



APPLICATION ACCEPTED: August 6, 2014
DATE OF PUBLIC HEARING: March 18, 2015 @ 9:00am

County of Fairfax, Virginia

March 11, 2015

STAFF REPORT

SPECIAL PERMIT AMENDMENT SPA 2004-SP-052-02

SPRINGFIELD DISTRICT

APPLICANT: SV Lotus Temple

ZONING: R-C, WS

LOCATION: 12501 & 12519 Braddock Road,
Fairfax, 22030

ZONING ORDINANCE PROVISIONS: 3-C03, 8-302

TAX MAP: 66-2 ((1)) 24 & 25

LOT SIZE: 15.64 acres

F.A.R.: 0.031

PLAN MAP: 0.1-0.2 du/ac

SP PROPOSAL: Group 3 – Place of Worship: Modification of
previously approved development conditions.

STAFF RECOMMENDATION: Staff recommends approval of SPA 2004-SP-052-02 subject to the proposed development conditions contained in Appendix 1.

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

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

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

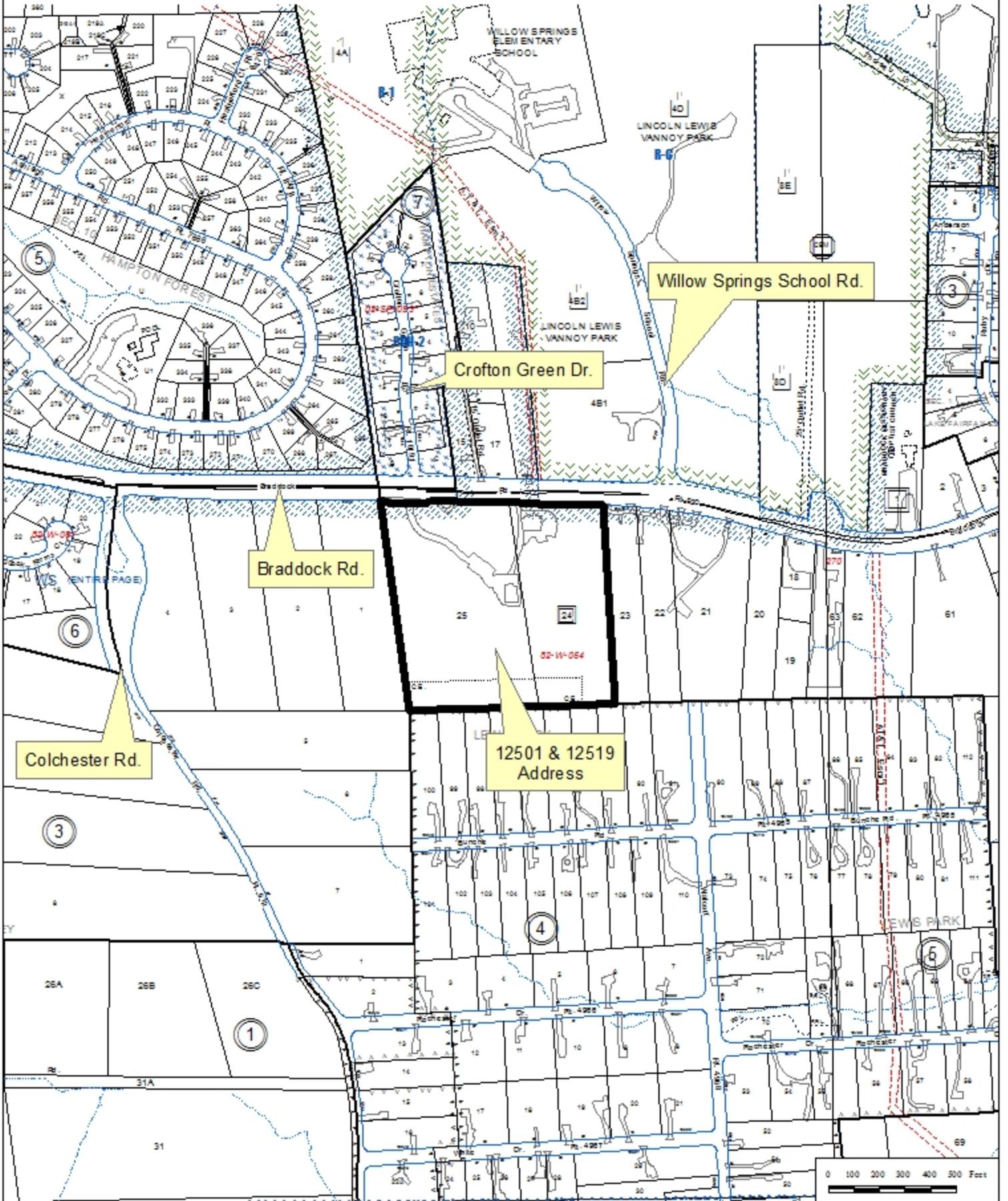
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center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



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

Special Permit Amendment

SPA 2004-SP-052-02
SV LOTUS TEMPLE



SPECIAL PERMIT AMENDMENT PLAT

SRI VENKATESWARA

LOTUS TEMPLE OF VIRGINIA

OWNER INFORMATION :

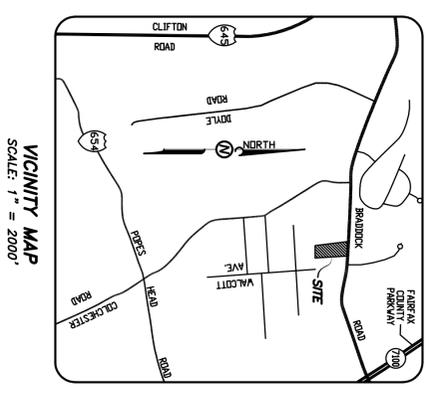
SV LOTUS TEMPLE
12501 BRADDOCK RD
FAIRFAX, VIRGINIA 22030

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED ON ASSESSMENT MAPS AS REFERENCE NO. 066--2-01, PARCEL 24 & PARCEL 25 AND IS ZONED R-C.
2. CURRENT OWNERS: SV LOTUS TEMPLE DEED BOOK 21024 PAGE 0433 & D.B. 21024 PAGE 0504.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY OTHERS. TOPO BASED ON AERIAL SURVEY.
4. BEARINGS BASED ON VCS MAD 1927 NORTH.
5. THE ADDRESS OF THIS PROPERTY IS 12501 & 12519 BRADDOCK RD.
6. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
7. PLAT HAS BEEN PREPARED WITH THE BENEFIT OF THE TITLE REPORT FURNISHED FOR THE SAID PROPERTIES.
8. FAIRFAX COUNTY CONTROL MONUMENTS USED: BLAKE 1969 & FAIRFAX 2 AZ.
9. CONTOUR INTERVAL : 2 FEET
10. THIS SITE TO BE SERVED BY PUBLIC WATER & PUBLIC SEWER. EXISTING SEWER FORCE MAIN CONNECTIONS TO EXISTING TRAILER AND EXISTING DWELLING TO BE DISCONNECTED AT THE TIME OF OCCUPANCY PERMIT FOR THE PROPOSED WORSHIP CENTER.
11. A SIGN PERMIT SHALL BE OBTAINED FOR THE PROPOSED SIGN AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
12. PARKING LOT LIGHTS SHALL BE MAX. OF 12 FT HEIGHT DOWNWARD FOCUSING, NON-GLARE TYPE.
13. A WAIVER OF BARRIER REQUIREMENT ALONG THE NORTHERN LOT LINE OF THE PROPERTY WAS APPROVED WITH THE ORIGINAL SPECIAL PERMIT APPLICATION #SP2004-SR-053.
14. APPLICANT REQUEST A MODIFICATION OF BARRIER REQUIREMENT ALONG THE EASTERN AND A WAIVER OF BARRIER REQUIREMENT ALONG THE WESTERN LOT LINE OF THE PROPERTY.
15. STORM WATER DETENTION TO BE PROVIDED IF NOT WAIVED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. BMP TO BE PROVIDED.
16. AT THE TIME OF FINAL SITE PLAN APPROVAL, THE LOCATION OF LIMITS OF CLEARING AND GRADING MAY CHANGE SLIGHTLY DUE TO FINAL ENGINEERING.
17. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
18. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS & ADOPTED STANDARDS.
19. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
20. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
21. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.
22. THE PROPOSED FREESTANDING SIGN SHALL NOT EXCEED 40 S.F. IN AREA OR 8 FT. IN HEIGHT, AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
23. OVERLAY DISTRICT : WATER SUPPLY PROTECTION
24. THERE IS NO FLOOD PLAIN/RPA & EOC LOCATED ON THIS SITE.
25. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY EASEMENT OF 25 FT. OR MORE, AND ANY MAJOR UNDERGROUND UTILITY EASEMENT REGARDLESS OF WIDTH EXCEPT AS SHOWN ON THE PLAT.
26. ALL EXISTING STRUCTURES TO BE REMOVED.
27. THE PROPOSED LOCATION OF BMP, SWM AND THE RELATED DESIGN CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.

LANDSCAPE NOTES

AT TIME OF FINAL SITE PLAN, PLANT LOCATIONS MAY BE MODIFIED IF NECESSARY DUE TO CHANGES IN FINAL ENGINEERING OR LOCATION OF UTILITY EASEMENTS.
PLANT MATERIAL SHOWN ON THIS PLAN IS REPRESENTATIVE BUT NOT NECESSARILY LIMITED TO THE VARIETIES LISTED IN THE PLANT SCHEDULE.
LOCATION AND SPECIES OF THE PLANT MATERIAL SHOWN ARE SUBJECT TO CHANGES DUE FINAL ENGINEERING, BUT QUANTITIES WILL EQUAL TO THAT REPRESENTED ON THIS PLAN.



- INDEX**
1. COVER SHEET
 2. EXISTING CONDITION PLAN
 - 3-4. SPECIAL PERMIT PLAT
 - 5-6. LANDSCAPE PLAN
 - 7-8. APPROVED SPECIAL PERMIT CONDITIONS AND NARRATIVE

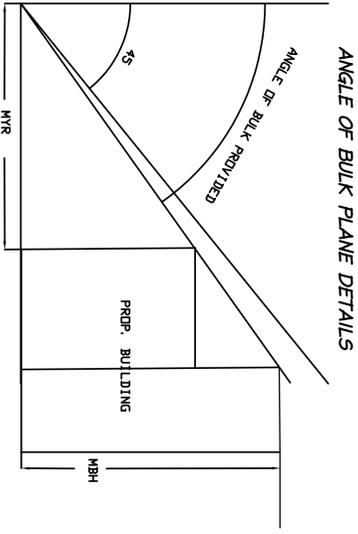
SITE TABULATION :
EX. SITE AREA : 15.584 AC.
PROPOSED BUILDING GROSS FLOOR AREA (NOT INCLUDING CELLAR) = 20,989 S.F.
USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)
MAX. FAR ALLOWED : 0.10
FAR PROVIDED = 0.031

SETBACK REQUIREMENTS :
ZONED : R-C
FRONT : 50 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 40 FT
SIDE : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 20 FT
REAR : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 25 FT
MAX. BUILDING HEIGHT ALLOWED : 60 FT
MAX. BUILDING HEIGHT PROVIDED : 36 FT (MAIN BLDG), 50' (PETALS) & 65' (DOME, ACC. STRUCTURE)

PARKING TABULATION :
USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)
PARKING SPACES REQUIRED : (1 SP/14 SEATS) = 91 SPACES
PARKING SPACES PROVIDED = 142 SPACES INCLUDING 6 H.C. SPACES
H.C. SPACES REQUIRED = 6
H.C. SPACES PROVIDED = NONE
LOADING SPACES REQUIRED = NONE
LOADING SPACES PROVIDED = NONE

OPEN SPACE TABULATION :
OPEN SPACE REQUIRED : 50% TOTAL SITE AREA= 50% (15,642) AC.) = 7,821 AC.
OPEN SPACE PROVIDED = 53,905 SF, OR 78%
INTERIOR PARKING LOT LANDSCAPING REQUIRED :
5% OF TOTAL AREA OF PARKING LOT = 2,408 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED : 3,200 S.F.(7.08%)

TRIP GENERATION RATES:
TRIP GENERATION PER ITE 6TH EDITION (CHURCH)
AVERAGE SUNDAY VEHICLE TRIP PER 1000 S.F. G.F.A.
TOTAL GFA (PHASE I & II)
(31,486 AVG. TRIP RATE)/(20,000 S.F.) = 629 VPD
WEEKDAYS :
(7,699 AVG. TRIP RATE)/(20,000 S.F.) = 154 VPD



ALLOWED :
ANGLE OF BULK = 45
MBH = 60'
MYR = 20'

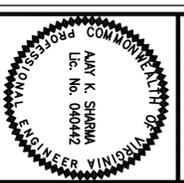
PROVIDED :
EAST SIDE
MBH = 36'
MYR = 493.0'
ANGLE OF BULK = 78.8

WEST SIDE
MBH = 36'
MYR = 142.3'
ANGLE OF BULK = 75.34

REVISION	DATE	BY

DESIGN	DRAWN	CHECKED
AS	RI	AS

SCALE	DATE
AS	02/13/2015
PROJECT NAME	DRAWING FILE
SV TEMPLE	PP-105
PROJECT NO.	1201-0085V1
PROJ. NO.	1201-0085V1
DATE	02/13/2015
SCALE	AS



COVER SHEET

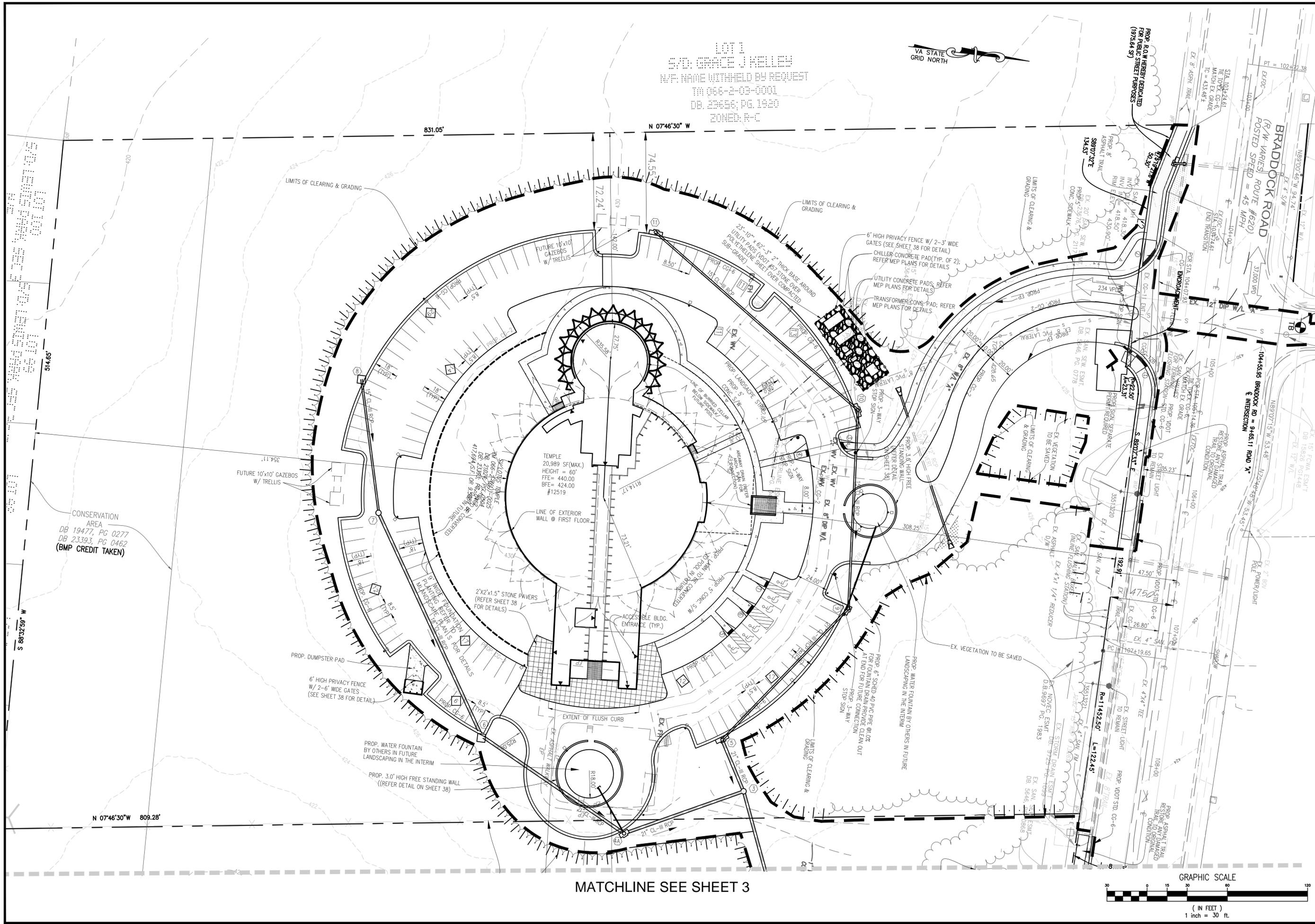
SV LOTUS TEMPLE OF VA

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

Dominion Engineers, Inc.

Planners, Civil Engineers, Landscape Architects, Structural Engineers

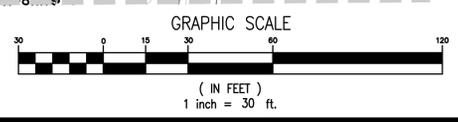
14950 HOPEWELLS LANDING DRIVE, GAINESVILLE, VA 20155
TEL: 703-291-1700 FAX: 703-291-1265



LOT 1
 50' GRADE VARIATION
 NOT TO BE WITHD BY PROJECT
 311 555-2-09-0001
 DB 1947, PG 1950
 2015-1-1

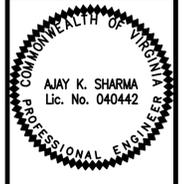


MATCHLINE SEE SHEET 3



Dominion Engineers, Inc.
 Planners, Civil Engineers, Landscape Architects, Structural Engineers
 14950 HOPEWELLS LANDING DRIVE, GAINESVILLE, VA 20155
 TEL: 703-291-1700 FAX: 703-291-1265

SPECIAL PERMIT PLAT
 (1 OF 2)
SV LOTUS TEMPLE OF VA
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NO.	REVISION	DATE	BY

DESIGN AS	DRAWN RM	CHECKED AS
SCALE 1"=30'	DATE 01/29/2015	
PROJ No.	DRAWING FILE	
PROJECT NAME SV TEMPLE		
2 OF 7		
SHEET		

CONSERVATION AREA
 DB 19477, PG 0277
 DB 23393, PG 0462
 (BMP CREDIT TAKEN)

831.05' N 07°46'30" W
 74.55' N 07°46'30" W
 514.65' S 88°32'59" W
 809.28' N 07°46'30" W



County of Fairfax, Virginia

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

June 22, 2009

Lynne J. Strobel, Agent
2200 Clarendon Boulevard
13th Floor
Arlington, Virginia 22201-3359

Re: Special Permit Amendment Application SPA 2004-SP-052
Sri Venkateswara Lotus Temple of Virginia

Dear Ms. Strobel:

At its June 16, 2009 meeting, the Board of Zoning Appeals took action to APPROVE the above-referenced application. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits.

Sincerely,

Kathleen A. Knuth

Clerk to the Board of Zoning Appeals

Enclosure: As stated

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5909
Phone 703 324-1280
FAX 703 324-1207
www.fairfaxcounty.gov/dpz

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SPA 2004-SP-052 Appl. under Sect(s). 3-033 of the Zoning Ordinance to amend SP 2004-SP-052 previously approved for a place of worship to permit modification of development conditions. Located at 12501 and 12519 Braddock Rd. on approx. 15.64 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 16, 2009; and

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

- 1. The applicant is the owner of the land.
2. The applicant is in for an amendment to a place of worship for a modification of previously approved development conditions, dealing with only one development condition to extend the three-year approval of the temporary trailers for another five years from the date of the amendment approval.
3. There were reservations shared amongst the Board members about having a temporary trailer become a de facto permanent trailer.
4. Given the amount of investment that the temple has already put into the site and the unusual economy, the five-year extension would be allowed.

