



APPLICATION ACCEPTED: August 29, 2013
BOARD OF ZONING APPEALS: March 19, 2014
ADMINISTRATIVELY MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

March 12, 2014

STAFF REPORT

SPECIAL PERMIT AMENDMENT APPLICATION NO. SPA 73-P-068-02

PROVIDENCE DISTRICT

APPLICANT: Trustees of Grace Orthodox Presbyterian Church

LOCATION: 2371 & 2381 Cedar Lane, Vienna, 22180

ZONING: R-1

ZONING ORDINANCE PROVISIONS: 8-014 & 8-914

TAX MAP: 039-3 ((1)) 31 & 31A
039-3 ((9)) 26

LOT SIZE: 3.64 acres

FAR: 0.10

PLAN MAP: Residential at 2-3 du/ac

SPA PROPOSALS: To amend SP 73-P-068 previously approved for a place of worship to permit increase in land area, increase in seats and a reduction in the minimum yard requirements based on error in building location to permit accessory storage structure to remain 1.3 feet from side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SPA 73-P-068-02 subject to the Proposed Development Conditions contained in Appendix 1 of the staff report.

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

O:\ehaley\11-20 SPA 73-P-068-02 Tr. of Grace Orthodox Pres. Church\SPA 73-P-068 Grace Orthodox staff report.doc

Erin M. Haley

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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



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

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

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

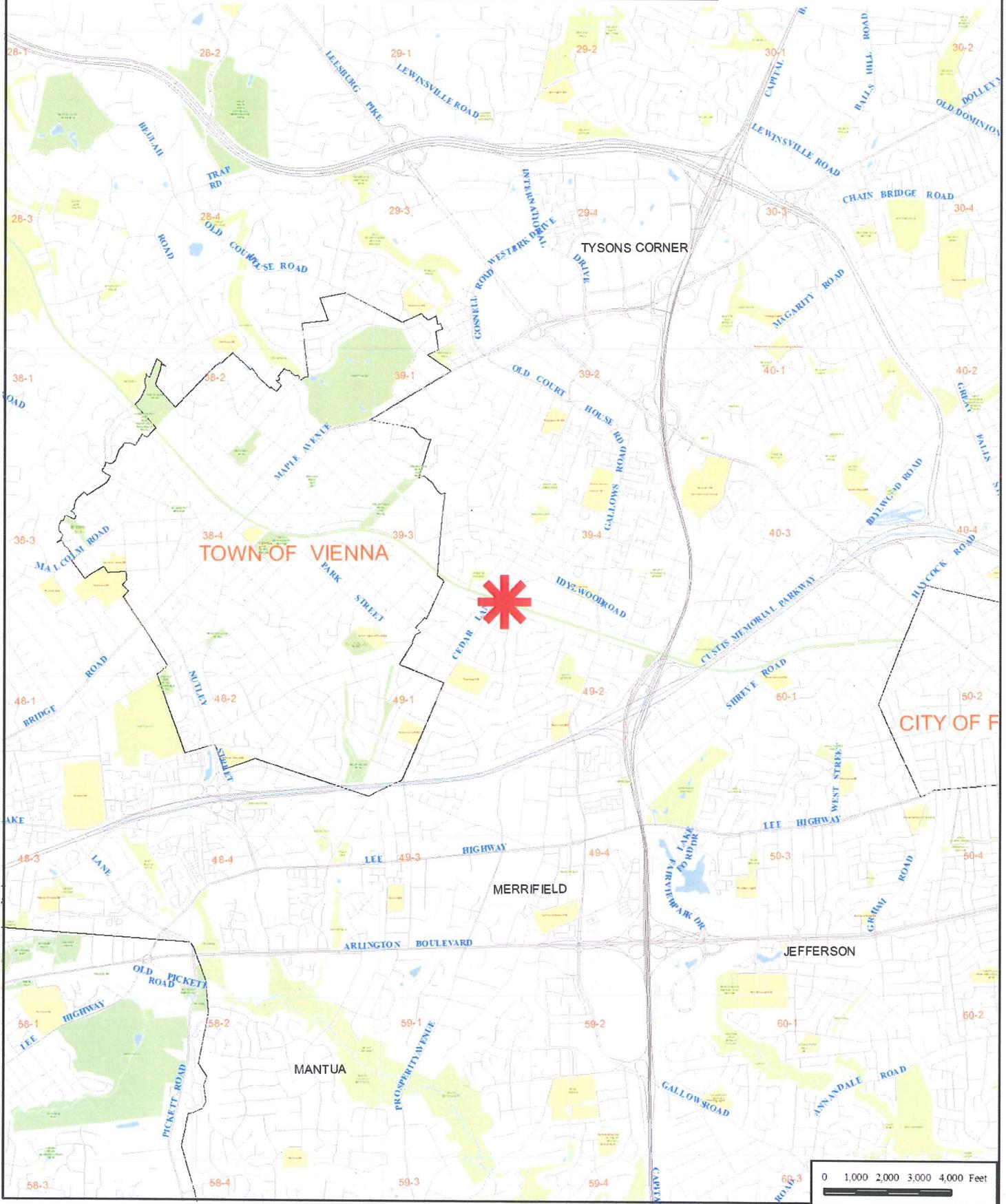


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit Amendment

SPA 73-P-068-02

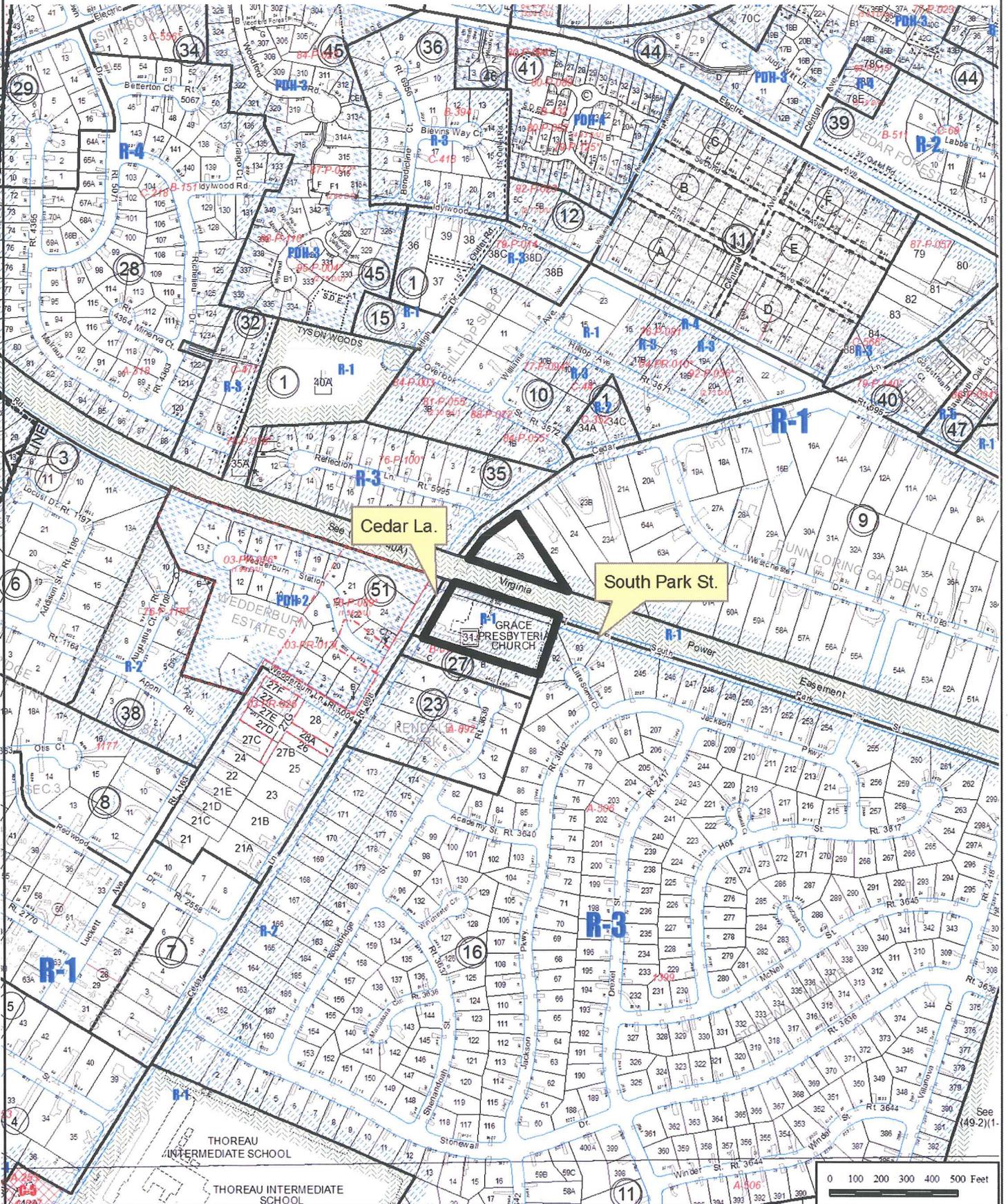
TRUSTEES OF GRACE ORTHODOX PRESBYTERIAN CHURCH



Special Permit Amendment

SPA 73-P-068-02

TRUSTEES OF GRACE ORTHODOX PRESBYTERIAN CHURCH



SPECIAL PERMIT AMENDMENT PLAT

GRACE ORTHODOX PRESBYTERIAN CHURCH

PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

LAND DEVELOPMENT CONSULTANTS, INC.
CIVIL ENGINEERING, LAND PLANNING, SURVEYING
10806 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
PH: 703.931.9800 FAX: 703.273.7951
www.landdevelopment.com mail@landdevelopment.com

GRACE ORTHODOX PRESBYTERIAN CHURCH
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA
DATE: 02/20/2014
SCALE: AS SHOWN
SHEET: 1 OF 3

SPECIAL PERMIT AMENDMENT PLAT
COVER SHEET

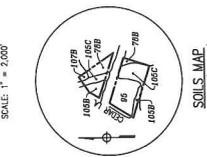
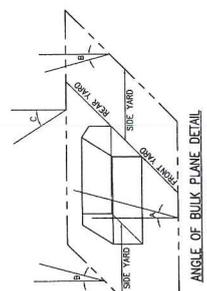
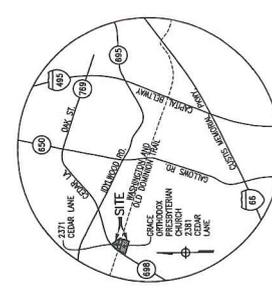
DATE: 02/20/2014
SCALE: AS SHOWN
SHEET: 1 OF 3

DATE: 02/20/2014
SCALE: AS SHOWN
SHEET: 1 OF 3

NOTES

- THE PROPERTIES DEMONSTRATED ON THIS PLAT ARE IDENTIFIED AS:
 - TAX MAP NOS. 39-3 (01), 31, & 31A, COMPRESES 10,800 SQ. FT. (2,497 AC.) AND ZONED R-1. ADDRESS IS 2381 CEDAR LANE, VENNA, VA 21166.
 - TAX MAP NO. 39-3 (01), 2A, COMPRESES 50,800 SQ. FT. (1,162 AC.) AND ZONED R-1. ADDRESS IS 2371 CEDAR LANE, VENNA, VA 21166.
- PROPERTY OWNER: GRACE ORTHODOX PRESBYTERIAN CHURCH, 2381 CEDAR LANE, VENNA, VA 21166.
- TOPOGRAPHIC INFORMATION IS FROM A FIELD BURN SURVEY BY LAND DEVELOPMENT CONSULTANTS, INC. IN SEPTEMBER, 2012. THE BURN IS USGS CONTOUR INTERVAL, 5 TO 20 FEET.
- BOUNDARY INFORMATION IS FROM 2012 SURVEY BY LAND DEVELOPMENT CONSULTANTS, INC.
- THE NECESSARY PUBLIC UTILITIES ARE READY ACCESSIBLE TO THE SITE AND SHALL BE EXTENDED BY THE APPLICANT OR THE UTILITY COMPANY, IF NECESSARY.
- THESE PROPERTIES ARE CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SANITARY UTILITIES. THERE ARE NO KNOWN PRIVATE WELLS OR SEPTIC FIELDS ON THESE PROPERTIES.
- THESE PROPERTIES ARE LOCATED WITHIN THE RESOURCE MANAGEMENT AREA (RMA) AS DEMONSTRATED ON THE FAIRFAX COUNTY RESOURCE MANAGEMENT AREA MAP. NO PROTECTION AREAS (PWA) OR FLOOD PLANS ARE LOCATED ON THE PROPERTIES.
- STORMWATER MANAGEMENT FOR THIS PLAT SHALL BE PROVIDED ON SITE UNLESS WAIVED OR MODIFIED BY PERMITS FOR CURRENT APPLICABLE ORDINANCES, REGULATIONS AND ADAPTED STANDARDS.
- ALL REQUIRED TRAILS OR SUBWAYS SHALL BE PROVIDED UNLESS WAIVED OR MODIFIED BY PERMITS FOR CURRENT APPLICABLE ORDINANCES, REGULATIONS AND ADAPTED STANDARDS.
- CONCRETE, PROPOSED AND EXISTING LANDSCAPING SHALL BE MAINTAINED BY THE APPLICANT.
- THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL EXISTING ON THESE SITES.
- THE LIMITS OF CLEARING AND GRADING, LANDSCAPING AND SITE LAYOUT SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO NECESSARY ADJUSTMENTS WITH FINAL PERMITS AND SHALL BE SUBJECT TO NECESSARY ADJUSTMENTS AS NECESSARY TO FACILITATE THE DESIGN.
- ALL UTILITY AND CONDUITS SHOWN HEREON ARE APPROXIMATE AND THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE AS NECESSARY TO FACILITATE THE DESIGN.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADAPTED STANDARDS OF FAIRFAX COUNTY, UNLESS OTHERWISE WAIVED TO MODIFY.
- PROPOSED DEDICATION FOR PUBLIC STREET PURPOSES ON CEDAR LANE SHALL EXTEND TO 133 FEET FROM EXISTING CENTERLINE. PROPOSED ENTRANCE SHALL BE RESIGNED FOR YOUR COMMERCIAL ENTRANCE, SIGNATURES.
- NO LITING SHALL BE LOCATED AT NO COST TO FAIRFAX COUNTY BOARD OF SUPERVISORS.
- ALL LIGHTING SHALL HAVE FULL CUT OFF AND DIRECTED DOWNWARD TO MINIMIZE GAZE AND SHALL MEET ARTICLE 12 OF THE ZONING ORDINANCE.
- NO LOAD SPREADER SYSTEM SHALL BE USED ON THE SITE EXTERIOR.
- THERE IS AN EXISTING 30 FEET WIDE VEPO EASEMENT LOCATED ON THE PROPERTY.
- NO SITE REPORT FURNISHED.
- LANDSCAPING SHALL MEET ALL REQUIREMENTS OF THE ZONING AND UTILITY REQUIREMENTS. EXISTING TREES SHALL BE SAVED WHERE FEASIBLE. ADDITIONALLY, THE QUANTITY AND LOCATION OF THE PROPOSED VEGETATION SHOWN HEREON SHALL BE SUBJECT TO NECESSARY ADJUSTMENTS AS NECESSARY TO FACILITATE THE DESIGN.
- APPLICANT IS HEREBY REQUESTING REAFFIRMATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ON LOT NOS. 31 & 31A.
- THE APPLICANT IS HEREBY REQUESTING A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS IN FAVOR OF THAT AS SHOWN ON THIS PLAT.
- THE APPLICANT IS HEREBY REQUESTING WAIVER OF THE BARRIER REQUIREMENTS ON THE SOUTH EAST AND WEST SIDES.

