



# County of Fairfax, Virginia

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July 29, 2015

## STAFF REPORT

SPECIAL PERMIT SPA 82-V-013-02

### MOUNT VERNON DISTRICT

**APPLICANT/OWNER:** Trustees of Mount Calvary Baptist Church

**STREET ADDRESS:** 6418 A Quander Rd., Alexandria, 22307

**TAX MAP REFERENCE:** 93-1 ((1)) 40A

**LOT SIZE:** 62,997 square feet (1.45 acres)

**F.A.R.:** 0.15

**ZONING DISTRICT:** R-4

**PLAN MAP:** Residential, 4-5 du/ac

**ZONING ORDINANCE PROVISION:** 8-006, 3-403

**SPECIAL PERMIT PROPOSAL:** To amend SPA 82-V-013 previously approved for a church to permit modification to development conditions and site modifications.

### STAFF RECOMMENDATION:

Staff recommends approval of SPA 82-V-013-02 subject to the proposed development conditions contained in Appendix 1.

In addition, staff recommends approval of the reaffirmation of the previously approved transitional barrier requirements and a waiver of the barrier requirements in favor of that shown on the SPA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the

*Casey V. Gresham*

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 (BZA). A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-550**

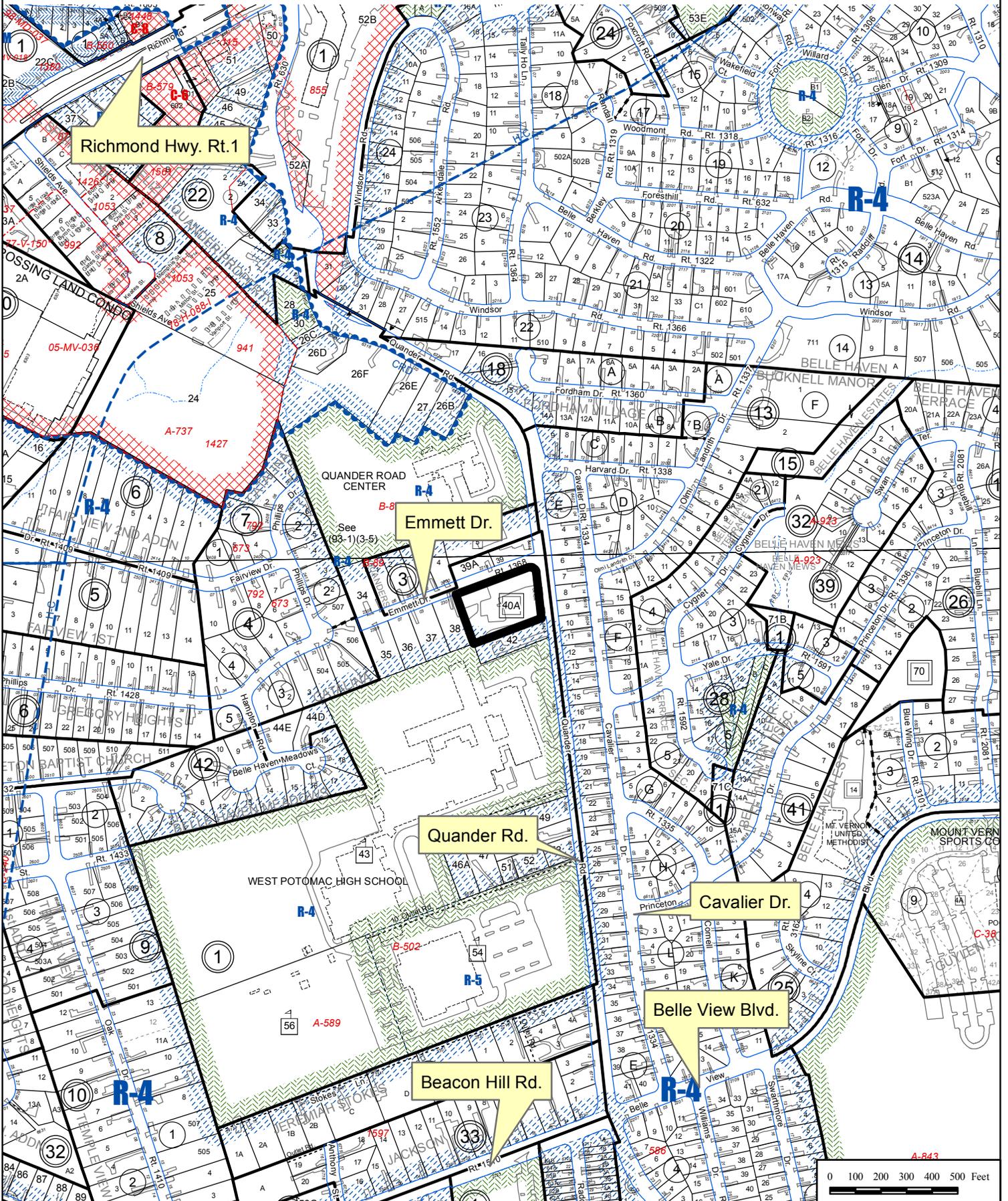


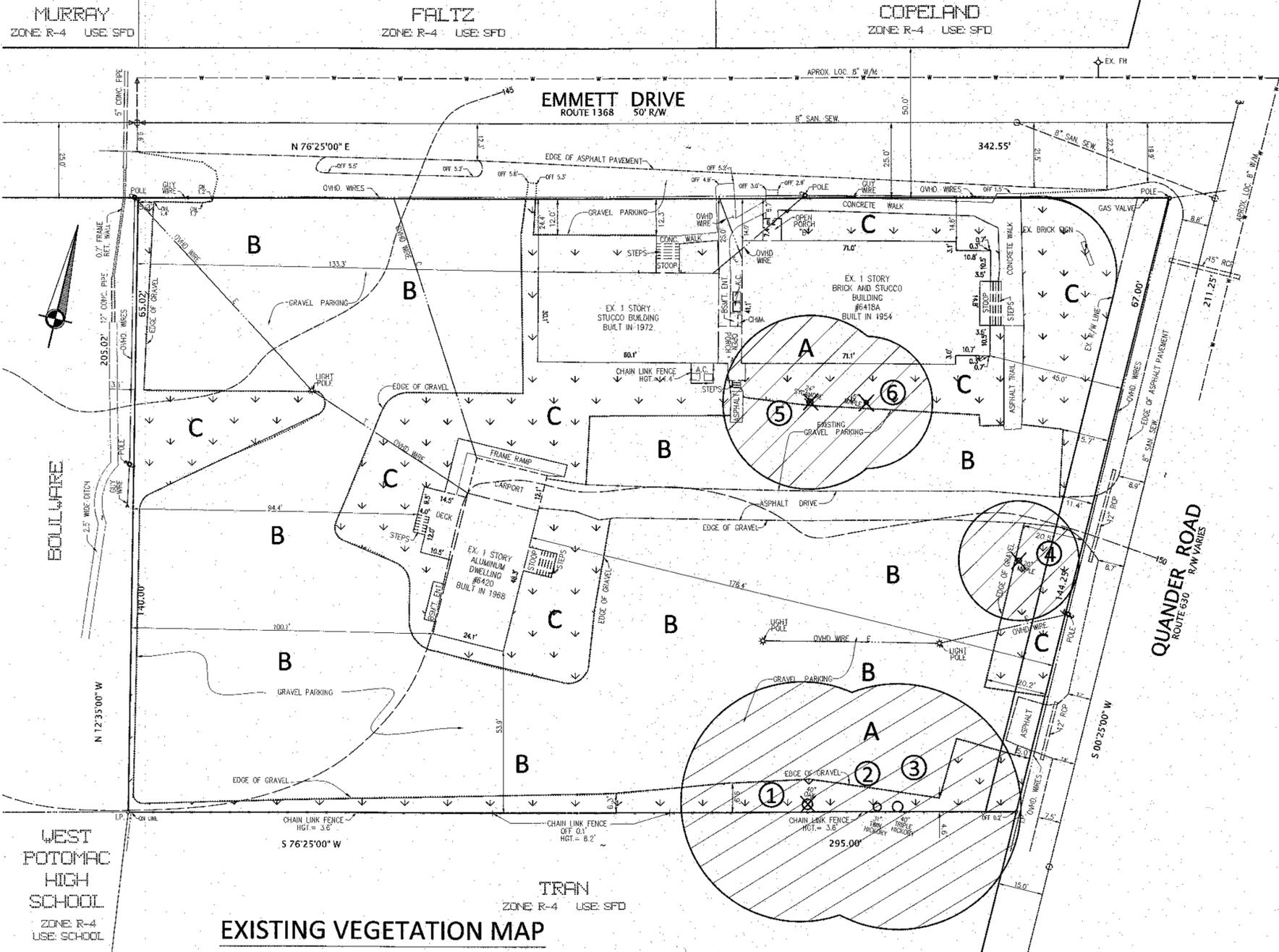
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Special Permit Amendment