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

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

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

- 1. This approval is granted to the applicant only, Sri Venkateswara Lotus Temple of Virginia, and is not transferable without further action of this Board, and is for the location indicated on the application, 12501 and 12519 Braddock Road, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Professional Design Group, Inc., dated May 6, 2004, as revised through October 4, 2005.
3. A copy of this special permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special

permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

- 5. The maximum number of worshippers in the main area of worship shall be 364.
6. Parking shall be provided as depicted on the Special Permit Plat, except as modified by Condition 25.
7. All parking shall be provided on-site, except as otherwise provided in these development conditions. No parking shall be permitted on Braddock Road or other local streets. In the event parking cannot be completely accommodated on-site, the applicant shall provide a shuttle service to transport worshippers to and from the subject property from an approved legal off-site parking location. Such off-site parking location shall be approved by the Zoning Administrator.
8. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following modifications:
- Additional plantings shall be provided along the eastern lot line adjacent to the proposed stormwater management pond, and in the northwestern portion of Lot 24, to screen the view of the developed area from Braddock Road. Additional plantings shall be provided along the western lot line (Lot 25) between the parking lot and the western lot line to supplement existing vegetation to screen the parking lot from the adjacent residential use if deemed necessary by Urban Forestry Management (UFM). The size, species and location of plantings shall be provided in consultation with UFM.
9. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM of DPWES.
10. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.
11. The barrier requirement shall be waived along all lot lines.
12. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.
13. In no event shall any area on the site be left denuded for a period longer than 14 days except

for that portion of the site in which work will be continuous beyond 14 days.

- 14. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the special permit plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM, DPWES.

The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6-foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
• Root pruning shall take place prior to any clearing and grading, or demolition of structures.
• Root pruning shall be conducted with the supervision of a certified arborist.
• Tree protection fence shall be installed immediately after root pruning, and shall be

- positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
• Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment
• An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

- 15. A minimum of 60% of the site shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation in the undisturbed open space except for dead or dying vegetation, as determined by UFM. No structures or fences shall be permitted in the area of undisturbed open space.
16. If public sanitary sewer is not available, a special permit amendment will be required to incorporate a septic drainfield on the site.
17. If blasting is required, and before any blasting occurs on the application property, the applicant will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented.
18. If DPWES, in coordination with the Air Quality and chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:
a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.
b. Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution Control Division and with the Soil Science Office, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.
19. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaires and shall be controlled by timers (except for security lighting). No uplighting of landscaping, signage or architecture shall be permitted.
20. The maximum height of the building, measured from the lowest ground level to the top of the building, excluding the spire, shall be 60 feet.
21. Unless required by DPWES to construct a dry stormwater detention pond, the applicant shall provide bioretention Stormwater management/Best Management Practices facilities that include, to the extent possible, plant materials that can assist in screening the development from Braddock Road. Subject to approval by DPWES, the pond shall be designed with structural elements to increase holding time, such as sediment traps and forebays and/or trickle ditch check dams to divert water into the pond floor. The pond shall be designed to encourage the establishment of a shallow marshy wetland floor to create a naturalized planted

- environment.
22. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.
23. A geo-technical engineering and soil study shall be submitted to DPWES for review and approval as determined necessary by DPWES and implemented as determined by DPWES.
24. Notwithstanding that which is shown on the plat, the temporary trailers and associated parking shall be placed on Lot 25 in an area to be cleared for the main place of worship, driveway, and/or parking lot.
25. The temporary trailer depicted on the plat shall be approved for a time period not to exceed five years from the date of approval of this special permit amendment application. Development Condition Numbers 1, 2, 3, 4, 16, 19, 22 and 25 shall be implemented prior to the issuance of the Non-RUP for the trailer. The trailer shall have a maximum of 100 seats. Thirty-three (33) parking spaces shall be provided prior to issuance of the Non-RUP for the trailer, in an area now depicted as a parking area on the Special Permit Plat. Additionally, the access road shall be constructed and transitional screening along Braddock Road adjacent to the access road, as depicted on the plat, shall be installed prior to issuance of the Non-RUP for the trailer.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards. Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Ms. Gibb seconded the motion, which carried by a vote of 5-2. Mr. Beard and Mr. Byers voted against the motion.

A Copy Tests:

Kathleen A. Knuth
Clerk to the Board of Zoning Appeals

Table with 3 columns: Condition #, Conditions Statements, Conditions Analysis. Contains 7 rows of conditions and their analyses.

Table with 3 columns: Condition #, Conditions Statements, Conditions Analysis. Contains 3 rows of conditions and their analyses.

Vertical text: Dominion Engineers, Inc. Planners, Civil Engineers, Landscape Architects, Structural Engineers

Vertical text: SPECIAL PERMIT CONDITIONS AND NARRATIVE (1 OF 2) SV LOTUS TEMPLE OF VA



Table with columns: REVISION, DATE, BY, DESIGN, DRAWN, CHECKED, NO SCALE, DATE, PROJ No., DRAWING FILE

PROJECT NAME: SV TEMPLE
6 OF 7 SHEET

10	Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.	DPWES for their review and input. Parking Lot landscaping has been provided in accordance with article 13 of the Fairfax County Zoning Ordinance.
11	The barrier requirement shall be waived along all lot lines.	Duly Noted.
12	The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES including UFM for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on—site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.	The limits of clearing and grading are minimum feasible for the development of the site per approved Special Permit Plat and are in substantial conformance to that shown on the approved special permit plat. A copy of the sealed and signed grading plan showing the limits of clearing and grading necessary to construct the improvements has been submitted as a part of this plan set for review and approval of DPWES. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent. Instruction for the on-site pre-construction conference has been clearly mentioned in the sequence of construction on "E&S Notes" sheet of the plan set.
13	In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.	No area of the site shall be left denuded for more than 14 days except for that portion of the site in which the work will continue beyond 14 days. A note of this effect has been placed on the site layout sheet and also included as a part of the "Erosion and Sediment Control Maintenance Narrative" on "E&S Notes" sheet of the site plan set.
14	The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES. The tree preservation plan shall consist of a tree survey that includes the location,	A tree preservation plan has been prepared by a Certified Arborist and is being submitted for review and approval by the UFM, DPWES. The tree preservation plan consists of a tree survey to show the location, species, size, crown spread and condition rating percentage of all trees 10" in diameter or larger and 20' to either side of the limits of clearing and grading shown on the Special

	loaders, tractors, trucks, stump—grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM, DPWES.	
	The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following.	
	<ul style="list-style-type: none"> Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches Root pruning shall take place prior to any clearing and grading, or demolition of structures Root pruning shall be conducted with the supervision of a certified arborist. Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area. Immediately after the phase-II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment An Urban Forest Management, 	

	this risk Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.	Control Division and with the Soil Science Office, to minimize this risk Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.
19	Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaires and shall be controlled by timers (except for security lighting). No uplighting of landscaping, signage or architecture shall be permitted.	All proposed outdoor lighting are in accordance with the performance Standards contained in Part 9 of article 14 of the Zoning Ordinance. All outdoor lighting are full cut-off luminaires and shall be controlled by timers (except for security lighting). No uplighting of landscaping, signage or architecture is proposed with the development.
20	The maximum height of the building, measured from the lowest ground level to the top of the building, excluding the spire, shall be 60 feet.	The maximum height of the building, measured from the lowest ground to the top of the building, excluding the spire, is 57 feet which is less than the maximum allowable height of 60 feet.
21	Unless required by DPWES to construct a dry stormwater detention pond, the applicant shall provide bioretention Stormwater management/Best Management Practices facilities that include, to the extent possible, plant materials that can assist in screening the development from Braddock Road. Subject to approval by DPWES, the pond shall be designed with structural elements to increase holding time, such as sediment traps and forebays and/or trickle ditch check dams to divert water into the pond floor the pond shall be designed to encourage the establishment of a shallow marshy wetland floor to create a naturalized planted environment.	An extended detention dry stormwater management pond has been designed as proposed as part of this development which is per the approved Special Permit Plat for this development. Additional planting have been proposed to the north of proposed stormwater management pond to screen the development from Braddock Road. The pond has a sediment forebay and incorporates shallow marshy wetland floor along with proposed water loving plants to create a naturalized planted environment.
22	The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.	A separate sign permit will be obtained in accordance with provisions of Article 12 of the Zoning Ordinance for any proposed sign on the property.

	species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the special permit plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as; crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan. All tree preservation related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES. The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades skid	Permit Plat for the entire site. The tree preservation plan shows all the trees to be preserved including those outside the limits of clearing and grading shown on the plat and any additional trees that can be saved as a result of final engineering. The condition analysis rating as shown on the tree preservation plan has been prepared using methods outlined in the latest edition of the "Guide for Plant Appraisal" published by the International Society of Arboriculture. The "Tree Inventory" table on Tree Preservation Plan calls for specific tree preservation activities for each tree to be preserved to maximize their survivability.
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	DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.	
15	A minimum of 60% of the site shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation except for dead or dying vegetation as determined by UFM. No structures or fences shall be permitted in the area of undisturbed open space.	The development proposes a minimum of 60% of the site as undisturbed open space. There will be no clearing or grading activities proposed within the undisturbed area except removal of dead or dying vegetation as suggested by UFM through review of the plan set or as identified by the UFM during pre-construction conference. No structures or fences shall be permitted within undisturbed open space.
16	If public sanitary sewer is not available, a special permit amendment will be required to incorporate a septic drain field on the site.	The site has availability of public sanitary sewer and therefore a special permit amendment to incorporate a septic drain field is not required.
17	If blasting is required, and before any blasting occurs on the application property, the applicant will ensure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented.	If any blasting is required on the site, it will be performed as per the Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitations, implementations of the use of blasting mats. A note of this effect has been placed on the "Site Layout Sheets" of the plan set.
18	If DPWES, in coordination with the Air Quality and chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site. the developer shall; <ul style="list-style-type: none"> a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk. b Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution Control Division and with the Soil Science Office, to minimize 	If DPWES, in coordination with the Air Quality and chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site. the developer shall; <ul style="list-style-type: none"> a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk. b. Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution

23	A geotechnical engineering and soil study shall be submitted to DPWES for review and approval as determined necessary by DPWES and implemented as determined by DPWES.	A geotechnical report has been submitted to Fairfax County for review and approval. Recommendations of the geotechnical report have been implemented in the design of the site plan.
24	Notwithstanding that which is shown on the plat the temporary trailers and associated parking shall be placed on Lot 25 in an area to be cleared for the main place of worship, driveway, and/or parking lot.	Duly Noted. The temporary trailer and the associated parking have been installed on Lot 25 in an area to be cleared for main place of worship, driveway, and/or parking lot.
25	The temporary trailer depicted on the plat shall be approved for a time period not to exceed five years from the date of approval of this special permit amendment application. Development Conditions numbers 1, 2, 3, 4, 16, 19, 22 and 25 shall be implemented prior to the issuance of the Non-RUP for the trailer. The trailer shall have a maximum of 100 seats. Thirty three (33) parking spaces shall be provided prior to issuance of the Non-RUP for the trailer, in an area now depicted as a parking area on the Special Permit Plat. Additionally, the access road shall be constructed and transitional screening along Braddock Road adjacent to the access road, as depicted on the plat, shall be installed prior to issuance of the Non-RUP for the trailer.	Duly Noted. We expect to have the construction of the permanent worship structure (actual Lotus Shaped Structure) to be completed its Non-RUP taken before June 2014. The minor site plan for the trailer was approved and all the Development Conditions number 1, 2, 3, 4, 16, 19, 22 and 25 were satisfied prior to the issuance of the Non-RUP for the trailer. The existing trailer (which has been issued Non-RUP) has a maximum seating capacity of 100 seats and is served by 33 parking spaces. The access road was constructed and the transitional screening was along Braddock Road was installed per approved minor site plan number prior to issuance of the Non-RUP for the trailer.

SPECIAL PERMIT CONDITIONS AND NARRATIVE
(2 OF 2)

SV LOTUS TEMPLE OF VA

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



DESIGN AS	DRAWN RM	CHECKED AS
SCALE NO SCALE	DATE 01/29/2015	
PROJ No.	DRAWING FILE	
PROJECT NAME SV TEMPLE		
7	OF	7
SHEET		

Dominion Engineers, Inc.
Planners, Civil Engineers, Landscape Architects, Structural Engineers
14950 HOPEWELLS LANDING DRIVE, GAINESVILLE, VA 20155
TEL: 703-291-1700 FAX: 703-291-1266

DESCRIPTION OF THE APPLICATION

The applicant has filed this special permit amendment application to amend SP 2004-SP-052 and SPA 2004-SP-052 to permit a modification to Development Condition 25 regarding the length of time the temporary trailers are allowed to remain. The applicant proposes to amend the condition to allow the trailers to remain for three years from the time of installation or SPA approval. No other changes are proposed to the previously approved application.

The proposed use will not differ from the original special permit request. The previous special permit request granted the trailers to remain for a period of three years from the time of special permit approval. Due to numerous issues encountered with the site plan at the time of obtaining the required building permit for the trailers; the trailers were not put on site until August 2008. The original special permit approved the trailers to only be located on lot 25 per the development conditions; however, the approved special permit plat had the trailers located on lot 24.

Building plans were approved in March of 2014 by the Department of Public Works and Environmental Services for the place of worship approved by SP 2004-SP-052. Therefore the applicant is requesting an additional three years to allow continued approval of the location of the trailers.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is on the south side of Braddock Road, east of Colchester Road and west of the Fairfax County Parkway.

A one-story single family dwelling is located on Lot 24. Lot 24, where most of the development will occur, contains sparse vegetation near Braddock Road, and an open field area behind and to the east of the dwelling. A large portion of Lot 25 has been cleared for development and contains two temporary trailers and a parking lot.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan
North	Willow Springs Elementary School and public parkland	R-C	Public Parkland 0.1-0.2 du/ac
	Single-Family Detached Residential	R-C, PDH-2	1-2 du/ac

South	Single-Family Detached Residential	R-C	.1-.2 du/ac
East	Single-Family Detached Residential	R-C	.1-.2 du/ac
West	Single-Family Detached Residential	R-C	.1-.2 du/ac

Existing Approved Special Permit Information (SP 2004-SP-042/SPA 2004-SP-052)

This special permit amendment application is not requesting a modification to any of the items below that were previously approved with SP 2004-SP-042 and carried through SPA 2004-SP-052.

Size: 15.64 acre site
20,000 square foot building

Parking: 142 spaces

FAR: 0.031

Number of Seats: 364 seats

Hours of Operation:*

- Daily Prayer Services: a total of 25 people for two time periods:
 - 10:00 a.m. to 1:00 p.m. and 6:30 p.m. to 9:00 p.m.
- Saturday: approximately 364 people over a period of time from 9:00 a.m. to 8:00 p.m.
- Sunday: approximately 300 people over a period of time from 9:00 a.m. to 8:00 p.m.
- Office: one employee during weekday operating hours (as noted above) and two during weekend hours

*Members of the Temple worship on an individual basis.

BACKGROUND

Special permit SP 2004-SP-052 was granted by the BZA on November 29, 2005 to permit a place of worship on the subject property. The temporary trailers were approved for a total of 100 worshipers with 33 parking spaces installed prior to occupancy; which have been provided. A copy of the approved special permit resolution and approved plat can be found in Appendix 4.

Subsequent to the approval of SP 2004-SP-052, the applicants began the process of obtaining a building permit for the construction of the temporary trailers. The temporary trailers were depicted on the special permit plat to be constructed on lot 24; however,

staff believed that the placement of these trailers on this lot would cause significant transportation impacts and recommended the trailers to be located on lot 25. Development Condition 25 was amended to reflect these concerns and subsequently approved in conjunction with the special permit.

At the time of obtaining building permit #81090172 for the temporary trailers, the applicants were required to submit a minor site plan to correctly depict the location of the temporary trailers. As a result of the delays encountered in obtaining site plan approval, the building permit was not issued until May 1, 2008. A final inspection of the trailers was completed on August 6, 2008 and a Non-RUP was obtained on September 16, 2008. Since the trailers were approved for a period of three years from SP approval, their time period expired May 29, 2008.

On June 16, 2009, SPA 2004-SP-052 was approved to amend development conditions to allow the temporary trailers to exist an additional five years from the approval date (Appendix 5). The five year time period expired on June 16, 2014.

The site plan for the approved special permit SP 2004-SP-052 was approved by DPWES in March 2014.

An application package for a special permit was received by the Zoning Evaluation Division on June 5, 2014 and accepted by the Zoning Evaluation Division on August 6, 2014.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area III
Planning Sector: Pohick Planning District
Twin Lakes Community Planning Sector (P1)
Plan Map: 0.1 - 0.2 du/ac

ANALYSIS

Land Use Analysis

The Comprehensive Plan recommends that non-residential uses requiring special exception or special permit approval in this planning District should be rigorously reviewed and should be permitted only if the access for the use is oriented to an arterial; the use is of a size and scale that will not adversely impact the character of the area in which it is located; and the use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.

The site has been designated for residential use at a density of 0.1 to 0.2 dwelling units per acre in the Comprehensive Plan. The proposed use and intensity are in keeping with the recommendations of the Comprehensive Plan and there are no land use issues associated with this request, nor are there any environmental, transportation or stormwater management issues.

ZONING ORDINANCE PROVISIONS

R-C DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Lot Size	5 acres	15.6 acres
Lot Width	200 feet	280.20 feet (Lot 24) 514.7 feet (Lot 25)
Building Height	60 feet	36 feet (main bldg.) 50 feet (petals) 65 feet (dome)
Front Yard	50° ABP but not less than 40 feet*	308.25 feet, with ABP > 50° (Lot 25)
Side Yard	45° ABP but not less than 20 feet*	493.0 feet with 78.8° ABP (eastern property line on Lot 24) 142.3 feet with 75.34° ABP (western property line on Lot 25)
Rear Yard	45° ABP but not less than 25 feet*	354.11 feet, with ABP > 45°
FAR	0.10	0.031
Parking		
Parking Spaces	91 spaces**	142 spaces

* Angle of bulk plane calculated for a 35 foot high building (the proposed temple is 32 feet high)

** The required parking for a place of worship is one space per four seats. At 364 sanctuary seats, this formula equates to a total of 91 required parking spaces.

Standard	Required	Provided
Transitional Screening*		
North (Braddock Road; Residential)	T/S 1 - 25 feet in width, planted with evergreen trees or a mixture of evergreen and deciduous trees	Two rows of evergreen trees; T/S area approx. 30.0 feet wide
Public School and Public Parkland	None	None
East (single family residential)	T/S 1	Existing vegetation, consisting of oak, poplar, maple and hickory trees, supplemented by three rows of evergreen trees; T/S area 60.0 feet wide
West (single family residential)	T/S 1	Existing vegetation, consisting of oak, maple, poplar, pin oak and hickory trees; T/S area approximately 65 feet wide
South (single family residential)	T/S 1	Existing vegetation, consisting of upland forest

Barrier*		
North (Braddock Road; Residential)	Barrier D, E or F; A chain link fence or 6 foot high wall	None
Public School and Public Parkland	None	
South (single family residential)	Barrier D, E or F	None
East (single family residential)	Barrier D, E or F	None
West (single family residential)	Barrier D, E or F	None

* Approved in conjunction with SP 2004-SP-052

WAIVERS/MODIFICATIONS REQUESTED

Waiver/Modification: As part of the original special permit request, a modification of the transitional screening was requested along all lot lines to permit existing vegetation, supplemented along the eastern and northern lot lines, as depicted on the special permit plat, to satisfy the requirements and a waiver of the barrier requirement was requested along the southern, western and northern lot lines and a portion of the eastern lot line.

Basis: Par. 3 of Sect. 13-304 states that transitional screening and barrier requirements may be waived or modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through the combination of architectural and landscaping techniques. The applicant proposed to retain existing natural vegetation along the southern, eastern and western lot lines per SP 2004-SP-052. Three rows of evergreen trees were provided from Braddock Road for 250 feet along the eastern lot line as per Development Condition 25 as part of the original special permit request since staff did not feel that the transitional screening depicted on the plat would be sufficient to screen the proposed development along the northern, eastern and western lot lines. The applicant agreed to a development condition to supplement existing vegetation along the eastern and western lot lines from Braddock Road to the southern limits of clearing and grading and in the area between Braddock Road and the northwestern side of the entrance. Further, the applicant agreed not to seek a waiver of BMP requirements, in lieu of a bioretention pond with tree and shrub plantings, subject to approval by DPWES. The size, species and location of all the transitional screening plantings were determined by the Urban Forestry Management, DPWES, at the time of site plan review and the condition was satisfied.