- ### SHEET INDEX
- PRELIMINARY SWM BMP & ASSOCIATE
 - OUTFALL ANALYSES AND IMPACTS
 - CONDUIT AND UTILITY LOCATIONS
 - PROPOSED CONDITIONS PLAN
 - PRE-DEVELOPMENT CRITICAL ROOT ZONE
 - FREE PROTECTION EXISTING VEGETATION MAP
 - POST-DEVELOPMENT VEGETATION MAP
 - DRAINAGE COVERAGE MAP
 - LANDSCAPING PLAN
 - LIGHTING PHOTOGRAPHIC PLAN



AREA TABULATIONS

EXISTING AREA	R/W DEDICATION	PROPOSED AREA
LOT 31	50,800 SQ. FT.	0 SQ. FT.
LOT 31A	17,043 SQ. FT.	90,840 SQ. FT.
LOT 31B	50,800 SQ. FT.	12,013 SQ. FT.
LOT 31C	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31D	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31E	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31F	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31G	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31H	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31I	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31J	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31K	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31L	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31M	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31N	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31O	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31P	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31Q	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31R	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31S	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31T	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31U	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31V	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31W	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31X	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31Y	50,800 SQ. FT.	1,855 SQ. FT.
LOT 31Z	50,800 SQ. FT.	1,855 SQ. FT.
TOTAL	158,083 SQ. FT.	108,111 SQ. FT.

PARKING & SEATING TABULATIONS

REQUIRED PARKING	EXISTING CHURCH (2381 CEDAR LANE) = 74 SPACES	PROPOSED PARKING
1 SPACE / 4 SEATS	2381 CEDAR LANE (EXISTING CHURCH) = 73 SPACES	2381 CEDAR LANE (EXISTING CHURCH) = 73 SPACES
	2371 CEDAR LANE (PROPOSED PARKING LOT) = 80 SPACES (INCLUDING 3 H.C. SPACES)	

ZONING TABULATIONS (R-1 ZONE)

MINIMUM LOT SIZE	EXISTING	PROPOSED
MINIMUM LOT WIDTH	2371 CEDAR LANE 50,800 SF	2381 CEDAR LANE 50,800 SF
MINIMUM LOT DEPTH	2371 CEDAR LANE 257 FT	2381 CEDAR LANE 257 FT
MINIMUM LOT AREA	2371 CEDAR LANE 12,871 SQ. FT.	2381 CEDAR LANE 12,871 SQ. FT.
MINIMUM LOT FRONT SETBACK	2371 CEDAR LANE 20 FT	2381 CEDAR LANE 20 FT
MINIMUM LOT SIDE SETBACK	2371 CEDAR LANE 20 FT	2381 CEDAR LANE 20 FT
MINIMUM LOT REAR SETBACK	2371 CEDAR LANE 20 FT	2381 CEDAR LANE 20 FT
MINIMUM LOT CORNER SETBACK	2371 CEDAR LANE 20 FT	2381 CEDAR LANE 20 FT
MINIMUM LOT FRONT YARD SETBACK	2371 CEDAR LANE 20 FT	2381 CEDAR LANE 20 FT
MINIMUM LOT SIDE YARD SETBACK	2371 CEDAR LANE 20 FT	2381 CEDAR LANE 20 FT
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MINIMUM LOT SIDE PORCH SETBACK	2371 CEDAR LANE 0.10	2381 CEDAR LANE 0.10
MINIMUM LOT REAR PORCH SETBACK	2371 CEDAR LANE 0.10	2381 CEDAR LANE 0.10
MINIMUM LOT CORNER PORCH SETBACK	2371 CEDAR LANE 0.10	2381 CEDAR LANE 0.10
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MINIMUM LOT REAR PORCH SETBACK	2371 CEDAR LANE 0.10	2381 CEDAR LANE 0.10
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MINIMUM LOT SIDE PORCH SETBACK	2371 CEDAR LANE 0.10	2381 CEDAR LANE 0.10
MINIMUM LOT REAR PORCH SETBACK	2371 CED	



PRELIMINARY ADEQUATE OUTFALL NARRATIVE

THE PROPOSED DEVELOPMENT IS A 100-SPACE PARKING LOT TO ACCOMMODATE THE EXISTING CHURCH AS STIPULATED IN SPA 27-27-005-2. THESE INFRASTRUCTURES ARE TWO SEPARATE PARCELS WITH A 100-FT WIDE MAJOR WASHINGTON & OLD WOOD LANE TO THE SOUTH AND A 100-FT WIDE MAJOR WASHINGTON & OLD WOOD LANE TO THE NORTH. A PROPOSED 10-FT WIDE TRAIL THAT RUNS ALONG CEDAR LAKE CONNECTS THE PARKING LOT TO THE CHURCH.

EXISTING CONDITIONS

EXISTING CONDITIONS INCLUDE AN ASPHALT DRIVEWAY THAT IS TO BE DEMOLISHED. A MODERATE TO SEVERE SLOPE DOWNHILL FROM THE WEST SIDE LOCATED TO SUBJECT PROPERTY IS NOTED. AN EXISTING 30" STORM PIPE IS LOCATED TO SUBJECT PROPERTY. THE EXISTING STORM CONDUIT ALL SURFACE RUNOFF FROM AN IMPROVED DRIVEWAY (WITH SOME IMPROVED STRUCTURES - HOUSES & DRIVEWAYS) AND MATURE TREES.

PROPOSED CONDITIONS

IN COMPLIANCE WITH RECENTLY ADOPTED FPM AND CODE AMENDMENTS, THE SITE PROPOSES AN UNDERGROUND STORMWATER MANAGEMENT FACILITY FOR WATER RUNOFF FROM THE IMPROVED DRIVEWAY AND THE SITE FOLLOWING FEDERAL (BMP) REQUIREMENTS.

BELOW SUMMARIZES PRELIMINARY HYDROLOGIC ANALYSES FOR THE SITE.

PRE-DEVELOPMENT CONDITIONS (RELEASE RATES)

BRUSH AREA = 4.18 AC
 C-factor = 0.35
 S-factor = 0.35
 S₁₀ = 4.80 in/hr, S₂₅ = 5.92 in/hr, S₅₀ = 8.10 in/hr
 S₁₀ = 0.35 x 5.92 x 4.18 = 8.63 CFS
 S₂₅ = 0.35 x 5.92 x 4.18 = 8.63 CFS
 S₅₀ = 0.35 x 8.10 x 4.18 = 11.85 CFS

POST-DEVELOPMENT CONDITIONS

C-factor = 0.35
 S-factor = 0.35
 S₁₀ = 10 mm/hr, S₂₅ = 6.30 in/hr, S₅₀ = 8.10 in/hr
 S₁₀ = 0.35 x 6.30 x 4.18 = 10.28 CFS
 S₂₅ = 0.35 x 8.10 x 4.18 = 11.85 CFS
 S₅₀ = 0.35 x 8.10 x 4.18 = 11.85 CFS

PRELIMINARY STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT (BMP) NARRATIVE

THE PROPOSED DEVELOPMENT IS A 100-SPACE PARKING LOT TO ACCOMMODATE THE EXISTING CHURCH AS STIPULATED IN SPA 27-27-005-2. THESE INFRASTRUCTURES ARE TWO SEPARATE PARCELS WITH A 100-FT WIDE MAJOR WASHINGTON & OLD WOOD LANE TO THE SOUTH AND A 100-FT WIDE MAJOR WASHINGTON & OLD WOOD LANE TO THE NORTH. A PROPOSED 10-FT WIDE TRAIL THAT RUNS ALONG CEDAR LAKE CONNECTS THE PARKING LOT TO THE CHURCH.

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PROPOSED CONDITIONS

IN COMPLIANCE WITH RECENTLY ADOPTED FPM AND CODE AMENDMENTS, THE SITE PROPOSES AN UNDERGROUND STORMWATER MANAGEMENT FACILITY FOR WATER RUNOFF FROM THE IMPROVED DRIVEWAY AND THE SITE FOLLOWING FEDERAL (BMP) REQUIREMENTS.

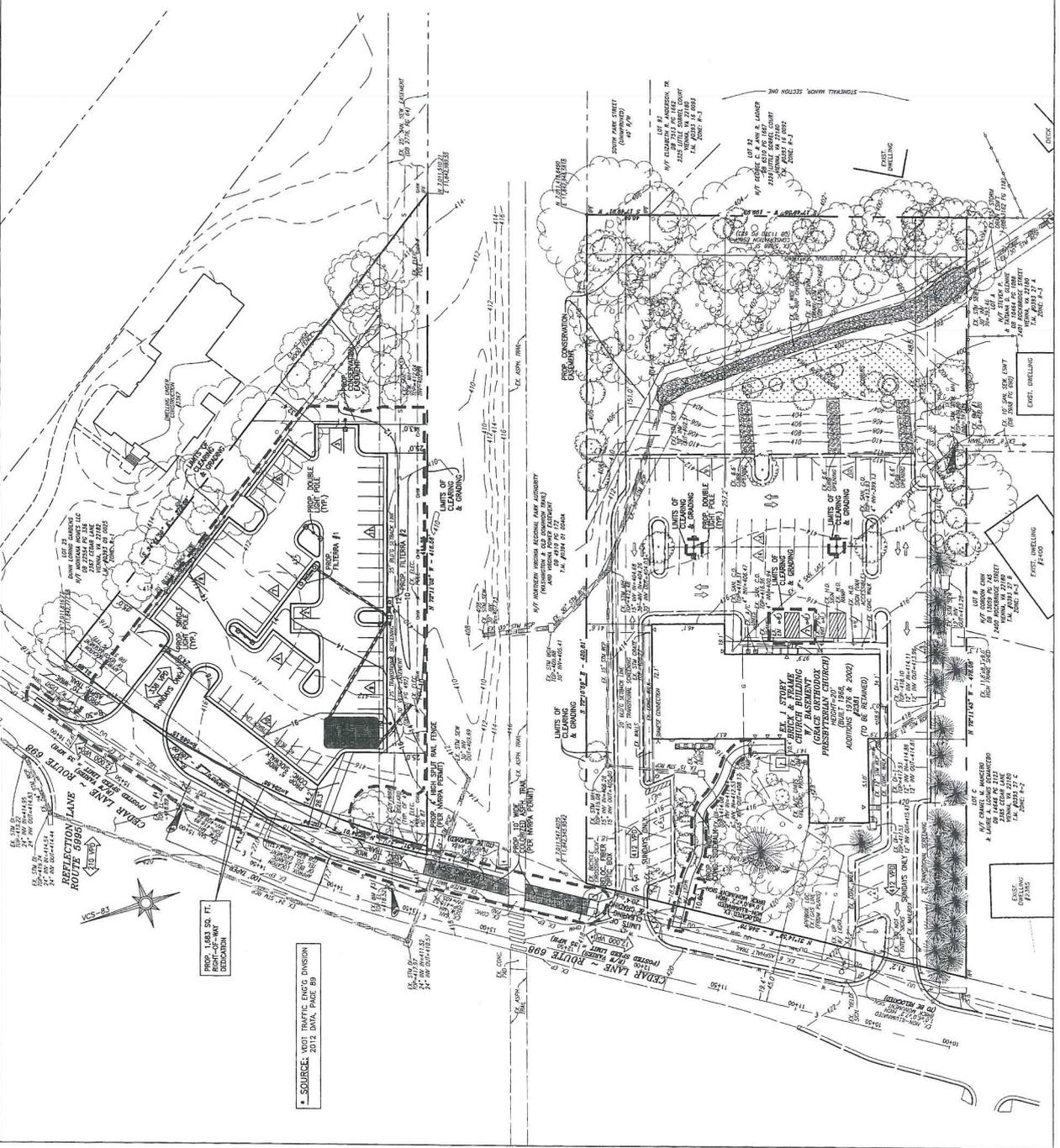
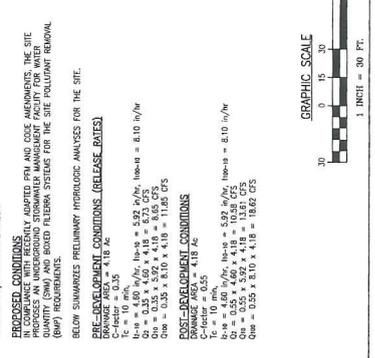
BELOW SUMMARIZES PRELIMINARY HYDROLOGIC ANALYSES FOR THE SITE.

