



APPLICATION ACCEPTED: December 5, 2013
PLANNING COMMISSION: May 14, 2014
BOARD OF SUPERVISORS: Not yet scheduled

County of Fairfax, Virginia

April 29, 2014

STAFF REPORT

APPLICATION SE 2013-PR-021

PROVIDENCE DISTRICT

APPLICANT: Trustees of Bruen Chapel United Methodist Church and Montessori School of Cedar Lane, Inc.

ZONING: R-1

PARCEL: 49-3 ((1)) 25A

SITE AREA: 2.65 acres

PLAN MAP: Residential, 2 – 3 du/ac

SE CATEGORY: Category 3, Church with a child care center, nursery school and private school of general education

PROPOSAL: To permit a church with a nursery school, private school of general education and child care center

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2013-PR-021, subject to the proposed development conditions contained in Appendix 1.

Carmen Bishop

Staff recommends approval of a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening requirement to permit the landscaping shown on the SE Plat, and a waiver of Sect. 13-304 for the barrier requirements.

Staff recommends approval of a waiver of Sect. 13-202 of the Zoning Ordinance for the interior parking lot landscaping.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to waive the dustless surface requirement of Sect. 11-102 (11) of the Zoning Ordinance for the portion of the rear parking lot depicted on the Special Exception Plat as gravel.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive Sect. 17-201 (2) of the Zoning Ordinance for the construction of a trail along Cedar Lane.

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

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 this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



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 Exception

SE 2013-PR-021



Applicant: TRUSTEES OF BRUEN CHAPEL UNITED METHODIST CHURCH AND MONTESSORI SCHOOL OF CEDAR LANE, INC.

Accepted: 12/05/2013
Proposed: TO PERMIT A CHURCH WITH CHILD CARE CENTER, NURSERY SCHOOL, AND PRIVATE SCHOOL OF GENERAL EDUCATION

Area: 2.654 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 03-0104

Art 9 Group and Use: 3-15

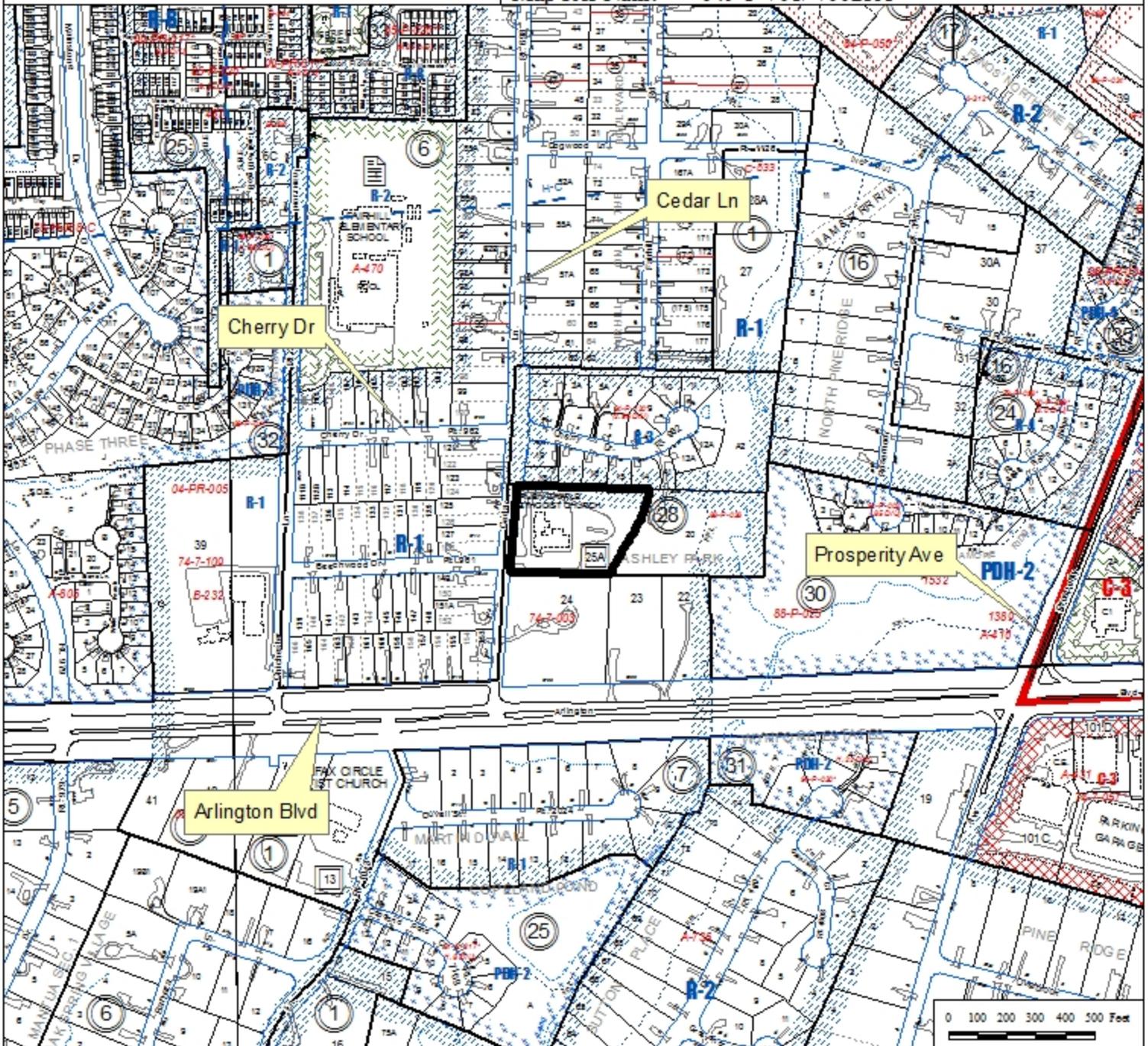
Located: 3035 CEDAR LANE, FAIRFAX, VA 22031

Zoning: R-1

Plan Area: 2,

Overlay Dist:

Map Ref Num: 049-3- /01/ /0025A



ZONING REQUIREMENTS

- 1) ZONING: R-1
- 2) AVERAGE LOT AREA: [] (sq ft)
- 3) MIN. LOT AREA: 36,000 [] (sq ft)
- 4) MIN. LOT WIDTH: 150' [] (ft)
- 5) MAX. BUILDING HEIGHT: 62' (NOT SINGLE-FAMILY DWELLINGS) [] (ft)
- 6) NUMBER OF FLOORS: [] (ft)
- 7) MIN. YARD REQUIREMENTS:
 - FRONT: 40' [] (ft)
 - SIDE: 20' [] (ft)
 - REAR: 25' [] (ft)
 - 0.15 FOR USE OTHER THAN RESIDENTIAL OR PUBLIC [] (ft)
- 8) MAXIMUM FAR: [] (ft)
- 9) MAXIMUM DENSITY: [] (DU/Ac)
- 10) OPEN SPACE REQUIRED: [] %
- 11) ANGLE OF BULK PLANE: FRONT 50' SIDE 45' REAR 45'
- 12) OVERLAY DISTRICT(S): []

SITE PLAN (SP) TABULATIONS

- 1) SITE AREA: 2,6539 [] (Ac) 115,602 [] (sq ft)
- 2) AREA OF STREET DEDICATION: [] (Ac) [] (sq ft)
- 3) USE: CHURCHES [] (Ac) [] (sq ft)
- 4) NUMBER OF LOTS: 1 [] (Ac) [] (sq ft)
- 5) AREA OF LOTS: 115,602 [] (Ac) [] (sq ft)
- 6) DENSITY: [] (DU/Ac)
- 7) EXISTING BUILDING GROSS FLOOR AREA: [] (sq ft)
- 8) PROPOSED BUILDING GROSS FLOOR AREA: [] (sq ft)
- 9) EXISTING BUILDING NET FLOOR AREA: [] (sq ft)
- 10) PROPOSED BUILDING NET FLOOR AREA: [] (sq ft)
- 11) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE: [] (ft)
- 12) PROPOSED BUILDING HEIGHT: [] (ft)
- 13) PROPOSED NUMBER OF FLOORS: [] (ft)
- 14) TOTAL HANDICAPPED PARKING REQUIRED: [] (ft)
- 15) TOTAL HANDICAPPED PARKING PROVIDED: [] (ft)
- 16) TOTAL HANDICAPPED VAN SPACES REQUIRED: [] (ft)
- 17) TOTAL HANDICAPPED VAN SPACES PROVIDED: [] (ft)
- 18) TOTAL PARKING SPACES REQUIRED: [] (ft)
- 19) TOTAL PARKING SPACES PROVIDED: [] (ft)
- 20) LOADING SPACES REQUIRED: [] (ft)
- 21) LOADING SPACES PROVIDED: [] (ft)
- 22) OPEN SPACE PROVIDED: [] (ft)

EXISTING UTILITY NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITY AND/OR OTHER UTILITY COMPANIES, HE/SHE SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE. THE CONTRACT IS REQUIRED BY LAW TO NOTIFY MISS UTILITY AT 1-800-552-2011 AT LEAST 48 HOURS IN ADVANCE OF THE START OF ANY WORK ON THIS PROJECT.

THE CONTRACTOR/DEVELOPER MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS.