SPA 82-V-013-02

TRUSTEES OF MOUNT CALVARY BAPTIST CHURCH





**EXISTING VEGETATION MAP**

FOREST STAND SUMMARY TABLE		FOREST STAND C
SIZE		0.20 AC
SUCCESSIONAL STAGE		SECOND GROWTH
DOMINANT TREE SIZE		20" - 40"
ESTIMATED AGE		20-30 YEARS
DOMINANT TREE SPECIES		MAPLE, HICKORY AND OAK
OTHER DOMINANT VEGETATION		SOME SHRUBS
INVASIVE EXOTIC COMPONENT		NONE
GENERAL ECOLOGICAL CONDITION		POOR TO FAIR
COMMENTS		EXISTING CHURCH AND PARKING AREA

- LEGEND**
- 356--- EXISTING TREELINE
  - 350.8--- EXISTING CONTOUR
  - × 350.8 EXISTING SPOT ELEVATION
  - ⊗ TREES TO BE REMOVED

VEGETATIVE COVER SUMMARY TABLE						
NO.	COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE OF VEGETATIVE COVER	COMMENTS	LEGEND
A	UNDEVELOPED AREA	OAKS MAPLE, HICKORY & SYCAMORE	FAIR OR POOR	0.16 AC.	DECIDUOUS TREES AND SOME EVERGREEN SHRUBS	
B	DEVELOPED AREA	NONE	FAIR	0.51 AC.	STRUCTURES WALKS & ASPHALT & GRAVEL PARKING	
C	DEVELOPED & MAINTAINED AREA	NONE	FAIR	0.78 AC.	GRASS COVER	
				<b>TOTAL SITE AREA</b>	<b>= 1.45 AC.</b>	

EXISTING TREE INVENTORY ANALYSIS (WITHIN 25' TO EITHER SIDE OF LIMITS OF CLEARING & GRADING)						ACTIVITIES								
Tree #	COMMON NAME	SCIENTIFIC/BOTANICAL	DBH (IN)	CONDITION	COMMENTS	STATUS	LOCATION	ROOT PRUNE	MULCH	PRUNE	FERTILIZE	TREAT PESTS	CABLE	CAMERASTAT
1	OAK	CUERCUS PALUSTRIS	40"	POOR	VERY POOR CONDITION	remove	ONSITE							
2	HICKORY	CARYA OVATA	31"	FAIR	TWIN TRUNK	preserve	ONSITE							
3	HICKORY	CARYA OVATA	40"	FAIR	TRIPLE TRUNK	preserve	ONSITE							
4	MAPLE	ACER SACCHARINUM	20"	POOR	VERY POOR CONDITION	remove	ONSITE							
5	SYCAMORE	PLATANUS OCCIDENT	24"	FAIR	NEAR EXISTING BUILDING	remove	ONSITE							
6	MAPLE	ACER SACCHARINUM	15"	POOR	VERY POOR CONDITION	remove	ONSITE							

Tree Preservation Target Calculations and Statement		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map)=	7,522 SF
B	Percentage of gross site area covered by existing tree canopy=	11.51 %
C	Percentage of 10-year tree canopy required for site (see Table 12.4)=	25 % (16,337 SF)
D	Percentage of 10-year tree canopy requirement that should be met through tree preservation=	11.51 % (1,880 SF)
E	Proposed percentage of canopy requirement that will be met through tree preservation =	14.24 % (2,326 SF) *
F	Has the Tree Preservation Target minimum been met?	YES
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	N/A
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0507.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.12.	

