighbors.

Staff believes the request to allow the temporary building to remain a period of not more than eight years is reasonable. The proposal is temporary and when the construction of phase III of the church building is complete, the permanent structure will be able to accommodate the enrollment within the church and a temporary structure will no longer be necessary.

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

RECOMMENDATIONS

Staff recommends approval of SPA 99-Y-065-03, subject to the proposed development conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the 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.

APPENDICES

1. Proposed Development Conditions with Attachment A
2. Affidavit
3. Statement of Justification
4. Development Conditions Approved for SPA 99-Y-065-02
5. Transportation Analysis
6. Urban Forestry Analysis
7. Applicable Zoning Ordinance Provisions Checklist

PROPOSED DEVELOPMENT CONDITIONS

November 27, 2013

If it is the intent of the Board of Zoning Appeals to approve SPA 2012-Y-065-02 located at Tax Map 64-1 ((1)) 7 for a church, childcare center and private school of general education to permit increase in number of students under Section 3-C03 to the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Conditions that are carried over from the previous approval are marked with an *, modifications to previously approved conditions are made in **bold**.

1. This approval is granted to the applicant only, Trustees of Centreville Presbyterian Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 15450 Lee Highway, consisting of 20.38 acres, and is not transferable to other land. *
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by William M. Robson, dated September 13, 1999, **as revised through November 21, 2013 by Lindsay E Burleigh, Landscape Architect**, 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 amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance. *
5. The maximum number of seats within the main area of worship shall not exceed 400 at the completion of Phase 1 with 158 parking spaces, 500 at the completion of phase II with 190 parking spaces, 650 at the completion of Phase III with 250 parking spaces, and 1200 seats at the completion of Phase IV with 435 parking spaces, as shown on the special permit plat. *
6. The total maximum daily enrollment for the child care center shall be 99 or private school of general education shall be **300**. Either use may operate on the site; however they shall not operate concurrently. The school may include grades K through 12. *
7. The hours of operation for the child care center or private school of general

education shall not exceed 6:30 a.m. to 7:00 p.m., Monday through Friday. *

8. The total height of all structures on site, including the steeple, shall not exceed 45 feet. *
9. Any outdoor lighting shall be in conformance with the following:
 - The combined height of the light standards and fixtures shall not exceed 12 feet,
 - The lights shall be focused downward directly on the subject property,
 - Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use, and
 - Up-lighting of buildings or signs shall not be permitted on the site except at the recessed entrances to the building.
 - **Lighting for temporary modular buildings shall be limited that which is required for safety only and shall be in conformance with Article 14 of the Zoning Ordinance. ***
10. At the time of either site plan submission or grading plan submission, whichever occurs first for each phase of development, a tree preservation plan shall be provided for review and approval by Urban Forest Management. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate drip line, and condition of all trees 12 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the most current edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space, and to preserve additional trees near these limits where such preservation is determined to be both feasible and desirable by Urban Forest Management. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas. *
11. Transitional screening shall be as shown on the special permit plat along the northern, eastern and western property boundaries and shall consist of natural vegetation, supplemented with landscaping as shown along the western

- property boundary, subject to the review and approval of Urban Forest Management of DPWES. A 3 foot high landscaped area 25 feet wide with a berm shall be provided along the southern property boundary and a landscaped area between the eastern parking lot and the TRANSCO easement shall be planted using a combination of deciduous and evergreen trees, and understory plant materials to soften the view of the building. The size, number, and type of plant materials shall be subject to the review and approval of Urban Forestry Management of DPWES. The barrier requirement along all property boundaries shall be waived. *
12. To the maximum extent feasible, as determined by DPWES, all stormwater runoff from impervious surfaces shall be conveyed to BMP facilities. If feasible, each stormwater management facility shown on the Special Permit plat shall be designed as a BMP facility, as determined by DPWES. The facility to the south of the parking lot may be provided as a bioretention facility, subject to the approval of DPWES. *
 13. The limits of clearing and grading shown on the special permit plat shall be strictly adhered to. For each phase of development, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES, including Urban Forestry Management, for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible for that phase as determined by DPWES. Prior to any land disturbing activities for each phase of construction, a pre-construction conference shall be held between the DPWES, including Urban Forest Management, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. Notwithstanding the limits of clearing and grading shown on the plat, the TRANSCO Pipeline easement shall not be cleared, except for the minimum amount of clearing needed to provide the stormwater management pond access road as qualified by Condition 13. *
 14. Construction of the church shall be in general conformance with the architectural elevation contained in Attachment A, as determined by DPWES. *
 15. All signs shall be in conformance with Article 12 of the Zoning Ordinance. *
 16. The use of loudspeakers shall not be permitted outside the building. *
 17. Four parking spaces located adjacent to the building containing the child care center shall be reserved for the pick-up and drop off of children only, during the hours of operation of the child care center or private school of general education.

*

18. A play area shall be provided which meets the standards set forth by Section 9-310 of the Zoning Ordinance prior to the issuance of a Non-RUP for the child care center or private school of general education. The play area shall be located outside the minimum required front yards, transitional screening areas, and parking. The maximum number using the playground shall not exceed one child per 100 square feet of area of the play area at any one time for the private school of general education. Play equipment shall be provided at the time that grades k-3 are implemented. *
19. Areas designated as undisturbed open space shall remain free of structures. Undisturbed open space adjacent the proposed outdoor recreation area shall be posted with signage so that children do not play in undisturbed areas.
20. Parking lot trees which are not in satisfactory condition to be counted toward the ten year canopy credit shall be replaced by the end of the planting season after approval of this permit as determined by Urban Forest Management of DPWES.
21. Areas of barrier and transitional screening shall be maintained to the satisfaction of Urban Forest Management of DPWES.
22. A minimum of 50% of the site, as shown on the plat, shall be maintained as undisturbed open space.
23. The fire pit shall be located outside of undisturbed open space and shall conform to all fire codes. The use of the fire pit is subject to the following restrictions:
 - An adult must be present at all times during the use;
 - There shall be written procedures for the extinguishing of the fire and the procedures shall be present during all use of the fire pit;
 - An emergency liaison for the church shall be established and contact information for that liaison shall be provided to the adjacent neighborhood and listed on the church website;
 - A water extinguisher shall be provided during all use of the fire pit.
- 24. The temporary modular building is approved for not more than eight years from the date of special permit approval or until commencement of construction of Phase III of the church building, whichever occurs first.**
- 25. The temporary modular building shall be constructed in general conformance with the architectural rendering shown in Attachment A.**
- 26. All HVAC equipment to service the temporary modular building shall be screened and covered to reduce noise from encroaching on adjacent neighbors to the north, or they shall be placed on the southern side of the modular building.**

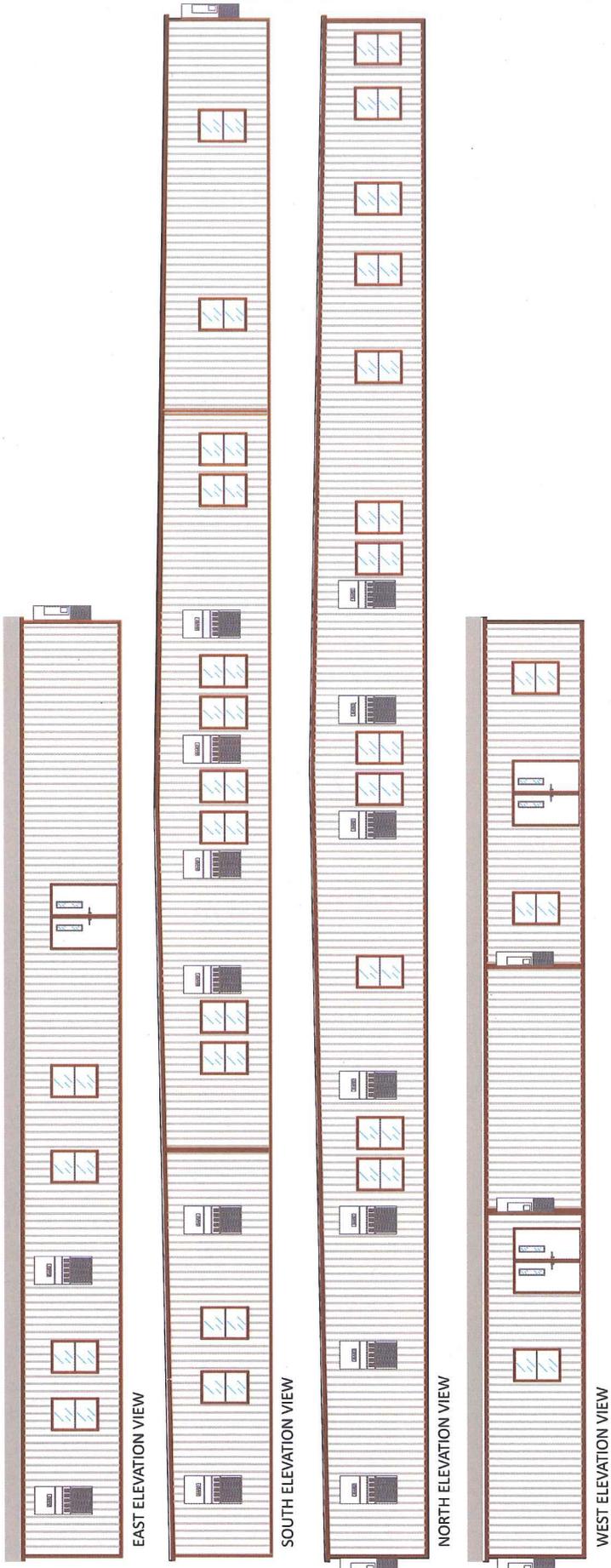
- 27. The applicant shall install all plant materials shown to be existing on the special permit plat, to the satisfaction of the Urban Forest Management Division, prior to occupancy of the temporary modular building.**
- 28. An additional five feet of right-of-way shall be dedicated along the southern property line from the edge of the western drive entrance to the eastern edge of the property to the satisfaction of the Fairfax County Department of Transportation prior to occupancy of the temporary modular building. The applicant may apply for a trail waiver through the Department of Public Works and Environmental Services and, if approved, the waiver shall satisfy this requirement.**
- 29. A sidewalk shall be provided along one of the drive entrances to the front of the church building to the satisfaction of the Fairfax County Department of Transportation prior to occupancy of the temporary modular building.**
- 30. The church and school shall periodically make announcements and post in their bulletins that all parking for the use shall be on site and that parking, for the purposes of the church or school use (including Boy Scout activities) on Smiths Trace is prohibited and constitutes a violation of this special permit.**

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

AdFontes Academy at Centreville Presbyterian Church

Elevation Views for Modular 1



Note: This is for illustrative purposes only.