The applicant's proposal involves a minor change to development condition 25 only and does not include intensification on the site; therefore, staff believes that the existing site conditions are sufficient for screening purposes and supports the requested waivers and modifications as carried forward with SPA 2004-SP-052-02.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 6)

- General Special Permit Standards (Sect. 8-006)
- Group 3 Standards (Sect. 8-303)
- Additional Standards for Churches, Chapels, Synagogues, or Other Such Places of Worship with a Child Care Center, Nursery School or Private School (Sect. 8-308)

General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. *The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

The Comprehensive Plan recommends residential uses in the vicinity of the proposed use. The proposed church would be located on a lot in excess of five acres with adequate parking. No changes are proposed for the intensity of the use with the modification of development conditions as proposed with this application. Staff believes that the scale of the proposed use is in harmony with the uses contemplated in the adopted comprehensive plan.

2. *The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The purpose and intent of the R-C Zoning Districts is to promote residential uses and to allow other selected uses that are compatible with the character of the district. Staff believes that the proposed place of worship is a visually low impact proposal compatible with the character of the district, and is therefore in harmony with the general purpose and intent of the applicable zoning districts, as determined with the previously approved applications. No changes to the use are proposed with the modification of development conditions.

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.*

The proposed modification in development conditions do not propose any exterior changes. Therefore, staff believes that General Standard 3 will be met.

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.*

The applicant has worked with staff in previous applications to ensure that traffic impacts from the proposed use will not cause a degradation to the level of service at local intersections. No changes to pedestrian or vehicular traffic have been proposed.

5. *In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.*

No trees are proposed to be removed as part of the change in development conditions. Adequate existing landscaping is located on the site. The application will also be in accordance with the provisions of Article 13 of the Zoning Ordinance.

6. *Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

The proposed change in development conditions will make no changes to the site and will not impact the existing open space on the property. Therefore General Standard 6 has been met.

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.*

No drainage is required for the change in development conditions. No changes to the

existing utilities are proposed. Parking and loading are adequate for the proposed use as shown on the special permit amendment plat and as described above.

8. *Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.*

The BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance. Staff has proposed a development condition restating that the site is governed by the sign provisions of Article 12 and notes that the applicant has not requested an increase or modification to those requirements. As such, staff finds this standard has been satisfied.

Standards for all Group 3 Uses

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

1. *Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.*

No changes are proposed to the construction of the buildings and all proposed buildings meet the bulk regulations for an R-C district.

2. *All uses shall comply with the performance standards specified for the zoning district in which located.*

The use complies with the performance standards for the R-C district, as demonstrated above.

3. *Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.*

With the approval and adoption of the proposed development conditions, the standards for all Group 3 uses have been met.

Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship With a Child Care Center, Nursery School or Private School Churches (8-308)

Chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional

standards set forth in Sections 9-309 (Child Care Centers and Nursery Schools) and 9-310 (Private Schools of General Education and Special Education).

CONCLUSION

Staff believes that the subject special permit amendment application is in conformance with the applicable Zoning Ordinance provisions and in harmony with the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of special permit application SPA 2004-SP-052-02 subject to the proposed development conditions contained in Appendix 1 of the staff report.

If it is the intent of the BZA to approve this application, Staff recommends the BZA condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification and Selected Photographs
4. Approved Resolution and Plat for SP 2004-SP-052
5. Approved Resolution and Plat for SPA 2004-SP-052
6. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SPA 2004-SP-052-02****March 11, 2014**

If it is the intent of the Board of Zoning Appeals to approve SPA 2004-SP-052-02 located at Tax Map Number 66-2 ((1)) 24 and 25 (12501 & 12519 Braddock Road), to permit modification of previously approved development conditions pursuant to Sect. 8-303 of the Fairfax County Zoning Ordinance, staff recommends the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit are marked with an asterisk (*). Minor edits have been made to these conditions to conform to current terminology and have been underlined.

1. This approval is granted to the applicant only, Sri Venkateswara Lotus Temple of Virginia, and is not transferable without further action of this Board, and is for the location indicated on the application, 12501 and 12519 Braddock Road, and is not transferable to other land.*
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat titled "Special Permit Amendment Plat, Sri Venkateswara, Lotus Temple of Virginia," prepared by Ajay K. Sharma of Dominion Engineers Inc., dated February 19, 2015, as submitted with this application.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. The maximum number of worshippers in the main area of worship shall be 364.*
6. Parking shall be provided as depicted on the Special Permit Plat, except as modified by Condition 25.*
7. All parking shall be provided on-site, except as otherwise provided in these development conditions. No parking shall be permitted on Braddock Road or other local streets. In the event parking cannot be completely accommodated on-site, the applicant shall provide a shuttle service to transport worshippers to

and from the subject property from an approved legal off-site parking location. Such off-site parking location shall be approved by the Zoning Administrator.*

8. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following modifications:
 - Additional plantings shall be provided along the eastern lot line adjacent to the proposed stormwater management pond, and in the northwestern portion of Lot 24, to screen the view of the developed area from Braddock Road. Additional plantings shall be provided along the western lot line (Lot 25) between the parking lot and the western lot line to supplement existing vegetation to screen the parking lot from the adjacent residential use if deemed necessary by Urban Forestry Management (UFM). The size, species and location of plantings shall be provided in consultation with UFM.*
9. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM of DPWES.*
10. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.*
11. The barrier requirement shall be waived along all lot lines.*
12. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.*
13. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.*
14. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such

as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the special permit plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM, DPWES.

The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a certified arborist.
 - Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
 - Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment
 - An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.*
15. A minimum of 60% of the site shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation except for dead or dying vegetation, as determined by UFM. No structures or fences shall be permitted in the area of undisturbed open space.*
16. If public sanitary sewer is not available, a special permit amendment will be required to incorporate a septic drainfield on the site.*
17. If blasting is required, and before any blasting occurs on the application property, the applicant will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented.*
18. If DPWES, in coordination with the Air Quality and chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:
- a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.
 - b. Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution Control Division and with the Soil Science Office, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.*
19. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaries and shall be controlled by timers (except for security lighting). No uplighting of landscaping,

signage or architecture shall be permitted.*

20. The maximum height of the building, measured from the lowest ground level to the top of the building, excluding the spire, shall be 60 feet.*
21. Unless required by DPWES to construct a dry stormwater detention pond, the applicant shall provide bioretention Stormwater management/Best Management Practices facilities that include, to the extent possible, plant materials that can assist in screening the development from Braddock Road. Subject to approval by DPWES, the pond shall be designed with structural elements to increase holding time, such as sediment traps and forebays and/or trickle ditch check dams to divert water into the pond floor. The pond shall be designed to encourage the establishment of a shallow marshy wetland floor to create a naturalized planted environment.*
22. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.*
23. A geo-technical engineering and soil study shall be submitted to DPWES for review and approval as determined necessary by DPWES and implemented as determined by DPWES.*
24. Notwithstanding that which is shown on the plat, the temporary trailers and associated parking shall be placed on Lot 25 in an area to be cleared for the main place of worship, driveway, and/or parking lot.*
25. The temporary trailer depicted on the plat shall be approved for a time period not to exceed ~~five years from the date of approval of this special permit amendment application~~ three (3) years from the date of the approval of the special permit amendment application . Development Conditions numbers 1, 2, 3, 4, 16, 19, 22 and 25 shall be implemented prior to the issuance of the Non-RUP for the trailer. The trailer shall have a maximum of 100 seats. Thirty-three (33) parking spaces shall be provided prior to issuance of the Non-RUP for the trailer, in an area now depicted as a parking area on the Special Permit Plat. Additionally, the access road shall be constructed and transitional screening along Braddock Road adjacent to the access road, as depicted on the plat, shall be installed prior to issuance of the Non-RUP for the trailer.*

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may

grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

RECEIVED
 Department of Planning & Zoning
 JUN 05 2014
 Zoning Evaluation Division



Andrew A. Painter
 (703) 528-4700
 apainter@thelandlawyers.com

WALSH COLUCCI
 LUBELEY & WALSH PC

June 5, 2014

Via Hand Delivery

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

Re: Sri Venkateswara Lotus Temple of Virginia (the "Applicant")
 Application For Amendment To SPA 2004-SP-052
 Tax Map Reference: 66-2 ((1)) 24 and 25 (the "Subject Property")

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special permit amendment on the referenced Subject Property pursuant to § 8-014 of the Zoning Ordinance of Fairfax County, Virginia (the "Zoning Ordinance"). The Subject Property contains approximately 15.64 acres and is located on the south side of Braddock Road, east of Colchester Road (Route 612) and west of Willow Springs School Road. The Subject Property is zoned to the Residential-Conservation (R-C) zoning district and the Water Supply Protection Overlay District (WSPOD) pursuant to §§ 3-C00 and 7-800 et seq., respectively, of the Zoning Ordinance.

On November 29, 2005, the Board of Zoning Appeals (the "Board") approved SP 2004-SP-052 for a place of worship and associated facilities on the Subject Property. The approval was for a place of worship with a maximum of 364 seats and 142 parking spaces. Temporary trailers were approved for a total of 100 worshippers with 33 parking spaces.

The special permit was approved subject to a special permit plat, an architectural drawing, and several development conditions. Development Condition 25 permitted the temporary trailers to be used for worship for a time period not to exceed three years from the date of the Special Permit approval. In accordance with the condition, the Applicant was required to remove the trailers from the Subject Property no later than November 29, 2008.

Due to delays associated with approval of the Applicant's site plan, the Applicant was forced to postpone installation of the trailers. As such, the Applicant was unable to utilize the trailers for the three-year period as contemplated by the original special permit. For this reason, the Applicant submitted a special permit amendment (SPA 2004-SP-052) to amend Development Condition 25 to allow the trailers to remain for three years from installation. The original special permit plat was used for the special permit amendment.

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

The Board approved the special permit amendment on June 16, 2009 and, according to the amended Development Condition 25, the Applicant was permitted to utilize temporary trailers for worship for a time period not to exceed five years from the date of the special permit amendment approval. Accordingly, the congregation has been regularly meeting in the temporary trailers and, under amended Development Condition 25, the Applicant has until June 16, 2014 to remove the trailers from the Subject Property.

Since approval of the special permit amendment in 2009, the Applicant has encountered a number of delays in implementing its use on the Subject Property. Due to the downturn in the economy, for example, the Applicant has had difficulties with financing and plan preparation. In addition, the Applicant sought minor modifications to the approval. The Applicant received a January 14, 2013 written determination from your office that determined that the proposed modifications to the layout, landscaping, building plans, setbacks, and limits of clearing and grading were in substantial conformance with the 2009 Special Permit Amendment. The Applicant finally received Site Plan approval (#005807-SP -003-2) for its religious facilities on March 31, 2014, and subsequently submitted an easement and right-of-way dedication plat (#005807-EP-022-1) on May 2, 2014. Despite the Applicant's diligent efforts, the Applicant experienced substantial delays in the site plan approval process.

While the Virginia General Assembly provided additional time for the Applicant to implement its special permit amendment and establish its use until July 1, 2017 pursuant to Va. Code Ann. § 15.2-2209.1, that statute does not apply to special permit conditions which terminate within a set number of years. Consequently, the Applicant is requesting this special permit amendment to amend Development Condition 25 to extend the time period for use of the trailers for a time period not to exceed three years from the date of the approval of the special permit amendment. This extension will allow the temple to continue its religious services and programming during the construction of the permanent temple building.

The Subject Property is located in the Pohick Planning District within Area III of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is within the Twin Lakes Community Planning Sector. The Twin Lakes Planning Sector is planned for residential uses within a density range of 0.1 to 0.2 dwelling units per acre as it is located within the watershed of the Occoquan Reservoir. The Plan provides, in relevant part, that non-residential uses requiring permit approval should be vigorously reviewed. In general, these uses should be located at the boundary of low density residential areas in suburban neighborhoods or where their impact on existing residences is minimal.

The Plan further provides that any special permit use should provide access oriented to an arterial, the use should be of a size and scale that will not adversely impact the character of the area in which it is located, and the use should be designed to mitigate impacts on the water quality of the Occoquan Reservoir. Based on the Board's previous approvals, and the scope of the Applicant's request, the proposal remains in conformance with the language of the Plan.

In accordance with the requirements of § 8-011 of the Zoning Ordinance, please accept the following information, which is consistent with the prior approvals, with regard to the proposed application:

- 1) Type of Operation: The type of operation proposed is a place of worship and associated facilities. The improvements will include a sanctuary, classrooms for Sunday school, administrative offices, and a gathering hall.
- 2) Hours of Operation: Services will vary by day and time of day. On weekdays, daily prayers are offered between 10:00 a.m. and 1:00 p.m. and 6:30 p.m. to 9:00 p.m. During these times, approximately 25 people may be in attendance. Saturday and Sunday services take place between 9:00 a.m. and 8:00 p.m. These services have the greatest attendance. The office is open during the week, typically between 10:00 a.m. to 6:00 p.m., and on the weekend during services.
- 3) Estimated Number of Parishioners: The estimated number of parishioners on Saturday and Sunday is approximately 364 and 300, respectively.
- 4) Proposed Number of Employees: The proposed number of employees is three priests; two to three volunteer teachers for Sunday school; two to three office volunteers during the week; and one office volunteer on weekends.
- 5) Traffic Impact: Unlike other religions, there are no specified times for services. Parishioners do not arrive at one time, but arrive in small groups throughout the day on Saturdays and Sundays. Parishioners will come to the Subject Property by private vehicle. Traffic generated during the week will be minimal; the highest trip generation for the proposed use will be on Saturdays and Sundays during off-peak traffic hours. The average trip generation on Saturdays and Sundays is approximately 629 vehicle trips per day. As arrivals are staggered, there is no defined peak hour of trip generation.
- 6) Vicinity/General Area To Be Served By the Use: The place of worship will generally serve western Fairfax County.
- 7) Description of Building Façade/Architecture: The building architecture is intended to resemble an open lotus flower. The building will be constructed on metal framing with exterior materials consisting of stucco/brick. The lotus petals and dome will be constructed of GFRC. Colors will be neutral.
- 8) Hazardous and Toxic Substances: To the best of the Applicant's knowledge; there are no hazardous or toxic substances to be generated, utilized, stored, treated, or disposed of on the Subject Property.
- 9) Conformance With Ordinances: The proposed development conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions, except as may be noted on the approved special permit plat.

In summary, the Applicant proposes to extend the time period during which the previously approved temporary trailers may be used. Additional time is warranted due to delays in the site plan review process which have hindered the beginning of construction on the permanent temple building. The Applicant is not proposing any site modifications or any other changes to the previously approved special permit amendment.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Board at your earliest convenience. Thank you for your time and consideration in this matter, and please feel free to call me directly at (571) 209-5775 should you have any questions.

Very truly yours,

WALSH, COLUCCI,
LUBELEY & WALSH, P.C.



Andrew A. Painter

Enclosures

cc: Ravi Aharam
Vasanthi Aharam
Martin D. Walsh
Lynne J. Strobel
Matthew J. Allman



View from northwest corner of Subject Property taken from public sidewalk depicting property entrance, adjacent property, frontage to Braddock Road, and vegetation.



View from northwest corner of Subject Property taken from public sidewalk depicting western edge of property line and vegetation.



View from north of Subject Property taken from opposite side of Braddock Road depicting Subject Property entrance, adjacent property, vegetation, and Braddock Road frontage.



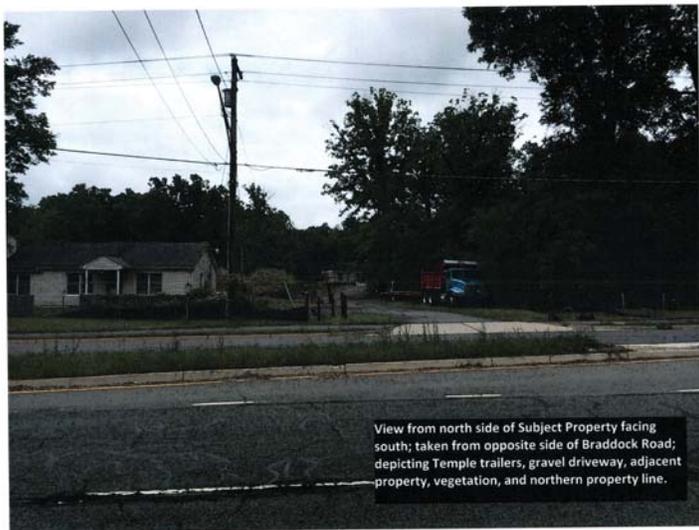
View from north side of Subject Property taken from opposite side of Braddock Road depicting nearby properties and vegetation.



View from north side of Subject Property taken from opposite side of Braddock Road depicting nearby properties and vegetation.



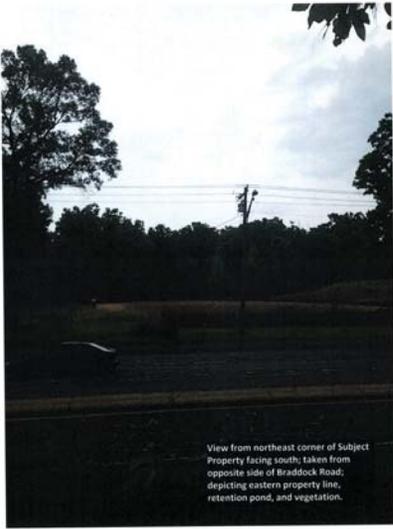
View from north side of Subject Property taken from opposite side of Braddock Road depicting nearby properties and vegetation.



View from north side of Subject Property facing south; taken from opposite side of Braddock Road; depicting Temple trailers, gravel driveway, adjacent property, vegetation, and northern property line.



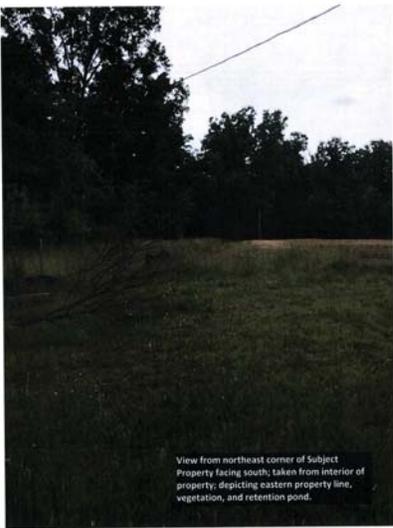
View from northeast corner of Subject Property taken from opposite side of Braddock Road; depicting eastern property line, vegetation, and adjacent property.



View from northeast corner of Subject Property facing south; taken from opposite side of Braddock Road; depicting eastern property line, retention pond, and vegetation.



View from northeast corner of Subject Property facing southwest; taken from opposite side of Braddock Road; depicting vegetation and adjacent property.



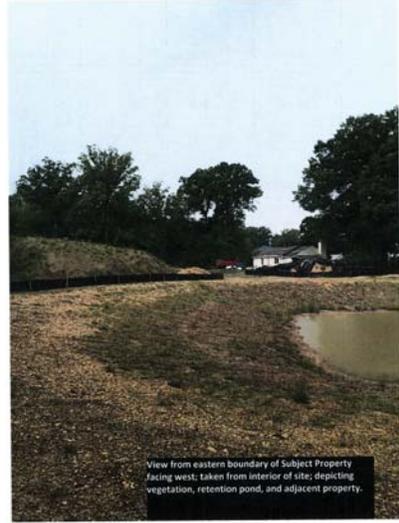
View from northeast corner of Subject Property facing south; taken from interior of property; depicting eastern property line, vegetation, and retention pond.



View from northeast corner of Subject Property facing southwest; taken from interior of site; depicting vegetation and retention pond.