OWNER INFORMATION

NAME: CHURCH/METHODIST, BRUEN CHAPEL

ADDRESS: 3035 CEDAR LANE, FAIRFAX, VA 22031

PHONE: []

INFORMATION REGARDING ACTIVITIES IN THE RESOURCE PROTECTION AREA

ACTIVITY	YES/NO
CONSTRUCTION ACTIVITIES IN A RESOURCE PROTECTION AREA (IF YES, INDICATE TYPE BELOW)	NO
REDEVELOPMENT PRINCIPAL STRUCTURE	NO
REDEVELOPMENT ACCESSORY STRUCTURE	NO
PUBLIC ROADS	NO
PRIVATE ROADS	NO
DRIVEWAYS	NO
STORMWATER OUTFALL	NO
OTHER, INDICATE TYPE:	NO

PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	QTY.	STOCK SIZE (HEIGHT / CALIPER)	10-YR TREE CANOPY (SQFT)	REMARKS
Acer rubrum	Red Maple, "Red Sunset"	4	2.0" CALIPER	200	Upon installation the owner may chose the exact number and placement of the various species listed
Quercus phellos	Willow Oak	18	18" HEIGHT	N/A	
Platanus acerifolia	London Planetree	18	18" HEIGHT	N/A	
Amelanchier canadensis	Shadblow Serviceberry	18	18" HEIGHT	N/A	
Clethra alnifolia	Summersweet	19	18" HEIGHT	N/A	
Cornus amomum	Silky Dogwood	19	18" HEIGHT	N/A	

GENERAL NOTES:

- 1. TAX MAP NUMBER: 49-301-0025A
- 2. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS DESIGNATED BY THE CITY OF FAIRFAX, VIRGINIA. THE CITY OF FAIRFAX, VIRGINIA, HAS REVIEWED THE PROPERTY AND HAS APPROVED THE ZONING MAP FOR THE PROPERTY AS SHOWN HEREON.
- 3. BOUNDARY AND BUILDING LOCATION SURVEY PERFORMED BY DOMINION SURVEYORS INC., AUGUST 2013. THEY ARE NOT AWARE OF ANY UTILITY EASEMENTS 25 FT OR GREATER AFFECTING THIS PROPERTY.
- 4. THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE PROPERTY.
- 5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THERE ARE NO KNOWN WELLS OR SEPTIC FIELDS.
- 6. REQUESTED WAIVERS/MODIFICATIONS:
 - TRANSITIONAL SCREEN AND BARRIER (Z.O. 13-305)
 - DUSTLESS SURFACE (PFM 7-0594)
- 7. REQUIRED PARKING SPACES IS BASED OFF OF 1.5 SPACE PER 4 SEATS (CHURCH) AND 0.16 SPACE PER CHILD (SCHOOL). THE CHURCH HAS 100 SEATS.

EROSION AND SEDIMENTATION NOTE:

THIS PLAN PROPOSES STRIPING FOR PARKING AND A TURNAROUND. THE REMOVAL OF EXISTING GRAVEL AND THE ADDITION OF GRAVEL, SINCE THE ONLY DISTURBANCE AREA IS THE ADDITION AND REMOVAL OF GRAVEL, THE USE OF EROSION AND SEDIMENT STRUCTURAL CONTROLS IS NOT NEEDED.

CHESAPEAKE BAY PRESERVATION ORDINANCE CERTIFICATE:

THE PROPERTY OWNER HAS REVIEWED THE ABOVE REFERENCES AND FINDS THEM TO BE IN GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (COUNTY CODE CHAPTER 118). FURTHER, CERTIFY THAT THERE ARE NO RESOURCE PROTECTION AREAS (RPA) LOCATED ON THE LOT BASED ON AN EXAMINATION OF THE FOREMENTIONED PLANS AND THE OFFICIAL CHESAPEAKE BAY PRESERVATION AREA MAPS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 7, 2009 AND EFFECTIVE NOVEMBER 18, 2009 THROUGH MAY 22, 2007.

TRANSITIONAL SCREENING I REQUIREMENTS:

- FRONT: 285' LONG & 25' WIDE
- EXISTING CANOPY = 6,500SF
- EXISTING IMPERVIOUS AREA IN TRANSITIONAL SCREENING AREA = 2,487 SF
- EXISTING SHRUBS = 65
- MODIFICATION TO THE EXISTING IMPERVIOUS:
 - 3 SHRUBS PER 10' = 10 X 3 = 30 SHRUBS X 62% = 18.6 SHRUBS - MET
 - 75% 10 YR TREE CANOPY REQUIRED = 40.3 X 0.75 = 30.10 SF
 - 3.010 SF = 329 SOFT = 2481 SOFT = 30% DECIDUOUS & 70% EVERGREEN TREES (100 SOFT)
 - 4 DECIDUOUS TREES (200 SOFT) & 19 EVERGREEN TREES
- MODIFICATION DUE TO THE FRONT TRANSITIONAL SCREENING:
 - BECAUSE THIS IS A CHURCH AND SCHOOL (QUASIPUBLIC USE), COMPLETELY SCREENING THE FRONT OF THE BUILDING WILL BE DETRIMENTAL TO THE MODIFICATION DUE TO THE EXISTING IMPERVIOUS WITHIN THE 170' 170' OF SHADDED AREA SHOWN
 - EXISTING CANOPY = 10,217 SF
 - EXISTING IMPERVIOUS AREA IN TRANSITIONAL SCREENING AREA = 712 SF
 - 75% 10 YR TREE CANOPY REQUIRED = 10,217 SF X 0.75 = 7,662 SF - MET
 - ADEQUATE LOW SCREENING EXISTING FOR NORTH SIDE WITH THE EXCEPTION ON THE SOUTH SIDE: 332' LONG & 25' WIDE
 - EXISTING CANOPY = 7,233 SF
 - 3 SHRUBS PER 10' = 10 X 3 = 30 SHRUBS X 62% = 18.6 SHRUBS - MET
 - 75% 10 YR TREE CANOPY REQUIRED = 7,662 SF X 0.75 = 5,746 SF - MET
 - 100' OF SHADDED AREA SHOWN
 - MODIFICATION DUE TO THE EXISTING IMPERVIOUS WITHIN THE 100' 100' OF SHADDED AREA SHOWN
 - EXISTING CANOPY = 3,195 SF
 - EXISTING IMPERVIOUS AREA IN TRANSITIONAL SCREENING AREA = 3,195 SF
 - EXISTING SHRUBS AREA = 1080 / 2500 = 43%
 - 3 SHRUBS PER 10' = 10 X 3 = 30 SHRUBS X 62% = 18.6 SHRUBS - MET
- REAR: 342' LONG & 25' WIDE
- EXISTING CANOPY = 7,172 SF
- 75% 10 YR TREE CANOPY REQUIRED = 7,172 SF X 0.75 = 5,379 SF - MET
- 3 SHRUBS PER 10' = 10 X 3 = 30 SHRUBS
- ADEQUATE SCREENING EXISTING FOR REAR

VICINITY MAP



SOILS MAP DATA

SCALE: 1" = 500'

SOIL NO.	SOIL NAME	FOUNDATION SUPPORT	EROSION POTENTIAL	PROBLEM CLASS	NEW	IB
105B	WHEATON - GLENELG COMPLEX	GOOD	HIGH	C		

WETLANDS CERTIFICATION:

283. THERE ARE NO WETLANDS AFFECTED BY THIS PLAN.

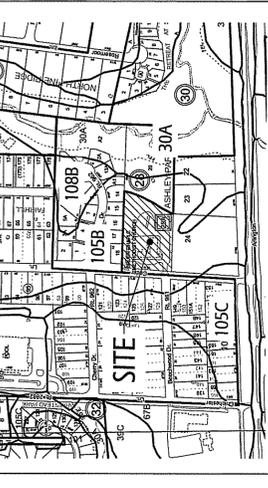
284. THIS PROJECT INVOLVES THE EXISTENCE OF WETLANDS OR WATERS OF THE UNITED STATES WITHIN THE BOUNDARIES OF THE SITE OR OFF-SITE AREAS TO BE DISTURBED. THIS PLAN HAS BEEN FORWARDED TO THE ARMY CORPS OF ENGINEERS FILED OFFICE FOR REVIEW.

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

SIGNATURE: SMITH ENGINEERING - AGENT FOR: CHURCH/METHODIST, BRUEN CHAPEL

OWNER/DEVELOPER: []

SOILS MAP DATA



FAIRFAX CO. DPWES - IMPERVIOUS AREA ANALYSIS

SCALE: 1" = 500'

PLAN NAME: SPECIAL EXCEPTION PLAT/MINOR SITE PLAN

CO. PLANE: []

DEVELOPMENT LEVEL	IMPERVIOUS AREA COMPUTATIONS
PRE	POST
A	2.65
A	2.65
C1	0.63
T1	0.562
A.X11	1.49
A.X12	0.98

DECREASE IN IMPERVIOUS ACRES (A X Z1) - (A X Z2) = (0.531) ACRES

(\$ AMOUNT TO BE FILLED IN BY COUNTY) \$ N/A

PRO RATA SHARE ASSESSMENT AMOUNT = []

(WATERSHED RATE 0.04 DECREASE IN IMPERVIOUS ACRES)



SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703-956-6204
 PROJECT: 145-02
 PROJECT MANAGER: ANTHONY F. VEMARO
 ANTHONY@SMITHENGINEERINGVA.COM

8/23/2013 SUB. TO FAX CO. [] []

4/21/14 SUB. TO FAX CO. [] []

PLAN SUBMISSIONS

NO.	DATE	DESCRIPTION
1	4/21/14	PLAN SUBMISSIONS

RECEIVED
 Department of Planning & Zoning
 APR 22 2014
 Zoning Evaluation Division