Note: This is for illustrative purposes only.

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 20, 2013
 (enter date affidavit is notarized)

I, Giovanni (John) B. Rinaldi, 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

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

121574

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)
Centreville Presbyterian Church, a Virginia corporation.	Centreville Presbyterian Church 15450 Lee Highway Centreville, VA 20120	Applicant/Title Owner/Lessor
Officers: Valanna S. Bruton J Robin Bromhead Robert F. Storch		Agent

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

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

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

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: August 20, 2013
(enter date affidavit is notarized)

121574

(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)
AdFontes Academy Agent: Dean Luckenbaugh	P.O. Box 916 Centreville, VA 20122	Lessee
christopher consultants, ltd. Agents: Giovanni (John) B. Rinaldi Lindsay E. Burleigh John C. Levtov	9900 Main Street, Fourth Floor Fairfax, VA 22031	Land Planners, Engineers/ Agent
M.J. Wells & Associates, Inc. Agent: Christopher Turnbull	210 Wirt Street, SW, Suite 201 Leesburg, VA 20175	Traffic Engineers, Transportation and Parking Consultants / 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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 20, 2013
(enter date affidavit is notarized)

121574

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)

Centreville Presbyterian Church, a Virginia corporation.
15450 Lee Highway
Centreville, VA 20120

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)

Centreville Presbyterian Church is a non-stock, non-profit corporation. There are no shareholders.

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

Page 1 of 2

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

DATE: August 20, 2013
(enter date affidavit is notarized)

121574

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

Ad Fontes Academy
P.O. Box 916
Centreville, VA 20122

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)

Ad Fontes Academy is a non-stock,
non-profit corporation. There are no
shareholders.

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

christopher consultants, ltd.
9900 Main Street, Fourth Floor
Fairfax, VA 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)

Christopher W. Brown
William R. Goldsmith, Jr.
Louis Canonico
William R. Zink

Michael S. Kitchen
Jeffrey S. Smith
Ruth R. Fields

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

Page 2 of 2

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

DATE: August 20, 2013
(enter date affidavit is notarized)

12574

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

M.J. Wells & Associates, Inc.
210 Wirt Street, SW, Suite 201
Leesburg, VA 20175

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)

M.J. Wells & Associates, Inc., Employee
Stock Ownership Trust (ESOT); All
employees are eligible Plan participants, but
none own 10% or more of any class of stock

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 20, 2013
(enter date affidavit is notarized)

121574

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: August 20, 2013
(enter date affidavit is notarized)

121574

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: August 20, 2013
(enter date affidavit is notarized)

121574

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)

Giovanni B. Rinaldi
[] Applicant

[x] Applicant's Authorized Agent

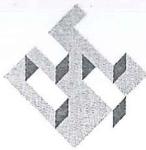
Giovanni (John) B. Rinaldi, AICP, Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20 day of August 2013 in the State/Comm. of Virginia, County/City of Fairfax.

Melissa M. Sarracino
Notary Public

My commission expires: June 30, 2017





Statement of Justification

June 14, 2013

APPENDIX 3

RECEIVED
Department of Planning & Zoning
JUN 24 2013
Zoning Evaluation Division

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

RE: Proposed Special Permit Amendment Application
Tax Map #: 64-1 ((1)) 7 (the "Subject Property")

Dear Ms. Berlin,

Please accept this statement of justification in support of the proposed Special Permit Amendment Application of the Officers of Centreville Presbyterian Church ("the Applicant") for the Subject Property.

The Subject Property is located on the north side of Lee Highway (Route 29), east of Bull Run Post Office Road and west of Pleasant Valley Road. It is comprised of approximately 20.4 acres and the current zoning of the property according to jurisdictional records is Residential Conservation R-C. Based on the Fairfax County Comprehensive Plan, the Subject property is located in Area III of the Bull Run Planning District, within the Stone Bridge Community Planning Sector.

The Subject Property is currently developed as Centreville Presbyterian Church (CPC), which operates as an existing place of worship and a private school of general education. Phase I of the approved building development and Phase II of the approved parking development is current for the Subject Property. The private school of general education is operated by Ad Fontes Academy, a non-profit Christian school at the Church. While the Church has been the subject of previous land use approvals by the Fairfax County Board of Zoning Appeals, the most recent approval was on June 6, 2012 for Special Permit Amendment SPA 99-Y-065-02 to permit a private school of general education. This current approval permits either a child care center or a private school of general education for students from grades K through 12 and with a maximum enrollment of 150 students. It is important to note that the current approval is for both of these uses, but the uses must not be operated concurrently. Currently, the applicant is only using the private school option, not the child care center.

The Applicant is requesting approval for an increase in the enrollment for the private school of general education from 150 students to 300 students. The application will be an amendment of the previously approved SPA in 2012 (SPA 99-Y-065-02). The increase in students for the private school of education will be accommodated through existing classroom space in the existing Church building on the property (Phase I of the approved building development for CPC) and through the addition of two new proposed temporary modular units toward the rear of the property. It is anticipated that the proposed modular units will exist on the property for the private school of education for a duration of up to 8 years. The proposed size of the modulators will be 9,875 sf for Modular I and 5,875 sf. for Modular II. The maximum height for each of the modulators will be 15 feet. Since the previously approved SPA (SPA 99-Y-065-02)

includes the approval of all four building phases for the CPC for a total of 75,839 sf, with the addition of the two proposed modulares, the total proposed building area on the property will be 91,589 sf. Since this total building area will result in a 0.103 FAR which is slightly higher than the allowable 0.10 FAR per the existing R-C Zoning District, and based on the required parking for each of the two uses, the applicant will agree to a condition that when Phase III of the CPC becomes available for occupancy, if this occurs prior to the maximum 8 years of temporary approval for the modulares, both modulares will have to be removed in order to keep the site within the maximum allowable 0.10 FAR and the parking requirements.

The only "physical changes" to the property with this application will be the proposed modular units which will be constructed completely within the previously approved "impervious" parking lot area (Phase IV) for the CPC (per SPA 99-Y-065-02). Since the limits of construction for the modular will not extend beyond this previously approved impervious area, there will be no changes to the most recently approved SPA 99-Y-065-02 with regard to tree canopy, open space, undisturbed area, storm water management/best management practices and outfall. As a result, in lieu of providing a special permit plat in accordance with the submission requirements as listed in Section 8-011 of the Fairfax County Zoning Ordinance, the Applicant has updated the previously approved special permit plat showing the proposed modulares and updating the tabulations (parking and FAR) to reflect the proposed program for the private school of general education. The applicant is also currently working on two separate exhibits showing an elevation view of the proposed modulares and an internal site traffic flow diagram which will be submitted to the County and would be made available to them prior to their preparation of the staff report.

Pursuant to the Special Permit Amendment submission requirements in Section 8-011 of the Fairfax County Zoning Ordinance, the following are some specific details of the Applicant's application and the proposed use of the Subject Property:

- The private school of general education will have a maximum of 300 students, from grades K through 12. The school will use the existing classrooms and offices in the existing CPC building and the proposed two modulares to provide the educational service. It is anticipated that the breakdown will be as follows:
 - K to Grade 3: 100 students to be located in the modulares
 - Grades 3 to 6: 80 students to be located in the modulares
 - Grades 7 to 8: 40 students to be located in the existing CPC building
 - Grades 9 to 12: 80 students to be located in the existing CPC building
- The private school of general education will operate between the hours of 6:30am to 7:00pm, Monday through Friday. These hours of operation are the same that were approved on the previous application.
- The private school of general education will have a maximum of 30 employees (faculty, staff) on-site at one time.
- Based on the requirements in Section 9-310 of the Fairfax County Zoning Ordinance, for a private school of general education, Grades K to 3 require 200 sf of useable outdoor recreation area per child that may use the space at any one time, while Grades 4 to 12 require 430 sf of useable outdoor recreation area per child that may use the space at any one time. Based on the previous SPA approval, there is 39,900 sf of available outdoor recreation

areas. With this application, these areas will not change. As a result, the outdoor recreation time to use the approved areas will be organized in four separate time periods throughout each day according to the grade level as follows:

- K to Grade 3: 100 students (20,000 sf total recreation area required)
- Grades 3 to 6: 80 students (34,400 sf total recreation area required)
- Grades 7 to 8: 40 students (17,200 sf total recreation area required)
- Grades 9 to 12: 80 students (34,400 sf total recreation area required)
- For the private school of general education, full access to the site is provided from an existing signalized entrance from Lee Highway with a right-turn lane. An additional exit only driveway is located west of the main entrance. The students come to the school by private vehicle, and it is anticipated that many of them will be dropped off and picked up by their working parents, who incorporate this as part of their daily commute routine. Since many of the parents have multiple children in the school and some of the students are children of the faculty, these ride sharing arrangements will reduce the number of traffic trips. The school will have a detailed program in place for staggered times for daily drop-off and pick-up on site that will be mandatory based on the various grade levels as follows:
 - Daily drop-off:
 - 7:25 am – 7:40 am: Grades 7 to 12 and siblings
 - 7:40 am – 7:50 am: Grades K to 2 and siblings
 - 7:50 am – 8:00 am: Grades 3 to 6 and siblings
 - Daily pick-up
 - 2:30 pm – 2:40 pm: Grades K to 2 and siblings
 - 2:40 pm – 2:50 pm: Grades 3 to 6 and siblings
 - 2:50 pm – 3:05 pm: Grades 7 to 12 and siblings
 - As part of this daily drop-off and pick-up program, there will be three school staff employees directing and managing traffic on-site. The drop-off and pick-up areas will be in front of the existing two entrances to the church building and in front of the proposed modulars.
 - For the faculty, staff, and the few students who drive to school, they will park on-site in designated spaces closest to the main entrance, in order to provide for a longer queuing lane for the drop-off and pick-up to occur.
 - There will also be an occasional pick-up after 3:00pm due to after school clubs/activities, but this is typically less than 20 vehicles.
- A traffic analysis has been completed by Wells + Associates which is included as a separate attachment in this submission package. With the increase from 150 to 300 students with this application, the trip generation would be 289 in the AM peak hour; 203 in the PM hour between 2:15 and 3:15 pm; and 60 in the PM peak hour. As well, the existing 400 foot left turn lane from Route 29 into the property at the signalized intersection is sufficient to effectively accommodate the anticipated increase in traffic resulting from the proposed increase to 300 students.
- The private school of general education serves Fairfax County, with a majority of the students in the school coming from Centreville and Fairfax.
- The Applicant does not propose any changes (no new buildings, additions or construction) to the other existing use on site, the place of worship. The existing place of worship has 2 worship services on Sundays, one at 8:45am and one at 11am. Each of the services averages

at most 200 people. The majority of the members attending the worship services come from Fairfax County and Centreville. A small portion of members (approximately 25%) come from either Gainesville, Manassas or Haymarket, VA. The office for the existing place of worship is opened on Monday through Friday, from 9am to 4pm. While there is a total staff of 14 people for the place of worship, during these weekday office hours there are on average at most 10 people at work in the office. The existing place of worship is also opened on Monday thru Thursday, from 7pm to 10pm and on Saturdays from 9am to 3pm. These hours are to accommodate various small church group meetings as required on an as needed basis.