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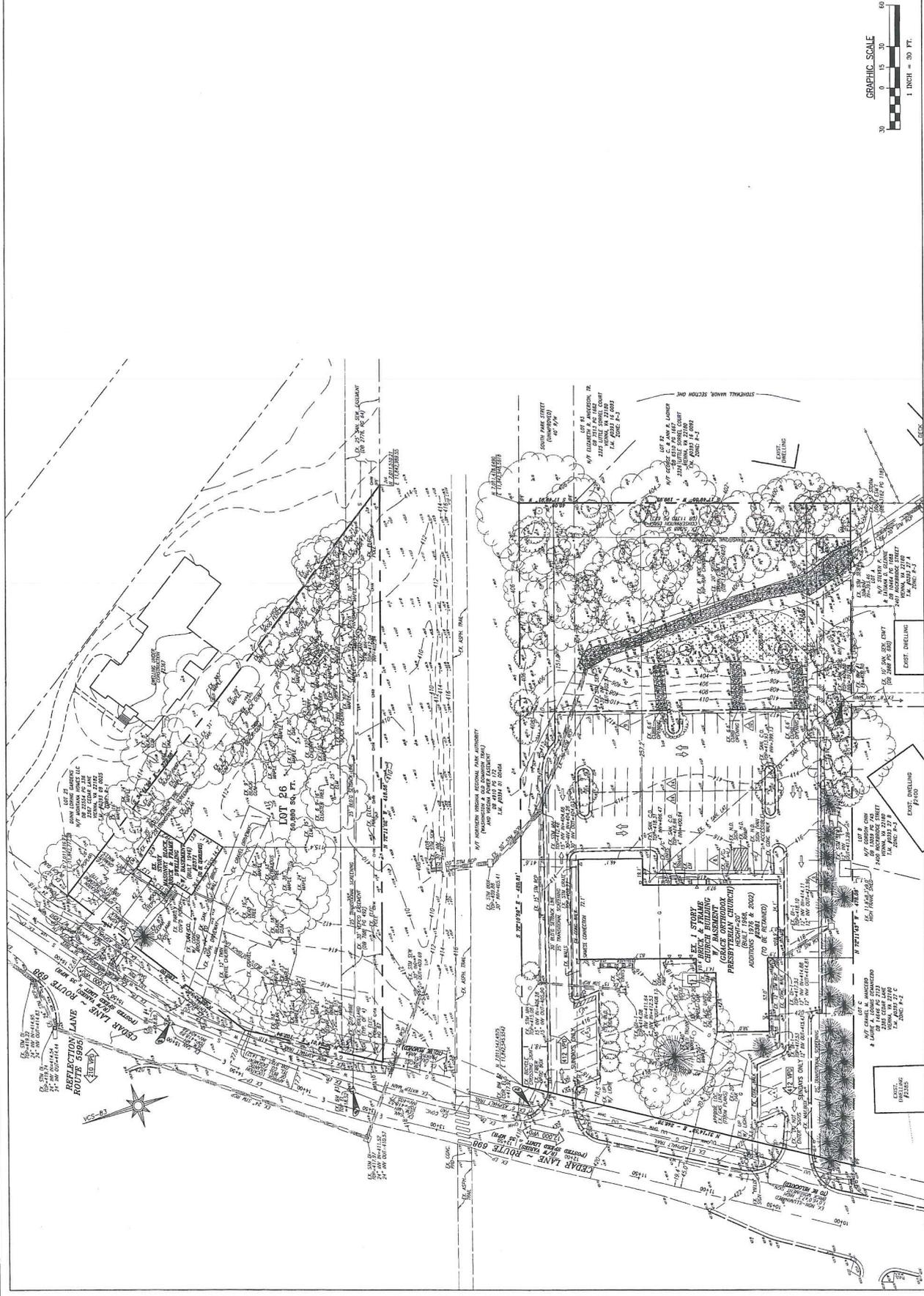
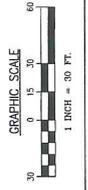
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 CIVIL ENGINEERING, LAND PLANNING, SURVEYING
 10805 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
 ph. 703.581.5800 fax. 703.273.7951
 www.landdevelopment.com mail@landdevelopment.com

SPECIAL PERMIT AMENDMENT PLAN
EXISTING CONDITIONS PLAN
 GRACE ORTHODOX PRESBYTERIAN CHURCH
 PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISIONS
1.	05/15/13	ISSUE FOR PERMIT
2.	12/12/13	APPLICANT ACCEPTANCE COMMENTS
3.	12/12/13	STAFF COMMENTS
4.	01/25/14	BURMAN STREET COMMENTS
5.	02/24/14	TRB COMMENTS
6.	03/06/14	TRB COMMENTS

COUNTY PLAN NO.: SPA 2013-0065
 LOCAL PROJECT NO.: 11093A.008
 SCALE: 1" = 30'
 DATE: 2/25/2013
 SHEET: 3 OF 9



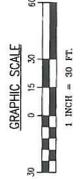
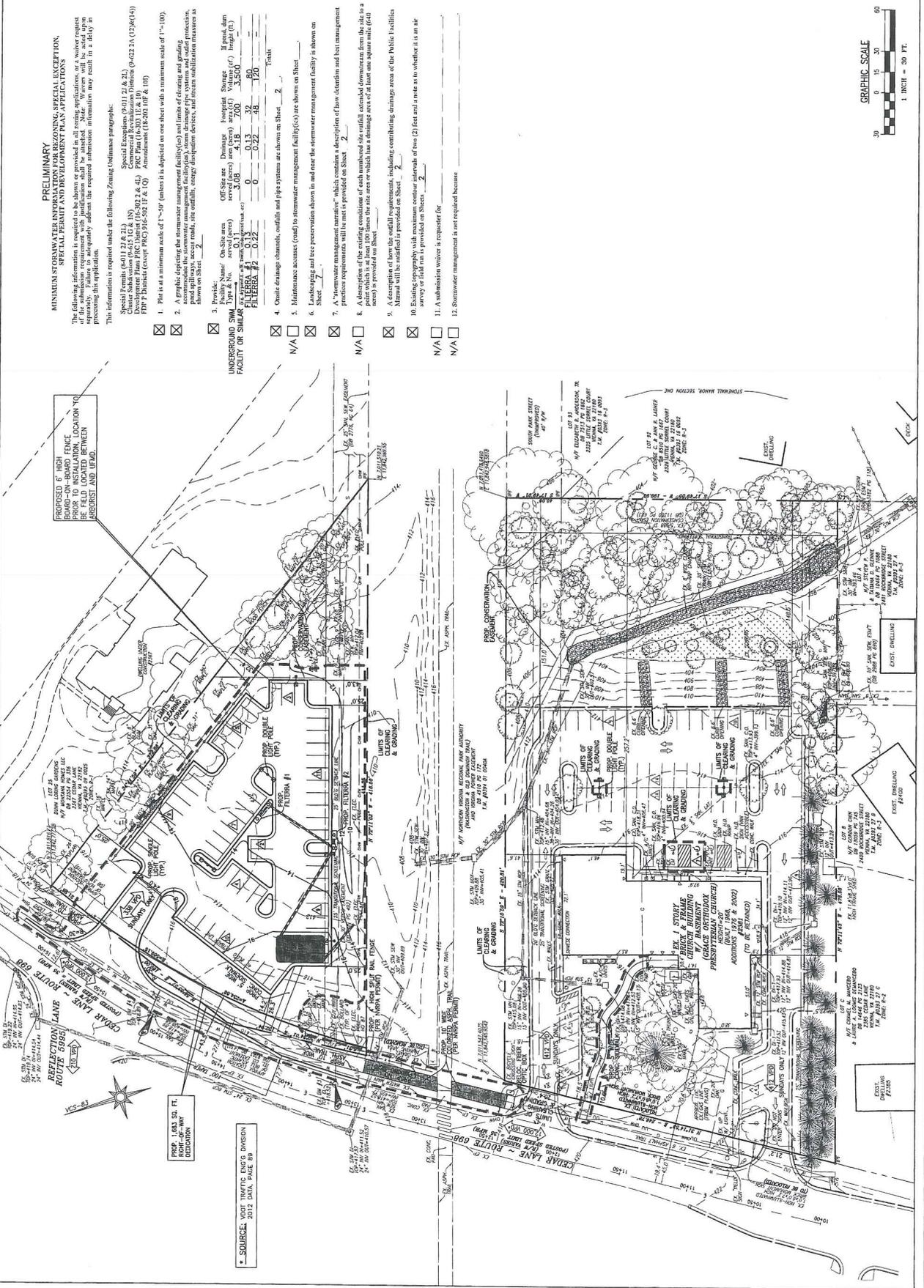
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 www.landdevelopment.com landdevelopment.com

SPECIAL PERMIT AMENDMENT PLAN
PROPOSED CONDITIONS PLAN
 GRACE ORTHODOX PRESBYTERIAN CHURCH
 PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE: 2/12/2013
 SHEET: 4 OF 9
 COUNTY PLAN NO.: SP1 2011-0065
 LDCI FROM NO.: 108306
 SCALE: 1" = 30'
 DATE: 2/12/2013

NO.	DATE	REVISIONS
1	01/13	APPLICANT ACCEPTS COMMENTS
2	01/13	SP1 COMMENTS
3	01/13	SP1 COMMENTS
4	01/13	SP1 COMMENTS
5	01/13	SP1 COMMENTS
6	01/13	SP1 COMMENTS



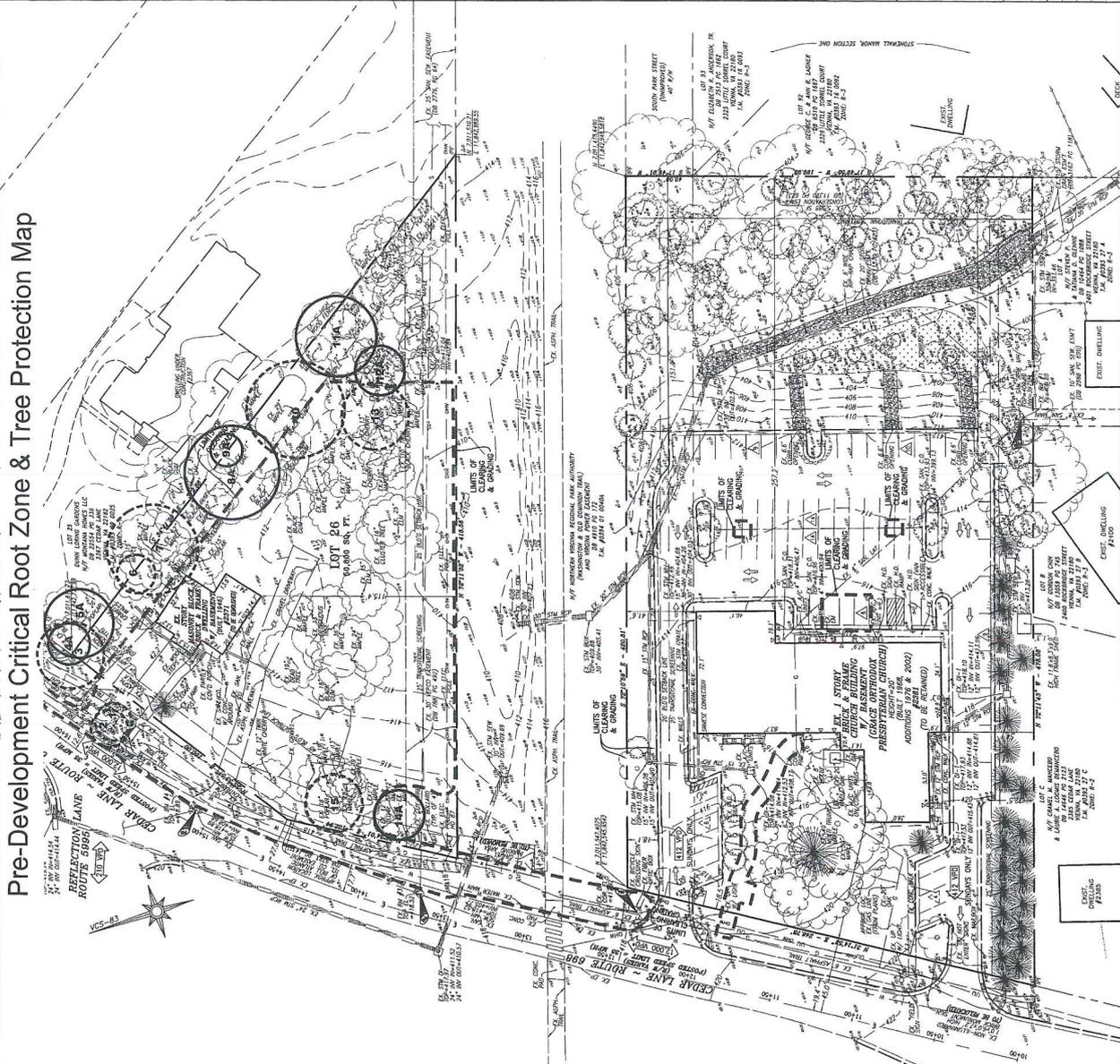
Pre-Development Critical Root Zone & Tree Protection Map

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PRE-DEVELOPMENT CRITICAL ROOT ZONE & TREE PROTECTION MAP
 SPECIAL PERMIT AMENDMENT PLAN
 GRACE ORTHODOX PRESBYTERIAN CHURCH
 PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

REVISIONS

DATE	REVISIONS
12/15/13	1. PRELIMINARY REVISIONS
12/15/13	2. SMT COMMENTS
12/15/13	3. SMT COMMENTS
12/15/13	4. SMT COMMENTS
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Tree Inventory

Tree #	Size (in)	Name	Comments	Recommendation
1	38	Red Maple (Acer rubrum)	Dead tree stump.	Remove.
2	32	Tulip Poplar (Liriodendron tulipifera)	Dead tree stump.	Remove.
3	24	Tulip Poplar (Liriodendron tulipifera)	Poor chance of surviving construction. Good structural integrity. Fair circumferential health. Fair structural integrity.	Remove.
4A	18	Black Gum (Nyssa sylvatica)	Good chance of surviving construction. Fair circumferential health. Fair structural integrity.	Preserve. Critical Tree.
5A	25	Tulip Poplar (Liriodendron tulipifera)	Good chance of surviving construction. Good circumferential health. Good structural integrity.	Preserve. Critical Tree.
6	16	Red Maple (Acer rubrum)	Assessed as poor condition tree on July 15, 2013. UPMO assessment.	Remove.
7	24	Red Maple (Acer rubrum)	Assessed as poor condition tree on July 15, 2013. UPMO assessment.	Remove.
8A	30	White Oak (Quercus alba)	Assessed as fair to good condition tree on July 15, 2013. UPMO assessment.	Preserve.
9A	12	Red Oak (Quercus rubra)	Excellent chance of surviving construction. Fair circumferential health. Fair structural integrity.	Preserve. Critical Tree.
10	28	Red Maple (Acer rubrum)	Poor chance of surviving construction. Poor circumferential health. Poor structural integrity.	Remove.
11A	26	Tulip Poplar (Liriodendron tulipifera)	Excellent chance of surviving construction. Good circumferential health. Good structural integrity.	Preserve. Critical Tree.
12A	14	Red Maple (Acer rubrum)	Poor chance of surviving construction. Good circumferential health. Good structural integrity.	Remove.
13	20	Black Gum (Nyssa sylvatica)	Good chance of surviving construction. Good circumferential health. Good structural integrity.	Preserve.
14A	15	Red Maple (Acer rubrum)	Good chance of surviving construction. Good circumferential health. Good structural integrity.	Preserve.
15	18	Tulip Poplar (Liriodendron tulipifera)	Poor chance of surviving construction. Excellent circumferential health. Excellent structural integrity.	Remove.
16	18	Tulip Poplar (Liriodendron tulipifera)	Assessed as poor condition tree on July 15, 2013. UPMO assessment.	Remove.

* - *X designation indicates Appraised Value trees - See Appraised Appraisal Value table on next sheet.