SCALE: AS SHOWN
 DATE: MARCH 2014
 SHEET: 1 OF 2



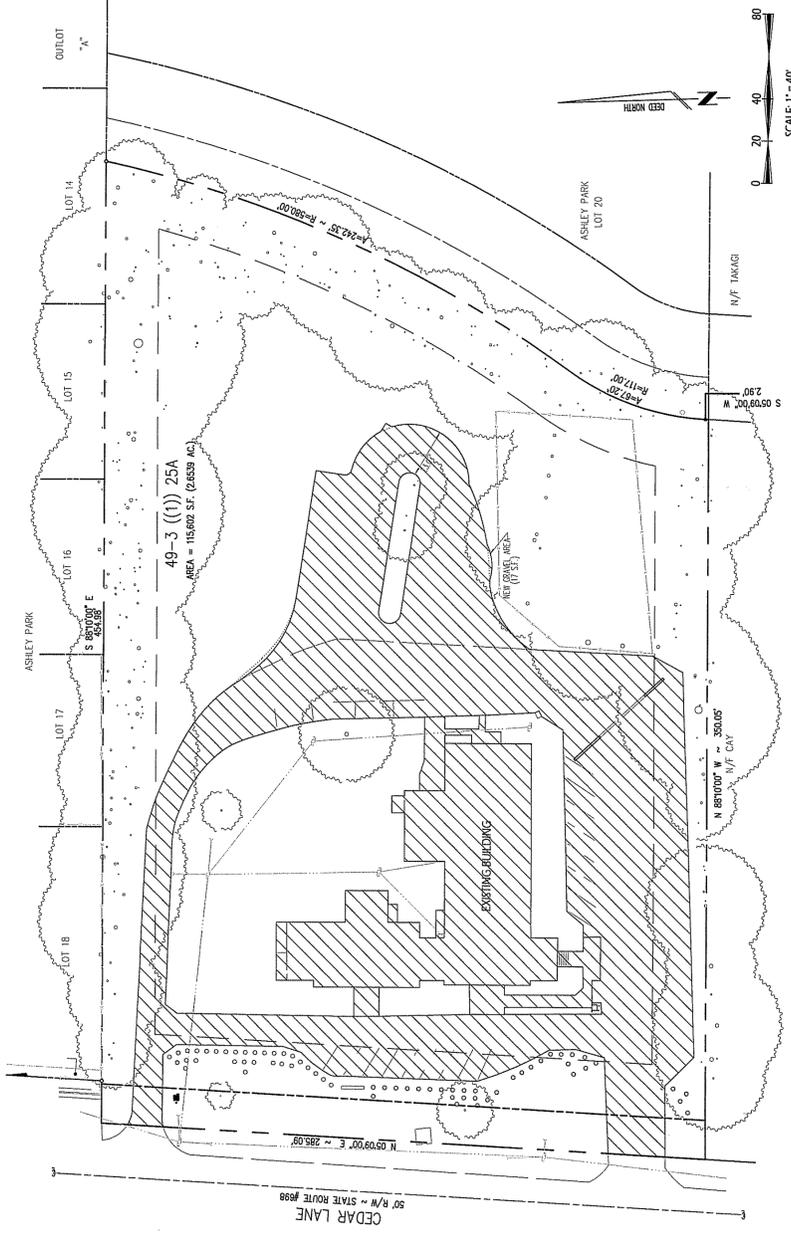
SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 202
 CHANTILLY, VA 20151
 PHONE: 703-954-6204
 PROJECT: 145-02
 PROJECT MANAGER:
 ANTHONY F. VENAFRO
 Anthony@SmithEngineeringVA.com

PLAN SUBMISSIONS

9/23/2013	SUB TO FFX CO. (1ST)
4/9/14	SUB TO FFX CO.

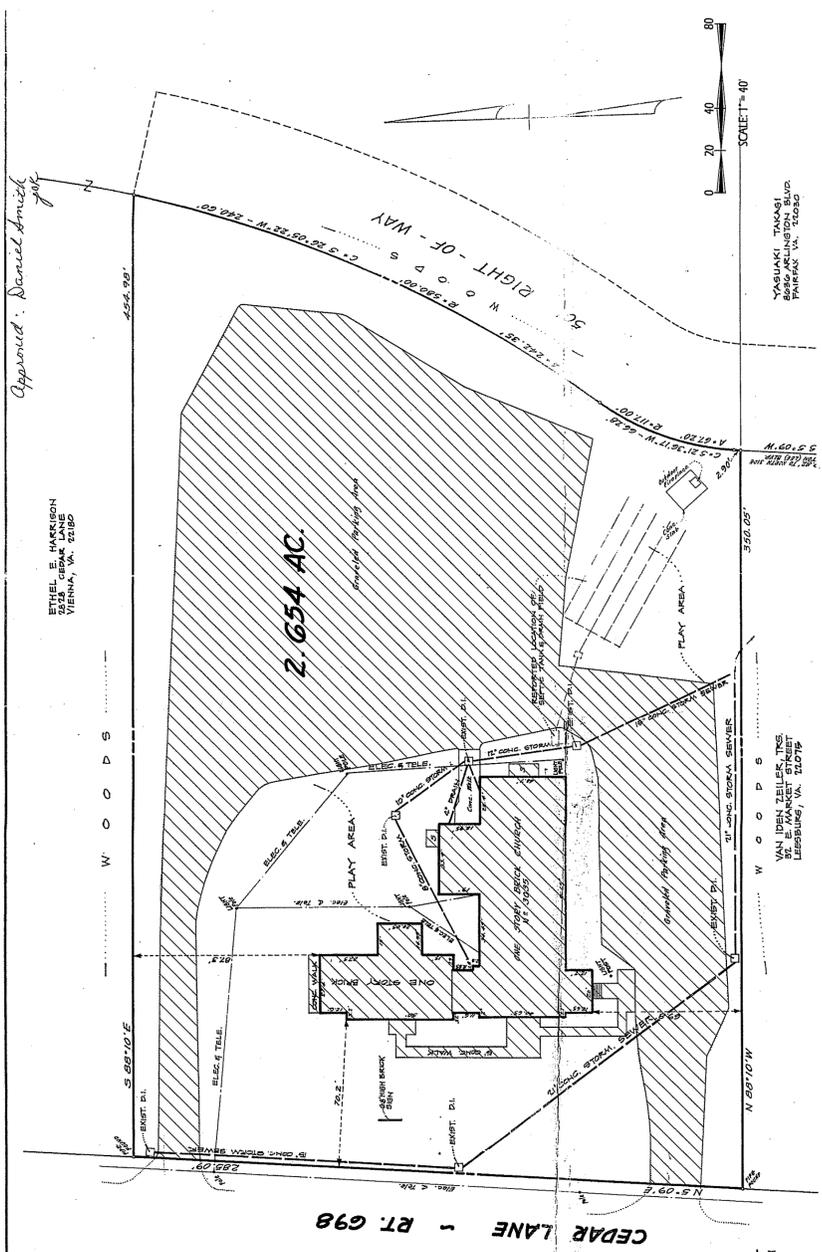
OTHER PLAN DISTRIBUTIONS

SCALE	AS SHOWN
DATE	MARCH, 2014
SHEET	2 OF 2



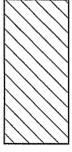
POST-DEVELOPMENT

ADEQUATE OUTFALL NARRATIVE:
 THE PROPOSED DEVELOPMENT WILL MAINTAIN AND ENHANCE THE NATURAL DRAINAGE DIVIDES AND RUNOFF PATTERNS. THE SITE IS SLOPED TO THE EAST WHERE IT ENTERS A 300' WIDE SWALE ON THE NEIGHBORLY LOT. AFTER APPROXIMATELY 150 FEET, THE FLOW ENTERS A 6" DRAINAGE DITCH. THIS DITCH BRANCH, AS SHOWN ON THIS SHEET, THE PRE-DEVELOPMENT FLOWS FROM THE 100 YEAR STORM EVENTS ARE DECREASED IN THE POST-DEVELOPMENT BY 1.68 CFS AND 2.25 CFS RESPECTIVELY. SINCE THERE IS A DECREASE IN FLOW FROM THE SITE, THE MINIMUM REQUIREMENTS OF PPM 6-0202 ARE MET. NO KNOWN DRAINAGE PROBLEMS CURRENTLY EXIST DOWNSTREAM. WE CERTIFY THAT THE PROPOSED IMPROVEMENTS WITH THIS PLAN WILL NOT CAUSE NEW DRAINAGE ISSUES. THEREFORE, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE OUTFALL IS ADEQUATE.



PRE-DEVELOPMENT

LEGEND:



BMP NARRATIVE:
 THIS PROJECT IS CONSIDERED AS "REDEVELOPMENT" IN REGARDS TO THE CHESEAPEAKE BAY WATER QUALITY REQUIREMENTS. AS A "REDEVELOPMENT" SITE, THE REQUIRED PHOSPHORUS REMOVAL WAS CALCULATED USING THE EQUATION BELOW. PER PPM SECTION 6.4401.2B, SINCE THE PERCENTAGE CALCULATED IS NEGATIVE, A REDUCTION IN PHOSPHORUS IS NOT REQUIRED. THE PRE-DEVELOPMENT IMPERVIOUS AREA WAS CALCULATED BASED UPON THE PLAT TITLED "BRUEN CHAPEL UNITED METHODIST CHURCH", DATED MARCH 22, 1973, PREPARED BY McLAUGHLIN GHEENT ASSOCIATES.
 $[1 - 0.9 \text{ (lbs/100sqft)}] \times 100 = \% \text{ P REMOVAL}$
 $[1 - 0.9 \text{ (0.547 / 0.358)}] \times 100 = -37.5\%$

SWM NARRATIVE:
 THERE IS NO NET INCREASE IN IMPERVIOUS AREA FOR THIS SITE. THEREFORE, SWM MEASURES ARE NOT REQUIRED.