- The existing traffic for the place of worship has been calculated using the Institute of Transportation Engineers, Trip Generation (9th Ed.). The Church is approved for 400 seats in current Phase I. This generates an average of 256 trips when the services are being offered. As stated previously, each service averages only 200 people, or half of the approved capacity. This equals out to approximately 128 trips per service time on Sunday (8:45am and 11am). The weekday office staff consists of 14 people, and generates approximately 24 trips per day at the peak hours of traffic. The Church also has meetings, and offers space for community groups to meet. These meetings occur Monday through Thursday from 7pm to 10pm and Saturday from 9am to 3pm. These meeting times are negligible with regards to the amount of trips as they do not occur during the peak hours of traffic.
- There are no hazardous or toxic substances known to be present on the property, to the best of our knowledge. No petroleum products are generated, utilized, stored, treated and/or disposed of on site.
- While the Subject Property is located in the Water Supply Protection Overlay District, the existing use and the proposed use do not require any additional information as listed in the provisions of Article 7 of the Zoning Ordinance.
- The proposed use conforms to all applicable ordinances, regulations, adopted standards and applicable development conditions except as may have been modified with the original Special Permit approval, the latest Special Permit Amendment approval or as requested as part of this proposed Special Permit Amendment application.

The Applicant's proposed Special Permit Amendment application for an increase in the number of students for the private school of general education will provide an even greater benefit to the community in the surrounding vicinity of the property. Since the most recent SPA approval for increasing the school enrollment to 150 students in June 2012, there have been no negative impacts or complaints from the neighborhood, including with regard to both traffic and the environment. Similarly, this proposed application for increasing the enrollment to 300 will also continue to preserve the existing characteristics of the surrounding neighborhood. This will include providing a detailed on-site program by the school to manage the traffic on the property for school drop-off and pick-up, and to provide two small temporary modulars that will be well constructed and tucked away toward the rear of the property to blend within the existing environment and screened from the view of adjacent neighboring properties. The school looks forward for the opportunity to continue to provide this community service to its residents of this area for many years to come.

Ms. Barbara C. Berlin

June 14, 2013

Page 5

Should you have any questions or need additional information, please do not hesitate to contact me.
Thank you for consideration of this proposal.

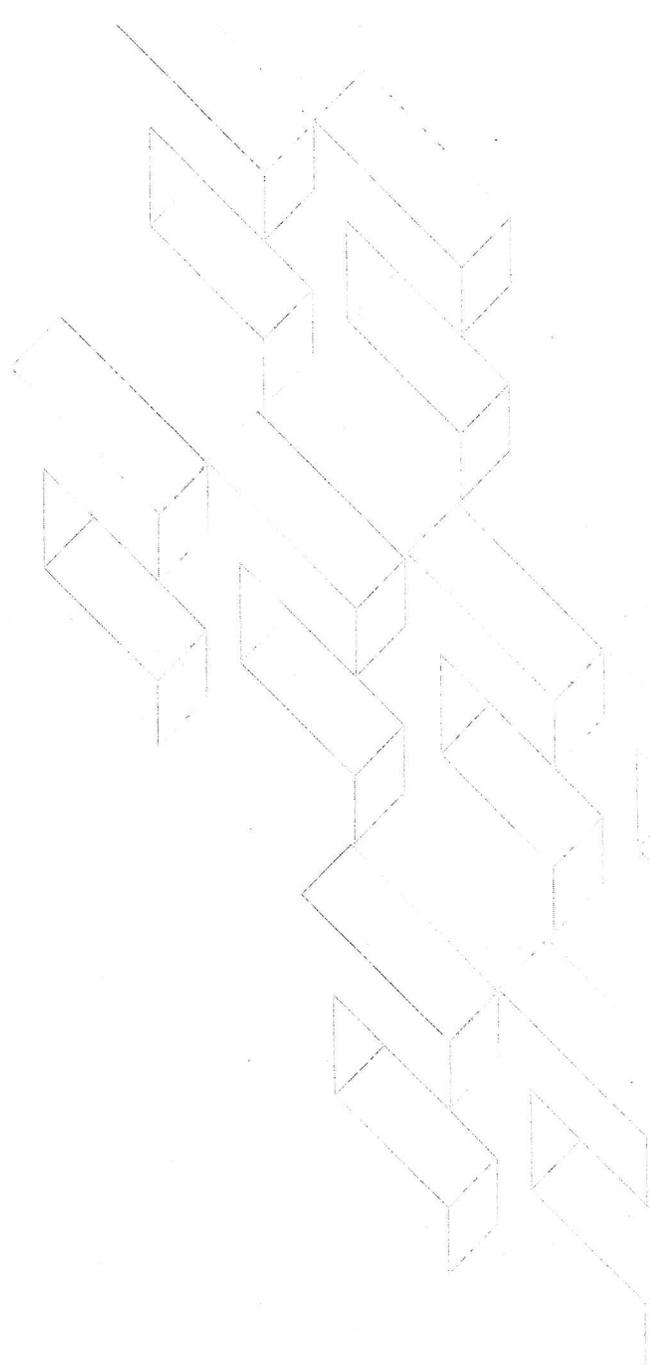
Very truly yours,



John Rinaldi, AICP
Land Planning Manager

Enclosures

cc: Dean Luckenbaugh, AdFontes Academy
Jenni Aiello, Centreville Presbyterian Church





WELLS + ASSOCIATES

RECEIVED
Department of Planning & Zoning
JUN 24 2013
Zoning Evaluation Division

MEMORANDUM

TO: Dean K. Luckenbaugh
President Ad Fontes Academy

FROM: Christopher Turnbull
John Wilson

DATE: June 12, 2013

RE: Ad Fontes Academy
15450 Lee Highway,
Fairfax County, Virginia

INTRODUCTION

As requested, Wells + Associates have completed a traffic analysis to review the capacity of an existing eastbound left-turn lane serving Ad Fontes Academy. Ad Fontes Academy is an existing private school located on the north side of Lee Highway (US 29) and west of Pleasant Valley Road in Fairfax County, Virginia.

This memorandum is provided in support of a proposed increase in enrollment at the academy to 300 students. Current enrollment at the school is 103 students and is approved for 150 students. Other uses of the property include church services that include religious meetings primarily on the weekends and other activities that occur throughout the week such as classes, luncheons, study groups, etc.

BACKGROUND

The school entrance is provided at an existing full-movement, signalized intersection located approximately 1,600 feet west of the Lee Highway (US 29)/Pleasant Valley Road intersection, as shown on Figure 1. The eastbound left-turn lane serving the site is 400 feet long and 100 foot taper.

Lee Highway (US 29) is a four-lane, median divided arterial with right and left-turn lanes provided at most intersections. At the site entrance, a separate right-turn and double left-turn lane is provided in the westbound direction.

Existing AM, midday (MD), and PM peak hour traffic counts were collected at the Lee Highway (US 29) and site entrance intersection. The traffic counts included observations of queued vehicles for the eastbound left-turn lane. The results are attached and summarized on Figure 2 and Table 1.

ANALYSIS

To evaluate the eastbound left-turn lane, future peak hour traffic forecasts were developed for the study intersection. The forecasts consist of existing trips, growth in existing trips along Lee Highway (US 29), and new trips resulting from an increase in enrollment to 300 students.

Traffic counts were conducted on Tuesday, April 30, 2013 for the AM and PM time period and Thursday, May 2, 2013 for the midday time period. The results are attached and summarized on Figure 2.

Growth in existing through trips along Lee Highway (US 29) was estimated at two (2) percent per year for a three year period for a total of 6.1% increase in through trips. The growth was added to existing trips to provide future background volumes without the increase in students. It should be noted that the rate was not applied to turning movements at the study intersection as these movements are fixed generators. The resulting total future background trips are shown in Figure 2.

The number of new trips that would be generated by the proposed enrollment of 300 students was estimated based on the difference in proposed trips (300 students) and the current enrollment of 103 students. The trip estimates for each condition are shown in Table 2 and are based on standard Institute of Transportation Engineers (ITE) trip generation rates. The net new trips generated by the proposed increase in student enrollment of 197 students ($300 - 103 = 197$ students) is 190 total AM peak hour trips, 143 total midday trips, 42 total PM peak hour trips, and 613 average daily trips.

The net new site generated trips were assigned to the roadway network according to the distribution of existing trips entering and exiting the site and shown on Figure 2. Existing trips generally have a 45% distribution to and from the west with 55% to and from east. Although a right-out only exit is located 550 feet west of the main school entrance, all net new trips were assigned to the study intersection to provide a conservative analysis.

The site generated trips were added to total background trips to yield total future traffic forecasts shown on Figure 2.