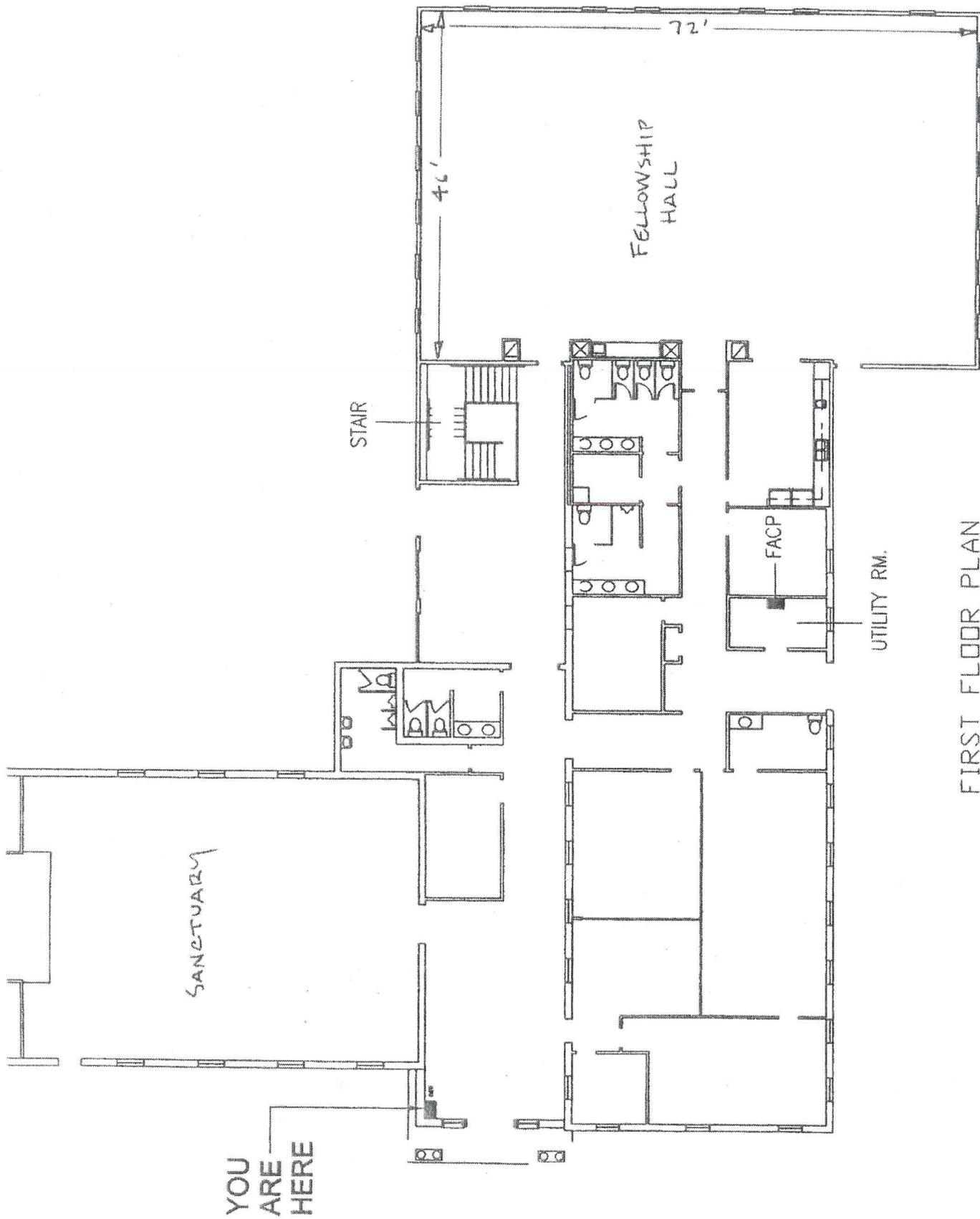
2/25/2013

Tree Protection Sign
 Tree Protection Fencing
 Root Pruning Line

Tree to be REMOVED & Critical Root Zone (CRZ)
 Tree to be PRESERVED & Critical Root Zone (CRZ)

Prepared On: 2/25/13
 By: J. Pat Patterson
 ISA Certified Arborist
 Mobile: 571-259-0973
 Sheet 1 of 2

Tree Survey & Preservation Plan prepared for: Grace Church
 Property Address: 2377 C.V. 22182
 Vienna, VA 22182



FIRST FLOOR PLAN

GRACE ORTHODOX PRESBYTERIAN CHURCH



CEDAR LANE – VIEW FROM NORTH-EAST



CEDAR LANE – VIEW FROM SOUTH-EAST



CHURCH SIGN – VIEW FROM SOUTH-WEST



CHURCH ENTRANCE FROM CEDAR LANE – VIEW FROM SOUTH-EAST



CHURCH BUILDING AND ENTRANCE – VIEW FROM NORTH-WEST



CHURCH ENTRANCE – VIEW FROM SOUTH



CHURCH BUILDING – VIEW FROM EAST



CHURCH BUILDING – PARTIAL VIEW FROM NORTH



CHURCH BUILDING AND W&OD TRAIL – VIEW FROM NORTH



W&OD TRAIL BETWEEN CHURCH AND FUTURE PARKING LOT
VIEW FROM NORTH



PARKING LOT – VIEW FROM NORTH



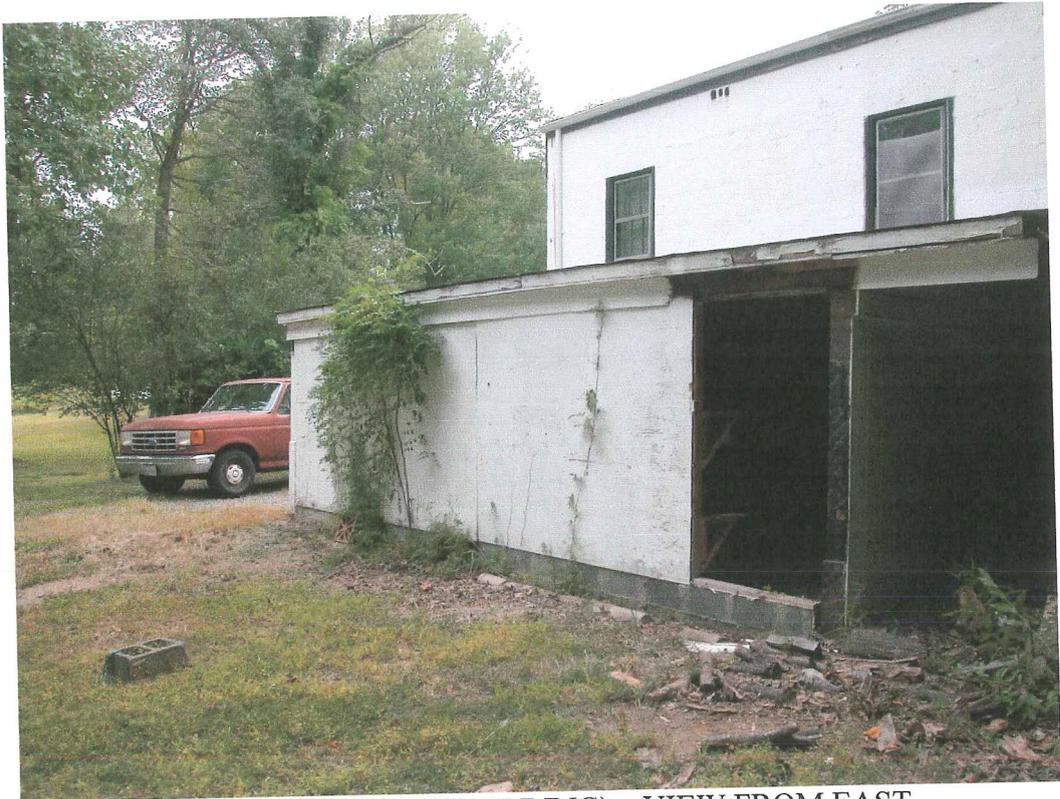
PARKING LOT – VIEW FROM SOUTH



LOT 26 (EXISTING BUILDING) – VIEW FROM NORTH



LOT 26 (EXISTING BUILDING) – VIEW FROM NORTH



LOT 26 (EXISTING BUILDING) – VIEW FROM EAST



LOT 26 (EXISTING BUILDING) – VIEW FROM SOUTH-EAST



LOT 26 (EXISTING BUILDING) – VIEW FROM SOUTH-EAST



LOT 26 (EXISTING BUILDING) – VIEW FROM SOUTH-EAST



CHURCH BUILDING – PARTIAL VIEW FROM NORTH



PARKING LOT – VIEW FROM SOUTH-EAST



LOT 26 (EXISTING BUILDING) – VIEW FROM SOUTH-WEST



LOT 26 (EXISTING BUILDING) – VIEW FROM SOUTH-WEST



LOT 26 – VIEW FROM EAST



LOT 26 – VIEW FROM NORTH



LOT 26 (EXISTING BUILDING) – VIEW FROM NORTH-WEST



LOT 26 (EXISTING BUILDING) – VIEW FROM NORTH-WEST

SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit to amend SP 73-P-068 which was approved for a place of worship with 200 seats and 74 parking spaces on Lots 31 and 31A (2.48 acres of land), to permit an increase to 350 seats and 133 parking spaces with the addition of Lot 26, for a total land area of 3.60 acres. Additionally the applicant requests that an existing shed remain 1.3 feet from the southern side lot line on the existing church property.

A copy of the special permit plat, titled "Special Permit Amendment Plat, Grace Orthodox Presbyterian Church" prepared by Land Development Consultants, Inc. and dated February 25, 2013, as revised through March 6, 2014, is included in the front of the staff report.

A more detailed description of the request is included on page three.

CHARACTER OF THE SITE AND SURROUNDING AREA

The application properties are located on the eastern side of Cedar Lane. The current church property is located south of the Washington and Old Dominion (W&OD) Trail and consists of 2.48 acres. The site is developed with an existing structure, a one story, 10,966 square foot brick and frame church building. The majority of the parking is located on the east side of the building with some stalls located along the northern and southern side yards. An area of grass and landscaping is located to the west of the building in the front yard. An area of undeveloped vegetation is located to the east of the parking lot and contains a bioretention area. Vegetation and mature trees are located along the northern and southern side lot lines. The site is largely level. The site is accessed from Cedar Lane via a driveway on the northern side of the building that circles the site and exits via an access point to the south of the building. An asphalt trail 6.0 feet in width runs along the Cedar Lane frontage. A conservation easement is located along the eastern rear lot line. A 20 foot storm drain easement runs across the rear yard. A shed 9.0 feet in height is located 1.3 feet from the southern side lot line.

The northern and southern properties are separated by the W&OD Trail. The W&OD Trail consists of a 10.0 foot wide asphalt trail that is contained in a 100.0 foot wide easement and is maintained by the Northern Virginia Regional Park Authority (NVRPA) and Virginia Power (VEPCO).

The northern property is currently developed with one story masonry block, brick, and frame single family dwelling. The site is accessed from Cedar Lane by an asphalt and gravel driveway. An asphalt trail 5.0 feet in width runs along the Cedar Lane frontage. A VEPCO easement 30.0 feet in width extends along the southern side lot line.



The subject properties are zoned R-1. To the northeast are properties zoned R-1 and developed with single family detached dwellings. To the south and southeast are properties zoned R-3 and developed with single family detached dwellings. To the west are properties zoned PDH-2 and R-3 and all are developed with single family detached dwellings.

BACKGROUND AND HISTORY

In August, 1966, records indicate that the Board of Supervisors waived all site plan requirements to permit construction of a "small church building to accommodate a small congregation of forty members," on the southern application parcels. Fairfax County Tax records show that the church was constructed in 1968.

On May 16, 1973, the Board of Zoning Appeals (BZA) approved Special Permit S-68-73 to permit an addition to the existing church building. The 52 foot by 72 foot addition created a new front to the existing church building, facing onto Cedar Lane. No limitations were imposed by the special permit regarding seating or hours of operation.

On August 4, 1998, the BZA approved SPA 76-P-068 to amend SP 76-P-068 for a church and related facilities to permit building additions and increase in land area. The addition added 5,078 additional square feet in floor area to the site, for a total of 10,966 square feet. The applicants were approved for seating of 200 with 89 paved parking spaces. At this time, the applicant added parcel 31A to the church property. Notwithstanding what is shown on the tax map, the portion of "South Park Street" on

parcel 31A has been vacated. A copy of the Resolution and plat approved in conjunction with SPA 73-P-068 is included in Appendix 4.

On June 26, 2012, the applicant acquired the property to the north, Lot 26.

DESCRIPTION OF THE APPLICATION REQUEST

The applicant is requesting approval of an amendment to the existing special permit for the addition of land area to the church property and additional seats. The existing church with 200 seats and its related parking area are currently located on Lots 31 and 31A, directly south of the W&OD Trail. The applicant proposes to increase the number of seats in the sanctuary to 350. The applicant has purchased a neighboring lot directly north of the W&OD Trail, Lot 26, to be used for additional parking to support the increase in seats. Currently, there are 74 parking spaces on the existing church property. One space will be removed to provide an additional van-accessible handicapped space. An additional 60 parking spaces are proposed to be added on Lot 26 for a total of 133 parking spaces. The proposed parking ratio with 350 seats and 133 parking spaces would be 2.63 to 1. The current ratio is 2.70 to 1. Two light poles are proposed in the new parking lot and two new poles would be added to the parking lot on Lot 31.

The proposed entrance to the new parking lot on Lot 26 would be located at the intersection of Cedar Lane and Reflection Lane. The applicant would dedicate 1,683 square feet for right-of-way along the western front lot line of Lot 26. Curb and gutter would be added along the frontage as well as a 10.0 foot wide asphalt trail. A 5.0 foot wide concrete sidewalk would lead from the parking lot to the trail along Cedar Lane. A 10.0 foot wide colorized asphalt trail would extend over the width of the W&OD Trail easement and connect to the existing 6.0 foot wide asphalt trail on the existing church property. A 5.0 foot wide concrete sidewalk would extend from the existing trail near the northern entrance to the church property to the congregant's entrance on the western façade of the church building. An existing gravel area on the W&OD Trail property that is adjacent to Lot 26, and is currently being utilized as an unofficial parking area by citizens using the Trail, would be removed. A split rail fence 4.0 feet in height would block access to this area. The applicant would allow parking for trail users on days other than Sunday to replace that current parking area. Signs indicating that church parking only is allowed on Sundays would be put at the entrance Lot 26.

The applicant would construct a board-on-board fence 6.0 feet in height along the northern side lot line of Lot 26 to mitigate traffic noise for the adjoining residential property. Stormwater runoff would be managed via an underground detention facility. The applicants are proposing areas of conservation easements over the northeastern portion of Lot 26 and along the eastern rear lot lines of Lots 31 and 31A.

The additional seats would be set up each Sunday for the two worship services in the Fellowship Hall that was approved as an addition by the BZA as SP 73-P-068. Church

members would watch the services on a closed-circuit feed. The chairs would be removed after the completion of the Sunday services.

An accessory storage structure (a shed) 9.0 in height is located in the southeastern side yard of the existing church property. The required side yard in the R-1 district is 20 feet. The shed is located 1.3 feet from the side lot line; therefore the applicant is requesting a reduction in the minimum yard requirements based on error in building location for a reduction of 18.7 feet to allow the shed to remain at its present location.

ANALYSIS

Comprehensive Plan Provisions

Plan Area:	Area II, Vienna Planning District
Planning Sector:	Cedar Community Planning Sector (VI02)
Plan Map:	Residential at 1 to 2 dwelling units per acre

Zoning Ordinance Requirements

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sect. 8-303)
- Group 9 Standards (Sect. 8-903)
- Provisions for Approval of Reduction to the Minimum Yard Requirements Based on an Error in Building Location (Sect. 8-914)

This special permit is subject to the sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 9. Subject to development conditions, the special permit must meet these standards.