PRE-DEVELOPMENT	POST-DEVELOPMENT
C = 0.63	C = 0.51
Tc = 5 MIN	Tc = 5 MIN
I2 = 5.45	I2 = 5.45
I10 = 7.27	I10 = 7.27
Q2 = 9.07 CFS	Q2 = 7.38 CFS
O10 = 12.10 CFS	O10 = 9.85 CFS
	O2 DECREASE = 1.69 CFS
	O10 DECREASE = 2.25 CFS

DESCRIPTION OF THE APPLICATION

The applicants, Trustees of Bruen Chapel United Methodist Church and Montessori School of Cedar Lane, Inc., are requesting Special Exception approval for a church, nursery school, child care center and private school of general education on the 2.65-acre property located at 3035 Cedar Lane. The church, built in 1957, has a total of approximately 12,000 square feet (including basement area) and provides sanctuary seating for 108. The Montessori school has been operating in the basement of the church for over 40 years. No construction or other physical or operational changes are proposed. It was recently discovered that a Non-Residential Use Permit (Non-RUP) had not been obtained following the most recent zoning approval in 1978, and thus the use was not legally established. The current application is proposed to bring the present use of the property into compliance with the Zoning Ordinance. Although previous Special Permit approvals were granted for the Montessori School, this is the first approval to address the church use.

The school and child care center are proposed to operate as follows:

Hours of operation:	7:00am to 6:00pm, Monday – Friday
	9:00am to 2:30pm – school hours
	7:00am to 9:00am and 2:30pm to 6:00pm – extended care
Enrollment:	104 children
Ages:	2½ to 12 years

A reduced copy of the Special Exception Plat and the Parking Lot Re-Striping Exhibit are included in the front of this report. The proposed development conditions, the applicants' statement of justification and affidavit and are included in Appendices 1-3, respectively.

Waivers and Modifications

The applicants are requesting the following modifications and waivers:

- Modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening to permit the landscaping shown on the SE Plat, and waiver of Sect. 13-304 for the barrier requirements.
- Waiver of Sect. 13-202 of the Zoning Ordinance for the interior parking lot landscaping.
- Waiver of Sect. 11-102 (11) of the Zoning Ordinance for the dustless surface requirement for the portion of the rear parking lot depicted on the plat as gravel.
- Waiver of Sect. 17-201 (2) of the Zoning Ordinance for construction of trails shown along Cedar Lane on the Countywide Trails Plan.

LOCATION AND CHARACTER

The property is located on Cedar Lane approximately 500 feet north of the intersection with Arlington Boulevard. The site is developed with the church, school and child care center. The immediately surrounding area is developed with single family detached dwellings.



Source: Fairfax County GIS, 2013 Imagery

BACKGROUND

On November 18, 1957, the building permit for the church was approved.

On May 7, 1965, the Board of Supervisors waived the site plan requirements for an addition to the church.

On May 5, 1971, application S-65-71 was approved by the Board of Zoning Appeals (BZA) for operation of a Montessori school with 52 children ages 2½ to 6 years from 8:30 am to 4:30 pm.

On June 20, 1973, the Board of Zoning Appeals (BZA) approved S-75-73 to expand the school to permit up to 104 children with no more than 30 individuals remaining over four hours at any one session.

On September 19, 1978, the BZA approved S-186-78 to extend the hours to 7 a.m. to 6 p.m. and the ages to 2½ to 12 years with no more than 70 children staying over four hours. This was the most recent Special Permit application for the school. The

resolution approving S-186-78 stated that the Special Permit was not valid until a Non-RUP was obtained. The school did not obtain the required Non-RUP.

Issues about the dustless surface requirement and right-of-way (ROW) dedication were raised during the review of S-75-73, but the church did not agree to pave the parking lot or dedicate the ROW. The application was approved without further addressing these issues.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area II, Vienna Planning District, Lee Community Planning Sector

Plan Map: Residential, 2-3 dwelling units/acre

Plan Text: The Fairfax County Comprehensive Plan, 2013 Edition, pages 42-43, provides:

In the area between Lee Highway and Arlington Boulevard, any additional nonresidential uses on land not already zoned for such uses should be limited to the area east of Prosperity Avenue. Prosperity Avenue between Lee Highway and Arlington Boulevard has long been recognized as the boundary separating planned commercial, industrial and higher density residential development from the surrounding lower density neighborhoods. This affirms a long-standing policy in favor of low density, single-family, detached residential use in the area bounded by Bear Branch on the west and Prosperity Avenue on the east.

The property is located in the area planned for low density residential between Lee Highway, Arlington Boulevard, Bear Branch and Prosperity Avenue.

ANALYSIS

Special Exception Plat (copy included at the front of the report)

The Special Exception Plat titled: "Bruen Chapel Methodist Church & Montessori School of Cedar Lane" was prepared by Smith Engineering and consists of two sheets dated August 23, 2013, as revised through April 21, 2014. Sheet 1 depicts the existing conditions on the site with the proposed landscaping. Sheet 2 compares the previously approved Special Permit plat with the existing/proposed conditions for the purpose of stormwater management review. The applicants also submitted a Parking Lot Re-Striping Exhibit by Dominion Surveyors dated April 16, 2014.

The church fronts on Cedar Lane and is set back 70.4 feet. The building is situated 69.8 feet from the southern lot line and 87.1 feet from the northern lot line. The one-way asphalt driveways and parking circulate in front of and around the building.

Additional gravel parking is located to the rear of the building. The fenced playground of approximately 8,168 square feet that is used by the school is located in the southeast area of the site. The property is relatively flat and the perimeter of the site to the rear and sides have existing trees.

Land Use Analysis

Landscape Contractor

A landscaping contractor used the property for the storage of materials and equipment from May 2012 (according to the contractor) until approximately April 12, 2014. This is an industrial use and is not permitted in the R-1 District. Given the length of time that the use remained on the property, conditions are recommended to reinforce that no additional uses, permanent or temporary are permitted on-site, and no outdoor storage of materials, vehicles or equipment is permitted.

Signage

Three freestanding signs are presently located on the site. One is a centrally-located sign for the church, one is near the entrance and advertises the school, and one, a changeable banner sign, is near the exit. The one near the exit obstructs sight distance for vehicles exiting the property. Paragraph 2B of Sect. 12-208 of the Zoning Ordinance permits only one freestanding sign with a maximum of 40 square feet and 8 feet in height and a minimum 10 foot setback. No sign permits are on file for the property. A condition is recommended requiring the applicants to comply with Article 12 by removing two of the freestanding signs and obtaining the necessary sign permit.



Staff photograph, January 6, 2014

Transportation Analysis (Appendices 5 & 6)

Vehicular Access: The property has separate ingress and egress points to Cedar Lane. Cedar Lane is a Type B Minor Arterial road extending from Arlington Boulevard on the south, bearing north and east, past I-66 to Gallows Road. The existing right-of-way (ROW) in front of the property is 50 feet and the recommended ROW is 87 feet. The applicants have agreed to record a deed of reservation for a 43.5-foot half-street portion of ROW.

The Fairfax County Department of Transportation (FCDOT) review noted the ROW reservation and has no objection to approval of this application. The Virginia Department of Transportation (VDOT) review recommended connecting the sidewalk and curb and gutter for the 15 feet north of the exit to the existing facilities to the north. The applicants have not agreed to this improvement. Since no construction is proposed at this time, staff is not requesting the construction of the sidewalk, curb and gutter.

The drop-off routine for the school was observed by staff and did not result in the queue of vehicles extending back to the site entrance.

Parking: Sect. 11-106 of the Zoning Ordinance requires 0.16 spaces per child for a child care center or nursery school with a maximum daily enrollment of 100 or more children. This results in the requirement for 17 spaces for the school. The church sanctuary has 108 seats which results in a requirement for 27 parking spaces. The total number of required spaces is therefore 44.

The property has a total of about 30 existing parking spaces. Some of the existing striping is faded and not in accordance with the Public Facilities Manual (PFM). To address this issue, the applicants have prepared a Parking Lot Re-Striping Exhibit which depicts two handicapped accessible spaces and 44 regular spaces, 10 of which are on the gravel surface. The spaces are shown as 8.5 feet wide by 16.5 feet deep, which is the minimum allowed by the PFM with approval by the Director of the Department of Public Works and Environmental Services (DPWES). A condition is recommended requiring the applicants to complete the parking lot re-striping before the Non-RUP for the school or church is issued. The delineation of the existing gravel area on the exhibit is based on the applicants' survey and is not up to date. Gravel presently exists over most of the open area in the rear of the site. As noted on the SE Plat, the applicants have agreed to remove gravel from the portion of the rear of the lot not shown for parking and to re-vegetate the area.

Stormwater Analysis (Appendix 7)

There are no Resource Protection areas, floodplains or current downstream drainage complaints on file for this property. The property has been developed since 1957 and no construction is proposed; however, based on a review of Fairfax County air

photographs, the drive aisle and parking across the front of the property, consisting of approximately 4,600 square feet of impervious surface, was installed between 2002 and 2003. This was completed without a minor site plan or other approvals from the County. Therefore, as noted in the review by DPWES, a minor site plan addressing stormwater quality control is required in conformance with PFM Sect. 6-0401.2A. A condition has been included requiring minor site plan approval.

Special Exception Standards (Appendix 8)

A church with a child care center, nursery school and private school of general education must satisfy the General Special Exception Standards contained in 9-006 of the Zoning Ordinance. In addition, the application must satisfy Sect. 9-304 Standards for All Category 3 Uses, Sect. 9-309 Additional Standards for Child Care Centers and Nursery Schools, and Sect. 9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education.