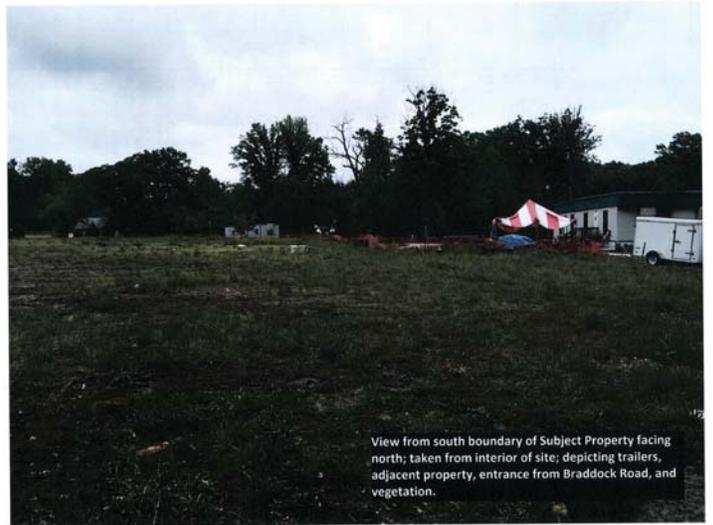
View from eastern boundary of Subject Property facing south; taken from interior of site; depicting vegetation and eastern property line.



View from eastern boundary of Subject Property facing west; taken from interior of site; depicting vegetation, retention pond, and adjacent property.



View from southern boundary of Subject Property facing west towards property line; taken from interior of site; depicting vegetation.



View from south boundary of Subject Property facing north; taken from interior of site; depicting trailers, adjacent property, entrance from Braddock Road, and vegetation.



View from southwest corner of subject property facing northeast; taken from interior of site; depicting trailers and vegetation.



View from southwest corner of Subject Property facing east; taken from interior of site; depicting trailers and vegetation.



View from western boundary of Subject Property facing west towards property line and depicting vegetation.



View from western boundary of subject property facing northeast; taken from interior of site and depicting trailer.



View from western boundary of Subject Property facing east; taken from interior of site and depicting trailers.



View from entrance to Subject Property facing southeast; taken from interior of site; depicting Temple trailer, parking, and vegetation.



View from Subject Property driveway facing south; taken from interior of site; depicting Temple trailers, vegetation, and future construction site.



View from interior of site facing southwest towards property line depicting vegetation and future construction site.



View from interior of site facing northwest towards property line depicting parking area, vegetation, and future construction site.



View from interior of site depicting northeast corner of Subject Property trailers.



View from interior of site depicting northern facade of Subject Property trailers.



View from north side of Subject Property trailers facing north towards Braddock Road depicting driveway, adjacent property, and vegetation.



View from eastern facade of Subject Property trailers facing east towards property line.



View from interior of site facing northwest depicting northeast corner of Subject Property Trailers and vegetation.



View from southeast corner of Subject Property trailers facing south towards property line and depicting vegetation.

Application No.(s): SPA 2004-SP-052-02
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 9, 2015
 (enter date affidavit is notarized)

128488

I, Andrew A. Painter, attorney/agent, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
SV Lotus Temple Agent: Ravi R. Aharam	12501 Braddock Road Fairfax, VA 22030	Applicant/Title Owner of Tax Map 66-2 ((1)) 24, 25

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SPA 2004-SP-052-02
(county-assigned application number(s), to be entered by County Staff)

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

DATE: February 9, 2015
(enter date affidavit is notarized)

128488

(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. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman \ Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg \ Elizabeth A. Nicholson (former) \ Amy E. Friedlander	2200 Clarendon Boulevard Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent Planner/Agent

*Admitted in New York and California. Admission to Virginia Bar pending.

\ Dominion Engineers, Inc. Agent: \ Ajay K. Sharma	14950 Hopewells Landing Drive Gainesville, VA 20155	Engineers/Agent
--	--	-----------------

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

Application No.(s): SPA 2004-SP-052-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 9, 2015
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128488

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
SV Lotus Temple
12501 Braddock Road
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A not-for-profit corporation with no shareholders.

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SPA 2004-SP-052-02
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

DATE: February 9, 2015
(enter date affidavit is notarized)

128488

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 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)
Wendy A. Alexander, David J. Bomgardner, Bryan H. Guidash, Michael J. Kalish, \ Former Shareholders:
E. Andrew Burcher, Thomas J. Colucci, J. Randall Minchew, Andrew A. Painter, G. Michael D. Lubeley, Martin D. Walsh
Michael J. Coughlin, Peter M. Dolan, Jr., Evan Pritchard, M. Catharine Puskar, John
Jay du Von, William A. Fogarty, John H. E. Rinaldi, Kathleen H. Smith, Lynne J.
Foote, H. Mark Goetzman, Strobel, Garth M. Wainman, Nan E. Walsh,

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dominion Engineers, Inc.
14950 Hopewells Landing Drive
Gainesville, VA 20155

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)
Ajay K. Sharma

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

Application No.(s): SPA 2004-SP-052-07
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: February 9, 2015
(enter date affidavit is notarized)

128488

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)
None

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

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

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SPA 2004-SP-052-02
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

128488

DATE: February 9, 2015
(enter date affidavit is notarized)

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

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

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA 2004-SP-052-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

128488

DATE: February 9, 2015
(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 Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

None

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

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

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

WITNESS the following signature:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

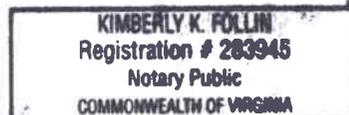
Andrew A. Painter, attorney/agent

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

Subscribed and sworn to before me this 9 day of February 2015, in the State/Comm. of Arlington, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 and 12519 Braddock Rd. on approx. 15.64 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25. (Admin. moved from 11/30/04, 1/11/05, 2/8/05, and 3/15/05 at appl. req.) (Decision deferred from 4/5/05, 4/26/05, 6/28/05, and 10/11/05) (Admin. moved from 11/1/05 for revisions) Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on November 29, 2005; and

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

1. The owner of the property is the applicant.
2. The applicant has satisfied the other requirements of the Ordinance.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 03-C03 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only, Sri Venkateswara Lotus Temple of Virginia, and is not transferable without further action of this Board, and is for the location indicated on the application, 12501 and 12519 Braddock Road, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Professional Design Group, Inc., dated May 6, 2004, as revised through October 4, 2005.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of worshippers in the main area of worship shall be 364.

6. Parking shall be provided as depicted on the Special Permit Plat, except as modified by Condition 25.
7. All parking shall be provided on-site, except as otherwise provided in these development conditions. No parking shall be permitted on Braddock Road or other local streets. In the event parking cannot be completely accommodated on-site, the applicant shall provide a shuttle service to transport worshippers to and from the subject property from an approved legal off-site parking location. Such off-site parking location shall be approved by the Zoning Administrator.
8. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following modifications:
 - Additional plantings shall be provided along the eastern lot line adjacent to the proposed stormwater management pond, and in the northwestern portion of Lot 24, to screen the view of the developed area from Braddock Road. Additional plantings shall be provided along the western lot line (Lot 25) between the parking lot and the western lot line to supplement existing vegetation to screen the parking lot from the adjacent residential use if deemed necessary by Urban Forestry Management (UFM). The size, species and location of plantings shall be provided in consultation with UFM.
9. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM of DPWES.
10. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.
11. The barrier requirement shall be waived along all lot lines.
12. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.
13. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.
14. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the special permit plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM, DPWES.

The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment
- An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

15. A minimum of 60% of the site shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation except for dead or dying vegetation, as determined by UFM. No structures or fences shall be permitted in the area of undisturbed open space.
16. If public sanitary sewer is not available, a special permit amendment will be required to incorporate a septic drainfield on the site.
17. If blasting is required, and before any blasting occurs on the application property, the applicant will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented.
18. If DPWES, in coordination with the Air Quality and chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:
 - a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.
 - b. Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution Control Division and with the Soil Science Office, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.
19. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaires and shall be controlled by timers (except for security lighting). No uplighting of landscaping, signage or architecture shall be permitted.
20. The maximum height of the building, measured from the lowest ground level to the top of the building, excluding the spire, shall be 60 feet.
21. Unless required by DPWES to construct a dry stormwater detention pond, the applicant shall provide bioretention Stormwater management/Best Management Practices facilities that include, to the extent possible, plant materials that can assist in screening the development from Braddock Road. Subject to approval by DPWES, the pond shall be designed with structural elements to increase holding time, such as sediment traps and forebays and/or trickle ditch check dams to divert water into the pond floor. The pond shall be designed to encourage the establishment of a shallow marshy wetland floor to create a naturalized planted environment.
22. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.
23. A geo-technical engineering and soil study shall be submitted to DPWES for review and approval as determined necessary by DPWES and implemented as determined by DPWES.
24. Notwithstanding that which is shown on the plat, the temporary trailers and associated

parking shall be placed on Lot 25 in an area to be cleared for the main place of worship, driveway, and/or parking lot.

25. The temporary trailer depicted on the plat shall be approved for a time period not to exceed three (3) years from the date of the approval of the special permit. Development Conditions numbers 1, 2, 3, 4, 16, 19, 22 and 25 shall be implemented prior to the issuance of the Non-RUP for the trailer. The trailer shall have a maximum of 100 seats. Thirty-three (33) parking spaces shall be provided prior to issuance of the Non-RUP for the trailer, in an area now depicted as a parking area on the Special Permit Plat. Additionally, the access road shall be constructed and transitional screening along Braddock Road adjacent to the access road, as depicted on the plat, shall be installed prior to issuance of the Non-RUP for the trailer.

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

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

Mr. Hart seconded the motion which carried by a vote of 5-0. Mr. Beard and Ms. Gibb were absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on November 29, 2005. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

Paula A. McFarland, Deputy Clerk
Board of Zoning Appeals

SPECIAL PERMIT PLAT

SRI VENKATESWARA

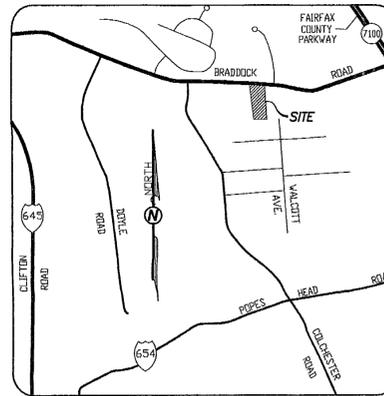
LOTUS TEMPLE OF VIRGINIA

OWNER INFORMATION :

AHARAM RAVI, AHARAM VASANTHI
12501 BRADDOCK RD
FAIRFAX, VIRGINIA 22030

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED ON ASSESSMENT MAPS AS REFERENCE NO. 066-2-01, PARCEL 24 & PARCEL 25 AND IS ZONED R-C.
2. CURRENT OWNERS: AHARAM, RAVI & AHARAM, VASANTHI. DEED BOOK 14720 PAGE 2047 & D.B. 517 PAGE 491.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY OTHERS, TOPO BASED ON AERIAL SURVEY.
4. BEARINGS BASED ON VCS NAD 1927 NORTH.
5. THE ADDRESS OF THIS PROPERTY IS 12501 & 12519 BRADDOCK RD.
6. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
7. NO TITLE REPORT FURNISHED.
8. FAIRFAX COUNTY CONTROL MONUMENTS USED: BLAKE 1969 & FAIRFAX 2 AZ.
9. CONTOUR INTERVAL : 2 FEET
10. THIS SITE TO BE SERVED BY PUBLIC WATER & EXISTING SEWER FORCE MAIN .
11. A SIGN PERMIT SHALL BE OBTAINED FOR THE PROPOSED SIGN AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
12. PARKING LOT LIGHTS SHALL BE MAX. OF 12 FT HEIGHT DOWNWARD FOCUSING, NON-GLARE TYPE.
13. APPLICANT REQUEST A WAIVER OF BARRIER REQUIREMENT ALONG THE NORTHERN LOT LINE OF THE PROPERTY.
14. APPLICANT REQUEST A MODIFICATION OF BARRIER REQUIREMENT ALONG THE EASTERN AND A WAIVER OF BARRIER REQUIREMENT ALONG THE WESTERN LOT LINE OF THE PROPERTY.
15. STORM WATER DETENTION TO BE PROVIDED IF NOT WAIVED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. BMP TO BE PROVIDED.
16. AT THE TIME OF FINAL SITE PLAN APPROVAL, THE LOCATION OF LIMITS OF CLEARING AND GRADING MAY CHANGE SLIGHTLY DUE TO FINAL ENGINEERING.
17. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
18. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS & ADOPTED STANDARDS.
19. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
20. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
21. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.
22. THE PROPOSED FREESTANDING SIGN SHALL NOT EXCEED 40 S.F. IN AREA OR 8 FT. IN HEIGHT, AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
23. OVERLAY DISTRICT : WATER SUPPLY PROTECTION
24. THERE IS NO FLOOD PLAIN, RPA & EOC LOCATED ON THIS SITE.
25. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY EASEMENT OF 25 FT. OR MORE, AND ANY MAJOR UNDERGROUND UTILITY EASEMENT REGARDLESS OF WIDTH EXCEPT AS SHOWN ON THE PLAT.
26. ALL EXISTING STRUCTURES TO BE REMOVED.
27. THE PROPOSED LOCATION OF BMP, SWM AND THE RELATED DESIGN CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.



VICINITY MAP
SCALE: 1" = 2000'

SITE TABULATION :

EX. SITE AREA : 15.6421 AC.
PROPOSED BUILDING GROSS FLOOR AREA (NOT INCLUDING CELLAR) = 20,000 S.F.
USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)
MAX. FAR ALLOWED : 0.10
FAR PROVIDED = 0.03

SETBACK REQUIREMENTS :

ZONED : R-C
FRONT : 50 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 40 FT
SIDE : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 20 FT
REAR : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 25 FT
MAX. BUILDING HEIGHT ALLOWED : 60 FT
MAX. BUILDING HEIGHT PROVIDED : 36 FT (MAIN BLDG), 50' (PETALS) & 65' (DOME, ACC. STRUCTURE)

PARKING TABULATION :

USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)
PARKING SPACES REQUIRED : (1 SP./4 SEATS) = 91 SPACES
PARKING SPACES PROVIDED = 142 SPACES INCLUDING 5 H.C. SPACES
H.C. SPACES REQUIRED = 6
H.C. SPACES PROVIDED = 6
LOADING SPACES REQUIRED = NONE
LOADING SPACES PROVIDED = NONE

OPEN SPACE TABULATION :

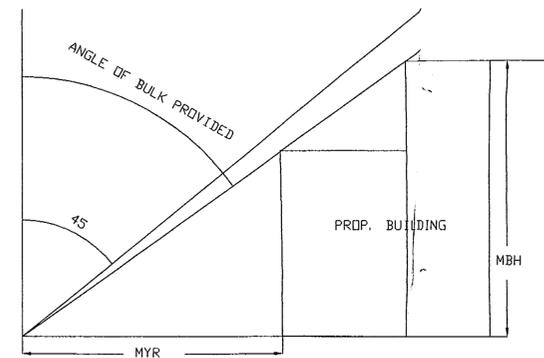
OPEN SPACE REQUIRED : 50% TOTAL SITE AREA = 50% (15.6421 AC.) = 7.8211 AC.
OPEN SPACE PROVIDED = 10.0 AC., OR 63.93%

INTERIOR PARKING LOT LANDSCAPING REQUIRED :
5% OF TOTAL AREA OF PARKING LOT = 2,408 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED : 2,600 S.F. (5.40%)

TRIP GENERATION RATES:

TRIP GENERATION PER ITE 6TH EDITION (CHURCH)
AVERAGE SUNDAY VEHICLE TRIP PER 1000 S.F. G.F.A.
TOTAL GFA (PHASE I & II)
(31,456 AVG TRIP RATE) (20,000 S.F.) = 629 VPD
WEEKDAYS :
(7.699 AVG. TRIP RATE) (20,000 S.F.) = 154 VPD

ANGLE OF BULK PLANE DETAILS



ALLOWED :
ANGLE OF BULK = 45
MBH = 60'
MYR = 20'

PROVIDED :

EAST SIDE	WEST SIDE
MBH = 36'	MBH = 36'
MYR = 493.0'	MYR = 142.3'
ANGLE OF BULK = 78.8	ANGLE OF BULK = 75.34

LANDSCAPE NOTES

AT TIME OF FINAL SITE PLAN, PLANT LOCATIONS MAY BE MODIFIED IF NECESSARY DUE TO CHANGES IN FINAL ENGINEERING OR LOCATION OF UTILITY EASEMENTS.

PLANT MATERIAL SHOWN ON THIS PLAN IS REPRESENTATIVE BUT NOT NECESSARILY LIMITED TO THE VARIETIES LISTED IN THE PLANT SCHEDULE.

LOCATION AND SPECIES OF THE PLANT MATERIAL SHOWN ARE SUBJECT TO CHANGES DUE FINAL ENGINEERING, BUT QUANTITIES WILL EQUAL TO THAT REPRESENTED ON THIS PLAN.

INDEX

- 1) COVER SHEET
- 2&2A) SPECIAL PERMIT PLAT
- 3) PRELIMINARY SWM AND BMP PLAN
- 4&5) EXISTING VEGETATION PLAN

DESIGN BY:	F.S.	SCALE: AS NOTED
DRAWN BY:	F.S.	DATE: MAY 6, 2004
CHECKED BY:	H.M.	DRAWING NO.:
JOB NO.:	00082	SHEET 1 OF 5

COVER SHEET
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
PHONE (703) 631-2344
FAX (703) 378-2102
ENGINEERS, SURVEYORS, CONSULTANT

Application No. **SP 2004-SP-052**
John P.H. Sullivan
Chairman, Board of Zoning Appeals



RECEIVED
Department of Planning & Zoning
OCT 05 2005
Zoning Evaluation Dept.

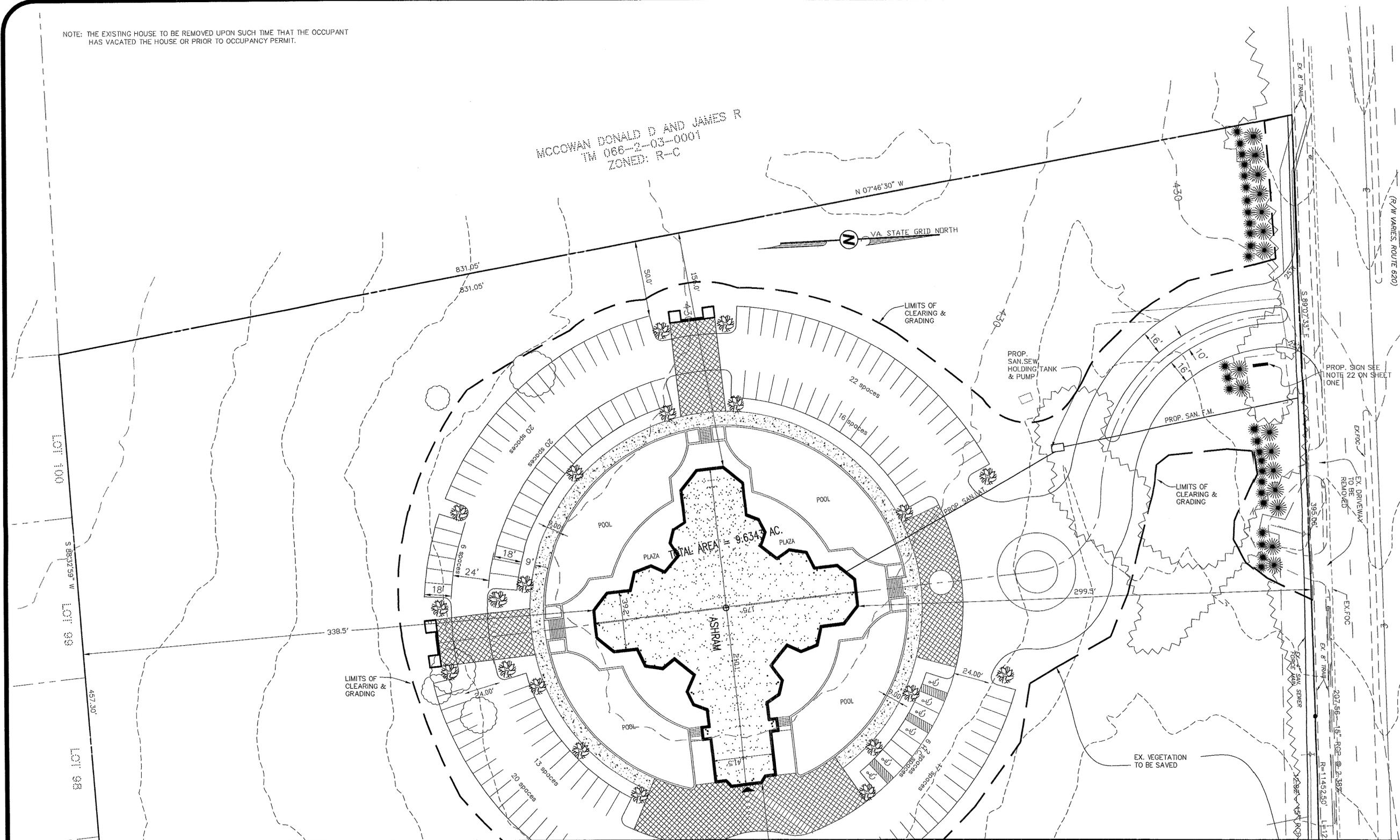
NO.	DATE	DESCRIPTION	BY
5	10/05/05	RELOCATE BLDG TO P.25	HRM
4	8/25/05	PROP. E/I EASEMENT	FS
3	2/28/05	PROPOSED ENTRANCE TO THE SITE	FS
2	01/24/05	SCREENING, LOT LINE ADJUSTMENT	FS
1	11/18/04	TOTAL SITE AREA, NO. OF PARKING	BY
		REVISION BLOCK	

NOTE: THE EXISTING HOUSE TO BE REMOVED UPON SUCH TIME THAT THE OCCUPANT HAS VACATED THE HOUSE OR PRIOR TO OCCUPANCY PERMIT.