Urban Forestry Analysis (Appendix 5)

In an updated memorandum from Urban Forestry dated March 7, 2014, staff confirmed that comments and recommendations from memos issued in response to previously submitted drafts of the special permit plat had been adequately addressed on the special permit plat as revised through March 6, 2014. The applicant has agreed to provide Conservation Easements on the eastern portions of all three lots along the rear lot lines. The proposed limits of clearing and grading were adjusted to ensure protection of significant trees along the northern side lot line and eastern rear yard of Lot 26. At staff's request, the applicant agreed to protect and preserve a 30.0 inch white oak in the northern side yard (identified as tree 8A on sheet 5 of 9), and a 14.0 inch red maple in the rear yard (identified as 12A). Additional landscaping is also provided to fill in the transitional screening areas along the northern side lot line and western front lot line of Lot 26, and the southern side lot line of Lot 31. The applicant also agreed to provide a row of evergreen trees along the northeastern corner of the

proposed parking lot and another row of evergreen trees along the eastern portion of Lot 31 to provide additional screening to neighboring lots from headlights in the parking areas.

To ensure tree preservation on Lot 26 during and after the development process, staff has proposed development conditions to provide adequate tree protection through the construction of the parking lot. The Urban Forestry Management Division (UFMD) staff suggestions include, submitting a Tree Preservation Plan and Narrative, using a Certified Arborist or Registered Consulting Arborist, clearly marking limits of clearing and grading, the installation of tree preservation fencing, root pruning as needed, careful demolition of existing structures so as not to damage trees that are designated to be preserved, and monitoring the site to ensure that the activities are conducted as conditioned and approved by UFMD. Other Urban Forestry issues were adequately addressed by revisions to the special permit plat. Staff believes these development conditions adequately address the concerns related to tree protection.

Transportation Analysis (Appendices 6 and 7)

In an updated memorandum (Appendix 6) from Fairfax County Department of Transportation (FCDOT) dated February 11, 2014, staff confirmed that comments and recommendations from a memo issued in response to previously submitted drafts of the special permit plat had been adequately addressed on the revised special permit plat.

The Virginia Department of Transportation (VDOT) submitted a memo, dated March 12, 2014, requesting a development condition to ensure that adequate curb and gutter and sidewalk connections be provided.

The applicant had previously agreed to move the parking lot entrance to align with Reflection Lane, provide a 10.0 foot wide asphalt trail along the Cedar Lane frontage, connect the new trail with existing trails, install curb and gutter, ensure safe sight distances, and to provide pedestrian access from the trail along Cedar Lane to the church building on the north side driveway entrance to the church parking lot. Staff believes these revisions to the special permit plat and the proposed development conditions adequately address concerns related to transportation.

Northern Virginia Regional Park Authority Analysis (Appendix 8)

The W&OD Trail is owned and maintained by the Northern Virginia Regional Park Authority (NVRPA) and Virginia Power (VEPCO). In order for the applicant to construct improvements or otherwise encroach into the Trail area, they must first obtain a permit from NVRPA. The applicant has agreed to a development condition requiring them to obtain all required permits prior to commencing construction. After reviewing the proposed project, the NVRPA provided comments which are included as Appendix 8.

The safety of pedestrians crossing the W&OD Trail and patrons of the W&OD Trail who are crossing Cedar Lane is a concern for the NVRPA. The NVRPA requested that safe sight distance be maintained at the W&OD crosswalk. To improve safety at the crossing of the W&OD Trail over Cedar Lane, the applicant agreed to remove vegetation at the corners and provide colorized asphalt on the pedestrian trail as it approaches crossing over the W&OD Trail. The colorized asphalt would distinguish it from the trail pavement and better draw the attention of persons wishing to cross over the Trail. These proposed improvements are depicted on the special permit plat.

The NVRPA requested that the gravel area on the east side of Cedar Lane which has been used informally for parking by people accessing the W&OD Trail be removed and that no parking be allowed in that area in the future. The applicant agreed to remove the gravel area and provide a split rail fence across the frontage of the area along Cedar Lane to prevent access in the future. These improvements are depicted on the special permit plat.

Due to the visibility of the proposed parking lot and the existing church building, the NVRPA requested that buffering landscaping be provided. The applicant worked with UFMD to come up with a landscape plan that would buffer the properties to an acceptable degree. This landscape plan is included with the special permit plat.

Stormwater outfall from the proposed parking lot on Lot 26 would be directed at the lot line between Lot 26 and the W&OD easement area. The NVRPA would need to review detailed drainage and grading plans before granting a permit to allow this encroachment onto their land. A development condition has been proposed to require a NVRPA permit prior to commencing construction of the parking lot.

Staff believes that all issues related to the NVRPA are appropriately addressed by proposed development conditions.

Waivers/Modifications Requested

The applicant is requesting modification of transitional screening requirements and waiver of the barrier requirements along the entire periphery of Lots 31 and 31A. These modifications were approved with the previous special permit amendment. As discussed previously in the report, additional landscaping is being proposed in several areas around the periphery of the existing church property. With this additional landscaping, staff supports the modification request for screening and waiver of the barrier on Lots 31 and 31A.

The applicant is also requesting a modification of transitional screening and waiver of barrier requirements as shown on the special permit plat on Lot 26 along the north, east, and west lot lines. The existing 30.0 foot VEPCO easement along the south and east lot lines of Lot 26 do not allow for the typical transitional screening and buffer area. The western front lot line also contains a portion of VEPCO easement as well as

requiring the applicant to provide sufficient sight distance around the parking lot entrance and clearance around the sidewalk connections.

Staff supports the modification of transitional screening and waiver of the barrier as stated with adoption of the development conditions.

CONCLUSION

Staff believes that the request for the increase in land area and seats is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SPA 73-P-068-02. If the BZA intends to approve the application then staff suggests the BZA adopt the Proposed Development Conditions in Appendix 1 of the staff report.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Conditions and Plat Associated with SPA 73-P-068
5. Urban Forestry Memorandum, dated March 7, 2014
6. Fairfax County Department of Transportation Memorandum, dated February 11, 2014
7. Virginia Department of Transportation Memorandum, dated March 12, 2014
8. Northern Virginia Regional Park Authority Memorandum, dated December 16, 2013
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**March 12, 2014****SPA 73-P-068-02**

If it is the intent of the Board of Zoning Appeals to approve SPA 73-P-068-02 located at Tax Map 39-3 ((1)) 31 and 31A and 39-3 ((9)) 26 to amend SPA 73-P-068 previously approved for a place of worship to permit increase in land area, increase in seats, and a reduction in the minimum yard requirements based on error in building location pursuant to Sect. 3-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from previous special permits are marked with an asterisk. Minor edits have been made to these conditions to conform to current terminology. These edits have been underlined.

1. This approval is granted to the applicant, Trustees of Grace Orthodox Presbyterian Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 2371 and 2381 Cedar Lane, (3.64 acres), and is not transferable to other land.*
2. This special permit amendment is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat titled "Special Permit Amendment Plat, Grace Orthodox Presbyterian Church," prepared by John C. Manganello, P.E., Land Development Consultants, Inc., dated February 25, 2013 and as revised through March 6, 2014, and approved with this application, as qualified by these development conditions.*
3. This special permit amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
4. A copy of this special permit amendment and the Non-Residential Use Permit **SHALL BE POSTED** in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
5. All signs, existing and proposed, shall be in conformance with Article 12 of the Fairfax County Zoning Ordinance. Non-conforming signs shall be removed.*

6. The maximum number of seats in the church shall be three hundred fifty (350).
7. Parking shall be provided as shown on the special permit amendment plat. All parking shall be on site.
8. Arrangements shall be made for church volunteers to direct parking and pedestrian traffic on Sunday mornings, if necessary.
9. Transitional screening on Lots 31 and 31A shall be modified in favor of that shown on the special permit amendment plat. All new landscaping materials shall be installed prior to final inspection of the parking lot on Lot 26.
10. Transitional screening on Lot 26 shall be modified in favor of that shown on the special permit amendment plat.
11. Barrier requirements shall be waived for the perimeter of Lots 31, 31A, and 26, except for the portion of the northern lot line of Lot 26, as shown on the special permit amendment plat. The location of the fence or posts may vary as necessary to preserve the existing vegetation.
12. Post-development revegetation and canopy coverage shall be as shown on Sheet 7 of 9 of the special permit amendment plat. Size, species, and location of plantings shall be determined in consultation with the Urban Forestry Management Division. All plantings shall be maintained in good health and replaced with like-kind plantings when necessary.
13. A Tree Preservation Plan and Narrative shall be provided as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division.
14. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the special permit plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities

- that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
15. The applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the application property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.
 16. At the time of the respective site plan approvals, the applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the application property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the applicant.
 17. The applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying

- may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
18. The applicant shall conform strictly to the limits of clearing and grading as shown on the special permit amendment plat, subject to allowances specified in these conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the special permit plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
 19. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below.
 20. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.
 21. Trees shall root pruned, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly

identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
22. The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the special permit amendment plat shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.
23. During any clearing or tree/vegetation/structure removal on the site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
24. Right-of-way of 1,683 square feet, on Lot 26 as delineated on the special permit amendment plat, shall be dedicated to the Board of Supervisors, in fee simple, shall be made at time of recordation of the site plan or upon demand of either Fairfax County or VDOT, whichever should first occur.*
25. Street entrances shall be designed and constructed to the satisfaction of the Department of Public Works and Environmental Services (DPWES) and VDOT.*
26. The applicant shall construct a 10.0 foot wide asphalt trail along the full frontage of Lot 26. The trail shall adjoin existing trails/sidewalks to the north and south, to the satisfaction of DPWES.

27. Curb and gutter (CG-12) shall be provided along the full frontage of Lot 26, to the satisfaction of VDOT.
28. Normal CG-12 ramps for the trail connections at entrances will be required on the site plan when it is submitted for review.
29. All necessary permits shall be obtained before allowing any improvements or encroachments onto the W&OD Trail property.
30. Upon issuance of a permit from the Northern Virginia Regional Park Authority (NVRPA), a 10.0 foot wide colorized asphalt trail shall extend across the W&OD Trail and connect to adjoining trails.
31. Stormwater management for Lot 26 shall be provided to the satisfaction of DPWES.*
32. The underground detention vault shall meet detention requirements. A detailed detention computation shall be provided at the time of site plan submission.
33. Stormwater Management Best Management Practices (BMPs) shall be maintained as determined by DPWES.*
34. The areas designated on the special permit amendment plat as "Proposed Conservation Easement" shall be dedicated without cost to the Board of Supervisors at the time of site plan approval or upon demand by Fairfax County, whichever should first occur. No structures or fences shall be added to these areas. No clearing or grading shall be permitted in these areas. Removal of dead or dying trees shall be permitted by hand as needed.
35. Lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Any outdoor lighting shall be in conformance with the following:
 - a) The lights shall be focused downward directly on the subject property,
 - b) Full cutoff fixtures with shields shall be installed to prevent the light from projecting beyond the property,
 - c) The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use, and
 - d) Up-lighting of buildings or signs shall not be permitted on the site except at the recessed entrances to the building.

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

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

Application No.(s): SPA 73-P-068-02
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 11, 2013
 (enter date affidavit is notarized)

I, John C. Manganello, P.E., 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 120088

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Trustees of Grace Orthodox Presbyterian Church	2371 & 2381 Cedar Lane, Vienna, VA 22180	Applicant/Title Owner of Tax Map #0393-01-0031&31A & #0393-09-0026
David D. Clenance	9802 Laurel Street, Fairfax, VA 22032	Trustee
Daniel T. Griswold	8131 Larkin Lane, Vienna, VA 22182	Trustee
Eric R. McFarland	5610 Dawes Avenue, Alexandria, VA 22311	Trustee
Mark R. Peter	5807 Shana Place, Burke, VA 22015	Trustee
Mark N. Stempler	8602 Otis Court, Vienna, VA 22180	Trustee
Land Development Consultants, Inc. John C. Manganello, P.E.	10805 Main Street, Suite 700, Fairfax, Virginia 22030	Agent/Engineer

(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).

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

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
John C. Manganello, Sole Shareholder

(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): _____
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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 11, 2013
(enter date affidavit is notarized)

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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)

N/A

(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)

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 11, 2013
(enter date affidavit is notarized)

120088

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: June 11, 2013
(enter date affidavit is notarized)

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

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

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

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

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

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

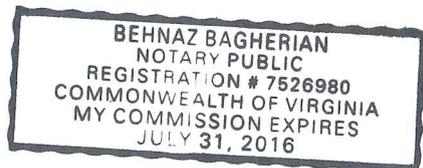
John C Manganello
John. C. Manganello, P.E.

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11th day of June 2013, in the State/Comm. of Virginia, County/City of Fairfax.

Behnaz Bagherian
Notary Public

My commission expires: July 31, 2016





LAND DEVELOPMENT CONSULTANTS, INC.
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December 20, 2013

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

Re: Proposed Special Permit Amendment Application (SPA 2013-0065)

Applicant: Trustees of Grace Orthodox Presbyterian Church

The following is submitted as a statement of justification for a special permit amendment application to add additional land to the church to add additional parking to support 150 additional seats. The Church is located at 2381 Cedar Lane, Vienna, VA 22180; with the Fairfax County tax assessment numbers as 039-3-01-0031 & 31A. The existing area is comprised of 107,883 square feet or 2.4767 acres. The additional property to be included in this Special Permit Amendment is located at 2371 Cedar Lane, Vienna, VA 22182; with the Fairfax County tax assessment number as 039-3-09-0026; also known as Dunn Loring Gardens, Lot 26, and is comprised of 50,800 square feet or 1.1662 acres. The total area of this Special Permit Amendment is 158,683 square feet or 3.6429 acres. Considering 1,683 square feet of proposed Right of Way dedication, the proposed area shall be 157,000 square feet or 3.6042 acres after the Right of Way dedication. The W&OD Trail is located at the north side of the church and south side of the proposed parking lot. The properties are currently zoned as R-1 and located in the Providence District.

This Special Permit Amendment has been prepared to add the adjacent lot which was recently purchased by the Church to be used for additional parking in the interim to support an additional 200 seats at the Church to a total of 350 seats. Currently there are 74 parking spaces, that one of them will be removed to provide van accessible handicapped spaces. There shall be 60 additional parking spaces added to the 73 existing parking spaces, including 5 handicap spaces, totaling 133 parking spaces. Considering the addition of 150 seats and providing 60 more parking spaces, the Seat to Parking Space ratio after development will stay almost the same (Ex. Seat/Parking Space=200/74=2.70; Prop. Seat/Parking Space=350/133=2.63).

The additional seats shall be set up each Sunday for the two worship services in the Fellowship Hall that will include a closed circuit feed of the service. The excess parking spaces shall be fully used to expand the sanctuary seating at some time in the future, when funds become available with a separate application. There are no changes to the building exterior or interior proposed with this application.