General Standards (Sect. 9-006)

General Standards 1 and 2 require that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations.

In staff's opinion, the child care facility is in harmony with the Locational Guidelines of Land Use Appendix 3 of the Policy Plan (2013 Edition, page 17) regarding open space, play areas, safety, noise, air and other pollutants, parking, access and on-site circulation. The location along an arterial serves the nearby residential uses without creating undesirable impacts on the surrounding community. In staff's opinion, the long-standing uses for a church, school and child care center are in harmony with the low-density residential character of the zoning district.

General Standard 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties. Furthermore, that the location, size, height, and screening will not hinder or discourage the appropriate development and use of adjacent properties.

In staff's opinion, with the proposed development conditions, the uses will not adversely affect neighboring properties. The proposed supplemental landscaping reduces the impact of the church and school uses on adjoining properties.

General Standard 4 requires that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic.

Given the lack of sidewalks serving the property, few people access the site on-foot. The applicants have stated that most people arrive for the church or school uses by

vehicle. The church and school uses are not proposed to expand at this time. The existing and anticipated traffic is not hazardous. Staff finds that this standard has been met.

General Standards 5, 6, 7 and 8 require landscaping, screening, open space, adequate utility, drainage, parking, loading, and signage to be regulated in accordance with the Zoning Ordinance; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

As discussed below, the applicants request a waiver of the barrier requirement and a modification of the transitional screening requirement. Additional landscaping is proposed by the applicants along the northern, southern and western property lines. The proposed re-stripping plan provides for adequate parking. Utility and drainage facilities are in place to serve the existing uses. Stormwater will be further reviewed as part of a minor site plan addressing, in particular, the drive aisle and parking in front of the church. Signage is not in compliance with Article 12 as noted above, and a condition has been proposed to address this standard.

General Standards for All Category 3 Uses (Sect. 9-304)

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the Standards in Section 9-304 which in summary states that all uses shall comply with the lot size requirements of the zoning district in which located; all uses shall comply with the bulk regulations of the zoning district in which located; all uses shall comply with the performance standards specified for the zoning district in which located; before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

The lot size requirements and bulk regulations of the R-1 District are met. In staff's opinion, the application complies with the performance standards. No new lighting is proposed. The property was developed in 1957 and has not been subject to site plan review. However, in order to address the parking constructed in 2002-2003, a minor site plan is required.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

The additional standards for child care centers and nursery schools require complying with the minimum lot size requirements with the provision of a usable outdoor recreation area; access to a sufficient public street; on-site pick up and drop off areas; and complying with State regulations pertaining to licensure and registration.

A fenced playground of over 8,000 square feet is provided in the southeast area of the lot. In staff's opinion, this satisfies the requirement for an outdoor recreation area. The child care center/nursery school is adequately served by Cedar Lane, an arterial street.

According to the applicants, a designated drop-off route is managed by three teachers unloading three vehicles at a time with all queuing occurring on the property. The applicants are subject to all applicable regulations and approvals for operation of a child care center. In staff's opinion, these standards have been addressed.

Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310)

The additional standards for private schools require complying with the minimum lot size requirements of the zoning district in which located with the provision of usable outdoor recreation area; the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided all private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 which require access to a sufficient public street and on-site pick up and drop off areas.

The applicants manage the use of the playground to provide adequate outdoor recreation space. The school has been operating at this 2.65-acre property for over 40 years.

Waivers/Modifications

Modification of Transitional Screening and Waiver of Barrier Requirements

The applicants request a modification of Section 13-303 of the Zoning Ordinance for the 25-foot transitional screening and waiver of Section 13-304 for the barrier requirements.

The Urban Forest Management Division (UFMD) review (Appendix 9) identified the need for additional information and conformance with the transitional screening, barrier, tree canopy and interior parking lot landscaping requirements. The applicants have worked to address these concerns, and UFMD has advised that the only remaining comment is for the plat to specify the minimum planting size of 18 inches in height for the shrubs. Staff has proposed a development condition to address this issue.

Existing trees are located around the perimeter of the site to the north, east and south. The depth of the landscaping varies from five to over 25 feet. The existing location of the ingress and egress driveways and the parking on the south side of the building prohibit the ability to provide the required 25-foot landscape strip. A wooden fence is located on adjoining residential Lots 17 and 18 to the north. Along the front of the church (western boundary), existing landscaping includes low-level shrubs and two dogwoods.

The applicants have proposed to supplement the existing screening with shrubs in areas where needed along the northern and southern property lines. The Plat indicates that 55 shrubs will be planted. The applicants have proposed to add four deciduous

trees along the front of the property. The proposed trees will enhance the screening of the property while allowing the church and school to maintain the visibility that they desire.

Given the setback of the building, which minimizes its impact on adjoining properties and that no construction is proposed, as well as the proposed supplemental landscaping, staff does not object to the proposed modification and waiver.

Waiver of Interior Parking Lot Landscaping

The applicants request a waiver of Sect. 13-202 of the Zoning Ordinance for interior parking lot landscaping. Due to the configuration of the existing parking, it is not practical to provide interior parking lot landscaping, and not providing such landscaping will not have a deleterious effect on adjacent properties. Staff does not object to this waiver.

Waiver of the Dustless Surface Requirement

The applicants request a waiver of the dustless surface requirement of Sect. 11-102 (11) for the portion of the rear parking lot depicted on the plat as gravel. The gravel parking has been in place since the church was constructed. In the application for site plan waiver approved May 5, 1965, the entrances and parking are described as bluestone. They are depicted as gravel on the plat dated March 22, 1973, and approved as part of the Special Permit applications on June 20, 1973 and September 19, 1978. Staff recommended a dustless surface during the 1973 review, but that was not included in the approval. Sometime between 1978 and 1997 (the next date that County air photographs are available) the pavement shown on the Special Exception Plat, except for the drive aisle/parking in front of the church, was installed. The rear parking area remained unpaved.

Generally, staff does not recommend a waiver of the dustless surface requirement due to the potential for erosion and water and air quality pollution. However, historically, the area shown for gravel parking has occupied most of the rear of the property. Given the long-standing use of the gravel parking area, the surface may be highly compacted. As noted above, the applicants have agreed to remove gravel from the portion of the rear of the lot not shown for parking on the Special Exception Plat and to re-vegetate this area. This would provide a reduction of approximately 9,500 square feet of gravel.

Considering that no construction is proposed at this time, the gravel parking area is long-standing and the applicants agree to remove unnecessary gravel and re-vegetate the area, staff recommends that the Board of Supervisors direct the Director of DPWES to waive the dustless surface requirement for that portion of the rear parking area shown as gravel on the Special Exception Plat. The Dustless Surface Waiver process will result in appropriate conditions for the site, and the recording of a Dustless Surface

Maintenance Agreement in the County records signed by the Director of DPWES or his designee.

Waiver of the Countywide Trails Plan

The Countywide Trails Plan recommends a major paved trail (asphalt or concrete) eight feet or more in width along Cedar Lane. Currently, there are no sidewalks in front of, or in the vicinity of the property except on either side of Cherry Drive to the north. Considering no construction or changes to the school or church attendance are proposed, staff does not object to the requested waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject application for the existing development and previously approved uses is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the proposed development conditions in Appendix 1.

Recommendations

Staff recommends approval of SE 2013-PR-021 subject to the proposed development conditions set forth in Appendix 1.

Staff recommends approval of a modification of Sect. 13-303 of the Zoning Ordinance for the transitional screening requirement to permit the landscaping shown on the SE Plat, and a waiver of Sect. 13-304 for the barrier requirements.

Staff recommends approval of a waiver of Sect. 13-202 of the Zoning Ordinance for the interior parking lot landscaping.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services (DPWES) to waive the dustless surface requirement of Sect. 11-102 (11) of the Zoning Ordinance for the portion of the rear parking lot depicted on the Special Exception Plat as gravel.

Staff recommends that the Board of Supervisors direct the Director of DPWES to waive Sect. 17-201 (2) of the Zoning Ordinance for the construction of a trail along Cedar Lane.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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 Supervisors.

APPENDICES

1. Proposed Special Exception Conditions
2. Statement of Justification
3. Affidavit
4. Special Permit Plat dated March 22, 1973
5. Fairfax County Department of Transportation Review
6. Virginia Department of Transportation Review
7. Stormwater Management Review
8. Zoning Ordinance Special Exception Standards
9. Urban Forest Management Review
10. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**SE 2013-PR-021****April 29, 2014**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2013-PR-021, located at 3035 Cedar Lane, Tax Map 49-3 ((1)) 25A, to permit a church with a child care center, nursery school and private school of general education pursuant to Sect. 3-104 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in the application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception plat entitled Special Exception Plat/Minor Site Plan, Bruen Chapel Methodist Church & Montessori School of Cedar Lane, prepared by Smith Engineering, containing two sheets dated August 23, 2013 as revised through April 21, 2014, and the Parking Lot Re-Striping Exhibit, prepared by Dominion Surveyors, Inc., containing one sheet dated April 16, 2014, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception conditions shall be posted in a conspicuous place along with the Non-Residential Use Permits for the church and the school, and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
5. A minor site plan addressing storm water quality control for the parking and access drive located in the front of the structure shall be submitted to DPWES and approved prior to issuance of a Non-Residential Use Permit (Non-RUP).
6. The church shall be limited to a maximum seating capacity for the sanctuary of 108 seats.