MCCOWAN DONALD D AND JAMES R
 TM 066-2-03-0001
 ZONED: R-C

N 07°46'30" W

VA. STATE GRID NORTH



MATCH LINE SEE SHEET 2

DESIGN BY:	FS	SCALE:	1"=50'
DRAWN BY:	FS	DATE:	MAY 6, 2004
CHECKED BY:	HM	DRAWING NO.:	XX.XX
JOB NO.:	00082	SHEET 2A	OF 5

SPECIAL PERMIT PLAN
SRI VENKA TESWARA
LOTUS TEMPLE OF VIRGINIA
 SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

PHONE (703) 631-2344
 FAX (703) 378-2102

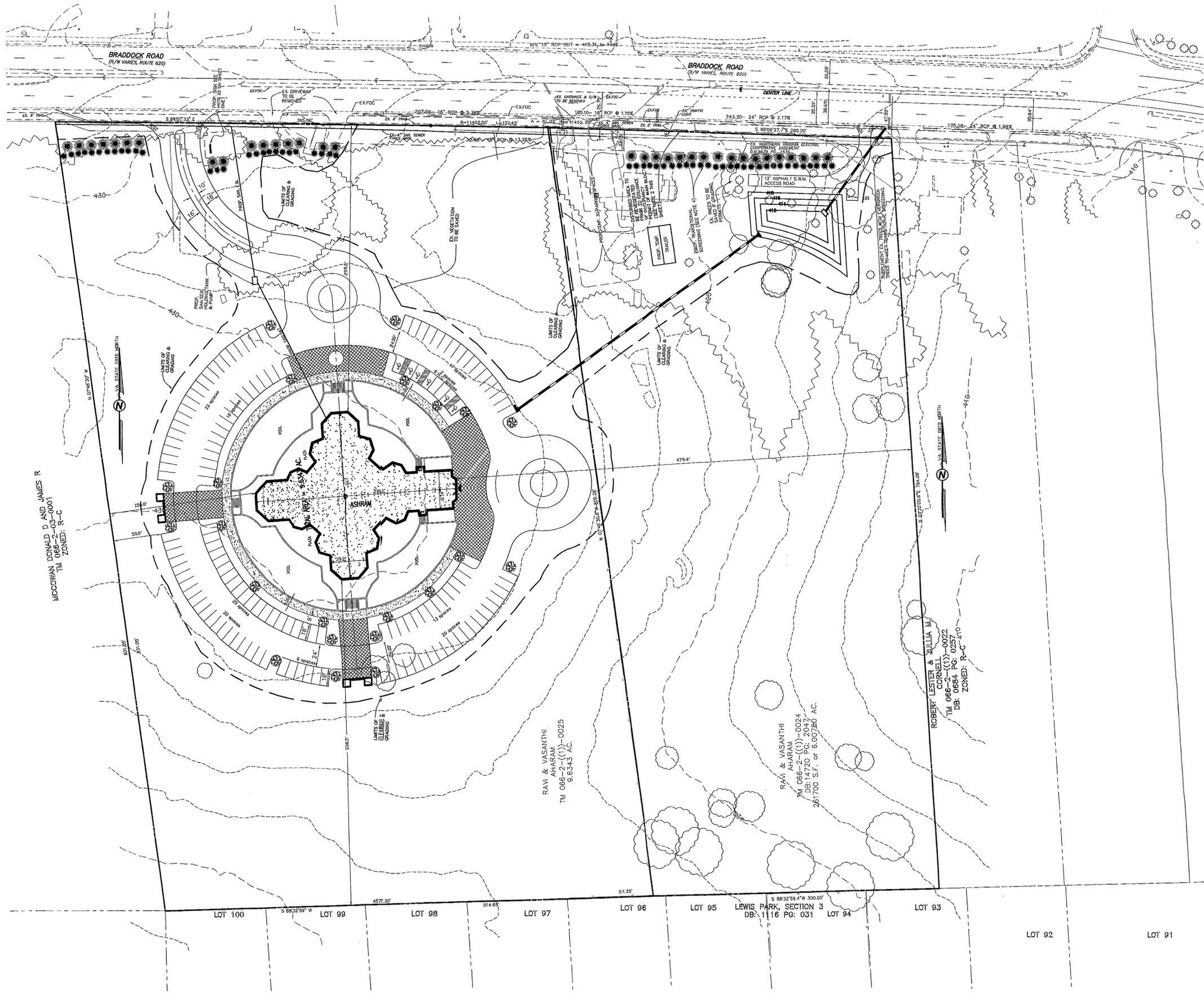
PROFESSIONAL DESIGN GROUP, INC.
 14301-B SULLYFIELD CIRCLE, SUITE 202
 CHANTILLY, VIRGINIA 22021



ENGINEERS, SURVEYORS, CONSULTANT

NO.	DATE	DESCRIPTION	BY
5	10/04/05	RELOCATE BLDG 15 FEET EAST	HM
4	8/25/05	RELOCATE BLDG TO P.25	HM
2	01/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, NO. OF PARKING	
		REVISION BLOCK	





MCCOYMAN DONALD D AND JAMES R
 TR 066-2-03-0001
 ZONED: R-C

RAVI & VASANTHI
 AHARAM
 TM 066-2-((1))-0025
 9.6343 AC.

RAVI & VASANTHI
 AHARAM
 TM 066-2-((1))-0024
 DB: 14720 PG: 2047
 261700 S.F. or 6.00780 AC.

ROBERT LESTER & VULLIA M.
 TR 066-2-((1))-0022
 DB: 0684 PG: 0257
 ZONED: R-C-RT0



4	10/04/05	RELOCATE BLDG 15 FEET EAST	HM
3	8/25/05	RELOCATE BLDG TO P.25	HM
2	01/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA AND OF PARKING	
NO.	DATE	DESCRIPTION	BY
		REVISION BLOCK	

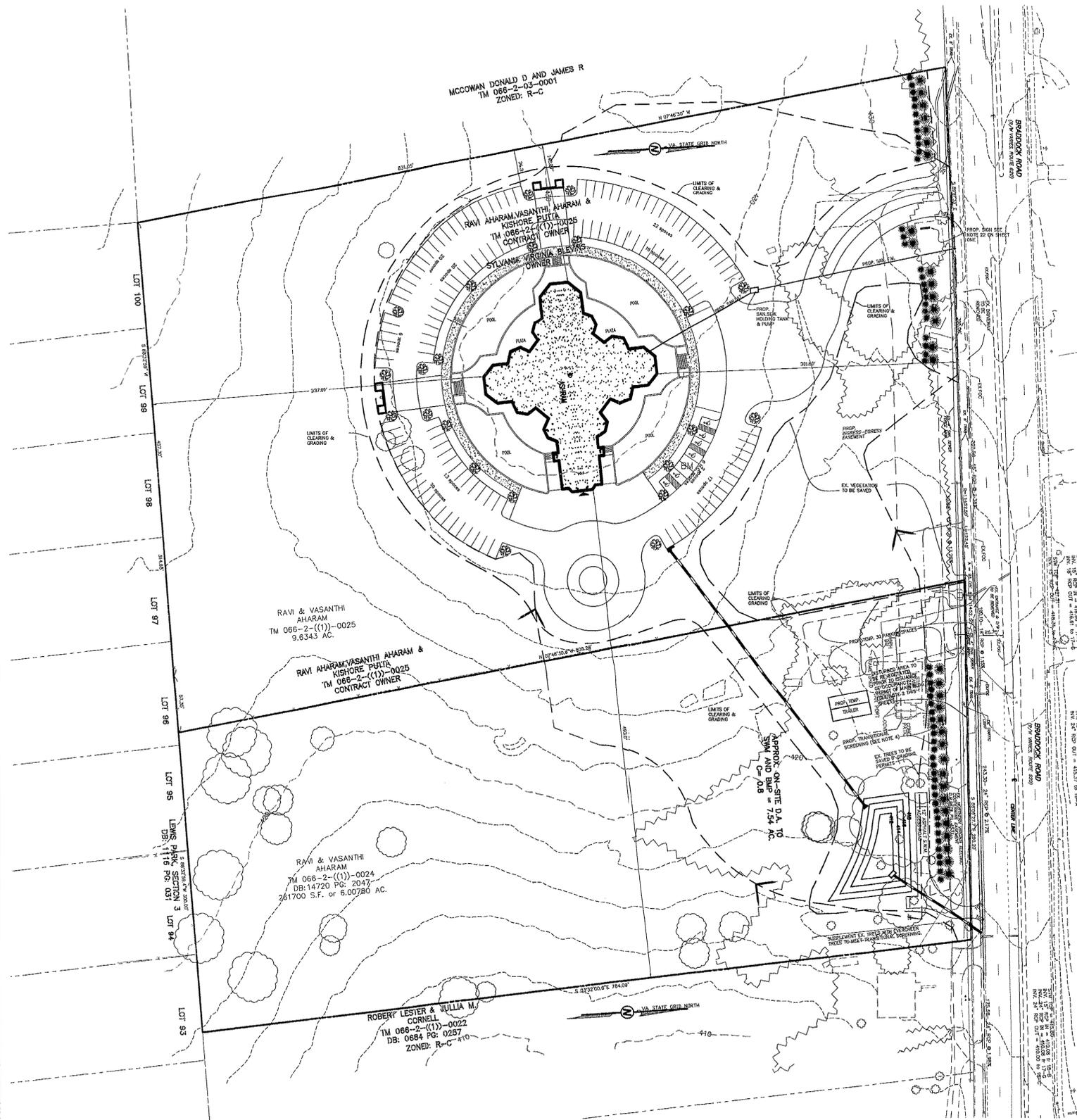
PROFESSIONAL DESIGN GROUP, INC.
 14301-B SULLYFIELD CIRCLE, SUITE 202
 CHANTILLY, VIRGINIA 22021

ENGINEERS, SURVEYORS, CONSULTANT

PHONE (703) 631-2344
 FAX (703) 378-2102

OVERALL PLAN
 SRI VENKATESWARA
 LOTUS TEMPLE OF VIRGINIA
 SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

DESIGN BY: FS
 DRAWN BY: FS
 CHECKED BY: HM
 JOB NO.: 00082
 SCALE: 1"=50'
 DATE: MAY 6, 2004
 DRAWING NO.: XX.XX
 SHEET 28 OF 5



IMPERVIOUS AREA:
 PRE-DEVELOPED : 0.15 AC.
 POST-DEVELOPED = 2.97 AC.
 C PRE-DEV. = 0.25
 C POST-DEV. = (0.25)(12.67) + (0.9)(2.97)/15.67 = 0.37

PRELIMINARY SWM AND BMP NARRATIVE:
 TOTAL SITE AREA : 15.64 AC.
 Q2YR. PRE-DEV. = 21.3 CFS
 Q10YR. PRE-DEV. = 28.42 CFS
 Q2YR. POST-DEV. = 31.54 CFS
 Q10YR. POST-DEV. = 42.07 CFS

INCREASE IN RUN-OFF:
 Q2YR. = 10.23 CFS
 Q10YR. = 13.64 CFS

TOTAL IN-FLOW TO THE POND:
 DA TO POND = 7.54 AC.
 Q2YR. = 15.20 CFS
 Q10YR. = 20.28 CFS
MAXIMUM ALLOWABLE OUT FLOW FROM DETENTION :
 Q2YR. = 4.97 CFS
 Q10YR. = 6.64 CFS

STORAGE REQUIRED FOR BMP, 2YR. & 10YR. STORM DETENTION : 11,000 C.F.
 STORAGE PROVIDED FOR BMP, 2YR. & 10YR. STORM DETENTION : 20,000 C.F.
 NOTE: THE 50% BMP PHOSPHORUS REMOVAL REQUIREMENT FOR THE SITE WILL BE MET THROUGH THE PROPOSED 50% OPEN SPACE AND BMP FACILITY AT THE TIME OF FINAL SITE PLAN.

OUTFALL NARRATIVE :
 THE STORM RUN-OFF FROM THIS SITE WILL BE COLLECTED THROUGH PROPOSED CLOSED STORM SEWER SYSTEM INTO THE STORM WATER DETENTION POND AND WILL DISCHARGE INTO THE EXISTING CLOSED STORM SEWER SYSTEM ONI BRADDOCK ROAD AND FINALLY OUTFALLS TO FLOOD PLAIN LIMITS OF PINEY BRANCH. THE EXISTING STORM SEWER CAPACITY WILL BE VERIFIED AT THE TIME OF FINAL SITE PLAN TO INSURE ITS ADEQUACY BUT SINCE AN ON-SITE STORM WATER DETENTION HAS BEEN PROVIDED, THERE SHALL BE NO IMPACT ON THE EXISTING STORM SEWER SYSTEM. THIS IS WITHIN POPES HEAD CREEK WATERSHED. IN OUR OPINION THERE IS ADEQUATE OUT FALL TO CARRY THE RUN-OFF FROM THIS SITE AND THE REQUIREMENTS OF THE ADEQUATE OUTFALL OF THE PFM WILL BE SATISFIED AT THE TIME OF FINAL SITE PLAN.

LEGEND :
 DRAINAGE DIVIDE



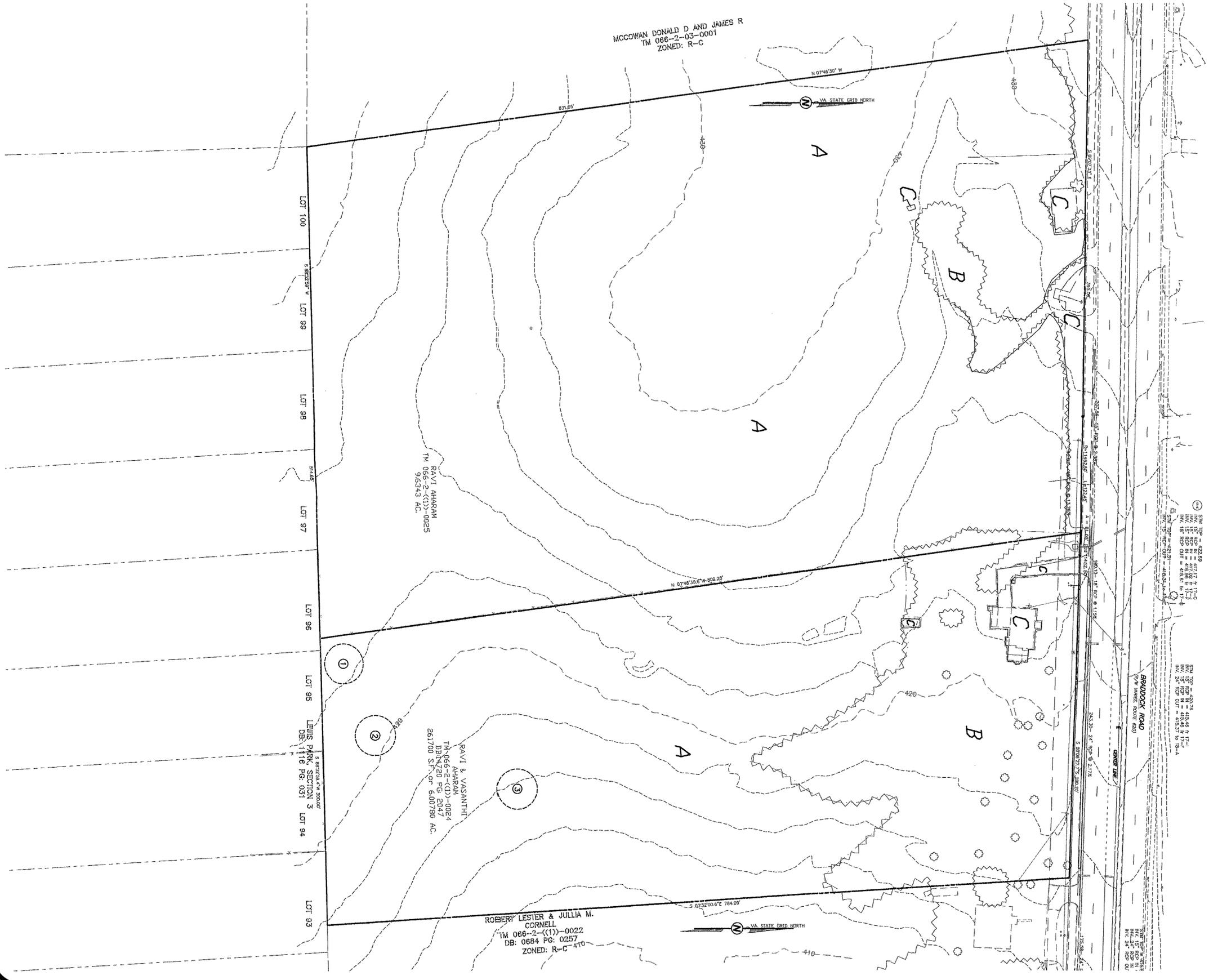
DESIGN BY: FS		SCALE: 1"=60'	
DRAWN BY: FS		DATE: MAY 6, 2004	
CHECKED BY: HM		DRAWING NO.: XX.XX	
JOB NO.: 00092		SHEET 3 OF 5	
PRELIMINARY SWM AND BMP PLAN SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA			
PROFESSIONAL DESIGN GROUP, INC. 14501-B SULLYFIELD CIRCLE, SUITE 202 CHANTILLY, VIRGINIA 22021 ENGINEERS, SURVEYORS, CONSULTANT PHONE (703) 631-2344 FAX (703) 378-2102			
NO.	DATE	DESCRIPTION	BY
3	8/25/05	RELOCATE BLDG TO P.25	HM
2	2/28/05	PROP. ACCESS	FS
1	1/24/05	PROPOSED ENTRANCE TO THE SITE	FS
		REVISION BLOCK	



PLOT SAMPLE

EXISTING VEGETATION MAP LEGEND:

- A- UPLAND FOREST
- B- MAINTAINED GRASSLAND
- C- DEVELOPED



2	8/25/05	INCLUDE PARCEL 25	HM	DESIGN BY:	FS	SCALE: 1"=50'
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS	DRAWN BY:	FS	DATE: MAY 6, 2004
		TOTAL SITE AREA INCL OF PARKING		CHECKED BY:	HM	DRAWING NO.: XXXX
NO.	DATE	DESCRIPTION	BY	JOB NO.	00082	SHEET 4 OF 5
		REVISION BLOCK				

EXISTING VEGETATION PLAN
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
 SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL DESIGN GROUP, INC.
 14301-B SULLYFIELD CIRCLE, SUITE 202
 CHANTILLY, VIRGINIA 22021

PHONE (703) 631-2344
 FAX (703) 378-2102

ENGINEERS, SURVEYORS, CONSULTANT



Cover Type	Primary Species	Successional Stage	Condition*	Acreage	comments
A Upland Forest	White Oak, Scarlet Oak, Red Oak, Hickory	Climax	Good	13.63	*see condition
B Maintained Grassland	White Oak, Willow Oak, Ash, Hickory, Pin Oak	Climax	Fair	1.87	*see condition
C Developed	N/A	N/A	N/A	0.14	*see condition
D					
E					
F					
TOTAL ACREAGE:				15.64	

*Condition descriptions:

Cover Type A: Stand appeared to be in overall good condition. Stand predominantly White Oak with diameters ranging from seedling to 24 inches or more.