On 1998, the Board of Zoning Appeals approved of SP 73-P-068 to build an addition to the Church and related facilities to add the Fellowship Hall. This application shall be an amendment to the approved Special Permit. The Applicant is seeking to obtain approval of Section 8-014 "Amendment for a Special Permit" in order to include the additional parcel to the Church property and construct the parking lot.

The Subject Property is located within the Cedar Planning Community Planning Sector of the Vienna Planning District in the Area II of the Fairfax County Comprehensive Plan (the "Plan"). There are no specific land use recommendations for the development of the Subject Property, however, the Plan generally encourages development of compatible uses and intensities to existing development. Places of worship are generally accepted as compatible uses within residential areas. In addition, the Church is an established part of the community and adding the additional parking will not have adverse impact on the residential character of the area, and will keep parishioners from parking off-site in the community. The parking lot shall include landscape buffers, interior parking lot landscaping, and incorporate a rain garden in the center of the parking lot. Therefore the Proposal is in harmony with the recommendations of the Plan, will not adversely impact adjacent uses, and is compatible with surrounding developments.

In accordance with the Zoning Ordinance requirements for a Special Permit Statement of Justification, please accept the following information regarding the special permit amendment application:

A. Type of operation

The type of operation for Church will continue to be a place of worship. The existing operation of the Church will not be altered. Approximately 110 families are currently registered as parishioners at the Church, and Church currently has 200 seats, and has a plan to increase the Church seats to 350. The Applicant is requesting approval for adding the additional land for the proposed parking lot, to provide the additional interim seats and the capability of a future sanctuary expansion.

B. Hours of operation

The Church shall continue to be a place of worship in addition to being used for funeral masses, receptions, weddings, baptisms, and other special religious services as needed to serve its members, as well as occasional meetings that may exceed the typical hours listed below:

- Operating Hours: 7:00 a.m. to 9:00 p.m.

C. Estimated number of patrons/clients/patients/pupils/etc:

Approximately 110 families are currently registered as parishioners at the Church. The Church sanctuary currently has 200 seats. The applicant is requesting an increase to 350 seats with this application. The additional seats shall be set up each Sunday for the two worship services in the Fellowship Hall that will include a closed circuit feed of the service.

D. Proposed number of employees/attendants/teachers/etc:

There will be no change in the number of employees. There shall be no more than four (4) employees on site at any given time.

E. Estimate of the traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day:

The existing traffic for the place of worship has been calculated using the Institute of Transportation Engineers, Trip Generation(8th Ed.). The Church has plans to grow in future and be capable of seating 350 parishioners. Considering 350 seats, an average of 210 trips would be generated when the services are being offered. As stated previously Church currently has 200 seats and the worship services are taking place at two different services at 11:00 a.m. and 6: p.m. on Sundays. This equals out to approximately 105 trips per each service time on Sundays. The weekday office staff consists of 4 employee, and generates approximately 8 trips per day at the peak hours of traffic.

Therefore the proposed application for adding land area and parking shall have minimal impacts to the traffic generation on weekday peak hour traffic patterns.

F. Vicinity or general area to be served by the use:

The Church serves a majority of parishioners living in the vicinity of Vienna, however some of the parishioners drive from other parts of the Fairfax County, typically within a ten (10) mile radius.

G. Description of building façade and architecture of proposed new buildings or additions:

The existing building shall remain within the Church Property with no proposed additions or modifications. The existing house on the adjacent lot shall be demolished and the proposed parking lot shall be built.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

In terms of hazardous waste or toxic substances, other than motor vehicle exhaust, to the best of Applicant's knowledge, there are no hazardous or toxic substances (as outlined in the referenced State and Federal Regulations above) to be generated, utilized, stored, treated and/or disposed of on site.

I. Statement of how proposed use conforms to provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions; and listing of any waiver, exception, or variance which is sought from such ordinances, regulations, adopted standards, conditions:

The applicant hereby respectfully request the approval of a Group 9 Special Permit from the Board of Zoning Appeals (BZA) for an error in building location to allow the shed to remain at its present location on the property. The request of a Group 9 Special Permit is in response to the following zoning ordinances:

- In violation of §10-104 (10E) An accessory storage structure which exceeds eight and one-half (8 ½) feet in height shall not be located closer than a distance equal to its height to the rear lot line or located closer than a distance equal to the minimum required side yard to the side lot line.*

The accessory structure which exceeds eight and one-half (8 ½) feet is located at south-eastern part of the property. The minimum required side and rear distance in the R-1 District are twenty (20) and twenty five (25) feet respectively. The existing shed is 1.3 and 258.4 feet far from the side and rear of the property lines respectively. The origin and date of shed installation are not known, but at the time of building the shed the owner was not aware of this noncompliance. The shed height actually is eight and one-half (8 ½) feet high, but it is located six (6) inches off the ground on a raised floor.

The following will be the response to Section 8-914.2 of BZA determination:

A. The error exceeds ten (10) percent of the measurement involved.

Ten percent of measurement of twenty (20) feet (the required setback), would be two (2) feet, and the existing shed is 1.3 feet far the property line, therefore the error exceeds ten (10) percent of the measurement involved.

B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required.

The noncompliance was done in good faith, and the owner was not aware of violating of any code or regulation at the time of building the shed.

C. Such reduction will not impair the purpose and intent of this Ordinance.

The request for approval of reduction in minimum set back will not impair the purpose and intent of this Ordinance.

D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity.

The shed does not adversely impact the use or enjoyment of any adjacent properties.

E. It will not create an unsafe condition with respect to both other property and public streets.

The existing shed will not create any unsafe condition, or cause any harmful impact to both other property and public streets.

F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.

To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.

G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulation.

The reduction on set back will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulation.

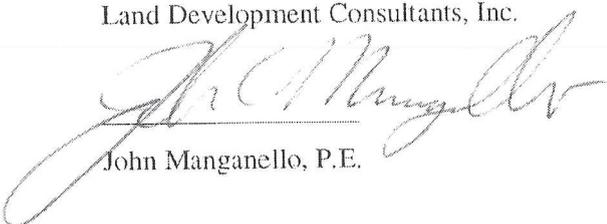
Therefore the Applicant respectfully request the approval of Section 8-914 "Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location", from the Board of Zoning Appeals (BZA) for an error in building location to allow the shed to remain at its present location on the property.

The Applicant also hereby respectfully request the approval of Section 8-014 "Amendment for a Special Permit", from the Board of Zoning Appeals (BZA) for adding the additional land for a parking lot for the Church.

Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me. The public hearing before the Fairfax County Board of Zoning Appeals (BZA) has been scheduled for February 6, 2014. As always, I appreciate your assistance and cooperation.

Sincerely,

Land Development Consultants, Inc.



John Manganello, P.E.

cc: Daniel Clifford, Pastor, Grace Orthodox Presbyterian Church

David Cleance, Trustee of Grace Orthodox Presbyterian Church

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

GRACE ORTHODOX PRESBYTERIAN CHURCH, SPA 73-P-068 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 73-P-068 for church and related facilities to permit building addition and increase in land area. Located at 2381 Cedar Ln. on approx. 2.48 ac. of land zoned R-1. Providence District. Tax Map 39-3 ((1)) 31 and a portion of South Park St. which has been vacated and/or abandoned. Ms. Gibb 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 August 4, 1998; 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-1.
3. The area of the lot is 2.48 acres.

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

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

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

- * 1. This approval is granted to the applicant, Grace Orthodox Presbyterian Church, and is not transferable without further action of this Board, and is for the location indicated on the application 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 Bowman Consulting Group, dated November 24, 1997, as revised through August 10, 1998 and approved with this application, as qualified by these development conditions.
3. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services. Any plan submitted pursuant to this special permit shall be in conformance with the approved Special Permit Amendment Plat and these development conditions.
- *4. 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.

5. All signs, existing and proposed, shall be in conformance with Article 12 of the Fairfax County Zoning Ordinance. Non-conforming signs shall be removed.
6. Church sanctuary seating shall be limited to a maximum of 200 seats.
7. A minimum of 50 parking spaces shall be provided and maintained. All parking shall be on site, as shown on the Special Permit Amendment Plat.
- *8. Transitional screening shall be modified in favor of that shown on the Special Permit Amendment Plat, except that a minimum of 20 feet of landscaped buffer shall be provided on the south boundary adjacent to residential uses, to the satisfaction of the Urban Forester. Parking configuration shall be redesigned along the south boundary to accommodate the 20 foot wide transitional screening buffer, to the satisfaction of DPW & ES.
9. Barrier requirements shall be waived for the perimeter of the site.
- *10. Right-of-way of forty-five (45) feet, as delineated on the SPA Plat, shall be dedicated to the Board of Supervisors, in fee simple, at time of site plan review or within sixty (60) days upon demand by Fairfax County, whichever is sooner.
11. Street entrances shall be designed and constructed to the satisfaction of the Department of Public Works and Environmental Services and VDOT.
12. Stormwater management for the application site shall be provided to the satisfaction of the Department of Public Works and Environmental Services. If a detention pond is provided, a childproof fence shall be provided around the pond, outside the stormwater management easement.
- *13. The area designated on the Special Permit Amendment Plat as "existing wooded area" shall be restricted in use to permanent open space. No structures or fences shall be added to the area. No clearing or grading shall be permitted in the area. Removal of dead or dying trees shall be permitted. The limits of clearing shall be no greater than depicted on the approved Special Permit Amendment Plat.
14. Prior to clearing and grading, the applicant shall walk the limits of clearing and grading with an Urban Forestry Branch representative. Minor adjustments and revisions to the limits of clearing and grading may be made to the satisfaction of the Urban Forester.
15. Notwithstanding any plat notes or drawings, any and all land disturbing or grade alteration activities shall be in compliance with all current applicable standards and requirements of the Public Facilities Manual, as determined by the Department of Public Works and Environmental Services.

These development conditions incorporate and supercede all previous conditions. This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be

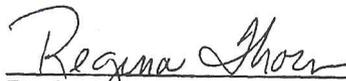
responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

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

Mr. Kelley seconded the motion which carried by a vote of 6-0-1. Mr. Pammel abstained from the vote.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on August 18, 1998. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Regina Thorn
Board of Zoning Appeals

Haley, Erin M.

From: Nelson, Todd
Sent: Friday, March 07, 2014 11:21 AM
To: 'John Manganello'
Cc: Haley, Erin M.
Subject: RE: Grace Church final edits

John,
UFMD comments and recommendations appear to be adequately addressed on the courtesy set of the SPA. Please discuss submission requirements directly with Erin.

Todd

From: John Manganello [<mailto:JohnM@landdevelopmentconsultants.com>]
Sent: Friday, March 07, 2014 10:56 AM
To: Nelson, Todd
Subject: RE: Grace Church final edits

Here is sheet 2.if ok I'll run the final sets for Erin. Thanks for looking at the email and calling with your comments.

John Manganello, P.E.

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Fairfax, VA 22030

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From: Nelson, Todd [<mailto:Todd.Nelson@fairfaxcounty.gov>]
Sent: Friday, March 07, 2014 9:59 AM
To: John Manganello
Subject: RE: Grace Church final edits

John,
Please email me a copy of the sheet 2 showing the clear locations of the LOC. The LOC are a bit difficult to read on the landscape sheet.

Thanks,

Todd

From: John Manganello [<mailto:JohnM@landdevelopmentconsultants.com>]
Sent: Friday, March 07, 2014 9:55 AM
To: Haley, Erin M.; Nelson, Todd
Subject: Grace Church final edits

Erin

Todd called with a couple small comments that I addressed. The Limit of disturbance was moved south along the northern transitional screening and a tree added and the landscape legend corrected. Please let me know how many copies you need and we can deliver them today. Thank-you

John Manganello, P.E.

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County of Fairfax, Virginia

MEMORANDUM

DATE: February 10, 2014

TO: Erin Haley, Planner II
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Grace Orthodox Presbyterian Church; SPA 73-P-068-02

RE: Request for assistance dated February 7, 2014

This review is based upon the revised Special Permit Amendment Plat (SPA) 73-P-068-02 dated February 5, 2014, by the professional engineer. A site visit was conducted on September 25, 2013, as part of a review of the SPA stamped "Received, Department of Planning and Zoning, July 15, 2013." An additional site visit was conducted on January 14, 2014.

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted SPA were provided to DPZ in the memos dated October 4, 2013, and January 21, 2014. Several comments and recommendations contained in the memos were not adequately addressed and are similar to several of the following.

1. **Comment:** The proposed limits of clearing and grading adjacent to the 14-inch diameter red maple tree at the eastern side of the proposed parking lot appear to be excessive.

Recommendation: The proposed limits of clearing and grading should be moved to the west to provide a tree save area large enough so that at least 40% of the red maple's critical root system is protected.

2. **Comment:** The 'Pre-Development Critical Root Zone & Tree Protection Map' is not legible and cannot be reviewed.

Recommendation: A legible 'Pre-Development Critical Root Zone & Tree Protection Map' drawn at a 1"=30' scale should be provided.

3. **Comment:** The Tree Protection Fence Installation detail denotes several control methods, many of which are not secure enough to adequately protect trees in this situation.

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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



Recommendation: The Tree Protection Fence Installation detail should be replaced with a detail specifying the use of 14-gauge welded wire as tree protection.

4. **Comment:** The 'Pre-Development Existing Vegetation Map' is not legible and cannot be reviewed as the various cover types identified in the legend at the bottom left portion of the sheet are not clearly identified on the map.

Recommendation: A legible 'Pre-Development Existing Vegetation Map' drawn at a 1"=30' scale should be provided that clearly identifies the various cover types located on the property.

5. **Comment:** An Existing Vegetation Map (EVM) has been provided, however, it is unclear as it does not include the primary tree species found in various cover types. The EVM currently identified trees at the genus level.

Recommendation: The EVM submitted as part of the SPA must list the primary tree species found in each of the cover types and include all other required elements of the Zoning Ordinance and Public Facilities Manual.

6. **Comment:** The 142% identified as the proposed percentage of canopy requirement that will be met through tree preservation, as indicated in line E of the Tree Preservation Target Calculations and Statement table, as well as the 67,755 sq. ft. identified as the total of canopy area provided through tree preservation, as indicated in lines C3, C10, and E1 of the Canopy Coverage Calculations, are unclear as the areas of existing vegetation proposed for preservation are not clearly shaded and labeled on the SPA.

Recommendation: All areas of existing vegetation proposed for preservation and to be used toward the total canopy area meeting standards of PFM 12-0402 should be shaded and labeled on the SPA indicating the amount of 10-year tree canopy claimed for each area.

7. **Comment:** The transitional screening calculations provided for each of the transitional screening yard are unclear as they do not identify the percentage of 10-year tree canopy requirement that is proposed through planting a mixture of large and medium evergreen trees.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3A(1)(2)(3) identifying the transitional screening requirements for each of the property boundaries should be provided as part of the SPA. The percentage of 10-year tree canopy requirement proposed through planting a mixture of large and medium evergreen trees should be clearly specified as part of the SPA.

8. **Comment:** The proposed landscaping at the northern property boundary does not appear to meet the intent of the transitional screening requirement. There appears to be an opportunity to provide additional landscaping within the 25' wide transitional screening

yard where existing trees are proposed for removal and where there is limited vegetation below 5 feet in height.