Based on these forecasts, a queue analysis was completed for the intersection using Synchro/SimTraffic analysis software. The analyses were performed to review queuing at the intersection for both existing and total future traffic conditions. The existing analysis was completed to validate the observed queues and to determine if the existing left-turn lane would be adequate to accommodate the net new trips. The results of the queuing analysis is provided on attached worksheets and summarized on Table I.

The analysis indicates that the existing eastbound left-turn lane queue results validate the queues observed in the field. In addition, the analysis shows that with additional trips added to the left turn movement, the queue would be a maximum (95th percentile) of 125 feet during the AM peak hour and will be fully contained within the existing 400 foot turn lane.

CONCLUSION

The conclusion of this traffic analysis is that that the existing 400 foot left-turn lane serving the Ad Fontes Academy entrance is adequate to accommodate the net increase in traffic resulting from the proposed increase in enrollment of 300 students.

Attachments:

Figure 1 – Site Location
Figure 2 – Existing, Background, Site Generated, and Total Trips
Table 1 – Existing and Forecasted Queue Summary
Table 2 – Site Trip Generation
Traffic Count Worksheets
Traffic Queue Count Worksheet
SimTraffic Queuing and Blocking Reports



Figure 1
Site Location



JFW

Ad Fontes Academy
Fairfax County, Virginia



\\M:\WELLS.COM\LESHARE\PROJECTS\5501 - 6000\5793 - ADFONTES ACADEMY\GRAPHICS\5793 - RPT_GRAPHICS.DWG

Peak Hour
 7:15 - 8:15 AM
 2:15 - 3:15 PM
 5:00 - 6:00 PM

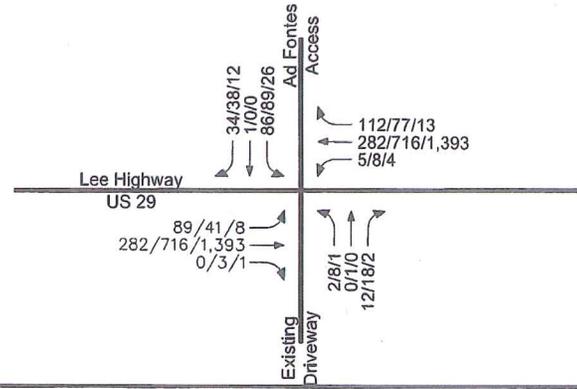
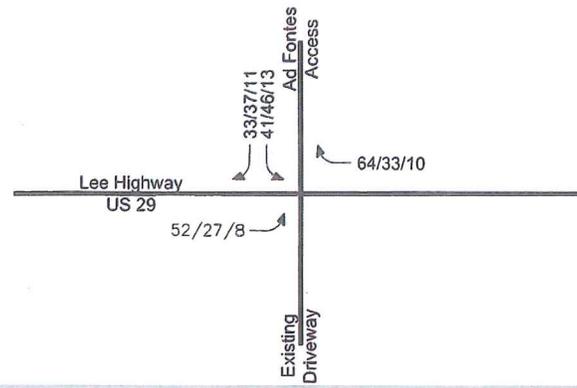
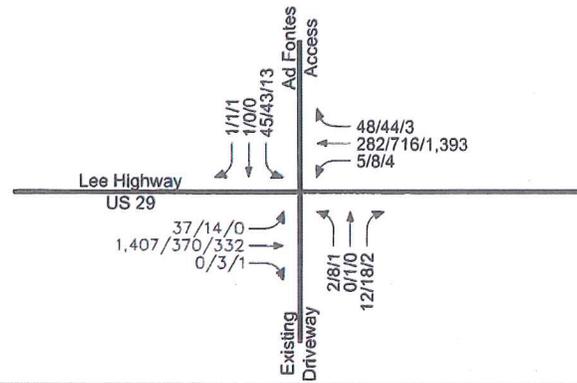
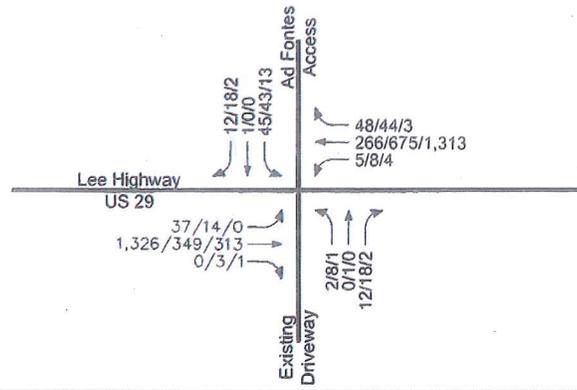


Figure 2
 Existing, Background, Site-Generated and Total Future Trips



JFW

Table 1
Eastbound Left Turn Queue Analysis Summary
Ad Fontes

Time Period	Available Storage (ft)	Existing		Total Future
		Observed Max Queue (Vehicles - Distance)	⁽¹⁾ Analysis Results	⁽¹⁾ Analysis Results
AM	400'	4 - 100'	76'	125'
MD		2 - 50'	34'	79'
PM		1 - 25'	-	43'

Notes: (1) SimTraffic - 95th Percentile Methodology.

Table 2
Site Trip Generation ⁽¹⁾
Ad Fontes Academy

Development	Amount	Units	PM Peak Hour of									Average Daily Traffic
			AM Peak Hour			Generator (2:15-3:15)			PM Peak Hour			
			In	Out	Total	In	Out	Total	In	Out	Total	
Proposed Expansion ⁽²⁾	300	Students	176	113	289	85	118	203	26	34	60	868
Current Students ⁽³⁾	103	Students	-60	-39	-99	-25	-35	-60	-8	-10	-18	-255
Net Trip Increase	197	Students	116	74	190	60	83	143	18	24	42	613

Note (1) Trip generation based on Institute of Transportation Engineers Trip Generation, 9th Edition, Land Use Code 356.

(2) Trips based on 350 Students to provide conservative analysis.

(3) School approved for 150 students.

Wells + Associates, Inc.

McLean, Virginia

Turning Movement Count - All Vehicles

Time Period		Southbound Church Entrance					Westbound Lee Highway - 29					Northbound Church Entrance					Eastbound Lee Highway - 29					North & South		East & West		Total	
		Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF	South	West				
AM 15 Minute Volumes																											
6:00 AM - 6:15 AM		0	0	0	0		0	25	0	25		12	0	1	13		0	295	0	295		13	320				333
6:15 AM - 6:30 AM		0	0	0	0		0	34	1	35		36	0	8	44		0	319	0	319		44	354				398
6:30 AM - 6:45 AM		0	0	0	0		0	32	0	32		34	0	5	39		0	314	1	315		39	347				386
6:45 AM - 7:00 AM		0	0	0	0		0	45	0	45		31	0	1	32		0	292	1	293		32	338				370
7:00 AM - 7:15 AM		0	0	0	0		3	53	1	57		10	0	0	10		0	338	1	339		10	396				406
7:15 AM - 7:30 AM		1	0	9	10		15	52	1	68		5	0	0	5		0	305	8	313		15	381				396
7:30 AM - 7:45 AM		0	1	26	27		24	71	2	97		3	0	1	4		0	339	20	359		31	456				487
7:45 AM - 8:00 AM		0	0	9	9		3	71	0	74		1	0	0	1		0	321	8	329		10	403				413
8:00 AM - 8:15 AM		0	0	1	1		6	72	2	80		3	0	1	4		0	361	1	362		5	442				447
8:15 AM - 8:30 AM		0	0	1	1		2	64	1	67		0	0	0	0		0	292	0	292		1	359				360
8:30 AM - 8:45 AM		0	0	1	1		2	75	4	81		0	0	0	0		0	308	1	309		1	390				391
8:45 AM - 9:00 AM		0	0	0	0		5	89	16	110		0	0	1	1		0	317	0	317		1	427				428
Total		1	1	47	49		60	683	28	771		135	0	18	153		0	3801	41	3842		202	4613				4815
AM One Hour Volumes																											
6:00 AM - 7:00 AM		0	0	0	0	0.00	0	136	1	137	0.76	113	0	15	128	0.73	0	1220	2	1222	0.96	128	1359				1487
6:15 AM - 7:15 AM		0	0	0	0	0.00	3	164	2	169	0.74	111	0	14	125	0.71	0	1263	3	1266	0.93	125	1435				1560
6:30 AM - 7:30 AM		1	0	9	10	0.25	18	182	2	202	0.74	80	0	6	86	0.55	0	1249	11	1260	0.93	96	1462				1558
6:45 AM - 7:45 AM		1	1	35	37	0.34	42	221	4	267	0.69	49	0	2	51	0.40	0	1274	30	1304	0.91	88	1571				1659
7:00 AM - 8:00 AM		1	1	44	46	0.43	45	247	4	296	0.76	19	0	1	20	0.50	0	1303	37	1340	0.93	66	1636				1702
7:15 AM - 8:15 AM		1	1	45	47	0.44	48	266	5	319	0.82	12	0	2	14	0.70	0	1326	37	1363	0.94	61	1682				1743
7:30 AM - 8:30 AM		0	1	37	38	0.35	35	278	5	318	0.82	7	0	2	9	0.56	0	1313	29	1342	0.93	47	1660				1707
7:45 AM - 8:45 AM		0	0	12	12	0.33	13	282	7	302	0.93	4	0	1	5	0.31	0	1282	10	1292	0.89	17	1594				1611
8:00 AM - 9:00 AM		0	0	3	3	0.75	15	300	23	338	0.77	3	0	2	5	0.31	0	1278	2	1280	0.88	8	1618				1626
PM 15 Minute Volumes																											
4:00 PM - 4:15 PM		0	0	8	8		1	350	1	352		0	0	0	0		1	86	0	87		8	439				447
4:15 PM - 4:30 PM		0	0	2	2		1	342	1	344		0	0	0	0		0	60	0	60		2	404				406
4:30 PM - 4:45 PM		1	0	3	4		1	325	1	327		1	0	1	2		0	77	0	77		6	404				410
4:45 PM - 5:00 PM		0	0	0	0		0	296	1	297		1	0	0	1		0	90	0	90		1	387				388
5:00 PM - 5:15 PM		0	0	0	0		0	313	1	314		0	0	0	0		0	98	0	98		0	412				412
5:15 PM - 5:30 PM		0	0	0	0		0	316	0	316		1	0	1	2		0	107	0	107		2	423				425
5:30 PM - 5:45 PM		0	0	0	0		0	259	0	259		1	0	0	1		0	86	0	86		1	345				346
5:45 PM - 6:00 PM		0	0	0	0		1	304	1	306		1	0	0	1		0	101	0	101		1	407				408
6:00 PM - 6:15 PM		0	0	0	0		1	279	0	280		0	0	1	1		0	79	0	79		1	359				360
6:15 PM - 6:30 PM		0	0	0	0		0	316	2	318		0	0	0	0		1	85	0	86		0	404				404
6:30 PM - 6:45 PM		0	0	0	0		1	262	1	264		0	0	0	0		0	83	0	83		0	347				347
6:45 PM - 7:00 PM		0	0	1	1		1	256	12	269		0	0	1	1		1	56	1	58		2	327				329
Total		1	0	14	15		7	3618	21	3646		5	0	4	9		3	1008	1	1012		24	4658				4682
PM One Hour Volumes																											
4:00 PM - 5:00 PM		1	0	13	14	0.44	3	1313	4	1320	0.94	2	0	1	3	0.38	1	313	0	314	0.87	17	1634				1651
4:15 PM - 5:15 PM		1	0	5	6	0.38	2	1276	4	1282	0.93	2	0	1	3	0.38	0	325	0	325	0.83	9	1607				1616
4:30 PM - 5:30 PM		1	0	3	4	0.25	1	1250	3	1254	0.96	3	0	2	5	0.63	0	372	0	372	0.87	9	1626				1635
4:45 PM - 5:45 PM		0	0	0	0	0.00	0	1184	2	1186	0.94	3	0	1	4	0.50	0	381	0	381	0.89	4	1567				1571
5:00 PM - 6:00 PM		0	0	0	0	0.00	1	1192	2	1195	0.95	3	0	1	4	0.50	0	392	0	392	0.92	4	1587				1591
5:15 PM - 6:15 PM		0	0	0	0	0.00	2	1158	1	1161	0.92	3	0	2	5	0.63	0	373	0	373	0.87	5	1534				1539
5:30 PM - 6:30 PM		0	0	0	0	0.00	2	1158	3	1163	0.91	2	0	1	3	0.75	1	351	0	352	0.87	3	1515				1518
5:45 PM - 6:45 PM		0	0	0	0	0.00	3	1161	4	1168	0.92	1	0	1	2	0.50	1	348	0	349	0.86	2	1517				1519
6:00 PM - 7:00 PM		0	0	1	1	0.25	3	1113	15	1131	0.89	0	0	2	2	0.50	2	303	1	306	0.89	3	1437				1440