7. The nursery school, child care and private school of general education are limited to a total maximum daily enrollment of 104 children, ages 2½ to 12 years. The hours of operation shall be limited to 7:00 A.M. to 6:00 P.M., Monday through Friday, year round.
8. As depicted on the Special Exception Plat, the Applicant shall reserve a 43.5-foot half-section of right-of-way on Cedar Lane and record a Deed of Reservation for a future public road prior to issuance of a Non-RUP. The Applicant shall convey said right-of-way area in fee simple and at no cost to the Board upon demand.
9. The parking lot will be restriped and wheel stops installed in general conformance with the Parking Lot Re-Striping Exhibit, dated April 16, 2014, prior to issuance of the Non-RUP.
10. A Dustless Surface Waiver shall be obtained from the DPWES through the established procedures prior to any minor site plan approval.
11. Prior to issuance of a Non-RUP, all gravel surfaces will be removed from the rear of the property that is not defined as gravel parking on the Parking Lot Re-Striping Exhibit dated April 16, 2014. This area shall be dressed with topsoil and overseeded to promote revegetation within one year of Special Exception approval.
12. Landscaping shall be provided in conformance with the approved Special Exception Plat prior to issuance of a Non-RUP. The applicants shall provide the plant quantities (four trees and 55 shrubs) listed in the Plant Schedule without exception, but may determine the mix of the species listed on the Plat at the time of installation. Shrubs shall be 18 inches in height at the time of planting. Existing and proposed landscape plantings on-site shall be maintained. Any dead, diseased or dying plantings shall be replaced within six months with the same species unless an alternative species is approved by the Urban Forest Management Division.
13. Signage shall be permitted on the property in accordance with Article 12 of the Zoning Ordinance. All non-permitted signs shall be removed within 60 days of the Special Exception approval.
14. New or replaced outdoor lighting fixtures shall be in accordance with Sect. 14-902 of the Zoning Ordinance.
15. No use(s), temporary or permanent, not specifically approved with this application shall be located on the subject property.
16. There shall be no outdoor storage of materials, equipment, or vehicles, except as associated with the playground.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

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(s) through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 18 months after the date of approval unless the use(s) have been established by obtaining the required Non-Residential Use Permit(s) noted above.



**WALSH COLUCCI
LUBELEY & WALSH PC**

Jonathan D. Puvak
(703) 528-4700 Ext. 5455
jpuvak@arl.thelandlawyers.com
Fax: (703) 528-6050

RECEIVED
Department of Planning & Zoning
APR 03 2014
Zoning Evaluation Division

REVISED
April 3, 2014

Via E-mail Delivery

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

Re: Special Exception Application
Fairfax County Tax Map Reference: 49-3 ((1)) 25A (the "Subject Property")
Applicants: Montessori School of Cedar Lane, Inc. and Trustees of Bruen Chapel
United Methodist Church

Dear Ms. Berlin:

Please accept this letter as a statement of justification to accompany a special exception application to allow a place of worship, nursery school, private school of general education, and child care associated with the nursery school and private school of general education on the Subject Property.

The Subject Property is zoned to the R-1 District and is located at 3035 Cedar Lane and identified among the Fairfax County tax assessment records as 49-3 ((1)) 25A. The Subject Property was originally developed as the Bruen Chapel United Methodist Church (the "Church") prior to the Fairfax County Zoning Ordinance requirement that places of worship receive special exception or special permit approval. The Church is the owner of the Subject Property and has operated a place of worship at this location since 1957. A portion of the Church's building is leased to the Montessori School of Cedar Lane, Inc. (the "School") for the operation of a nursery school and private school of general education. A school use on the Subject Property dates back to 1971.

On May 11, 1971, the Fairfax County Board of Zoning Appeals (the "BZA") approved special permit application S-65-71 to permit the operation of a Montessori school at the Subject Property. The original approval limited the total enrollment to fifty-two (52) children and established hours of operation between 8:30 a.m. and 4:30 p.m. In 1973, the BZA approved special permit application S-75-73 to increase enrollment to 104 children. Additionally, this

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

approval permitted no more than thirty (30) children to remain for a period over four (4) hours and restricted the ages of children to 2 ½ to 6 years. A Non-Residential Use Permit (the "Non-RUP") was approved by the Zoning Administrator on August 10, 1973. In 1978, The BZA approved S-186-78 to extend the hours of operation and age of the children. This approval was subject to conditions and the special permit plat entitled "Bruen Chapel United Methodist Church" prepared by McLaughlin Ghent Associates, which is dated March 22, 1973 and signed by the BZA Chairman on September 19, 1978 (the "SP Plat").

The Applicants have recently become aware that a new Non-RUP was not obtained after the 1978 approval. Consequently, the school related uses were not legally established. The most recent Non-RUP on file with Fairfax County is dated August 10, 1973. The purpose of this application is to renew the entitlement for the operation of a nursery school and child care. The Fairfax County Zoning Ordinance (the "Zoning Ordinance") limits a nursery school to students from two (2) to five (5) years of age. Consistent with the prior approval, this application proposes a place of worship, nursery school, private school of general education and child care associated with the nursery school and private school.

The Subject Property is located within the V1 Lee Community Planning Sector of the Vienna Planning District of the Area II Fairfax County Comprehensive Plan (the "Plan"). The Plan does not include any site specific recommendations for the Subject Property. The Subject Property is generally planned for residential development. As the R-1 zoning regulations permit nursery schools and child care with the approval of a special exception in residential districts, the Applicants' proposal is in harmony with the Plan's recommendation.

The place of worship has approximately 108 seats. The nursery school and child care are currently operated in accordance with the approved development conditions. The school is limited to a maximum enrollment of 104 students between the ages of 2 ½ years to 12 years. This application proposes no construction or changes in enrollment. In accordance with the Zoning Ordinance requirements of Section 9-011, please accept the following information regarding the proposed special exception application:

- The type of operation will be a place of worship, private school of general education, nursery school and child care. All of the uses will be located within the place of worship. The nursery school will serve students between the ages of two and one-half (2 ½) years to five (5) years of age, while the private school of general education will serve students between the ages of six (6) and twelve (12) years. Currently, the Applicant's enrollment includes students at or below six (6) years of age, however the Applicant would like to retain the flexibility for students up to twelve (12) years of age. The child care component only serves students enrolled in the nursery school or private school of general education.
- The place of worship has one weekly service held each Sunday at 11 a.m. In addition, church related education for children and adults is provided at 9:30 a.m. on Sunday and on occasion, meetings are held on Saturday or weekday evenings.

The hours of operation for the nursery school and private school of general education are 9:00 a.m. to 2:30 p.m., Monday through Friday. Extended child care is available from 7:00 a.m. to 9:00 a.m. and from 2:30 p.m. to 6:00 p.m., Monday through Friday.

- Approximately thirty-four (34) parishioners attend the weekly worship service. The maximum enrollment for the nursery school and private school of general education is 104 students. Approximately twenty-five (25) students are enrolled in a half-day program with a duration from 9:00 a.m. to 12:00 p.m. Approximately seventy (70) students participate in the full day program.
- The place of worship is staffed by a secretary that works four days a week from 9:30 a.m. to 12:30 p.m. The nursery school and private school of general education are staffed by four (4) teachers. Both uses are run by an administrator and a director. Thirteen (13) assistants work with the nursery school, private school of general education, and child care.
- The vehicle trips for the place of worship occur primarily on Sunday, with limited trips for staff on weekdays. The vehicle trips associated with nursery school, private school of general education and child care occur only Monday through Friday. The extended child care has flexible hours, thus the arrival and departure of students is staggered. All trips to the Subject Property are by private vehicle. The typical vehicle trips are as follows:
 - Fifty-five (55) to Sixty-five (65) students are dropped off between 7:00 a.m. and 8:40 a.m.
 - The peak arrival time in the morning for the nursery school and private school of general education is between 8:45 a.m. and 9:00 a.m. The Applicant has developed and instituted a designated drop off route and vehicle line for students between 8:45 a.m. and 9:00 a.m. The vehicle unloading is managed by three teachers who unload three vehicles at one time. All queuing occurs on the Subject Property. Carpools are encouraged and several families have more than one (1) child attending the nursery school and private school of general education. Approximately sixty (60) to seventy (70) percent of the nursery school and private school of general education students arrive between 8:45 and 9:00 a.m.
 - The departure of students occurs at various times between 12:00 p.m. to 6:00 p.m. Students under five (5) years of age who attend only the half-day nursery school program depart at 12:00 p.m. Similar to the drop off procedure outlined above, the Applicant uses a designated route and vehicle line from 12:00 p.m. to 12:15 p.m. Approximately twenty-five (25) students depart during this time period. At the end of the nursery school and private school day at 2:30 p.m., those students who do not

participate in extended child care will depart. Approximately ten (10) to fifteen (15) students depart at 2:30 p.m. Finally, the remainder of the students who participate in child care depart at various times between 3:00 p.m. and 6:00 p.m.