Recommendation: Landscaping should be provided along the entire length of the northern property boundary that meets the transitional screening requirements.

9. **Comment:** The proposed barrier at the northern property boundary does not extend along the entire length of the transitional screening yard and does not meet the intent of the barrier requirement.

Recommendation: The proposed barrier should be provided along the entire length of the transitional screening yard at the northern property boundary. A note should be added to the sheet that states: "Portions of the barrier located within the tree save area shall be field located in consultation with the project arborist and Urban Forest Management Division to avoid conflicts with trees proposed for preservation."

10. **Comment:** A detail of the proposed 6' high board on board fence, proposed to be used as the barrier along the northern property boundary, has not been provided.

Recommendation: A detail of the proposed 6' high board on board fence, proposed to be used as the barrier along the northern property boundary, should be provided as part of the SPA.

11. **Comment:** The "Transitional Screening and Barrier Modification and/or Waiver Request Summary" does not cite specific justifications as permitted under ZO 13-305.

Recommendation: If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements, a modification request with a detailed justification that cites a specific justification in accordance with ZO 13-305 shall be provided as part of the SPA.

12. **Comment:** Several shrubs to be used toward meeting the various transitional screening requirements at the northern and western property boundaries appear to be located outside of the transitional screening yards.

Recommendation: Landscaping to be used toward meeting the various transitional screening requirements shall be located within the applicable transitional screening yards.

13. **Comment:** The 1,500 sq. ft. identified as the area of canopy to be provided for interior parking lot landscaping, as indicated in line D14 of the Tree Cover Calculations, is unclear and does not appear to be in conformance with the 1,600 sq. ft. identified as interior parking lot landscaping to be provided by planting, as indicated in the Interior Parking Lot Landscaping Calculations on sheet 7. In addition, the 1,193 sq. ft. identified as the interior parking lot landscaping to be provided by existing trees, also indicated in the Interior Parking Lot Landscaping Calculations on sheet 7, is unclear as the areas of existing

vegetation proposed for preservation and to be used toward meeting the interior parking lot landscaping requirement, are not clearly shaded and labeled on the SPA.

Recommendation: The Tree Cover Calculation should be revised to accurately reflect the information provided in the Interior parking Lot Landscaping Calculations. In addition, all areas of existing vegetation proposed for preservation and to be used toward the interior parking lot landscaping requirements should be shaded and labeled on the SPA indicating the amount of interior parking lot landscaping claimed for each area.

14. **Comment:** The 2,850 sq. ft. identified as the area of canopy to be provided for peripheral parking lot landscaping, as indicated in line D15 of the Tree Cover Calculations, is unclear as the landscaping to be used toward meeting the peripheral parking lot landscaping requirement are not clearly identified on the SPA.

Recommendation: Landscaping to be used toward meeting the peripheral parking lot landscaping requirement should be clearly shown and labeled on the SPA. Trees located within the existing 30' VEPCO easement shall not be granted tree canopy credit. Remove any tree canopy credit claimed for trees located within the existing 30' wide VEPCO easement and locate the trees in suitable areas to meet the peripheral parking lot landscaping requirements of ZO 13-203.1.

15. **Comment:** The Tree Cover Calculations are unclear and do not appear to include the 10-year tree canopy credit for all trees proposed to be planted throughout the site.

Recommendation: Provide clear 10-year Tree Canopy Calculations that includes the 10-year tree canopy credit for all applicable trees proposed to be planted throughout the site.

16. **Comment:** The existing bottomland forest community at the eastern corner of the property contains minimal vegetation below 5 feet in height that provides an effective year round screen. There appears to be an opportunity to provide a row of evergreen trees along the eastern side of the proposed parking lot to screen the adjacent use from headlights.

Recommendation: A row of evergreen trees, six feet in height at the time of planting, should be provided along the entire length of the eastern side of the proposed parking lot to screen the Application property from offsite lot 25.

17. **Comment:** The existing landscaping and forest community at the eastern portion of parcel 31, contains minimal vegetation below 5 feet in height that provides an effective year round screen. There appears to be an opportunity to provide a row of evergreen trees along the eastern side of the existing parking lot to screen the adjacent use from headlights.

Recommendation: A row of evergreen trees, six feet in height at the time of planting, should be provided along the entire length of the eastern side of the existing parking lot of parcel 31 to screen the Application property from offsite lot 92.

18. Comment: A preliminary landscape plan has not been provided and it is unclear how the Applicant proposes to landscape the site. In addition, a "tree for interior parking lot" located within the parking lot island is proposed to be planted in an area that does not meet the minimum planting area requirement and it is unclear what type of trees are proposed to be used toward meeting the interior parking lot landscaping requirement.

Recommendation: A legible landscape plan should be submitted that shows a variety of desirable tree species, of various sizes at time of planting, planted throughout the site. Landscape trees that are well suited for this location include red maple, red oak, American holly, American beech, willow oak, eastern redcedar and many others. All trees proposed to be planted should be identified as Category I, II, III, or IV deciduous trees and/or Category I, II, III, or IV evergreen trees and each category of tree should have a separate symbol.

Opportunities to receive additional tree canopy credits in exchange for the planting of trees in a manner that will provide specific environmental and ecological benefits, or for the use of species that are resistant to diseases, pests, decay and the negative impacts imposed by harsh conditions should be considered. See PFM sections 12-0510.4B thru 12-0510.4B(6) for opportunities for additional 10-year tree canopy credits.

19. Comment: Given the nature of tree cover located on and off-site, and depending on the ultimate development configuration provided, several development conditions will be instrumental in assuring adequate tree preservation throughout the development process.

Recommendation: Recommend the following development condition language to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SPA and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will

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

Tree Appraisal. “The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. "The Applicant shall conform strictly to the limits of clearing and grading as shown on the SPA, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SPA, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."

Tree Preservation Fencing: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES."

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

Demolition of Existing Structures. "The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the SPA shall

Grace Orthodox Presbyterian Church
SPA 73-P-068-02
February 10, 2014
Page 8 of 8

be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #: 184762

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: February 11, 2014

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

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

FILE: 3-6 (SP 73-P-068)

SUBJECT: Transportation Impact, Addendum

REFERENCE: SPA 73-P-068-2; Trustees of Grace Orthodox Presbyterian Church
Traffic Zone: 1528
Land Identification: 39-3 ((1)) 31 & 31A; 39-3 ((9)) 26

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated February 2, 2013, and revised through January 5, 2014. The application is a request to amend SP 73-P-068, previously approved to permit an addition to an existing church, to permit a parking lot; and to permit a reduction to minimum yard requirements for a shed based on error in building location.

All comments enumerated in the FCDOT memo dated October 17, 2013, have been addressed satisfactorily. Therefore, this department has no further transportation issues with this application.

AKR/LAH/lah

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot





County of Fairfax, Virginia

MEMORANDUM

DATE: October 17, 2013

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 73-P-068)

SUBJECT: Transportation Impact

REFERENCE: SPA 73-P-068-2; Trustees of Grace Orthodox Presbyterian Church
Traffic Zone: 1528
Land Identification: 39-3 ((1)) 31 & 31A; 39-3 ((9)) 26

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated February 2, 2013, and revised through July 2, 2013. The application is a request to amend SP 73-P-068, previously approved to permit an addition to an existing church, to permit a parking lot; and to permit a reduction to minimum yard requirements for a shed based on error in building location.

- Align the entrance to the parking lot opposite Reflection Lane (Route 5995).
- Determine if right and left turn lanes are warranted for entrances to the site.
- Confirm that sight distance at the entrance to the proposed parking lot is adequate.
- Parking spaces should not back into the main entrance to the proposed parking lot.
- Provide curb and gutter along the Cedar Lane frontage of the site for the proposed parking lot.
- Construct a 10-ft asphalt trail connecting the existing segments of trail north and south along Cedar Lane. Improve the existing asphalt trail along the site frontage if condition warrants.
- The existing gravel parking area presents safety concerns for pedestrians crossing behind cars. The trail should be designed to address this or the parking should be eliminated.
- Coordination and a permit from Northern Virginia Regional Park Authority (NVRPA) will be necessary to construct the trail.
- Provide pedestrian access from the trail along Cedar Lane to the church building on the north side of the existing north entrance driveway to the church parking lot.

AKR/LAH/lah

Fairfax County Department of Transportation
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COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
March 12, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SPA 1973-P-068-02 Trustees of Grace Orthodox Presbyterian Church
Tax Map # 39-3((01))0031, 0031A & ((09))0026

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

I have reviewed the above plan submitted on February 24, 2014, and received on March 4, 2014. The following comments are offered:

1. The plans should be revised to show the improvements and modifications discussed at our meeting of January 15, 2014, or a condition should be added to the application to provide the CG-12 and sidewalk connection west of the north parking lot.
2. Normal CG-12 ramps for the trail connections at entrances will be required on the site plan when it is submitted for review.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex1973-P-068-02spa3GraceOrthPresCh3-12-14BB

Haley, Erin M.

From: John Manganello <JohnM@landdevelopmentconsultants.com>
Sent: Thursday, January 30, 2014 4:34 PM
To: kevin.nelson@vdot.virginia.gov
Cc: Haley, Erin M.
Subject: FW: Grace Presbyterian Church Special Permit Coordination

Kevin, I was going through the Urban Forester comments and remembered I forgot to send you what we sent to Paul on the turn lanes. We never heard from him, please review and comment or OK thanks

John Manganello, P.E.

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

(703) 591-5800 ext 102
www.LandDevelopmentConsultants.com

From: John Manganello
Sent: Monday, December 16, 2013 3:24 PM
To: 'Kraucunas, Paul J. (VDOT), P.E.'
Subject: RE: Grace Presbyterian Church Special Permit Coordination

Paul,

The following should answer the additional questions you had:

On left and right turn warrants, here's how we established the traffic distribution.

Cedar Lane is 12,000 VPD or 1,320 VPH (12,000 x 0.11). Either direction has even distribution @ 660 vph.

The increase to 400-seat capacity in the church would generate approximately 250 vph (via ITE Trip Generation Manual, Code 560 - page 1057, Seats on a Sunday Peak Hour)

Using the same share (45%) for the third entrance, the plan proposes an "unrestricted entrance" @ 113 vph (0.45 x 250 vph). Listed below is the third entrance traffic distribution.

Right-In = 30 vph
Right-Out = 30 vph
Left-In = 27 vph
Left-Out = 26 vph

The justifications for this almost symmetrical distribution are due to the following:

- Per zoning map area, the church sits at the center of a residential community of almost equal population (church goers) coming from all directions. Therefore, the peak rate going in from either direction along Cedar Lane is almost the same.
- With only one "unrestricted entrance" to the parking area, the number of vehicles going in from Cedar Lane should be the same for vehicles going out at peak hours.

Left-Turn Warrant

From the above numbers,
Left-In = 27 vph.
Opposing vehicular peak rate along Cedar Lane = 660 vph

Per AASHTO Green Book as referenced in VDOT App F, the 27 vph Left-In is less than 5% of the opposing peak rate (660 vph), therefore no left turn is warranted.

Right-Turn Warrant

Right-In = 30 vph
Approach PHV total = 660 vph

Per VDOT App F, Fig 3-26, taper is required.

Please let us know if this is acceptable to you.

Should you have any further questions or comments, please don't hesitate to e-mail or call me at (703) 591-5800, ext.102.

Thank you very much.

John Manganello, P.E.

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

(703) 591-5800 ext 102
www.LandDevelopmentConsultants.com

From: Kraucunas, Paul J. (VDOT), P.E. [mailto:Paul.Kraucunas@VDOT.Virginia.gov]
Sent: Friday, December 13, 2013 6:56 AM
To: John Manganello; Haley, Erin M.; angela.rodeheaver@fairfaxcounty.gov
Cc: Owen Yumang; Behnaz Bagherian
Subject: RE: Grace Presbyterian Church Special Permit Coordination

John,
This makes more sense than what you previously provided, however the trips to the new parking lot will not be spread out over the entire day, they will likely all occur in one hour.

So, let's convert this to Vehicles Per Hour (VPH) and analyze whether left-turn or right-turn lanes are needed.
Paul

From: John Manganello [mailto:JohnM@landdevelopmentconsultants.com]
Sent: Thursday, December 12, 2013 3:53 PM
To: Kraucunas, Paul J. (VDOT), P.E.; Haley, Erin M.; angela.rodeheaver@fairfaxcounty.gov
Cc: Owen Yumang; Behnaz Bagherian
Subject: RE: Grace Presbyterian Church Special Permit Coordination

Dear Paul,

The proposed expansion is a parking lot addition (60 spaces) to an existing church via SPA#73-P-068-02.

Based on our estimate, the planned increase of the church number of seats from 200 to 400, will generate approx 246 trips for Sunday services only.

Using ITE Trip Generation Manual - 8th Ed, for a church (Code 560 - page 1056), a 400 seating capacity yields 750 Vehicle Per Day (VPD).

Overall, the addition of the parking lot will create a third entrance for the church. Therefore, for vehicle peak rate distribution on these entrances, we are basing it on its proportion of number of parking spaces. The revised numbers are as follows:

Proposed addition = 60 (45% share)
Existing = 73 (55% share)
Total = 133 parking spaces

At 750 VPD, the apportioned rates for the entrances are:

Proposed addition (third entrance) = 338 VPD

Existing two entrances = 412 VPD (using "one-way in one-way out" scheme)

We have revised the VPD counts for the entrances accordingly. (see attached plan exhibit)

Please let us know if this is acceptable to you.

Should you have any further questions or comments, please don't hesitate to call me at (703) 591-5800.

Thank you very much.

John Manganello, P.E.

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

(703) 591-5800 ext 102
www.LandDevelopmentConsultants.com

From: Kraucunas, Paul J. (VDOT), P.E. [<mailto:Paul.Kraucunas@VDOT.Virginia.gov>]
Sent: Tuesday, December 10, 2013 7:15 AM
To: John Manganello; Haley, Erin M.; angela.rodeheaver@fairfaxcounty.gov
Cc: Owen Yumang; Behnaz Bagherian
Subject: RE: Grace Presbyterian Church Special Permit Coordination

John,

I do not understand how a parking lot with 58 spaces has so few trips. It would take over eight hours to fill it, even if no one left over that time span! Please elaborate why you anticipate such a low rate.

(BTW vehicles per hour = vph, not vpd)

Paul

From: John Manganello [<mailto:JohnM@landdevelopmentconsultants.com>]
Sent: Monday, December 09, 2013 7:02 PM
To: Haley, Erin M.; angela.rodeheaver@fairfaxcounty.gov
Cc: Kraucunas, Paul J. (VDOT), P.E.; Owen Yumang; Behnaz Bagherian
Subject: Grace Presbyterian Church Special Permit Coordination
Importance: High

Dear All:

Per your comments and post submission meeting, we have attached please find two (2) Sight Distance Plan and Profile sheets for two different entrance locations and site plan of the proposed north side entrance, which we have moved. Adequate sight distance can be achieved by limbing up the two trees within the ROW.