Wells + Associates, Inc.

McLean, Virginia

Turning Movement Count - Total Vehicles

Time Period		Southbound Church Entrance					Westbound Lee Highway - 29					Northbound Church Entrance					Eastbound Lee Highway - 29					North & South	East & West	Total
		Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF	Right	Thru	Left	Total	PHF			
15 Minute Volumes																								
12:00 AM - 12:15 AM		1	3	4			4	83	2	89		4	7	11			2	125	2	129		15	218	233
12:15 AM - 12:30 AM		1	1	2				95	2	97		5	3	8			1	87		88		10	185	195
12:30 AM - 12:45 AM			5	5			4	99	2	105		5	2	7			1	89		90		12	195	207
12:45 AM - 1:00 AM			2	2			1	94	1	96		13	1	14				119		119		16	215	231
1:00 AM - 1:15 AM			3	3			2	90		92		21	2	23			6	128	2	136		26	228	254
1:15 AM - 1:30 AM		1	1	2			2	95	1	98		4	1	5				133		133		7	231	238
1:30 AM - 1:45 AM							1	99	100			1						77		77		1	177	178
1:45 AM - 2:00 AM							3	107	3	113		2		2			1	87		88		2	201	203
2:00 AM - 2:15 AM			1	1			2	96	3	101		8		8			100	1	101		9	202	211	
2:15 AM - 2:30 AM			1	1			10	137	2	149		4		3	7		78		78		8	227	235	
2:30 AM - 2:45 AM			3	3			21	154	2	177		7	1	2	10		86	2	88		13	265	278	
2:45 AM - 3:00 AM		1	29	30			11	170		181		4	2	6			2	98	11	111		36	292	328
3:00 AM - 3:15 AM			10	10			2	214	4	220		3	1	4			1	87	1	89		14	309	323
3:15 AM - 3:30 AM			2	2				278	2	280		1	1	2			83	1	84		4	364	368	
3:30 AM - 3:45 AM							1	227	1	229							84	1	85			314	314	
3:45 AM - 4:00 AM			2	2				234	1	235		1		1				91		91		3	326	329
Total		4	0	63	67		64	2272	26	2362		83	1	25	109		14	1552	21	1587		176	3949	4125
One Hour Volumes																								
12:00 AM - 1:00 AM		2	11	13	0.65		9	371	7	387	0.9214	27	13	40	0.7143	4	420	2	426	0.8256	53	813	866	
12:15 AM - 1:15 AM		1	11	12	0.6		7	378	5	390	0.9286	44	8	52	0.5652	8	423	2	433	0.796	64	823	887	
12:30 AM - 1:30 AM		1	11	12	0.6		9	378	4	391	0.931	43	6	49	0.5326	7	469	2	478	0.8787	61	869	930	
12:45 AM - 1:45 AM		1	6	7	0.5833		6	378	2	386	0.965	39	4	43	0.4674	6	457	2	465	0.8548	50	851	901	
1:00 AM - 2:00 AM		1	4	5	0.4167		8	391	4	403	0.8916	28	3	31	0.337	7	425	2	434	0.7978	36	837	873	
1:15 AM - 2:15 AM		1	2	3	0.375		8	397	7	412	0.9115	15	1	16	0.5	1	397	1	399	0.75	19	811	830	
1:30 AM - 2:30 AM			2	2	0.5		16	439	8	463	0.7768	15	3	18	0.5625	1	342	1	344	0.8515	20	807	827	
1:45 AM - 2:45 AM			5	5	0.4167		36	494	10	540	0.7627	21	1	5	0.675	1	351	3	355	0.8787	32	895	927	
2:00 AM - 3:00 AM		1	34	35	0.2917		44	557	7	608	0.8398	23	1	7	0.775	2	362	14	378	0.8514	66	986	1052	
2:15 AM - 3:15 AM		1	43	44	0.3667		44	675	8	727	0.8261	18	1	8	0.675	3	349	14	366	0.8243	71	1093	1164	
2:30 AM - 3:30 AM		1	44	45	0.375		34	816	8	858	0.7661	15	1	6	0.55	3	354	15	372	0.8378	67	1230	1297	
2:45 AM - 3:45 AM		1	41	42	0.35		14	889	7	910	0.8125	8	4	12	0.5	3	352	14	369	0.8311	54	1279	1333	
3:00 AM - 4:00 AM			14	14	0.35		3	953	8	964	0.8607	5	2	7	0.4375	1	345	3	349	0.9588	21	1313	1334	
			4	4	0.5		1	739	4	744	0.6643	2	1	3	0.375		258	2	260	0.7143	7	1004	1011	
			2	2	0.25		1	461	2	464	0.4936	1		1	0.25		175	1	176	0.4835	3	640	643	
			2	2	0.25			234	1	235	0.25	1		1	0.25		91		91	0.25	3	326	329	

INTERSECTION APPROACH STOPPED DELAY

INTERSECTION US Route 29 & Church Entr.
APPROACH: Eastbound AdFontes Academy
LANE(S): One
DIRECTION: Left
TIME: 6:00-9:00 AM 4-7 PM 5793
WEATHER: rain AM, clear PM
COUNTER(S): Geraldin
DATE: 4/30/2013

AM

PM

Time	Eastbound		Time	Eastbound	
Cycle	Left		Cycle	Left	
6:00	0		14:30	1	
	0			1	
	0			0	
	0			0	
6:15	0		14:45	1	
	0			2	
	0			1	
	0			1	
6:30	0			1	
	0			2	
	1			2	
	0			1	
6:45	0			1	
	0		15:00	1	
	1			0	
	0		15:15	1	
7:00	0			0	
	0		15:30	1	
	0			0	
	1		16:00	0	
	0			0	
	0			0	
7:15	1			0	
	1		16:15	0	
	1			0	
	1			0	
	0			0	
	1		16:30	0	
	1			0	
	4		16:45	0	
	1		17:00	0	
7:30	2		17:15	0	
	2		17:30	0	
	2		17:45	0	
	3		18:00	0	
	1			0	
	1			0	
	1		18:15	0	
7:45	1			0	
	1		18:30	0	
	2		18:45	0	
	2			0	
	1			0	
8:00	1			0	
	0			1	
	0			0	
	0			1	
8:15	0			0	
	0		19:00	0	
	0				
	0				
8:30	0				
	0				
	0				
	1				
8:45	0				
	0				
	0				
9:00	0				
Total	35		Total	19	
Maximum	4		Maximum	2	
Average	0.5932203		Average	0.3877551	

Queuing and Blocking Report
Existing AM

5/14/2013

Intersection: 3: US 29 & AdFontes Access

Movement	EB	EB	EB	WB	WB	WB	WB	NB	SB	L
Directions Served	L	T	T	T	T	R	T	LT	SB	L
Maximum Queue (ft)	70	92	158	68	92	50	50	21	110	110
Average Queue (ft)	40	23	31	19	40	20	4	4	55	55
95th Queue (ft)	76	75	92	59	93	50	16	16	126	126
Link Distance (ft)	1011	1011	1011	980	980	376	376	376	440	440
Upstream Blk Time (%)										
Queuing Penalty (veh)	400					375				
Storage Bay Dist (ft)										
Storage Blk Time (%)										
Queuing Penalty (veh)										