- The nursery school and private school of general education serves the local area. Students are primarily Fairfax County residents living within a radius of approximately five to seven miles.
- The existing structure located on the Subject Property will be retained. The existing structure consists of a one-story building and basement of approximately 12,000 total square feet.
- The Applicant is not aware of any hazardous or toxic substances located on the Subject Property.
- The proposed development complies with all adopted standards, ordinances and regulations, except for the following:
 - A waiver of the interior parking lot landscaping requirement. As the existing use will not be intensified and no disturbance is proposed, the Applicants propose to maintain the existing site conditions.
 - A modification of the transitional screening and barrier requirements on the western, northern, eastern, and southern property lines in favor of existing conditions. On the northern, southern, and western property lines, a modification is requested to allow the existing impervious surfaces to remain in the transitional screening area. The transitional screening requirement is satisfied on the eastern property line. A modification of the barrier requirement is requested along all property lines. The Applicant has proposed supplemental landscaping consisting of shrubs and deciduous trees to improve the screening. The Applicant has added some vegetation to the western property line adjacent to Cedar Lane, but desires to maintain visibility for the Church and School. Based on Section 13-305(3) of the Zoning Ordinance, the existing vegetation, as well as, the setback of the building are designed to minimize the impact to adjacent properties. Further, the Subject Property is bordered by existing mature vegetation on the north, east, and southern property lines and a fence is constructed along the northern property line.
 - A waiver of the dustless surface requirement to allow the continued use of a gravel driveway and parking area. The minimal amount of traffic on the Subject Property does not generate the need to modify existing conditions.

The approval of the special exception will allow the Applicant to continue to operate as they have for the past forty years. Should you have any questions, or require any additional information, please do not hesitate to contact me.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH COLUCCI LUBELEY & WALSH P.C.



Jonathan D. Puvak

cc: Scott Smith
Lynne J. Strobel
Martin D. Walsh

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 24, 2014
 (enter date affidavit is notarized)

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

123515b

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

in Application No.(s): SE 2013-PR-021
 (enter County-assigned application number(s), e.g. SE 88-V-001)

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Montessori School of Cedar Lane, Inc. Agent: Scott N. Smith	3035 Cedar Lane Fairfax, VA 22031	Co-Applicant/Lessee
Trustees of Bruen Chapel United Methodist Church Trustees/Agents: Scott N. Smith Mary Enix Jane Sinks Jean Bell Ella Stickles Stephen Arkoh	3035 Cedar Lane Fairfax, VA 22031	Co-Applicant/Title Owner/Lessor

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception 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).

Special Exception Attachment to Par. 1(a)DATE: April 24, 2014
(enter date affidavit is notarized)

1235(5b)

for Application No. (s): SE 2013-PR-021
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)	2200 Clarendon Boulevard Suite 1300 Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak (former) Andrew A. Painter Matthew J. Allman Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Smith Engineering, PLLC	14901 Bogle Drive, Suite 101 Chantilly, Virginia 20151	Engineer/Agent
Agents: Blake A. Smith Anthony F. Venafro		
Dominion Surveyors, Inc.	8808-H Pear Tree Village Alexandria, Virginia 22309	Architect/Agent
Agent: Alan R. Dalton		

(check if applicable)

[]

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 24, 2014
(enter date affidavit is notarized)

123515b

for Application No. (s): SE 2013-PR-021
(enter County-assigned application number(s))

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 and number, street, city, state, and zip code)

Montessori School of Cedar Lane, Inc.
3035 Cedar Lane
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

George L. Gilbert
Joyce E. Summers

(check if applicable) [] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit 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.

Special Exception Attachment to Par. 1(b)

DATE: April 24, 2014
(enter date affidavit is notarized)

123515b

for Application No. (s): SE 2013-PR-021
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley & Walsh, P.C. (f/k/a Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher,	J. Randall Minchew, M. Catharine Puskar,
Thomas J. Colucci, Michael J. Coughlin,	John E. Rinaldi, Kathleen H. Smith,
Peter M. Dolan, Jr., Jay du Von, William A.	Lynne J. Strobel, Garth M. Wainman,
Fogarty, John H. Foote, H. Mark Goetzman,	Nan E. Walsh, Martin D. Walsh,
Bryan H. Guidash, Michael D. Lubeley,	G. Evan Pritchard, Michael J. Kalish

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

Smith Engineering, PLLC
14901 Bogle Drive, Suite 101
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Blake A. Smith, Sole Member

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

Special Exception Attachment to Par. 1(b)

DATE: April 24, 2014
(enter date affidavit is notarized)

123515b

for Application No. (s): SE 2013-PR-021
(enter County-assigned application number (s))

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

Dominion Surveyors, Inc.
8808-H Pear Tree Village
Alexandria, Virginia 22309

DESCRIPTION OF CORPORATION: (check one statement)

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

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

George M. O'Quinn
Michael A. Clark

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 24, 2014
(enter date affidavit is notarized)

1235(b)

for Application No. (s): SE 2013-PR-021
(enter County-assigned application number(s))

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, and number, street, city, state, and zip code)
None

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

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

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 24, 2014
(enter date affidavit is notarized)

123515b

for Application No. (s): SE 2013-PR-021
(enter County-assigned application number(s))

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 Supervisors, 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 Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

123515b

DATE: April 24, 2014
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 Exception 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.

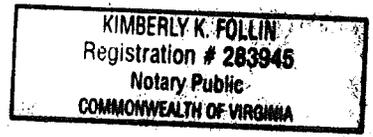
WITNESS the following signature:

(check one) [] Applicant *Lynne J. Strobel*
[X] Applicant's Authorized Agent
Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 24 day of April 2014, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



Approved: Daniel Smith

ETHEL E. HARRISON
2828 CEDAR LANE
VIENNA, VA. 22180

2.654 AC.

Graveled Parking Area

CEDAR LANE - RT. 698

APPLICANT FOR USE-PERMIT

G. LANCE GILBERT (T/A MONTESSORI SCHOOL OF CEDAR LANE)
9111 VOSSER COURT
FAIRFAX, VA. 22030

USE PERMIT APPLICATION RESPONSE

1. ZONE: RE-1
2. OWNER: BRUEN CHAPEL UNITED METHODIST CHURCH
3. MAIN USE: CHURCH (225 SEATS); AUXILIARY SPEC. PERMIT USE: MONTESSORI SCHOOL
4. PARKING REQUIRED FOR CHURCH: EXISTING=45 (SCHOOL REQUIRES ONLY 12 OF THESE)
5. SPECIAL PERMIT TYPE OPERATION: MONTESSORI SCHOOL (5 YRS. THRU 6 YRS. OLD CLASSES) REVISION TO THE CURRENT SPECIAL USE PERMIT LIMITATION.
6. HOURS OF OPERATION: 8:30 AM. TO 4:30 P.M.
7. NO OF PUPILS: 104
8. NO OF TEACHERS: 6
9. QUALIFICATION: ALL TEACHERS GRADUATES OF WASHINGTON MONTESSORI INSTITUTE; IN ADDITION, 1 TEACHER (MR. GILBERT) HAS MA IN PSYCHOLOGY
10. NO PROPOSED BUILDING ADDITIONS
11. PRIVATE SEPTIC FIELD (AS SHOWN)
12. PUBLIC WATER
13. PROPERTY LOCATED ON FAIRFAX COUNTY MAP NO. 40-3
14. NO IMPROVEMENTS TO BE MADE IN PUBLIC R/W

OFFICIAL ACTION
BOARD OF ZONING APPEALS

CHAIRMAN 9/19/78

PLAT PREPARED FOR BZA PURPOSES
SHOWING LOCATION OF IMPROVEMENTS ON LAND OF

BRUEN CHAPEL
UNITED METHODIST CHURCH

PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA
MARCH 22, 1973 SCALE: 1"=20'

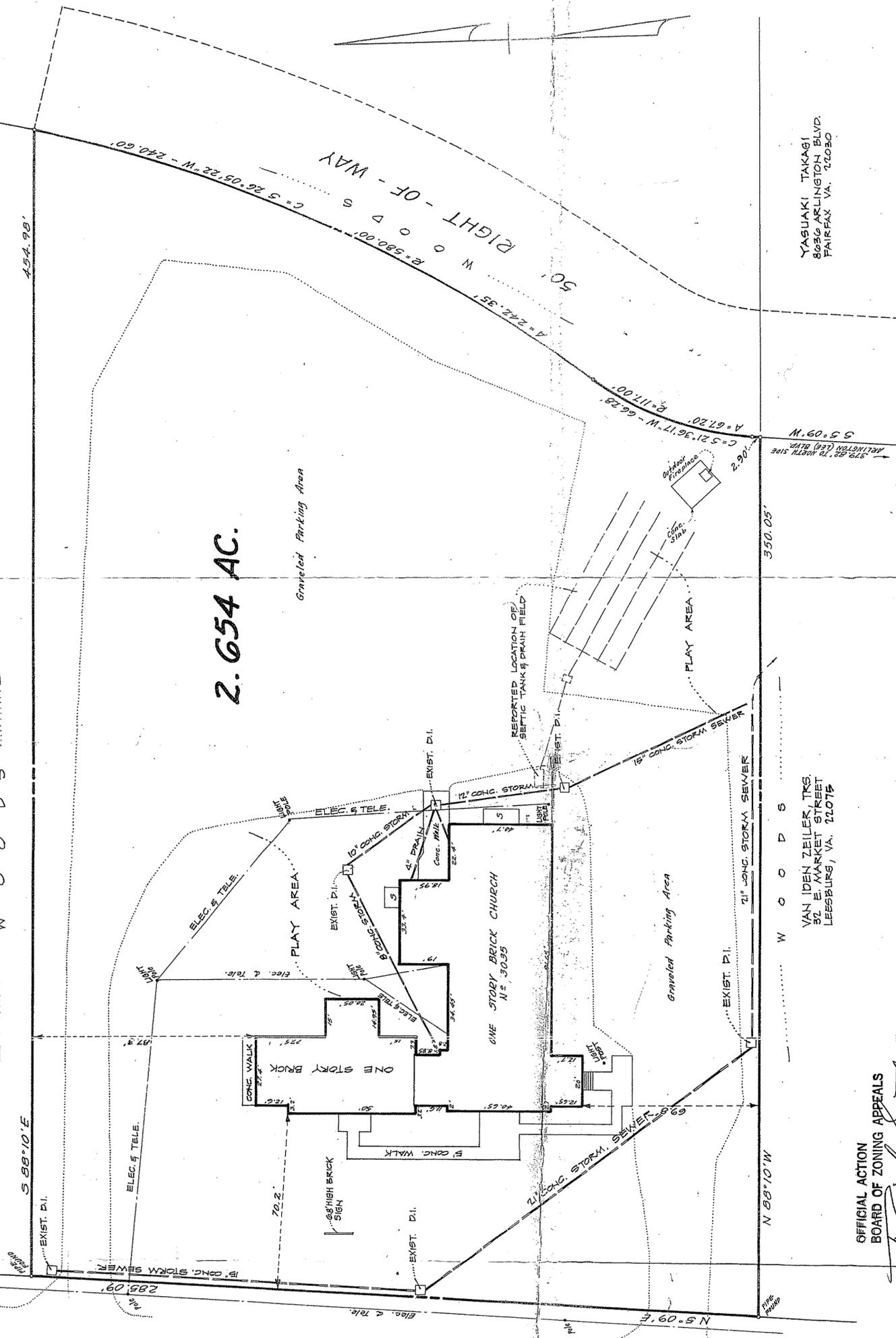
MELAUGHLIN GHENT ASSOCIATES
SURVEYING - ENGINEERING - LAND PLANNING
ANNANDALE, VIRGINIA