Cover Type B: Maintained lawn with several mature trees. Trees are likely remnants of adjacent Upland Forest.

Cover Type C: Structures and driveway

Cover Type D:

Cover Type E:

Lotus Temple EVM

Prepared by: Cary Hulso
ISA #PD-1080A

TABLE 2. COMPLETED SAMPLE DATA SHEET

Overstory trees > or = 6 Inch DBH	Number of trees in plot	List 3 to 5 most common understory species < or = 10 feet height within the plot:
White Oak	4	White Oak, Vaccinium Spp., Ash, Hickory, Red Oak
Hickory	2	
Scarlet Oak	1	

Comments:

TABLE 2. COMPLETED SAMPLE DATA SHEET

Overstory trees > or = 6 Inch DBH	Number of trees in plot	List 3 to 5 most common understory species < or = 10 feet height within the plot:
White Oak	6	White Oak, Willow Oak, Ash, Hickory, Red Oak
Hickory	3	

Comments:

TABLE 2. COMPLETED SAMPLE DATA SHEET

Overstory trees > or = 6 inch DBH	Number of trees in plot	List 3 to 5 most common understory species < or = 10 feet height within the plot:
White Oak	6	White Oak, Ash, Red Maple, Cherry, Red Oak

Comments:



SCALE: N/A

DESIGN BY: FS

DRAWN BY: FS

CHECKED BY: HM

DATE: MAY 6, 2004

DRAWING NO.: XXXX

SHEET: 5 OF 5

EXISTING VEGETATION PLAN

SRI VENKATESWARA

LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

PHONE (703) 631-2344
FAX (703) 378-2102

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021

ENGINEERS, SURVEYORS, CONSULTANT

NO.	DATE	DESCRIPTION	BY
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, NO. OF PARKING	
		REVISION BLOCK	

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SPA 2004-SP-052 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 2004-SP-052 previously approved for a place of worship to permit modification of development conditions. Located at 12501 and 12519 Braddock Rd. on approx. 15.64 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((1)) 24 and 25. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 16, 2009; and

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

1. The applicant is the owner of the land.
2. The applicant is in for an amendment to a place of worship for a modification of previously approved development conditions, dealing with only one development condition to extend the three-year approval of the temporary trailers for another five years from the date of the amendment approval.
3. There were reservations shared amongst the Board members about having a temporary trailer become a de facto permanent trailer.
4. Given the amount of investment that the temple has already put into the site and the unusual economy, the five-year extension would be allowed.

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

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

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

1. This approval is granted to the applicant only, Sri Venkateswara Lotus Temple of Virginia, and is not transferable without further action of this Board, and is for the location indicated on the application, 12501 and 12519 Braddock Road, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat prepared by Professional Design Group, Inc., dated May 6, 2004, as revised through October 4, 2005.
3. A copy of this special permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special

permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. The maximum number of worshippers in the main area of worship shall be 364.
6. Parking shall be provided as depicted on the Special Permit Plat, except as modified by Condition 25.
7. All parking shall be provided on-site, except as otherwise provided in these development conditions. No parking shall be permitted on Braddock Road or other local streets. In the event parking cannot be completely accommodated on-site, the applicant shall provide a shuttle service to transport worshippers to and from the subject property from an approved legal off-site parking location. Such off-site parking location shall be approved by the Zoning Administrator.
8. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following modifications:
 - Additional plantings shall be provided along the eastern lot line adjacent to the proposed stormwater management pond, and in the northwestern portion of Lot 24, to screen the view of the developed area from Braddock Road. Additional plantings shall be provided along the western lot line (Lot 25) between the parking lot and the western lot line to supplement existing vegetation to screen the parking lot from the adjacent residential use if deemed necessary by Urban Forestry Management (UFM). The size, species and location of plantings shall be provided in consultation with UFM.
9. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM of DPWES.
10. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.
11. The barrier requirement shall be waived along all lot lines.
12. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.
13. In no event shall any area on the site be left denuded for a period longer than 14 days except

for that portion of the site in which work will be continuous beyond 14 days.

14. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the special permit plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM, DPWES.

The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- Tree protection fence shall be installed immediately after root pruning, and shall be

positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.

- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment
 - An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.*
15. A minimum of 60% of the site shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation in the undisturbed open space except for dead or dying vegetation, as determined by UFM. No structures or fences shall be permitted in the area of undisturbed open space.
 16. If public sanitary sewer is not available, a special permit amendment will be required to incorporate a septic drainfield on the site.
 17. If blasting is required, and before any blasting occurs on the application property, the applicant will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented.
 18. If DPWES, in coordination with the Air Quality and chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:
 - a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.
 - b. Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution Control Division and with the Soil Science Office, to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.
 19. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaires and shall be controlled by timers (except for security lighting). No uplighting of landscaping, signage or architecture shall be permitted.
 20. The maximum height of the building, measured from the lowest ground level to the top of the building, excluding the spire, shall be 60 feet.
 21. Unless required by DPWES to construct a dry stormwater detention pond, the applicant shall provide bioretention Stormwater management/Best Management Practices facilities that include, to the extent possible, plant materials that can assist in screening the development from Braddock Road. Subject to approval by DPWES, the pond shall be designed with structural elements to increase holding time, such as sediment traps and forebays and/or trickle ditch check dams to divert water into the pond floor. The pond shall be designed to encourage the establishment of a shallow marshy wetland floor to create a naturalized planted

environment.

22. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.
23. A geo-technical engineering and soil study shall be submitted to DPWES for review and approval as determined necessary by DPWES and implemented as determined by DPWES.
24. Notwithstanding that which is shown on the plat, the temporary trailers and associated parking shall be placed on Lot 25 in an area to be cleared for the main place of worship, driveway, and/or parking lot.
25. The temporary trailer depicted on the plat shall be approved for a time period not to exceed five years from the date of approval of this special permit amendment application. Development Condition Numbers 1, 2, 3, 4, 16, 19, 22 and 25 shall be implemented prior to the issuance of the Non-RUP for the trailer. The trailer shall have a maximum of 100 seats. Thirty-three (33) parking spaces shall be provided prior to issuance of the Non-RUP for the trailer, in an area now depicted as a parking area on the Special Permit Plat. Additionally, the access road shall be constructed and transitional screening along Braddock Road adjacent to the access road, as depicted on the plat, shall be installed prior to issuance of the Non-RUP for the trailer.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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

Ms. Gibb seconded the motion, which carried by a vote of 5-2. Mr. Beard and Mr. Byers voted against the motion.

A Copy Teste:

Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

SPECIAL PERMIT PLAT

SRI VENKATESWARA

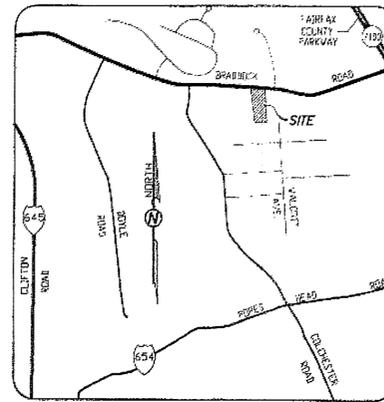
LOTUS TEMPLE OF VIRGINIA

OWNER INFORMATION :

AHARAM RAVI, AHARAM VASANTHI
12501 BRADDOCK RD
FAIRFAX, VIRGINIA 22030

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS IDENTIFIED ON ASSESSMENT MAPS AS REFERENCE NO. 066-2-01, PARCEL 24 & PARCEL 25 AND IS ZONED R-C.
2. CURRENT OWNERS: AHARAM, RAVI & AHARAM, VASANTHI. DEED BOOK 14720 PAGE 2047 & D.B. 517 PAGE 491.
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY BY OTHERS, TOPO BASED ON AERIAL SURVEY.
4. BEARINGS BASED ON VCS MAD 1927 NORTH.
5. THE ADDRESS OF THIS PROPERTY IS 12501 & 12519 BRADDOCK RD.
6. THE STREETS SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY.
7. NO TITLE REPORT FURNISHED.
8. FAIRFAX COUNTY CONTROL MONUMENTS USED: BLAKE 1969 & FAIRFAX 2 AZ.
9. CONTOUR INTERVAL : 2 FEET
10. THIS SITE TO BE SERVED BY PUBLIC WATER & EXISTING SEWER FORCE MAIN.
11. A SIGN PERMIT SHALL BE OBTAINED FOR THE PROPOSED SIGN AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
12. PARKING LOT LIGHTS SHALL BE MAX. OF 12 FT HEIGHT DOWNWARD FOCUSING, NON-GLARE TYPE.
13. APPLICANT REQUEST A WAIVER OF BARRIER REQUIREMENT ALONG THE NORTHERN LOT LINE OF THE PROPERTY.
14. APPLICANT REQUEST A MODIFICATION OF BARRIER REQUIREMENT ALONG THE EASTERN AND A WAIVER OF BARRIER REQUIREMENT ALONG THE WESTERN LOT LINE OF THE PROPERTY.
15. STORM WATER DETENTION TO BE PROVIDED IF NOT WAIVED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. BMP TO BE PROVIDED.
16. AT THE TIME OF FINAL SITE PLAN APPROVAL, THE LOCATION OF LIMITS OF CLEARING AND GRADING MAY CHANGE SLIGHTLY DUE TO FINAL ENGINEERING.
17. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
18. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS & ADOPTED STANDARDS.
19. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
20. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
21. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.
22. THE PROPOSED FREESTANDING SIGN SHALL NOT EXCEED 40 S.F. IN AREA OR 8 FT. IN HEIGHT, AND SHALL MEET ALL REQUIREMENTS OF ARTICLE 12 OF FAIRFAX COUNTY ZONING ORDINANCE.
23. OVERLAY DISTRICT : WATER SUPPLY PROTECTION
24. THERE IS NO FLOOD PLAIN, RPA & EOC LOCATED ON THIS SITE.
25. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY EASEMENT OF 25 FT. OR MORE, AND ANY MAJOR UNDERGROUND UTILITY EASEMENT REGARDLESS OF WIDTH EXCEPT AS SHOWN ON THE PLAT.
26. ALL EXISTING STRUCTURES TO BE REMOVED.
27. THE PROPOSED LOCATION OF BMP, SWM AND THE RELATED DESIGN CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.



VICINITY MAP
SCALE: 1" = 2000'

SITE TABULATION :

EX. SITE AREA : 15.6421 AC
PROPOSED BUILDING GROSS FLOOR AREA (NOT INCLUDING CELLAR) = 20,000 S.F.
USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)
MAX. FAR ALLOWED : 0.10
FAR PROVIDED = 0.03

SETBACK REQUIREMENTS :

ZONED : R-C
FRONT : 50 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 40 FT
SIDE : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 20 FT
REAR : 45 DEGREE ANGLE OF BULK PLANE, NOT LESS THAN 25 FT
MAX. BUILDING HEIGHT ALLOWED : 60 FT
MAX. BUILDING HEIGHT PROVIDED : 36 FT (MAIN BLDG), 50' (PETALS) & 65' (DOME, ACC. STRUCTURE)

PARKING TABULATION :

USE : RELIGIOUS ASSEMBLY (364 PERSON SEATING IN PRIMARY PLACE OF WORSHIP)
PARKING SPACES REQUIRED : (1 SP./74 SEATS) = 91 SPACES
PARKING SPACES PROVIDED = 142 SPACES INCLUDING 5 H.C. SPACES
H.C. SPACES REQUIRED = 6
H.C. SPACES PROVIDED = 6
LOADING SPACES REQUIRED = NONE
LOADING SPACES PROVIDED = NONE

OPEN SPACE TABULATION :

OPEN SPACE REQUIRED : 50% TOTAL SITE AREA = 50% (15.6421 AC) = 7.8211 AC
OPEN SPACE PROVIDED = 10.0 AC, OR 63.93%
INTERIOR PARKING LOT LANDSCAPING REQUIRED :
5% OF TOTAL AREA OF PARKING LOT = 2,408 S.F.
INTERIOR PARKING LOT LANDSCAPING PROVIDED : 2,500 S.F. (5.40%)

TRIP GENERATION RATES:

TRIP GENERATION PER ITE 6TH EDITION (CHURCH)
AVERAGE SUNDAY VEHICLE TRIP PER 1000 S.F. G.F.A.
TOTAL GFA (PHASE I & II)
(31.456 AVG TRIP RATE)(20,000 S.F.) = 629 VPD
WEEKDAYS :
(7.699 AVG. TRIP RATE)(20,000 S.F.) = 154 VPD

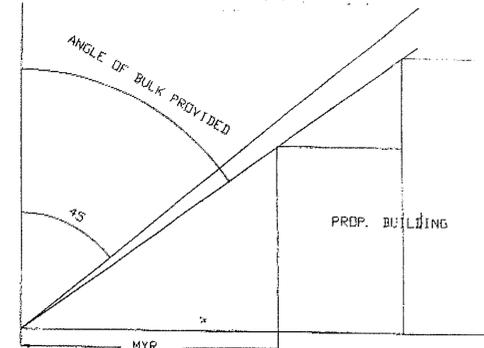
Application No. **SP 2004-SP-052**

APPROVED SPECIAL PLAT

DATE: 11-29-05

Sheet: 1 of 7

ANGLE OF BULK PLANE DETAILS



ALLOWED :
ANGLE OF BULK = 45
MBH = 60'
MYR = 20'

PROVIDED :

EAST SIDE	WEST SIDE
MBH = 36'	MBH = 36'
MYR = 493.0'	MYR = 142.3'
ANGLE OF BULK = 78.8	ANGLE OF BULK = 75.34

Application No. **SPA 2004-SP-052**

APPROVED

John Flittke

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
FEB 27 2009
Zoning Evaluation Division

RECEIVED
Department of Planning & Zoning
OCT 9 5 2005
Zoning Evaluation Division

LANDSCAPE NOTES

AT TIME OF FINAL SITE PLAN, PLANT LOCATIONS MAY BE MODIFIED IF NECESSARY DUE TO CHANGES IN FINAL ENGINEERING OR LOCATION OF UTILITY EASEMENTS.

PLANT MATERIAL SHOWN ON THIS PLAN IS REPRESENTATIVE BUT NOT NECESSARILY LIMITED TO THE VARIETIES LISTED IN THE PLANT SCHEDULE.

LOCATION AND SPECIES OF THE PLANT MATERIAL SHOWN ARE SUBJECT TO CHANGES DUE FINAL ENGINEERING, BUT QUANTITIES WILL EQUAL TO THAT REPRESENTED ON THIS PLAN.

INDEX

- 1) COVER SHEET
- 2&2A) SPECIAL PERMIT PLAT
- 3) PRELIMINARY SWM AND BMP PLAN
- 4&5) EXISTING VEGETATION PLAN

SCALE: AS NOTED
 DATE: MAY 6, 2004
 DRAWN BY: P.M.
 CHECKED BY: DGD/EP
 SHEET: 1 OF 5

COVER SHEET
 SRI VENKATESWARA
 LOTUS TEMPLE OF VIRGINIA
 SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL DESIGN GROUP, INC.
 14301-B ELLIOTT FIELD CIRCLE, SUITE 202
 CHANTILLY, VIRGINIA 22021
 PHONE (703) 631-7344
 FAX (703) 349-2702
 ENGINEERS, SURVEYORS, CONSULTANTS

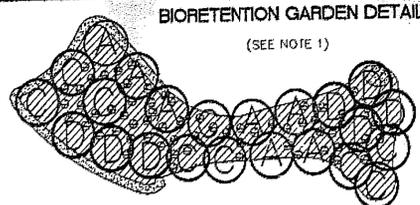
NO.	DATE	DESCRIPTION	BY
1	11/29/05	APPROVED SPECIAL PLAT	JF
2	12/28/05	PROPOSED VARIANCE TO THE SITE	FS
3	01/24/06	SCOTT'S LINE ADJUSTMENT	FS
4	11/29/05	TOTAL SITE AREA AND PARKING	BY
5		DEPARTMENT OF PLANNING & ZONING	BY

SHEET 6A OF 6

LEGEND

- MONUMENT FOUND
- MONUMENT SET
- BENCHMARK
- EX. 8" - 16" PINE
- EX. TREE
- POWERPOLE
- GUY WIRE
- PERC TEST W/ELEV.
- OVERHEAD ELECTRIC
- EXISTING CONTOUR
- EXISTING TREE LINE

- PROP. LANDSCAPING LEGEND**
- LARGE EVERGREEN TREES
 - MEDIUM EVERGREEN TREES
 - LARGE DECIDUOUS TREES
 - SHRUB



- PLANTING LEGEND**
- (A) TREE
 - ⊙ BUSH
 - [Hatched Box] HERBACEOUS COVER
 - [Dotted Box] SAND BED

NOTE 1:
BIORETENTION GARDEN TO BE USED AS AN ALTERNATIVE DEVICE FOR BMP PURPOSES IF THE STORM WATER DETENTION IS WAIVED BY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AT THE TIME OF FINAL SITE PLAN.

NOTE 2:
COVER TYPE B TREES SHALL BE USED AS SHOWN ON THE EXISTING VEGETATION PLAN, TABLE 1 (WHITE OAK, WILLOW OAK, ASH & PIN OAK)

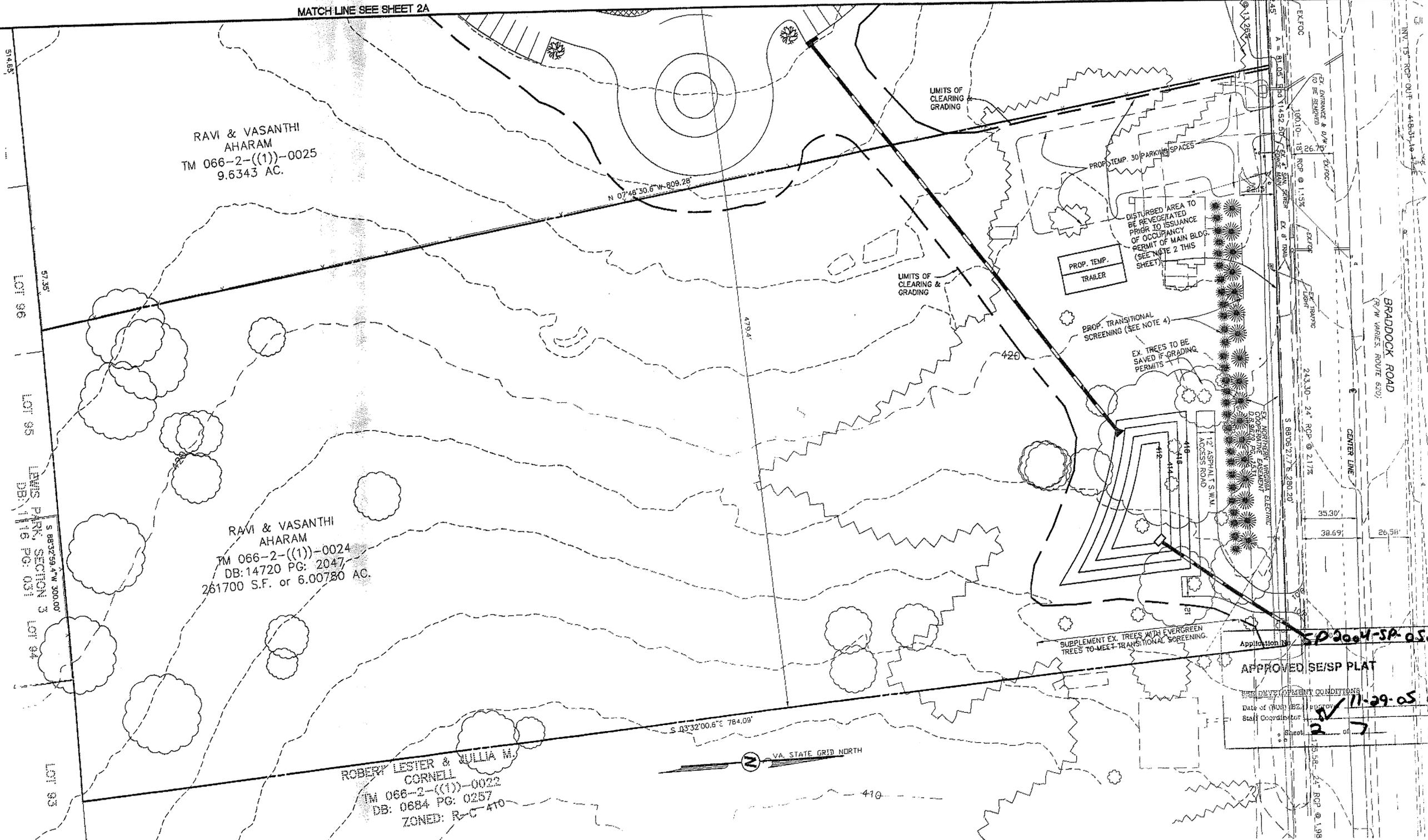
NOTE 3:
THE TEMPORARY TRAILER, PARKING & EXISTING HOUSE TO BE REMOVED & AREA REVEGETATED PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.