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
Total Future AM

5/21/2013

Intersection: 3: US 29 & AdFontes School Access

Movement	EB	EB	EB	WB	WB	WB	WB	SB	SB	L	R	TR
Directions Served	L	T	T	T	T	T	T	SB	SB	L	R	TR
Maximum Queue (ft)	111	136	207	74	92	31	31	157	69	157	31	69
Average Queue (ft)	75	44	76	37	47	21	21	76	30	76	21	30
95th Queue (ft)	125	117	167	73	93	43	43	143	65	143	43	65
Link Distance (ft)	1011	1011	1011	980	980	440	440	440	440	440	440	440
Upstream Blk Time (%)												
Queuing Penalty (veh)	400					375						
Storage Bay Dist (ft)												
Storage Blk Time (%)												
Queuing Penalty (veh)												

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
Existing MD

5/17/2013

Intersection: 3: US 29 & AdFontes Access

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	WB	NB	NB	SB	SB
	L	T	T	R	L	T	T	R	L	T	R	LT	LT	L
Directions Served	26	27	51	30	31	94	118	29	43	44				
Maximum Queue (ft)	16	16	23	4	11	57	88	8	15	26				
Average Queue (ft)	34	35	58	22	34	109	134	30	40	42				
95th Queue (ft)						980	980							
Link Distance (ft)		1011	1011											
Upstream Blk Time (%)														
Queuing Penalty (veh)	400			450	575						375			
Storage Bay Dist (ft)														
Storage Blk Time (%)														
Queuing Penalty (veh)														

Network Summary

Network wide Queuing Penalty: 0

Queuing and Blocking Report
Total Future MD

5/21/2013

Intersection: 3: US 29 & AdFontes Access

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	WB	NB	NB	SB	SB
	L	T	T	R	L	T	T	R	L	T	R	LT	LT	L
Directions Served	69	27	92	31	120	163	31	43	155	40				
Maximum Queue (ft)	41	4	38	11	79	101	9	11	70	17				
Average Queue (ft)	79	20	91	34	162	194	31	38	106	39				
95th Queue (ft)					980	980								
Link Distance (ft)		1011	1011											
Upstream Blk Time (%)														
Queuing Penalty (veh)	400			575							375			
Storage Bay Dist (ft)														
Storage Blk Time (%)														
Queuing Penalty (veh)														

Network Summary

Network wide Queuing Penalty: 0

HCM Signalized Intersection Capacity Analysis
3: US 29 & AdFontes Access

6/13/2013

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	37	1326	0	5	266	48	2	0	12	45	1	1
Volume (vph)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Total Lost time (s)	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.95	1.00	1.00	0.95	1.00	1.00	0.85	1.00	0.85	1.00	0.93	1.00
Flt Protected	1770	3539	1770	3433	3539	1583	1770	1583	1770	1723	1723	1723
Said. Flow (prot)	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	0.54	1.00	1.00	1.00
Flt Permitted	1770	3539	1770	3433	3539	1583	1770	1583	1770	1723	1723	1723
Said. Flow (perm)	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak-hour factor, PHF	40	1441	0	5	289	52	2	0	13	49	1	1
Adj. Flow (vph)	0	0	0	0	0	14	0	0	12	0	1	0
RTOR Reduction (vph)	40	1441	0	5	289	38	0	2	1	49	1	0
Lane Group Flow (vph)	Prot	1	6	5	2	2	7	4	5	3	8	
Turn Type	Prot	1	6	5	2	2	7	4	5	3	8	
Protected Phases	Prot	1	6	5	2	2	7	4	5	3	8	
Permitted Phases	Prot	1	6	5	2	2	7	4	5	3	8	
Actuated Green, G (s)	7.3	96.9	2.5	92.1	92.1	92.1	1.4	3.9	12.6	12.6	12.6	
Effective Green, g (s)	9.3	98.9	4.5	94.1	94.1	94.1	3.4	7.9	14.6	14.6	14.6	
Actuated g/C Ratio	0.07	0.76	0.03	0.72	0.72	0.72	0.03	0.06	0.11	0.11	0.11	
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	127	2692	119	2562	1146	49	145	155	184	184	184	
v/s Ratio Prot	c0.02	c0.41	0.00	0.08	0.02	0.00	0.00	c0.02	0.00	c0.02	0.00	
v/c Ratio	0.31	0.54	0.04	0.11	0.03	0.02	0.00	0.00	0.00	0.02	0.01	
Uniform Delay, d1	57.3	6.3	60.7	5.4	5.1	61.7	57.4	52.7	51.3	51.3	51.3	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Incremental Delay, d2	1.4	0.8	0.1	0.1	0.1	0.3	0.0	1.2	0.0	0.0	0.0	
Delay (s)	58.8	7.0	60.8	5.5	5.1	62.1	57.4	53.9	51.3	51.3	51.3	
Level of Service	E	A	E	A	A	E	E	D	D	D	D	
Approach Delay (s)	E	A	E	A	A	E	E	D	D	D	D	
Approach LOS	A	A	E	A	A	E	E	D	D	D	D	
Intersection Summary												
HCM Average Control Delay	9.7											
HCM Volume to Capacity ratio	0.50											
Actuated Cycle Length (s)	130.0											
Intersection Capacity Utilization	58.7%											
Analysis Period (min)	15											
c Critical Lane Group	B											

HCM Signalized Intersection Capacity Analysis
3: US 29 & AdFontes School Access

6/13/2013

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	89	1407	0	5	282	112	2	0	12	86	1	34
Volume (vph)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Total Lost time (s)	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.95	1.00	1.00	0.95	1.00	1.00	0.85	1.00	0.85	1.00	0.95	1.00
Flt Protected	1770	3539	1770	3433	3539	1583	1770	1583	1770	1583	1583	1583
Said. Flow (prot)	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	0.54	1.00	1.00	1.00
Flt Permitted	1770	3539	1770	3433	3539	1583	1770	1583	1770	1583	1583	1583
Said. Flow (perm)	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak-hour factor, PHF	97	1529	0	5	307	122	2	0	13	93	1	37
Adj. Flow (vph)	0	0	0	0	0	0	0	0	12	0	32	0
RTOR Reduction (vph)	97	1529	0	5	307	82	0	2	1	93	6	0
Lane Group Flow (vph)	Prot	1	6	5	2	2	7	4	5	3	8	
Turn Type	Prot	1	6	5	2	2	7	4	5	3	8	
Protected Phases	Prot	1	6	5	2	2	7	4	5	3	8	
Permitted Phases	Prot	1	6	5	2	2	7	4	5	3	8	
Actuated Green, G (s)	12.6	95.5	2.5	85.4	85.4	85.4	1.4	3.9	14.0	14.0	14.0	
Effective Green, g (s)	14.6	97.5	4.5	87.4	87.4	87.4	3.4	7.9	16.0	16.0	16.0	
Actuated g/C Ratio	0.11	0.75	0.03	0.67	0.67	0.67	0.03	0.06	0.12	0.12	0.12	
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	
Lane Grp Cap (vph)	199	2654	119	2379	1064	49	145	174	186	186	186	
v/s Ratio Prot	c0.05	c0.43	0.00	0.09	0.05	0.00	0.00	c0.04	0.00	c0.03	0.00	
v/c Ratio	0.49	0.58	0.04	0.13	0.08	0.04	0.04	0.01	0.03	0.03	0.03	
Uniform Delay, d1	54.2	7.2	60.7	7.6	7.4	61.7	57.4	52.8	50.2	50.2	50.2	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Incremental Delay, d2	1.9	0.9	0.1	0.1	0.1	0.3	0.0	1.2	0.0	0.0	0.0	
Delay (s)	56.1	8.1	60.8	7.8	7.5	62.1	57.4	55.9	50.2	50.2	50.2	
Level of Service	E	A	E	A	A	E	E	D	D	D	D	
Approach Delay (s)	E	A	E	A	A	E	E	D	D	D	D	
Approach LOS	B	B	E	A	A	E	E	D	D	D	D	
Intersection Summary												
HCM Average Control Delay	13.3											
HCM Volume to Capacity ratio	0.57											
Actuated Cycle Length (s)	130.0											
Intersection Capacity Utilization	64.5%											
Analysis Period (min)	15											
c Critical Lane Group	B											

HCM Signalized Intersection Capacity Analysis
3: US 29 & AdFontes Access

6/13/2013

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	14	349	3	8	675	44	8	18	43	0	1	1900
Volume (vph)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Total Lost time (s)	1.00	0.95	1.00	0.95	1.00	0.95	1.00	0.95	1.00	0.95	1.00	0.95
Lane Util. Factor	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.96	1.00	0.95	1.00	0.95
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.96	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1770	3539	1583	3433	3539	1583	1770	1583	1770	1583	1770	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	0.95	1.00	0.95	1.00
Satd. Flow (perm)	1770	3539	1583	3433	3539	1583	1770	1583	1770	1583	1770	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	15	379	3	9	734	48	9	20	47	0	1	1
RTOR Reduction (vph)	0	0	1	0	0	12	0	0	19	0	1	0
Lane Group Flow (vph)	15	379	2	9	734	35	0	10	1	47	0	0
Turn Type	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm
Protected Phases	1	6	6	5	2	2	4	4	5	3	8	
Permitted Phases												
Actuated Green, G (s)	3.1	95.5	95.5	3.7	96.1	96.1	1.6	5.3	12.8	12.8	8	
Effective Green, g (s)	5.1	97.5	97.5	5.7	98.1	98.1	3.6	9.3	14.8	14.8	8	
Actuated g/C Ratio	0.04	0.75	0.75	0.04	0.75	0.75	0.03	0.07	0.11	0.11		
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	69	2654	1187	151	2671	1195	52	162	155	180		
v/s Ratio Prot	cd:01	0.11	0.00	0.00	cd:21	0.02	0.01	0.00	cd:02	0.00		
v/s Ratio Perm												
v/c Ratio	0.22	0.14	0.00	0.06	0.27	0.03	0.19	0.01	0.30	0.00		
Uniform Delay, d1	60.5	4.5	4.1	59.6	4.9	4.0	61.8	55.1	52.5	51.0		
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Incremental Delay, d2	1.6	0.1	0.0	0.2	0.3	0.0	1.8	0.0	1.1	0.0		
Delay (s)	62.1	4.7	4.1	59.7	5.2	4.1	63.6	55.1	53.6	51.0		
Level of Service	E	A	A	E	A	A	E	E	D	D		
Approach Delay (s)	6.8			5.7			58.6					
Approach LOS	A			A			E					
Intersection Summary												
HCM Average Control Delay	9.1											
HCM Volume to Capacity ratio	0.27											
Actuated Cycle Length (s)	130.0											
Intersection Capacity Utilization	34.4%											
Analysis Period (min)	15											
c Critical Lane Group	A											