As discussed during our meeting, both entrances have curb & gutter connections to Cedar Lane existing edge of pavement and extends along the site frontage. No left and right turns are warranted since the anticipated peak hour rate (7 vpd) for the parking lot is very low and is a "Sundays Only" rate.

Also shown is the proposed 10-ft wide trail along the frontage making its connection to the W&OD Trail and all the way the church north entrance. For added safety, and in coordination with NVRPA, a colorized asphalt trail is proposed within the W&OD Trail easement. The park authority manager Dan Iglhaut also recommends eliminating the existing parking lot area and a 6-ft section split rails are shown on the plan to permanently block the area. Any other safety control measures will be discussed with Mr. Iglhaut during a proposed joint onsite visit that is to be scheduled soon.

Should you have questions or comments, please call or email so we can include any additional concerns in our final submission. Thank you.

John Manganello, P.E.

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

(703) 591-5800 ext 102
www.LandDevelopmentConsultants.com

Haley, Erin M.

From: DAN IGLHAUT <DIGLHAUT@nvrpa.org>
Sent: Monday, December 16, 2013 1:52 PM
To: John Manganello; Haley, Erin M.
Subject: RE: Grace Church: NVRPA Coordination
Attachments: Grace Church 12-10-2013.pdf

Erin and John,

We have reviewed the comment letter and permit plan, both dated December 10, 2013, and have the following comments.

1. In order to maintain safe sight distance at the W&OD crosswalk, we recommend that the areas highlighted in yellow on the attached plan not be planted with trees or shrubs. Planting within the highlighted area north of the trail would also disturb existing mature trees on the subject site.
2. The new split rail fence shown on park property will help deter parking once the gravel parking lot is removed. The fence must be setback 3 feet from the edge of the new trail pavement and the W&OD trail pavement. "No Parking" signs should also be installed at the split rail fence to deter parking on the Cedar Lane shoulder and new trail.
3. The design for stormwater management has changed with the addition of underground detention with an outfall directed at the park boundary. As noted previously, the Park Authority will need to review detailed drainage and grading plans as they develop to ensure that there are no adverse impacts from the proposed development.

At this time, I don't think we need to meet on site; however, I am happy to do so if you think it would be helpful. Thank you for the opportunity to provide comments.

Dan Iglhaut
Land Manager
Northern Virginia Regional Park Authority
5400 Ox Road
Fairfax Station, VA 22039
703-359-4628
diglhaut@nvrpa.org
www.nvrpa.org

From: John Manganello [<mailto:JohnM@landdevelopmentconsultants.com>]
Sent: Tuesday, December 10, 2013 9:26 PM
To: DAN IGLHAUT; Haley, Erin M.
Subject: Grace Church: NVRPA Coordination

Dear Dan,

Attached please find the proposed landscaping plan within the buffering strip areas along the W&OD Trail. Also included is our response letter from your comment letter dated November 7, 2013. We attached a response letter and a permit plan for your review. We may not show the plantings on the Special Permit Plat but merely cloud out the

area and state plantings shall be provided per NVRPA permit, since the plan needs to get yours and Dominion Electric's approval at a latter date.

The north side buffering area is within the ex. 30-ft wide VEPCO easement. As such, we have coordinated with VEPCO for specific planting species allowed and have depicted them on the plan. The area itself is restricted due to the presence of an existing sanitary sewer main that runs along the strip. Please note that there is no recorded onsite sanitary main easement. However, the adjoining Lot 25 on the east, where the sewer main cuts through, has an ex. 25-ft wide dedication.

The south side proposed planting species shown are per Fairfax County PFM standards. Restrictions are also noted due to the Presence of existing storm pipes.

I learned from my engineer that you would like to set up a site visit to discuss other safety features you want us to provide in our plans.

Thank-you for your review. Please let me know of your availability and I'd be more than glad to meet you at the site.

John Manganello, P.E.

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LAND DEVELOPMENT CONSULTANTS, INC.
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December 10, 2013

Erin M. Haley, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning, Ste 801
12055 Government Center Parkway
Fairfax, VA 22035

Reference: LDCI Project# 10893
Grace Orthodox Presbyterian Church
Tax Map #: 39-3 ((1)) 31 & 31A; 39-3 ((9)) 26
Special Permit Amendment Plat

Dear Ms Haley:

In response to the comment letter dated November 17, 2013 from Mr. Daniel Iglhaut, Land Manager of Northern Virginia Regional Park Authority (NVRPA), we offer the following responses.

Comment #1: Cedar Lane Sidewalk

NVRPA strongly recommends that the applicant construct and maintain a sidewalk across the park property along the east side of Cedar Lane to provide a connection between the proposed parking lot and church. The sidewalk would also connect existing public sidewalk segments north and south of the W&OD Trail. However, the large number of church patrons crossing the path of through-traffic along the W&OD Trail is a safety concern. Therefore, NVRPA will require that the sidewalk on both sides of the trail be constructed of a contrasting color or material, such as concrete or colored asphalt, to visually distinguish it from the trail pavement. Also, the existing section of sidewalk north of the W&OD Trail must be realigned so that the new sidewalk is parallel to the edge of the roadway and aligned with the sidewalk section south of the trail. The applicant will be required to obtain a permit from NVRPA for the sidewalk and licensee will be responsible for construction of the entire sidewalk on park property and its perpetual maintenance.

Response: The plan proposes improvements of the site frontage area including the existing 5-ft wide trail asphalt along Cedar Lane. The improvement involves existing trail realignment to run parallel to the edge of pavement of Cedar Lane, widening it to 10-feet to fully comply with the County Comprehensive

Trails Plan and make a connection to the existing W&OD Trail all the way to the existing trail to access the Church site at the south.

In order to address safety concerns, the proposed trail within W&OD Trail easement will be made of contrasting color to visually distinguish it from the trail pavement itself. It is also acknowledged that the applicant, The Trustees of Grace Orthodox Presbyterian Church, will obtain a permit from NVRPA as the responsible party for the construction of the entire sidewalk on park property. A note will be added on the plan indicating that the applicant will perpetually maintain the proposed sidewalk with the W&OD Trail easement.

Comment #2: Buffer

The proposed parking lot area and the existing church building are highly visible to park users. NVRPA believes that the landscape buffers should be provided given the subject site's visual impacts on this narrow regional source. A landscaped buffer should be provided between the existing church drive aisle and the southern park boundary to screen the church building. The plantings shown on the Landscape Plan will not adequately buffer the proposed parking lot from the park and should be enhanced with additional plantings. Proposed plant material must be compatible with the existing electric easement. However, so that no dense vegetation be planted in the vicinity of Cedar Lane south of the parking lot entrance.

Response: We will revise the Landscaping Plan to provide and show adequate landscape buffers on the north and south side of the W&OD Trail. It is noted, however, that both sides have planting restrictions.

The north side buffer is within VEPCO easement that also has an existing sanitary sewer main that runs along the strip. To the best of our knowledge, there is no recorded onsite easement for the above mentioned sanitary main. However, the adjoining property to the east, "Lot 25", is showing its dedication (DB 2776 PG 64). The south side buffer is also restricted due to the presence of existing storm pipes.

It is also acknowledged that only certain plant species as approved by VEPCO are allowed within its easement.

Comment #3: Stormwater Management

The plans show a proposed storm drain outfall at the park boundary. The project sponsor must ensure that there will not be any adverse storm drainage impacts to park property, including the old railroad embankment and the existing W&OD culverts, during construction or after development.

Response: The plan proposes an underground stormwater management facility to ensure post-developed condition surface runoff is being detained and its the release flow rate at the proposed storm drain outfall is no more than the pre-developed conditions flow rate. The plan further provides adequate erosion and sediment control measures during construction to ensure no any form of impacts occur within the W&OD Trail easement.

Comment #4: Requirements

- (a) The project sponsor shall not encroach onto park property for any purpose prior to, during, or after construction unless NVRPA approves a permit for the activity.

Response: This is acknowledged. The owner shall obtain permit from NVRPA prior to encroaching the park property for any purpose, an advanced copy is attached for your review.

- (b) The Park Authority will need to review detailed drainage and grading plans as they develop to ensure that there are no adverse impacts from the proposed development.

Response: We will provide the plan for NVRPA review and address any comments offered.

- (c) The project sponsor's certified land surveyor shall confirm the location and monumentation of the shared boundary by completing the attached certificate.

Response: This is acknowledged. The attached certificate will be completed to show confirmation of the location and monumentation of the shared boundary.

Thank you for your time in reviewing our application.

Should you have any questions or need additional information, please call us at (703) 591-5800 ext. 102

Sincerely,
Land Development Consultants, Inc.

John C. Manganello, P.E.

Enclosures: Exhibits



Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | www.nvrpa.org

November 7, 2013

Erin M. Haley
Staff Coordinator
Fairfax County
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning

NOV 13 2013

Zoning Evaluation Division

RE: Grace Orthodox Presbyterian Church, Special Permit Amendment Plat

Dear Ms. Haley:

We have reviewed the plans referenced above (dated February 25, 2013 and revised through May 15, 2013) and offer the following comments.

Background

As you know, the Northern Virginia Regional Park Authority owns and operates the Washington & Old Dominion Railroad Regional Park (W&OD Trail) located between the proposed parking lot and the existing church. This 45-mile long, 100-foot wide, linear park property traverses Northern Virginia between Shirlington in Arlington County and Purcellville in Loudoun County. The park features paved and unpaved multi-use trails, interpretive exhibits, wayside areas, and parking for trail users. The W&OD hosts an estimated two million visitors a year and was designated a National Recreation Trail in 1987 by the U.S. Department of Interior. The W&OD Railroad features make the park eligible for listing on the National Register of Historic Places.

Future Road Improvements

The submitted plans show roadway dedication for the subject property along Cedar Lane. The W&OD Trail was acquired and developed with assistance from the federal Land & Water Conservation Fund (LWCF). If NVRPA grants a permanent interest in the park, such as that necessary for road widening outside the existing Cedar Lane easement that crosses the park property, the out-conveyance constitutes a "conversion of use" under section 6(f) of the LWCF Act. The conversion from park use to roadway use must be approved by the agencies that administer the LWCF grant program, including the U.S. Department of Interior (National Park Service), the Virginia Department of Conservation and Recreation, and NVRPA. As part of the conversion process, the sponsor of the road project is required to replace the park land or interest to be conveyed.

In addition to the LWCF requirements, NVRPA policies state that in no event shall any road be widened within park property unless it meets the following criteria: in NVRPA's sole judgment, the prevailing circumstances demonstrate that NVRPA would gain substantial benefits

City of Alexandria
David M. Pritzker
Scott Price

Arlington County
Paul Ferguson
Michael A. Nardolilli

Fairfax County
Stella Koch
Jean R. Packard

City of Fairfax
Brian D. Knapp
Arthur F. Little

City of Falls Church
Barry D. Buschow
Jeffrey Tarbert

Loudoun County
Joan G. Rokus
Daniel Kaseman

outweighing all adverse impacts resulting from the road project; or, it is a public roadway shown on the comprehensive transportation plan of the jurisdiction and is an essential component of the planned road network required for the orderly development of the region (as opposed to the development of one or, a limited number of properties); and, in all cases involving the W&OD Trail, the project sponsor must establish a grade-separated crossing at no cost to NVRPA.

Cedar Lane Sidewalk

NVRPA strongly recommends that the applicant construct and maintain a sidewalk across the park property along the east side of Cedar Lane to provide a connection between the proposed parking lot and church. The sidewalk would also connect existing public sidewalk segments north and south of the W&OD Trail. However, the large number of church patrons crossing the path of through-traffic along the W&OD Trail is a safety concern. Therefore, NVRPA will require that the sidewalk on both sides of the trail be constructed of a contrasting color or material, such as concrete or colored asphalt, to visually distinguish it from the trail pavement. Also, the existing section of sidewalk north of the W&OD Trail must be realigned so that the new sidewalk is parallel to the edge of the roadway and aligned with the sidewalk section south of the trail. The applicant will be required to obtain a permit from NVRPA for the sidewalk and the licensee will be responsible for construction of the entire sidewalk on park property and its perpetual maintenance.

Buffer

The proposed parking lot area and the existing church building are highly visible to park users. NVRPA believes that landscape buffers should be provided given the subject site's visual impacts on this narrow regional resource. A landscaped buffer should be provided between the existing church drive aisle and the southern park boundary to screen the church building. The plantings shown on the Landscape Plan will not adequately buffer the proposed parking lot from the park and should be enhanced with additional plantings. Proposed plant material must be compatible with the existing electric easement. However, so that sight distance at the roadway/trail intersection is not obstructed, NVRPA recommends that no dense vegetation be planted in the vicinity of Cedar Lane south of the parking lot entrance.

Stormwater Management

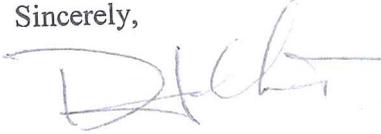
The plans show a proposed storm drain outfall at the park boundary. The project sponsor must ensure that there will not be any adverse storm drainage impacts to park property, including the old railroad embankment and the existing W&OD culverts, during construction or after development.

Requirements

1. The project sponsor shall not encroach onto park property for any purpose prior to, during, or after construction unless NVRPA approves a permit for the activity.
2. The Park Authority will need to review detailed drainage and grading plans as they develop to ensure that there are no adverse impacts from the proposed development.
3. The project sponsor's certified land surveyor shall confirm the location and monumentation of the shared boundary by completing the attached certificate.

Thank you for the opportunity to comment. Please contact me at 703-359-4628 or at dighaut@nvrpa.org if you would like to discuss our comments in more detail.

Sincerely,



Daniel Iglhaut
Land Manager

c: Kate Rudacille, Deputy Director of Planning and Grants
Karl Mohle, Manager, W&OD Railroad Regional Park

enclosure



TO: Land Manager
Northern Virginia Regional Park Authority
5400 Ox Road
Fairfax Station, VA 22039

RE: Surveyors Certificate for _____
(project name)

I hereby certify that a recent survey conducted by me, on property adjoining the Washington & Old Dominion Railroad Regional Park, confirms the location and monumentation of the boundary of said Park as shown on a plat of same prepared by Bengtson, DeBell, Elkin & Titus, Ltd., designated as *Job No. _____, *Drawing No. _____, *Sheet numbers(s) _____, and *Dated _____; and that there are no encroachments onto the Washington & Old Dominion Railroad Regional Park from the subject property surveyed by me; and, that no gaps or overlaps exist between the said properties.

Certified Land Surveyor

Date

* Information obtained from BDET boundary survey of the W&OD Railroad Regional Park

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.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
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, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-914

Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia and such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).

- H. If applicable, the location of well and/or septic field.
- I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
- J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
- K. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

- 2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, and
 - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - C. Such reduction will not impair the purpose and intent of this Ordinance, and
 - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - E. It will not create an unsafe condition with respect to both other property and public streets, and
 - F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.

- G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
 4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
 5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.