MATCH LINE SEE SHEET 2A

RAVI & VASANTHI AHARAM
TM 066-2-((1))-0025
9.6343 AC.

RAVI & VASANTHI AHARAM
TM 066-2-((1))-0024
DB: 14720 PG: 2047
261700 S.F. or 6.00780 AC.

ROBERT LESTER & JILLIA M. CORNELL
TM 066-2-((1))-0022
DB: 0884 PG: 0257
ZONED: R-C 410



LOT 96
LOT 95
LEWIS PARK SECTION 3 LOT 94
LOT 93

DESIGN BY: FS
DRAWN BY: FS
CHECKED BY: HM
JOB NO.: 00082

SCALE: 1"=30'

DATE: MAY 6, 2004
DRAWING NO.: XXXXX
SHEET 2 OF 5

SPECIAL PERMIT PLAT
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 202
CHANTILLY, VIRGINIA 22021
PHONE (703) 631-2344
FAX (703) 378-2102

Application No. **SP2004-SP-052**

APPROVED SE/SP PLAT

DATE OF PERMIT: 11-29-05

Scale Coordinator: [Signature]

Sheet: 2 of 7

NO.	DATE	DESCRIPTION	BY
5	10/04/05	RELOCATE BLDG TO FEET EAST	HM
4	8/25/05	RELOCATE BLDG TO P. 25	HM
3	02/28/05	PROPOSED E/A EASEMENT	FS
2	01/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/18/04	SCREENING, LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, NO. OF PARKING	

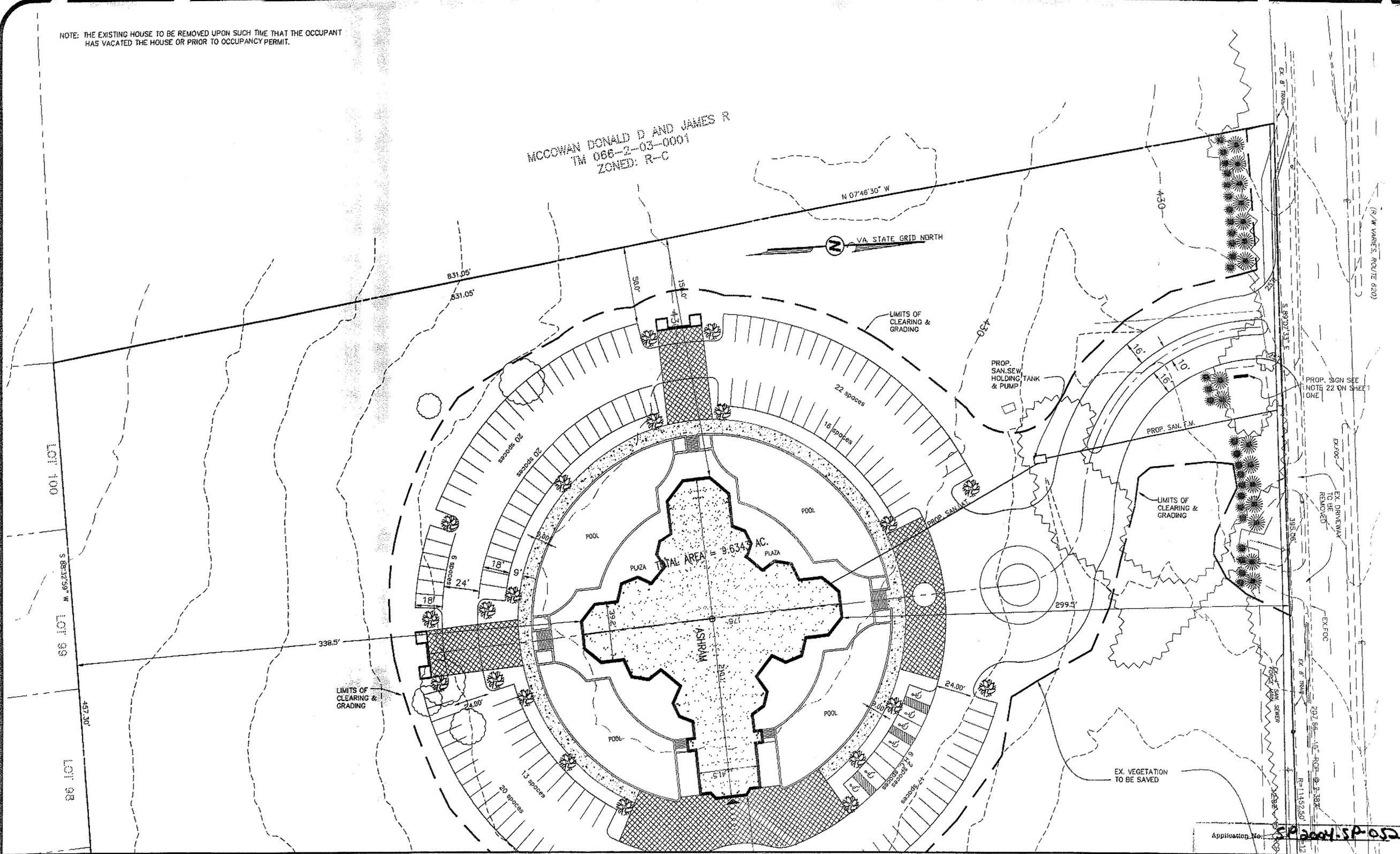
NOTE 4:
THE TRANSITIONAL SCREENING SHALL CONTINUE TO EX. TREE LINES UPON REMOVAL OF TEMPORARY PARKING, TRAILER & EX. HOUSE. BUT BEFORE ISSUANCE OF OCCUPANCY PERMIT.



NOTE: THE EXISTING HOUSE TO BE REMOVED UPON SUCH TIME THAT THE OCCUPANT HAS VACATED THE HOUSE OR PRIOR TO OCCUPANCY PERMIT.

MCCOWAN DONALD D AND JAMES R
 TM 066-2-03-0001
 ZONED: R-C

VA STATE GRID NORTH



MATCH LINE SEE SHEET 2

Application No. **SP2004LSP052**

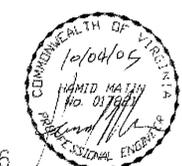
APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (ROB) (BZA) approval **11-29-05**

Staff Coordinator **[Signature]**

Sheet **3** of **7**



SHEET 6C OF 6

DESIGN BY:	FS	SCALE: 1"=50'
DRAWN BY:	FS	DATE: MAY 6, 2004
CHECKED BY:	HM	DRAWING NO.: XX.XX
JOB NO.:	00082	SHEET 2A OF 5

SPECIAL PERMIT PLAT

SRI VENKATESWARA

LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

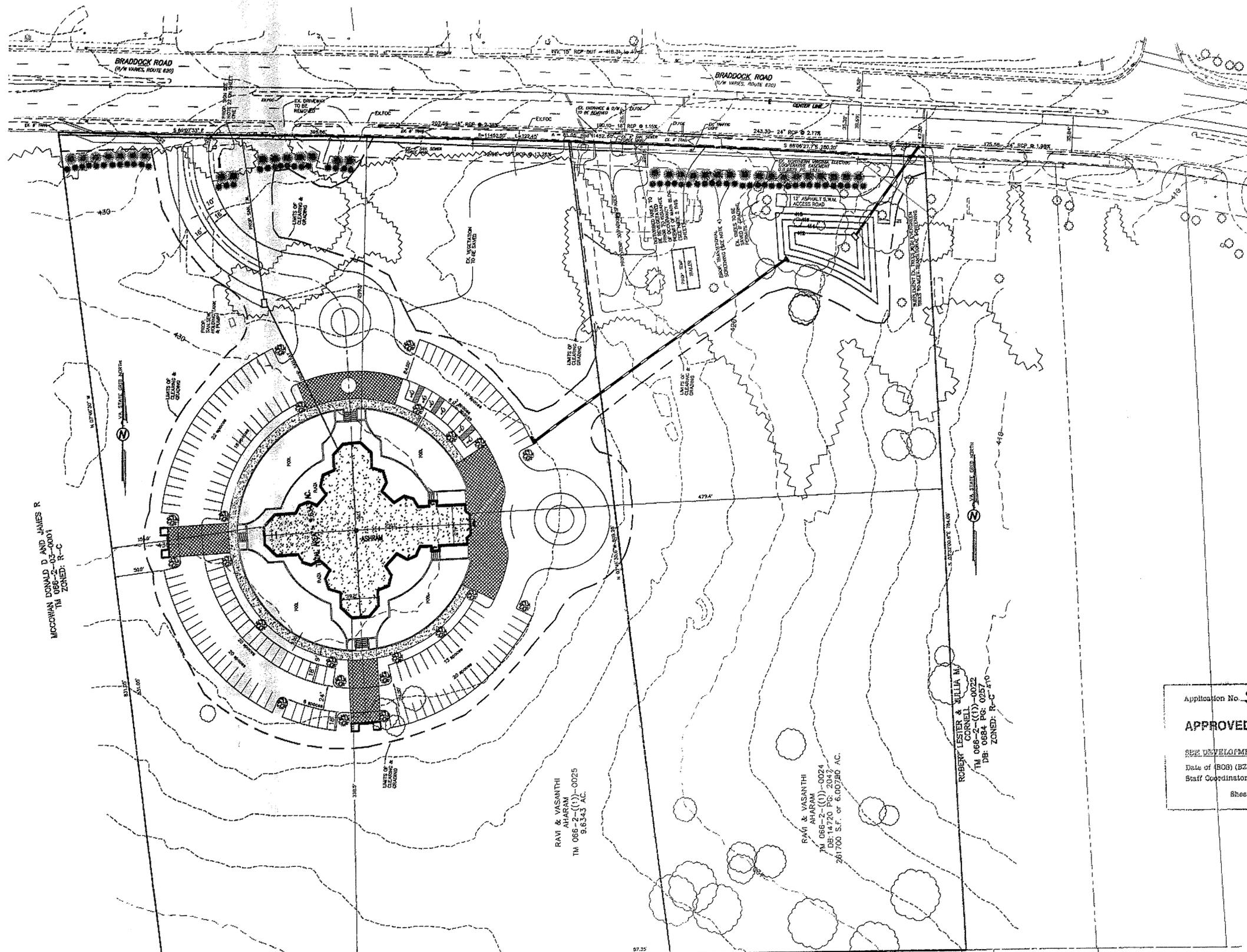
PHONE (703) 631-2344
 FAX (703) 378-2102

PROFESSIONAL DESIGN GROUP, INC.

14301-B SULLYFIELD CIRCLE, SUITE 202
 CHANTILLY, VIRGINIA 22021

ENGINEERS, SURVEYORS, CONSULTANT

NO.	DATE	DESCRIPTION	BY
5	10/04/05	RELOCATE BLDG 15 FEET EAST	HM
4	8/25/05	RELOCATE BLDG TO P.20	HM
2	07/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/16/04	SCREENING LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, NO. OF PARKING	
		REVISION BLOCK	



MCCOHAN DONALD D AND JAMES R
TM 066-2-(11)-0001
ZONED: R-C

RAMI & VASANTHI
AHARAM
TM 066-2-(11)-0025
DB: 14720 PG: 03786 AC
261700 SF. or 6.00286 AC.

RAMI & VASANTHI
AHARAM
TM 066-2-(11)-0024
DB: 14720 PG: 03786 AC
261700 SF. or 6.00286 AC.

ROBERT LESTER & JILLIA M.
CORNELL
TM 066-2-(11)-0022
DB: 0684 PG: 05274 PG
ZONED: R-C-410

Application No. SP 2004-SP-052
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOB) (BZA) approval: 8/11-29-05
Staff Coordinator: _____
Sheet 4 of 7



SHEET 6D OF 6

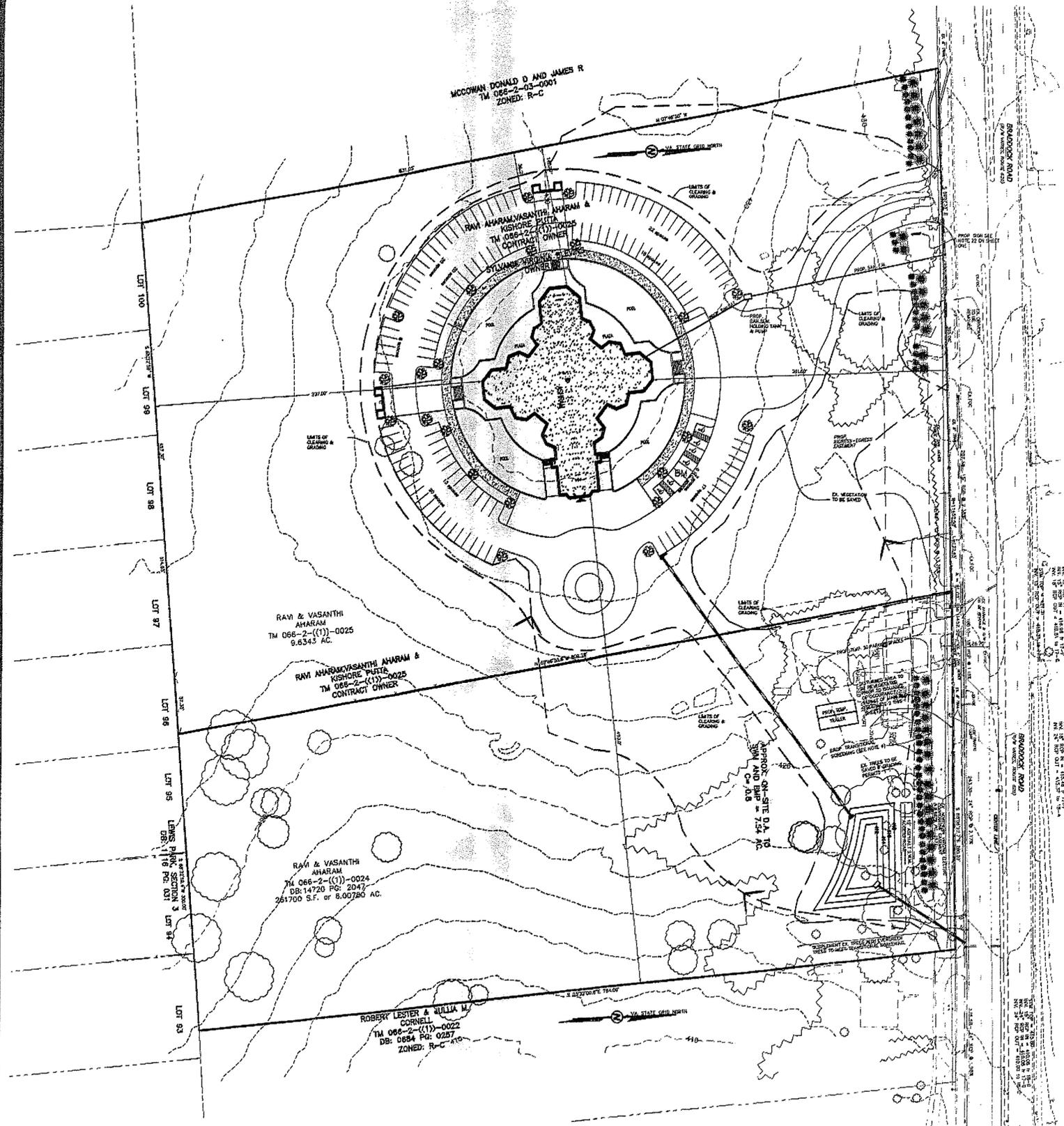
NO.	DATE	DESCRIPTION	BY
4	10/04/05	RELOCATE BLDG 15 FEET EAST	HM
3	8/25/05	RELOCATE BLDG TO P 25	HM
2	07/24/05	PROPOSED ENTRANCE TO THE SITE	FS
1	11/18/04	SCREENING LOT LINE ADJUSTMENT	FS
		TOTAL SITE AREA, NO OF PARKING	
		REVISION BLOCK	

PROFESSIONAL DESIGN GROUP, INC.
14301-B SULLYFIELD CIRCLE, SUITE 207
CHANTILLY, VIRGINIA 22021

ENGINEERS, SURVEYORS, CONSULTANTS

OVERALL PLAN
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN BY: FS
DRAWN BY: FS
CHECKED BY: HM
JOB NO.: 00062
SCALE: 1"=60'
DATE: MAY 6, 2004
DRAWING NO.: KK-XX
SHEET 2B OF 5



IMPERVIOUS AREA:
 PRE-DEVELOPED : 0.15 AC.
 POST-DEVELOPED = 2.97 AC.
 C PRE-DEV. = 0.25
 C POST-DEV. = (0.25)(12.67) + (0.9)(2.97)/15.67 = 0.37

PRELIMINARY SWM AND BMP NARRATIVE:
 TOTAL SITE AREA : 15.64 AC.
 Q2YR. PRE-DEV. = 21.3 CFS
 Q10YR. PRE-DEV. = 28.42 CFS
 Q2YR. POST-DEV. = 31.54 CFS
 Q10YR. POST-DEV. = 42.07 CFS

INCREASE IN RUN-OFF:
 Q2YR. = 10.23 CFS
 Q10YR. = 13.64 CFS

TOTAL IN-FLOW TO THE POND:
 DA TO POND = 7.54 AC.
 Q2YR. = 15.20 CFS
 Q10YR. = 20.28 CFS

MAXIMUM ALLOWABLE OUT FLOW FROM DETENTION :
 Q2YR. = 4.97 CFS
 Q10YR. = 6.64 CFS

STORAGE REQUIRED FOR BMP, 2YR. & 10YR. STORM DETENTION : 11,000 C.F.
 STORAGE PROVIDED FOR BMP, 2YR. & 10YR. STORM DETENTION : 20,000 C.F.

NOTE: THE 50% BMP PHOSPHORUS REMOVAL REQUIREMENT FOR THE SITE WILL BE MET THROUGH THE PROPOSED 50% OPEN SPACE AND BMP FACILITY AT THE TIME OF FINAL SITE PLAN.

OUTFALL NARRATIVE :
 THE STORM RUN-OFF FROM THIS SITE WILL BE COLLECTED THROUGH PROPOSED CLOSED STORM SEWER SYSTEM INTO THE STORM WATER DETENTION POND AND WILL DISCHARGE INTO THE EXISTING CLOSED STORM SEWER SYSTEM ON BRADDOCK ROAD AND FINALLY OUTFALLS TO FLOOD PLAIN LIMITS OF PINEY BRANCH. THE EXISTING STORM SEWER CAPACITY WILL BE VERIFIED AT THE TIME OF FINAL SITE PLAN TO INSURE ITS ADEQUACY BUT SINCE AN ON-SITE STORM WATER DETENTION HAS BEEN PROVIDED, THERE SHALL BE NO IMPACT ON THE EXISTING STORM SEWER SYSTEM. THIS IS WITHIN POKES HEAD CREEK WATERSHED. IN OUR OPINION THERE IS ADEQUATE OUT FALL TO CARRY THE RUN-OFF FROM THIS SITE AND THE REQUIREMENTS OF THE ADEQUATE OUTFALL OF THE PFM WILL BE SATISFIED AT THE TIME OF FINAL SITE PLAN.