HCM Signalized Intersection Capacity Analysis
3: US 29 & AdFontes Access

6/13/2013

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	41	370	3	8	716	77	8	19	89	0	38	1900
Volume (vph)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Total Lost time (s)	1.00	0.95	1.00	0.95	1.00	0.95	1.00	0.96	1.00	0.95	1.00	0.95
Lane Util. Factor	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.96	1.00	0.95	1.00	0.95
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.96	1.00	0.95	1.00	0.95	1.00
Satd. Flow (prot)	1770	3539	1583	3433	3539	1583	1770	1583	1770	1583	1770	1583
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	0.95	1.00	0.95	1.00
Satd. Flow (perm)	1770	3539	1583	3433	3539	1583	1770	1583	1770	1583	1770	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	45	402	3	9	778	84	9	21	97	0	41	1900
RTOR Reduction (vph)	0	0	1	0	0	24	0	0	19	0	36	0
Lane Group Flow (vph)	45	402	2	9	778	60	0	10	2	97	5	0
Turn Type	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm
Protected Phases	1	6	6	5	2	2	4	4	5	3	8	
Permitted Phases												
Actuated Green, G (s)	7.6	94.0	94.0	3.8	90.2	90.2	1.6	5.4	14.2	14.2	8	
Effective Green, g (s)	9.6	96.0	96.0	5.8	92.2	92.2	3.6	9.4	16.2	16.2	8	
Actuated g/C Ratio	0.07	0.74	0.74	0.04	0.71	0.71	0.03	0.07	0.12	0.12		
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	131	2613	1169	153	2510	1123	52	163	174	197		
v/s Ratio Prot	cd:03	cd:11	0.00	0.00	cd:22	0.04	0.01	0.00	cd:03	0.00		
v/s Ratio Perm												
v/c Ratio	0.34	0.15	0.00	0.06	0.31	0.05	0.19	0.01	0.56	0.03		
Uniform Delay, d1	57.2	5.0	4.5	59.5	7.0	5.7	61.8	56.0	52.8	50.0		
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		
Incremental Delay, d2	1.6	0.1	0.0	0.2	0.3	0.1	1.8	0.0	1.1	0.0		
Delay (s)	58.8	5.1	4.5	59.6	7.4	5.8	63.6	56.0	53.6	50.0		
Level of Service	E	A	A	E	A	A	E	E	D	D		
Approach Delay (s)	10.5			7.8			58.4					
Approach LOS	B			A			E					
Intersection Summary												
HCM Average Control Delay	14.0											
HCM Volume to Capacity ratio	0.35											
Actuated Cycle Length (s)	130.0											
Intersection Capacity Utilization	45.6%											
Analysis Period (min)	15											
c Critical Lane Group	A											

HCM Signalized Intersection Capacity Analysis
3: US 29 & AdFontes Access

6/13/2013

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	0	313	1	4	1313	3	1	1900	1900	1900	13	1
Volume (vph)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Total Lost time (s)	0.95	1.00	0.97	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Util. Factor	1.00	0.85	1.00	1.00	0.85	1.00	0.95	1.00	0.85	1.00	0.95	1.00
Flt	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	0.95	1.00
Flt Protected	3539	1583	3433	3539	1583	1770	1583	1770	1583	1770	1583	1583
Satd. Flow (prot)	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	0.95	1.00
Flt Permitted	1770	3539	1583	3433	3539	1583	1770	1583	1770	1583	1007	1583
Satd. Flow (perm)	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak-hour factor, PHF	0	340	1	4	1427	3	1	0	2	14	0	1
Adj. Flow (vph)	0	0	0	0	0	0	0	0	0	2	0	1
RTOR Reduction (vph)	0	340	1	4	1427	3	1	0	2	14	0	1
Lane Group Flow (vph)	0	340	1	4	1427	3	1	0	2	14	0	1
Turn Type	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm
Protected Phases	1	6	5	2	7	4	5	3	8			
Permitted Phases	101.0	101.0	1.2	108.2	108.2	1.4	2.6	9.8	9.8			
Actuated Green, G (s)	103.0	103.0	3.2	110.2	110.2	3.4	6.6	11.8	11.8			
Effective Green, g (s)	0.79	0.79	0.02	0.85	0.85	0.03	0.05	0.09	0.09			
Actuated g/C Ratio	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0			
Clearance Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0			
Vehicle Extension (s)	2804	1254	85	3000	1342	49	129	117	144			
Lane Grp Cap (vph)	0.10	0.00	0.00	c0.40	0.00	c0.00	0.00	c0.01	0.00			
vis Ratio Perm	0.12	0.00	0.05	0.48	0.00	0.02	0.00	0.12	0.00			
vis Ratio	3.1	2.8	61.9	2.5	1.5	61.7	58.6	54.2	53.7			
Uniform Delay, d1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Progression Factor	0.1	0.0	0.2	0.5	0.0	0.2	0.0	0.5	0.0			
Incremental Delay, d2	3.2	2.8	62.1	3.1	1.5	61.8	58.6	54.7	53.7			
Delay (s)	A	A	E	A	A	E	E	D	D			
Level of Service	3.2	A	A	3.2	A	59.7	E	D	D			
Approach Delay (s)	A	A	A	A	A	E	E	D	D			
Approach LOS	A	A	A	A	A	E	E	D	D			

Intersection Summary	
HCM Average Control Delay	3.7
HCM Volume to Capacity ratio	0.44
Actuated Cycle Length (s)	130.0
Intersection Capacity Utilization	50.3%
Analysis Period (min)	15
c Critical Lane Group	

HCM Signalized Intersection Capacity Analysis
3: US 29 & AdFontes Access

6/13/2013

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	8	332	1	4	1383	13	1	1900	1900	1900	26	12
Volume (vph)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Ideal Flow (vphpl)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Total Lost time (s)	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Util. Factor	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.85	1.00	0.85	1.00	0.85
Flt	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	0.95	1.00
Flt Protected	1770	3539	1583	3433	3539	1583	1770	1583	1770	1583	1007	1583
Satd. Flow (prot)	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	0.95	1.00
Flt Permitted	1770	3539	1583	3433	3539	1583	1770	1583	1770	1583	1007	1583
Satd. Flow (perm)	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Peak-hour factor, PHF	9	361	1	4	1514	14	1	0	2	28	0	13
Adj. Flow (vph)	0	0	0	0	0	0	0	0	0	2	0	12
RTOR Reduction (vph)	0	361	1	4	1514	14	1	0	2	28	0	12
Lane Group Flow (vph)	9	361	1	4	1514	14	1	0	2	28	0	12
Turn Type	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm	Prot	Perm
Protected Phases	1	6	5	2	7	4	5	3	8			
Permitted Phases	1.5	99.6	99.6	1.2	99.3	99.3	1.4	2.6	11.2			
Actuated Green, G (s)	3.5	101.6	101.6	3.2	101.3	101.3	3.4	6.6	13.2			
Effective Green, g (s)	0.03	0.78	0.78	0.02	0.78	0.78	0.03	0.05	0.10			
Actuated g/C Ratio	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0			
Clearance Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0			
Vehicle Extension (s)	48	2766	1237	85	2758	1234	49	129	136			
Lane Grp Cap (vph)	c0.01	0.10	0.00	c0.43	0.00	0.00	0.00	c0.01	0.00			
vis Ratio Perm	0.19	0.13	0.00	0.05	0.55	0.01	0.02	0.00	0.21			
vis Ratio	61.9	3.5	3.1	61.9	5.5	3.2	61.7	58.6	53.4			
Uniform Delay, d1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Progression Factor	1.9	0.1	0.0	0.2	0.8	0.0	0.2	0.0	0.8			
Incremental Delay, d2	63.8	3.6	3.1	62.1	6.3	3.2	61.8	58.6	54.1			
Delay (s)	E	A	A	E	A	A	E	E	D			
Level of Service	5.0	A	A	6.4	A	A	59.7	E	D			
Approach Delay (s)	A	A	A	A	A	A	E	E	D			
Approach LOS	A	A	A	A	A	A	E	E	D			

Intersection Summary	
HCM Average Control Delay	7.2
HCM Volume to Capacity ratio	0.50
Actuated Cycle Length (s)	130.0
Intersection Capacity Utilization	53.3%
Analysis Period (min)	15
c Critical Lane Group	

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CENTREVILLE PRESBYTERIAN CHURCH, A VIRGINIA CORPORATION, SPA 99-Y-065-02 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 99-Y-065 previously approved for church, childcare center and private school of general education to permit increase in number of students. Located at 15450 Lee Hwy., Centreville, 20120, on approx. 20.38 ac. of land zoned R-C and WS. Sully District. Tax Map 64-1 ((1)) 7. Mr. Smith 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 June 6, 2012; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-C and WS.
3. The area of the lot is 20.38 acres.
4. There is very little impact from the proposed amendment.
5. What you would normally expect is some transportation issues, and the transportation report made clear that there are no transportation issues at all.
6. The Board agrees with the staff report, which recommends approval.
7. The fire pit, the Boy Scouts are very conscientious about that, and the provisions in place will address any concerns. This goes a lot farther than you see in fire pits that are taking place all over Fairfax County in residential areas in people's homes. It is common these days.
8. These criteria, along with just the philosophy and the conscientious nature of the Boy Scouts, would give the Board quite a bit of comfort, also recognizing that it is a pretty good distance, 250 feet, from the nearest residential area.
9. The conditions address the concerns.