This drawing is a service document of the
McLaughlin Ghent Associates, remains the
sole property of said firm and may not in
any way be altered or modified or repro-
duced without express written permission.

RECEIVED
Department of Planning & Zoning
MAY 18 1973
Zoning Evaluation Division

Certified Correct:
Yasuyuki Takagi
Certified Surveyor

YASUAKI TAKAGI
8036 ARLINGTON BLVD.
FAIRFAX VA. 22030





County of Fairfax, Virginia

MEMORANDUM**DATE:** April 4, 2014

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

FROM: Michael A. Davis, Chief
Site Analysis Section, Department of Transportation 

FILE: SE 2013-PR-021

SUBJECT: SE 2013-PR-021 Trustees of Bruen Chapel United Methodist Church and
Montessori School of Cedar Lane, Inc.
3055 Cedar Lane, Fairfax, VA 22031
Tax Map: 049-3 ((1)) 25A

This Department has reviewed the subject application and Special Exception Plat/Minor Site Plan dated August 23, 2013 and revised through April 1, 2014.

The Applicant shall be providing the right-of-way reservation along Cedar Lane as shown on the SE Plat/Minor Site Plan, per previous comment by this Department. Therefore, this Department has no objection to approval of this application.

MAD/RP



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

January 10, 2014

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SE 2013-PR-021 Trustees of Bruen Chapel United Methodist Church and
Montessori School of Cedar Lane, Inc.
Tax Map # 49-3((01))0025E

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 December 12, 2013, and received on December 18, 2013. The following comments are offered:

1. A connection to the pedestrian facilities to the north should be made.
2. Is there a limit on the number of children in the childcare program?
3. Consideration should be given to connecting the curb and gutter on the north side of the northern entrance (exit).

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex2013-PR-021se1TrBruenChapelUnMethCh1-10-14BB



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

CHARLES A. KILPATRICK, P.E.
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030
April 4, 2014

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

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

Subject: SE 2013-PR-021 Trustees of Bruen Chapel United Methodist Church and
Montessori School of Cedar Lane, Inc.
Tax Map # 49-3((01))0025E

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 April 1, 2014, and received on April 1, 2014. I have no comments in addition to those previously provided.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver
fairfaxspex2013-PR-021se2TrBruenChapelUnMethCh4-4-14BB

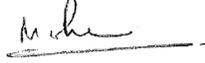


County of Fairfax, Virginia

MEMORANDUM

DATE: February 28, 2014

TO: Carmen Bishop, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Mohan Bastakoti, P.E., Senior Engineer III 
South Branch
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application # SE 2013-PR-021

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are no current downstream drainage complaints on file.

Stormwater Detention

The applicant shall provide detention to demonstrate that post development peak runoff is no greater than pre-development peak runoff for 2-yr and 10- ye storm event.

Water Quality Control

There was no parking lot in front of the church on 2002 aerial image but 2003 aerial image shows an existing parking lot. No information was provided with this application about the amount of impervious area added. A **minor site plan** addressing storm water quality control is required. PFM 6-0401.2A

Downstream Drainage System

No adequate outfall analysis was submitted on the plat. Computations to demonstrate adequacy of downstream receiving channel shall be submitted per PFM 6-0202.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed

as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1739 if you require additional information.

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Durga Kharel, Chief, Central Branch, SDID, DPWES
Hani Fawaz, Senior Engineer III, Chief, Central Branch, SDID, DPWES
Zoning Application File



9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such 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 category or use, the Board 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 Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 Standards for all Category 3 Uses

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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

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

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

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

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

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

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education

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

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

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

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.

- C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.
2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.
 3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.



County of Fairfax, Virginia

MEMORANDUM

January 7, 2014

TO: Carmen Bishop, Planner II
Zoning Evaluation Division, DPZ

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

SUBJECT: Bruen Chapel Methodist Church; SE 2013-PR-021

RE: Request for assistance dated December 13, 2013

This review is based upon the Special Exception application (SE) 2013-PR-021 stamped "Received, Department of Planning and Zoning, November 21, 2013," and the plat showing building location on the property located at "3035 Cedar Lane" stamped "Received, Department of Planning and Zoning, October 31, 2013." A site visit was conducted on January 2, 2014.

- Comment:** Transitional screening type I and associated barrier are required along the western property boundary where the site is across from the single family detached dwellings along Cedar Lane. Transitional screening calculations, proposed landscaping, and barrier have not been provided and it is unclear how the transitional screening and barrier requirements for this location will be met.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3A(1)(2)(3) identifying the transitional screening requirements for the western portion of the site should be provided as part of the SE. Landscaping and an associated barrier should be provided that meet the transitional screening and barrier requirements. The specific plant material, including quantities, proposed to be planted and to be used toward meeting the transitional screening requirement, should be clearly provided as part of the SE. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the western property boundary, a modification request with a detailed site specific justification in conformance with ZO 13-305 should be provided as part of the SE.

- Comment:** Transitional screening type 1 and an associated barrier are required at the northern portion of the site, adjacent to off-site lots 14, 15, 16, 17, and 18. Transitional screening calculations, proposed landscaping, and barrier have not been provided and it



cannot be determined if the existing forest community meets the intent of the transitional screening and barrier requirements for this area.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3A(1)(2)(3) identifying the transitional screening requirements for the northern portion of the site should be provided as part of the SE. The existing vegetation proposed to be preserved and to be used toward meeting the transitional screening requirement, should be clearly identified on the SE. In addition, supplemental landscaping should be provided in all open areas of the transitional screening yard. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the northern property boundary, a modification request with a detailed site specific justification in conformance with ZO 13-305 should be provided as part of the SE.

- 3. Comment:** Transitional screening type 1 and an associated barrier are required at the southern portion of the site, adjacent to off-site lot 24. Transitional screening calculations, proposed landscaping, and barrier have not been provided and it cannot be determined if the existing forest community meets the intent of the transitional screening and barrier requirements for this area.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3A(1)(2)(3) identifying the transitional screening requirements for the southern portion of the site should be provided as part of the SE. The existing vegetation proposed to be preserved and to be used toward meeting the transitional screening requirement, should be clearly identified on the SE. In addition, supplemental landscaping should be provided in all open areas of the transitional screening yard. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the northern property boundary, a modification request with a detailed site specific justification in conformance with ZO 13-305 should be provided as part of the SE.

- 4. Comment:** Transitional screening type 1 and an associated barrier are required at the eastern portion of the site, adjacent to off-site lot 20. Transitional screening calculations, proposed landscaping, and barrier have not been provided and it cannot be determined if the existing forest community meets the intent of the transitional screening and barrier requirements for this area.

Recommendation: Transitional screening calculations in accordance with ZO 13-303.3A(1)(2)(3) identifying the transitional screening requirements for the eastern portion of the site should be provided as part of the SE. The existing vegetation proposed to be preserved and to be used toward meeting the transitional screening requirement, should be clearly identified on the SE. In addition, supplemental landscaping should be provided in all open areas of the transitional screening yard. If the Applicant wishes to pursue a modification of the transitional screening and barrier requirements for the northern property boundary, a modification request with a detailed site specific justification in conformance with ZO 13-305 should be provided as part of the SE.

5. **Comment:** Preliminary 10-year Tree Canopy Calculations have not been provided and it is unclear how the 30% 10-year tree canopy requirement for this set will be met.

Recommendation: 10-year Tree Canopy Calculations in accordance with PFM 12-0511 and PFM Table 12.10 should be provided as part of the SE demonstrating how the 30% 10-year tree canopy requirement will be met.

6. **Comment:** There are 18 lined asphalt parking spaces and unlined gravel parking areas that exceed 20 spaces. Any parking lot of twenty or more spaces shall be provided with interior landscaping covering not less than 5% of the total area of the parking lot. Interior parking lot landscaping calculations have not been provided and it is unclear how this requirement will be met.

Recommendation: Interior parking lot landscaping calculations and associated landscaping in accordance with ZO 13-202 and PFM Table 12.11 should be provided as part of the SE demonstrating how the 5% landscaping requirement will be met.

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

TLN/
UFMDID #: 187220

cc: DPZ File

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		