Application No. SP 2004-SP-052

APPROVED SE/SP PLAT

SPE DEVELOPMENT CONDITIONS

Date of (RDy) (BZA) approval 11-29-05

Staff Coordinator [Signature]

Sheet 5 of 7

LEGEND :
 DRAINAGE DIVIDE



SHEET **6E** OF 6

PROFESSIONAL DESIGN GROUP, INC.
 14301-B SULLYFIELD CIRCLE, SUITE 202
 CHANTILLY, VIRGINIA 22021

ENGINEERS, SURVEYORS, CONSULTANT

PHONE (703) 555-2344
 FAX (703) 378-2102

PRELIMINARY SWM AND BMP PLAN
SRI VENKATESWARA

LOTUS TEMPLE OF VIRGINIA

SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA

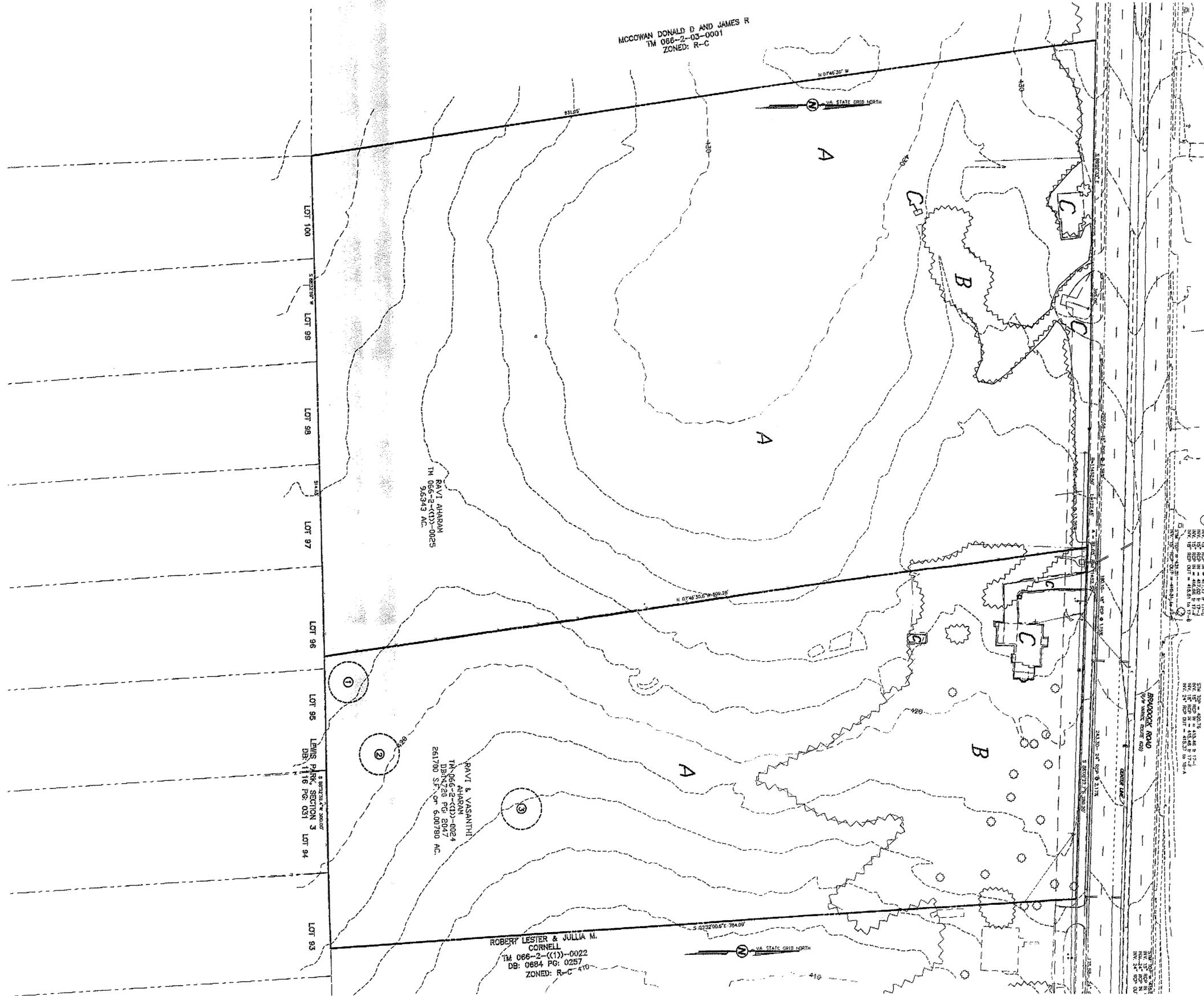
DESIGN BY:	FS	SCALE:	1"=60'
DRAWN BY:	FS	DATE:	MAY 6, 2004
CHECKED BY:	HM	DRAWING NO.:	XXLXX
DATE:		SHEET:	3 OF 5

EXISTING VEGETATION MAP LEGEND:

- A- UPLAND FOREST
- B- MAINTAINED GRASSLAND
- C- DEVELOPED



PLOT SAMPLE



Application No. SP 2004-5A 052
APPROVED SE/SP PLAT
 SEE DEVELOPMENT CONDITIONS
 Date of (RCU) (SEA) 11-29-05
 Staff Coordinator SW
 Sheet 6 of 7



SHEET **6F** OF 6

EXISTING VEGETATION PLAN SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA		DESIGN BY: FS DRAWN BY: FS CHECKED BY: HM JOB NO.: 00082	SCALE: 1"=50' DATE: MAY 6, 2004 DRAWING NO.: AX-XX SHEET 4 OF 5
PROFESSIONAL DESIGN GROUP, INC. 14301-B SULLYFIELD CIRCLE, SUITE 202 CHANTILLY, VIRGINIA 22021		PHONE: (703) 631-2344 FAX: (703) 378-2102	
2 8/25/05 1 11/18/04	INCLUDE PARCEL 25 SCREENING LOT LINE ADJUSTMENT TOTAL SITE AREA AND OF PARKING	HM FS BY	REVISION BLOCK

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA, SP 2004-SP-052 Appl. under Sect(s). 03-C03 of the Zoning Ordinance to permit a place of worship. Located at 12501 and 12519 Braddock Rd. on approx. 15.64 ac. of land zoned R-C and V-S. Springfield District. Tax Map 66-2 (11) 24 and 25. (Admin. moved from 1/13/04, 1/11/05, 2/8/05, and 3/15/05 at appl. req.) (Decision deferred from 4/8/05, 4/26/05, 6/28/05 and 10/11/05) (Admin. moved from 11/1/05 for revisions) Mr. Hart seconded that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals, and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on November 29, 2005, and

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

- 1. The owner of the property is the applicant.
2. The applicant has satisfied the other requirements of the Ordinance.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-008 and the additional standards for this use as contained in Sect(s). 03-C03 of the Zoning Ordinance.

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

- 1. This approval is granted to the applicant only, Sri Venkateswara Lotus Temple of Virginia, and is not transferable without further action of this Board, and is for the location indicated on the application, 12501 and 12519 Braddock Road, and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Professional Design Group, Inc., dated May 6, 2004, as revised through October 4, 2005.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of worshippers in the main area of worship shall be 364.

- 6. Parking shall be provided as depicted on the Special Permit Plat, except as modified by Condition 25.
7. All parking shall be provided on-site, except as otherwise provided in these development conditions. No parking shall be permitted on Braddock Road or other local streets. In the event parking cannot be completely accommodated on-site, the applicant shall provide a shuttle service to transport worshippers to and from the subject property from an approved legal off-site parking location. Such off-site parking location shall be approved by the Zoning Administrator.
8. Transitional screening shall be modified along all lot lines to permit existing vegetation to satisfy the requirements, but shall be supplemented as shown on the plat, with the following modifications:
- Additional plantings shall be provided along the eastern lot line adjacent to the proposed stormwater management pond, and in the northwestern portion of Lot 24, to screen the view of the developed area from Braddock Road. Additional plantings shall be provided along the western lot line (Lot 25) between the parking lot and the western residential use if deemed necessary by Urban Forestry Management (UFM). The size, species and location of plantings shall be provided in consultation with UFM.
9. Foundation plantings and shade trees shall be provided around the church building to soften the visual impact of the structures. The species, size and location shall be determined in consultation with UFM of DPWES.
10. Parking lot landscaping shall be provided in accordance with Article 13 of the Zoning Ordinance.
11. The barrier requirement shall be waived along all lot lines.
12. The limits of clearing and grading shall be the minimum amount feasible as determined by DPWES and shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including UFM, for review and approval. Prior to any land disturbing activities, a pre-construction conference shall be held on-site between DPWES, including UFM, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, tree protection measures, and the erosion and sedimentation control plan to be implemented during construction.
13. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.
14. The applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the special permit plat for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the plat, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

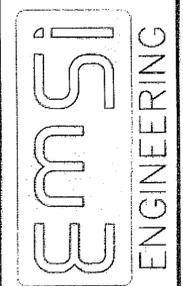
All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.

The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc. or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM, DPWES.

The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four-foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demarcation plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment.
- An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

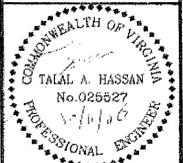
- 15. A minimum of 60% of the site shall be preserved as undisturbed open space. There shall be no clearing or grading of any vegetation except for dead or dying vegetation as determined by UFM. No structures or fences shall be permitted in the area of undisturbed open space.
16. If public sanitary sewer is not available, a special permit amendment will be required to incorporate a septic drainfield on the site.
17. If blasting is required, and before any blasting occurs on the application property, the applicant will insure that blasting is done per Fairfax County Fire Marshal requirements and all safety recommendations of the Fire Marshal, including, without limitation, the use of blasting mats, shall be implemented.
18. If DPWES, in coordination with the Air Quality and Chemical Hazards Section of the Health Department and with the Soil Science Office, determines that a potential health risk exists caused by the presence of rock containing asbestos on the site, the developer shall:
a. Take appropriate measures as determined by the Health Department to alert all construction personnel as to the potential health risk.
b. Commit to appropriate construction techniques as determined by DPWES, in coordination with the Air Pollution Control Division and with the Soil Science Office, to minimize this risk. Such techniques may include, but shall not be limited to: dust suppression measures during all blasting and drilling activities, covered transportation of removed material presenting this risk and appropriate disposal.
19. Any proposed lighting shall be provided in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. All lighting shall be full cut-off luminaires and shall be controlled by timers (except for security lighting). No uplighting of landscaping, signage or architecture shall be permitted.
20. The maximum height of the building, measured from the lowest ground level to the top of the building, excluding the spire, shall be 60 feet.
21. Unless required by DPWES to construct a dry stormwater detention pond, the applicant shall provide bioretention Stormwater Management/Best Management Practices facilities that include, to the extent possible, plant materials that can assist in screening the development from Braddock Road. Subject to approval by DPWES, the pond shall be designed with structural elements to increase holding time, such as sediment traps and forebays and/or trickle ditch check dams to divert water into the pond floor. The pond shall be designed to encourage the establishment of a shallow marshy wetland floor to create a naturalized oriented environment.
22. The applicant shall obtain a sign permit for any proposed sign in accordance with the provisions of Article 12 of the Zoning Ordinance.
23. A geo-technical engineering and soil study shall be submitted to DPWES for review and approval as determined necessary by DPWES and implemented as determined by DPWES.
24. Notwithstanding that which is shown on the plat, the temporary trailers and associated



6937 Gateway Court
Manassas, Virginia
20109-7302
Tel: (703) 261-6377
Fax: (703) 261-5766
www.emsi.com
PROJECT COORDINATOR
Sahana Srivastava

APPROVED PROFFERS AND ANALYSIS
SRI VENKATESWARA
LOTUS TEMPLE OF VIRGINIA
FAIRFAX COUNTY, VIRGINIA
SPRINGFIELD DISTRICT

PROJECT NO



PLAN STATUS

Table with columns: DATE, DESCRIPTION, SS, PH, DESGN, DRAWN, SS, CHK'D, SCALE, H, V, N/A, JOB No., VA--06--48, DATE, SEPTEMBER 2006, FILE No., 162-SP-EM'S, SHEET 5A of 6

parking shall be placed on Lot 25 in an area to be cleared for the main place of worship, driveway, and/or parking lot.

- 25. The temporary trailer depicted on the plat shall be approved for a time period not to exceed three (3) years from the date of the approval of the special permit. Development Conditions numbers 1, 2, 3, 4, 16, 19, 22 and 25 shall be implemented prior to the issuance of the Non-RUP for the trailer. The trailer shall have a maximum of 100 seats. Thirty-three (33) parking spaces shall be provided prior to issuance of the Non-RUP for the trailer, in an area now depicted as a parking area on the Special Permit Plat. Additionally, the access road shall be constructed and transitional screening along Braddock Road adjacent to the access road, as depicted on the plat, shall be installed prior to issuance of the Non-RUP for the trailer.

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

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

Mr. Hart seconded the motion which carried by a vote of 5-0. Mr. Beard and Ms. Gibb were absent from the meeting.

This decision was officially filed in the office of the Board of Zoning Appeals and became final on November 29, 2005. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:
[Signature]
Paul A. McFarland, Deputy Clerk
Board of Zoning Appeals

PROFFER ANALYSIS:

- 1. THE APPLICANT COMPLIES TO THIS CONDITION FOR OWNERSHIP AND LOCATION OF SRI VENKATESWARA LOTUS TEMPLE OF VIRGINIA AT 12501 AND 12519 BRADDOCK ROAD.
2. THIS SPECIAL PERMIT GRANTED FOR THE PURPOSE(S), STRUCTURES AND/OR USE(S) INDICATED ON THE SPECIAL PERMIT PLAT PREPARED BY PROFESSIONAL DESIGN GROUP, INC., DATED MAY 6, 2004, AS REVISED THROUGH OCTOBER 4, 2005, IS ACCEPTABLE.
3. A COPY OF THIS SPECIAL PERMIT AND THE NON-RESIDENTIAL USE PERMIT WILL BE POSTED IN A CONSPICUOUS PLACE ON THE PROPERTY OF THE USE AND WILL BE MADE AVAILABLE TO ALL DEPARTMENTS OF THE COUNTY OF FAIRFAX DURING THE HOURS OF OPERATION OF THE PERMITTED USE.
4. THIS SPECIAL PERMIT WILL BE SUBJECT TO THE PROVISIONS OF ARTICLE 17, SITE PLANS. ANY PLAN SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES) PURSUANT TO THIS SPECIAL PERMIT, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THESE CONDITIONS. MINOR MODIFICATIONS TO THE APPROVED SPECIAL PERMIT MAY BE PERMITTED PURSUANT TO PAR. 4 OF SECT. 8-004 OF THE ZONING ORDINANCE.
5. THE MAXIMUM NUMBER OF WORSHIPPERS IN THE MAIN AREA OF WORSHIP WILL BE 364.
6. AS DEPICTED ON THE SPECIAL PERMIT PLAT AND AS PER CONDITION 25, FOR A TWO-YEAR TEMPORARY USE AS A RELIGIOUS ASSEMBLY HAVING A CAPACITY OF 100 SEATS, 33 PARKING SPACES ARE PROVIDED.
7. ALL PARKING WILL BE PROVIDED ON-SITE. NO PARKING IS PROVIDED ALONG BRADDOCK ROAD OR OTHER LOCAL STREETS. IN THE EVENT PARKING CANNOT BE COMPLETELY ACCOMMODATED ON-SITE, THE APPLICANT WILL PROVIDE A SHUTTLE SERVICE TO TRANSPORT WORSHIPPERS TO AND FROM THE SUBJECT PROPERTY FROM A APPROVED LEGAL OFF-SITE PARKING LOCATION AS APPROVED BY ZONING ADMINISTRATOR.
8. TRANSITIONAL SCREENING WILL BE MODIFIED ALONG ALL LOT LINES TO PERMIT EXISTING VEGETATION AND TO SATISFY THE REQUIREMENTS, BUT WILL BE SUPPLEMENTED AS SHOWN ON THE PLAT.
9. FOUNDATION PLANTINGS AND SHADE TREES WILL BE PROVIDED AROUND THE BUILDING TO SOFTEN THE VISUAL IMPACT OF THE STRUCTURES. THE SPECIES, SIZE AND LOCATION SHALL BE DETERMINED IN CONSULTATION WITH UFM OF DPWES.
10. PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE.
11. THE BARRIER REQUIREMENTS ARE WAIVED ALONG ALL LOT LINES.
12. THE LIMITS OF CLEARING AND GRADING SHOWN ON THE MINOR SITE PLAN IS NOT GREATER THAN SHOWN ON THE SPECIAL PERMIT PLAT BUT IS MINIMUM AMOUNT FEASIBLE AS DETERMINED BY DPWES. A GRADING PLAN WHICH REFLECTS THE LIMITS OF CLEARING AND GRADING NECESSARY TO CONSTRUCT THE IMPROVEMENTS IS SUBMITTED TO DPWES, INCLUDING UFM FOR APPROVAL. PRIOR TO ANY LAND DISTURBING ACTIVITIES, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE BETWEEN DPWES, INCLUDING UFM AND REPRESENTATIVES OF THE APPLICANT TO INCLUDE THE CONSTRUCTION SITE SUPERINTENDENT RESPONSIBLE FOR ON-SITE CONSTRUCTION ACTIVITIES.
13. IN NO EVENT WILL ANY AREA ON THE SITE BE LEFT DENUDED FOR A PERIOD LONGER THAN 14 DAYS EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 14 DAYS.
14. THE APPLICANT HAS SUBMITTED A TREE PRESERVATION PLAN DONE BY ARBORIST, AS A PART OF MINOR SITE PLAN, EARLIER APPROVED DURING SPECIAL PERMIT PLAT.
15. A MINIMUM OF 60% OF THE SITE IS PRESERVED AS UNDISTURBED OPEN SPACE. THERE WILL BE NO CLEARING OR GRADING OF ANY VEGETATION EXCEPT FOR DEAD OR DYING VEGETATION, AS DETERMINED BY UFM. NO STRUCTURES OR FENCES ARE PROVIDED IN THE AREA OF UNDISTURBED OPEN SPACE.
16. PUBLIC SANITARY SEWER IS AVAILABLE ON SITE, SO NO NEED FOR SPECIAL PERMIT AMENDMENT TO INCORPORATE SEPTIC DRAINFIELD ON SITE.
17. IF BLASTING REQUIRED, WILL BE DONE PER FAIRFAX COUNTY FIRE MARSHAL REQUIREMENTS AND ALL SAFETY RECOMMENDATIONS OF THE FIRE MARSHAL, INCLUDING, WITHOUT LIMITATION, THE USE OF BLASTING MATS WILL BE IMPLEMENTED.
18. IF POTENTIAL HEALTH RISK EXISTS CAUSED BY THE PRESENCE OF ROCK CONTAINING ASBESTOS ON THE SITE, THE DEVELOPER WILL CORROBORATE WITH AIR QUALITY AND CHEMICAL HAZARDS SECTION OF HEALTH DEPARTMENT AND WITH SOIL SCIENCE OFFICE, TO TAKE APPROPRIATE MEASURES AND WILL COMMIT TO APPROPRIATE CONSTRUCTION TECHNIQUES.
19. THERE EXISTS STREET LIGHTS FOR THIS PROPERTY FOR PROPOSED ONSITE LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE PERFORMANCE STANDARDS CONTAINED IN PART 9 (OUTDOOR LIGHTING STANDARDS) OF ARTICLE 14 OF THE ZONING ORDINANCE.
20. THE MAXIMUM BUILDING HEIGHT OF THE BUILDING, MEASURED FROM THE LOWEST GROUND LEVEL TO THE TOP OF THE BUILDING, EXCLUDING THE SPIRE, WILL BE 60 FEET.
21. THE APPLICANT HAS OBTAINED A WAIVER FOR ON-SITE STORMWATER DETENTION FOR THIS MINOR SITE PLAN BUT WILL PROVIDE BIORETENTION STORMWATER MANAGEMENT/ BEST MANAGEMENT PRACTICES FACILITIES DURING THE FINAL SITE PLAN.
22. THE APPLICANT WILL OBTAIN A SIGN PERMIT FOR ANY PROPOSED SIGN IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
23. A GEO-TECHNICAL ENGINEERING AND SOIL STUDY WILL BE SUBMITTED TO DPWES FOR REVIEW AND APPROVAL AS DETERMINED NECESSARY BY DPWES.
24. AS PER THE APPROVED SPECIAL PERMIT PLAT 2004-SP-052 THE TEMPORARY TRAILER AND ASSOCIATED PARKING IS PLACED ON LOT 24.
25. A MINOR SITE PLAN FOR A TEMPORARY TRAILER HAVING MAXIMUM OF 100 SEATS AND 33 PARKING SPACES FOR A 2 YEAR TEMPORARY USE IS SUBMITTED TO FAIRFAX COUNTY AND IS UNDER REVIEW.

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

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

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.