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 Centreville Presbyterian Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 15450 Lee Highway, consisting of 20.38 acres, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by William M. Robson, dated September 13, 1999, as revised through May 10, 2012 by John C. Levtoy, 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 amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of seats within the main area of worship shall not exceed 400 at the completion of Phase 1 with 158 parking spaces, 500 at the completion of phase II with 190 parking spaces, 650 at the completion of Phase III with 250 parking spaces, and 1200 seats at the completion of Phase IV with 435 parking spaces, as shown on the special permit plat.
6. The total maximum daily enrollment for the child care center shall be 99 or private school of general education shall be 150. Either use may operate on the site; however they shall not operate concurrently. The school may include grades K through 12.
7. The hours of operation for the child care center or private school of general education shall not exceed 6:30 a.m. to 7:00 p.m., Monday through Friday.
8. The total height of all structures on site, including the steeple, shall not exceed 45 feet.
9. Any outdoor lighting shall be in conformance with the following:
 - The combined height of the light standards and fixtures shall not exceed 12 feet,
 - The lights shall be focused downward directly on the subject property,

- Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use, and
 - Up-lighting of buildings or signs shall not be permitted on the site except at the recessed entrances to the building.
10. At the time of either site plan submission or grading plan submission, whichever occurs first for each phase of development, a tree preservation plan shall be provided for review and approval by Urban Forest Management. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate drip line, and condition of all trees 12 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the most current edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space, and to preserve additional trees near these limits where such preservation is determined to be both feasible and desirable by Urban Forest Management. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas.
11. Transitional screening shall be as shown on the special permit plat along the northern, eastern and western property boundaries and shall consist of natural vegetation, supplemented with landscaping as shown along the western property boundary, subject to the review and approval of Urban Forest Management of DPWES. A 3 foot high landscaped area 25 feet wide with a berm shall be provided along the southern property boundary and a landscaped area between the eastern parking lot and the TRANSCO easement shall be planted using a combination of deciduous and evergreen trees, and understory plant materials to soften the view of the building. The size, number, and type of plant materials shall be subject to the review and approval of Urban Forestry Management of DPWES. The barrier requirement along all property boundaries shall be waived.
12. To the maximum extent feasible, as determined by DPWES, all stormwater runoff from impervious surfaces shall be conveyed to BMP facilities. If feasible, each stormwater management facility shown on the Special Permit plat shall be designed as a BMP facility, as determined by DPWES. The facility to the south of the parking

lot may be provided as a bioretention facility, subject to the approval of DPWES.

13. The limits of clearing and grading shown on the special permit plat shall be strictly adhered to. For each phase of development, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES, including Urban Forestry Management, for review and approval. The extent of clearing and grading for each phase of construction shall be the minimum amount feasible for that phase as determined by DPWES. Prior to any land disturbing activities for each phase of construction, a pre-construction conference shall be held between the DPWES, including Urban Forest Management, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. Notwithstanding the limits of clearing and grading shown on the plat, the TRANSCO Pipeline easement shall not be cleared, except for the minimum amount of clearing needed to provide the stormwater management pond access road as qualified by Condition 13.
14. Construction of the church shall be in general conformance with the architectural elevation contained in Attachment A, as determined by DPWES.
15. All signs shall be in conformance with Article 12 of the Zoning Ordinance.
16. The use of loudspeakers shall not be permitted outside the building.
17. Four parking spaces located adjacent to the building containing the child care center shall be reserved for the pick-up and drop off of children only, during the hours of operation of the child care center or private school of general education.
18. A play area shall be provided which meets the standards set forth by Section 9-310 of the Zoning Ordinance prior to the issuance of a Non-RUP for the child care center or private school of general education. The play area shall be located outside the minimum required front yards, transitional screening areas, and parking. The maximum number using the playground shall not exceed one child per 100 square feet of area of the play area at any one time for the private school of general education. Play equipment shall be provided at the time that grades K-3 are implemented.
19. Areas designated as undisturbed open space shall remain free of structures. Undisturbed open space adjacent the proposed outdoor recreation area shall be

posted with signage so that children do not play in undisturbed areas.

20. Parking lot trees which are not in satisfactory condition to be counted toward the ten year canopy credit shall be replaced by the end of the planting season after approval of this permit as determined by Urban Forest Management of DPWES.
21. Areas of barrier and transitional screening shall be maintained to the satisfaction of Urban Forest Management of DPWES.
22. A minimum of 50% of the site, as shown on the plat, shall be maintained as undisturbed open space.
23. The fire pit shall be located outside of undisturbed open space and shall conform to all fire codes. The use of the fire pit is subject to the following restrictions:
 - An adult must be present at all times during the use;
 - There shall be written procedures for the extinguishing of the fire and the procedures shall be present during all use of the fire pit;
 - An emergency liaison for the church shall be established and contact information for that liaison shall be provided to the adjacent neighborhood and listed on the church website;
 - A water extinguisher shall be provided during all use of the fire pit.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

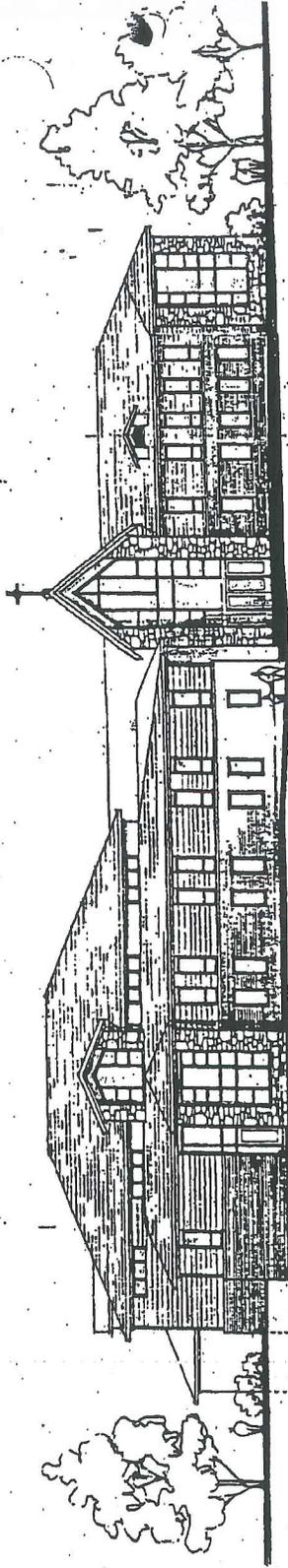
Mr. Beard seconded the motion, which carried by a vote of 4-0. Chairman Ribble was not present for the vote. Ms. Gibb and Mr. Byers were absent from the meeting.

A Copy Teste:



John W. Cooper, Deputy Clerk
Board of Zoning Appeals

ATTACHMENT A



Front (Lee Highway) Elevation (Phase I)
Scale: 3/32" = 1'-0"

400

12 20 28 36 44 52 60 68 76 84 92 100 108 116 124 132 140 148 156 164 172 180 188 196 204 212 220 228 236 244 252 260 268 276 284 292 300 308 316 324 332 340 348 356 364 372 380 388 396 404 412 420 428 436 444 452 460 468 476 484 492 500 508 516 524 532 540 548 556 564 572 580 588 596 604 612 620 628 636 644 652 660 668 676 684 692 700 708 716 724 732 740 748 756 764 772 780 788 796 804 812 820 828 836 844 852 860 868 876 884 892 900 908 916 924 932 940 948 956 964 972 980 988 996 1000



County of Fairfax, Virginia

MEMORANDUM

DATE: November 18, 2013

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

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

FILE: 3-6 (SP 99-Y-065)

SUBJECT: Transportation Impact

REFERENCE: SPA 99-Y-065-03; Centreville Presbyterian Church
Traffic Zone: 1664
Land Identification Map: 64-1 ((01)) 7

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat dated June 5, 2012.

The applicant is requesting approval for a private school to permit an increase in the enrollment from 150 students to 300 students.

- The transportation portion of the County's Comprehensive Plan denotes an on-road bike lane for Lee Highway (Route 29). The applicant should dedicate an additional 5-ft. of right-of-way along the site, from the existing Lee Highway site entrance to the property line east.
- The applicant should add additional sidewalk that would connect the existing Lee Highway sidewalk to the sidewalk around the buildings periphery. The connection should include a connection to the existing trail to the east.

AKR/AK CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-28980
Phone: (703) 877-5600 TTY: (703) 877-5602
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: October 7, 2013

TO: Rebecca Horner, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: Centreville Presbyterian Church, SPA 99-Y-065-03

Site Description: The site primarily consists of a church surrounded by grass, landscape trees, stormwater facilities, parking lot, and early successional forest consisting primarily of Virginia pine with an abundance of Japanese honeysuckle in the understory.

This review is based upon the Special Permit Amendment Application SPA 99-Y-065-03 stamped as "Received by the Department of Planning & Zoning August 23, 2013." A site visit was conducted on April 5, 2012 and a meeting was held in the field on May 2, 2012 to discuss the following comments at the request of John Rinaldi from Christopher Consultants. An additional site visit was conducted on October 7, 2013.

- 1. Comment:** It is unclear why some interior parking lot trees have been shown in red and labeled as "additional existing trees on-site in parking area," since a site visit on October 7, 2013 revealed that they are existing trees, along with others that are existing, but not shown in red. In addition, roughly five interior parking lot landscape trees in the existing parking lot and three trees located on the northwestern side of the church (all in black) do not exist.

Recommendation: The applicant should consider replacing the five interior parking lot trees and the three trees shown to be located on the northwestern side of the church to help meet the required interior parking lot landscape and 10-year canopy requirements for the site. As discussed during the meeting on May 2, 2012 these trees should be clearly identified on the SPA and a note added detailing when they will be replaced.

In addition, it should be clarified in a note why some trees are shown in red, or they should be shown in black like others that exist.

- 2. Comment:** Only some of the transitional screening shown around the existing and proposed parking lot in the area adjacent to Ida L. Slattery (white pines) has been

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



planted onsite, which was likely a requirement from the zoning ordinance. Much of the area is currently occupied by a stand consisting primarily of Virginia pines, which is starting to be replaced in areas by small (two to four foot) Virginia pines.

Recommendation: Notes should be added to provide clarification on when the additional supplemental (category II) evergreens that will be provided as per the SPA. In addition, it should also be clarified when the fallen or significantly leaning Virginia pines will be removed from within the screening area adjacent to Ida L. Slattery.

3. **Comment:** The SPA Plat shows a row of new Leyland cypresses being provided along the northern property line adjacent to the residential houses, which have not been planted.

Recommendation: As discussed during the field meeting on May 2, 2012, these evergreens will be provided with future development phases III and IV, which should be clarified with a note on the SPA. At that time, Category II evergreen trees as specified on the SPA should be provided.

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

NJD/

UFMDID #: 122263

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.