



County of Fairfax, Virginia

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

June 18, 2014

Lynne J. Strobel
Walsh, Colucci, Lubeley and Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

Re: Special Exception Application SE 2013-PR-021

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on June 17, 2014, the Board approved Special Exception Application SE 2013-PR-021 in the name of Trustees of Bruen Chapel United Methodist Church and Montessori School of Cedar Lane, Inc. The subject property is located at 3035 Cedar Lane, on 2.65 acres of land, zoned R-1 in the Providence District [Tax Map 49-3 ((1)) 25A]. The Board's action permits a church with child care center, nursery school and private school of general education with a total enrollment of 104 students, pursuant to Section 3-104 of the Fairfax County Zoning, 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 May 20, 2014, and the Parking Lot Re-Striping Exhibit, prepared by Dominion Surveyors, Inc., containing one sheet dated April 16, 2014 as revised through May 20, 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.

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

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

4. 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. New or replaced outdoor lighting fixtures shall be in accordance with Sect. 14-902 of the Zoning Ordinance.
14. No use(s), temporary or permanent, not specifically approved with this application shall be located on the subject property.
15. There shall be no outdoor storage of materials, equipment, or vehicles, except as associated with the playground.
16. Periodic written notice, at least twice a year, shall be issued to parents reminding them to obey all traffic regulations in the drop-off and pick-up of children. Specifically, drivers will be advised to exercise caution when entering and exiting the site, being especially aware of approaching traffic from the direction of the Route 50 intersection, and that when waiting for the traffic signal at Cedar Lane and Route 50, it is illegal and unsafe to cross the double yellow line and encroach into the oncoming traffic lane for the purpose of accessing the property.

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, 24 months after the date of approval unless the use(s) have been established by obtaining the required Non-Residential Use Permit(s) noted above.

The Board also:

- Modified the transitional screening to that shown on the SE plat and waived the barrier and interior parking lot landscaping requirements.
- Directed the Director of the Department of Public Works and Environmental Services to waive the dustless surface requirement for the portion of the rear parking lot depicted as gravel on the SE plat and waive the construction of a trail along Cedar Lane.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



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

APPLICATION No: SE 2013-PR-021

(Staff will assign)
RECEIVED
 Department of Planning & Zoning

NOV 21 2013

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Trustees of Bruen Chapel United Methodist Church and Montessori School of Cedar Lane, Inc.
	MAILING ADDRESS c/o Walsh, Colucci, Lubeley, Emrich, Walsh, P.C. 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201
	PHONE HOME () WORK (703)528-4700
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 3035 Cedar Lane, Fairfax, VA 22031
	TAX MAP NO. 49-3((1)) 25A SIZE (ACRES/SQ FT) 2.65 acres (115,434 Sq. ft.)
	ZONING DISTRICT R-1 MAGISTERIAL DISTRICT Providence
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-300
	PROPOSED USE New special exception application to permit a nursery school, private school of general education and child care in association with the nursery school and private school of general education.
AGENT/CONTACT INFORMATION	NAME Jonathan D. Puvak, attorney/agent
	MAILING ADDRESS Walsh, Colucci, Lubeley, Emrich, and Walsh, P.C., 2200 Clarendon Blvd. Suite 1300, Arlington, VA 22201
	PHONE NUMBER HOME WORK 703-528-4700
	PHONE NUMBER MOBILE
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant --or-- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Jonathan D. Puvak, attorney/agent</p> <p>_____ TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p>_____ SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Date application accepted: 12/5/13

Virginia Raffner
 Application Fee Paid: \$ 11,025.00

SE 2013-0123

12/5/13
 WR

SE 2013-PR-021

Zoning Application Closeout Summary Report

Printed: 6/19/2014

General Information

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

DECISION DATE: 06/17/2014

CRD: NO

HEARING BODY: BOS

ACTION: APPROVE

STAFF COORDINATOR: CARMEN BISHOP

SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON JUNE 17, 2014, THE BOARD UNANIMOUSLY APPROVED SE 2013-PR-021 ON A MOTION BY SUPERVISOR SMYTH SUBJECT TO DEVELOPMENT CONDITIONS DATED JUNE 11, 2014.

APPLICATION DESCRIPTION:

TO PERMIT A CHURCH WITH CHILD CARE CENTER, NURSERY SCHOOL, AND PRIVATE SCHOOL OF GENERAL EDUCATION

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				R-1	2.65 ACRES

Tax Map Numbers

0493 ((01))()0025 A

Approved Land Uses

Zoning District: R-1

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
CH/SCH>99					12,000	0.10	2.65	ACRES
TOTALS					12,000	0.10	2.65	ACRES

Approved Waivers/Modifications

- WAIVE TRAIL REQUIREMENT
- WAIVE BARRIER REQUIREMENT
- MODIFY TRANSITIONAL SCREENING REQUIREMENT
- WAIVE INTERIOR PARKING LOT LANDSCAPING
- WAIVE DUSTLESS SURFACE

6/19/2014

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 06-11-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
PARKING	01-01-0001	0	NON-RUP	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
OTHER - TRANSPDRATION	01-01-0001	0	NON-RUP	0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	NON-RUP	0	01-01-0001
NOTIFICATION - GENERAL	01-01-0001	0	N/A	0	01-01-0001
WAIVER OF DUSTLESS SURFACE REQUIREMENT	01-01-0001	0	SITE PLAN	0	01-01-0001
NUMBER OF SEATS	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
LIGHTING/GLARE	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	NON-RUP	0	01-01-0001
EXPIRES IN NUMBER MONTHS / YEARS UNLESS IMPLEMENTED	06-17-2016	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001

6/19/2014