* CANOPY AREA FROM SHEET 5 OF 6		
Step	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	see § 12-0507.2 for list of required elements and worksheet
<b>B. Tree Canopy Requirement</b>		
B1	Identify gross site area=	65,347 S.F.
B2	Subtract area dedicated to parks, road frontage, and	
B3	Subtract area of exemptions=	
B4	Adjusted gross site area (B1-B2)=	65,347 S.F.
B5	Identify site's zoning and/or use	R-4
B6	Percentage of 10-year tree canopy required=	25 %
B7	Area of 10-year tree canopy required (B4xB6)=	16,337 S.F.
B8	Modification of 10-year Tree Canopy Requirements requested?	NO
B9	If B8 is yes, then list plan sheet where modification request is located	N/A
<b>C. Tree Preservation</b>		
C1	Tree Preservation Target Area=	1,880 S.F.
C2	Total canopy area meeting standards of § 12-0200=	2,326 S.F.
C3	C2x1.25=	2,907 S.F.
C4	Total canopy area provided by unique or valuable forest or woodland communities=	
C5	C4x1.5=	
C6	Total of canopy area provided by "Heritage", "Memorial", "Specimen" or "Street" trees=	
C7	C6x1.5 to 3.0	
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains=	
C9	C8x1.0=	
C10	Total of C3, C5, C7 and C9=	2,907 S.F.
If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D		
<b>D. Tree Planting</b>		
D1	Area of canopy to be met through tree planting (B7-C10)=	13,430 S.F.
D2	Area of canopy Planted of air quality benefits=	
D3	D2 x1.5=	
D4	Area of canopy planted for energy conservation=	
D5	D4 x1.5=	
D6	Area of canopy planted for water quality benefits=	
D7	D6 x1.25=	
D8	Area of canopy planted for wildlife benefits=	
D9	D8 x1.5=	
D10	Area of canopy provide by native trees=	4,500 S.F.
D11	D10 x1.5=	6,750 S.F.
D12	Area of canopy provided by improved cultivars and varieties=	
D13	D12 x1.25=	
D14	Area of canopy provided through tree seedlings=	
D15	Area of canopy provided through native scrubs or woody seed mix=	
D16	D15 x1.0	
Percentage of D14 represented by D15=		
D17	Total of canopy area provided through tree planting=	15,176 S.F.*
D18	Is an offsite planting relief requested?	NO
D19	Tree Bank or Tree Fund?	NO
D20	Canopy area requested to be provided through offsite banking or tree fund	NONE
D21	Amount to be deposited into the Tree Preservation and Planting Fund	NONE
<b>E. Total of 10-year Tree Canopy Provided</b>		
E1	Total canopy area provided through tree preservation (C10)=	2,907 S.F.
E2	Total of canopy area provided through tree planting (D17)=	15,176 S.F.
E3	Total of canopy area provided through offsite mechanism (D19)=	
E4	Total 10-year Tree Canopy Provided=	18,083 S.F.
Total of E1 through E3. Area should meet or exceed area in B6		

\* 12,928 S.F. TREE CANOPY FROM SHEET 5 OF 6 PLUS 2,250 S.F. FOR NATIVE SPECIES TREES.

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STATE OF VIRGINIA

ROBERT L. BROOKS  
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7-16-15

PROFESSIONAL ENGINEER

SPECIAL PERMIT AMENDMENT, SPA-82-V-013-2

MOUNT CALVARY BAPTIST CHURCH

MOUNT VERNON DISTRICT

EXISTING VEGETATION MAP AND DATA, AND TREE TARGET CALCULATIONS

SCALE: 1" = 20'

DATE: 6-17-15

REVISIONS:

7-16-15

PA12-1123DWG\ENCS\PA PLANS\SHEETS\04-VEGETATION MAP AND DATA.dwg, 7/16/2015 9:17:06 AM, Cde PlotArea 300 - WPD2

**Transitional Yard Screening Requirement Calculations**

(1) Area of the transitional yard = 10,250 SF  
 75% x 10,250 SF = 7,688 SF of canopy cover required  
 Canopy cover provided = 10,825 SF deciduous + 2,625 SF evergreen trees

(2) 32 large evergreen trees +  
 87 medium evergreen trees / 119 total evergreen trees = 100% evergreen trees

(3) Transitional yard length = 410 LF / 10 FT x 3 = 123 evergreen shrubs required  
 Evergreen shrubs provided = 123 shrubs

**INTERIOR PARKING  
 LOT LANDSCAPING**

REQUIRED = 5% x 22,370 SF = 1,119 SF  
 TREE CANOPY PROVIDED = 1,581 S.F.\*  
 \*INCLUDES 800 S.F. PLANTED WILLOW OAKS  
 PLUS 745 S.F. EXISTING TREE CANOPY AT  
 SOUTH EAST CORNER OF THE SITE.

**PLANTING SCHEDULE**

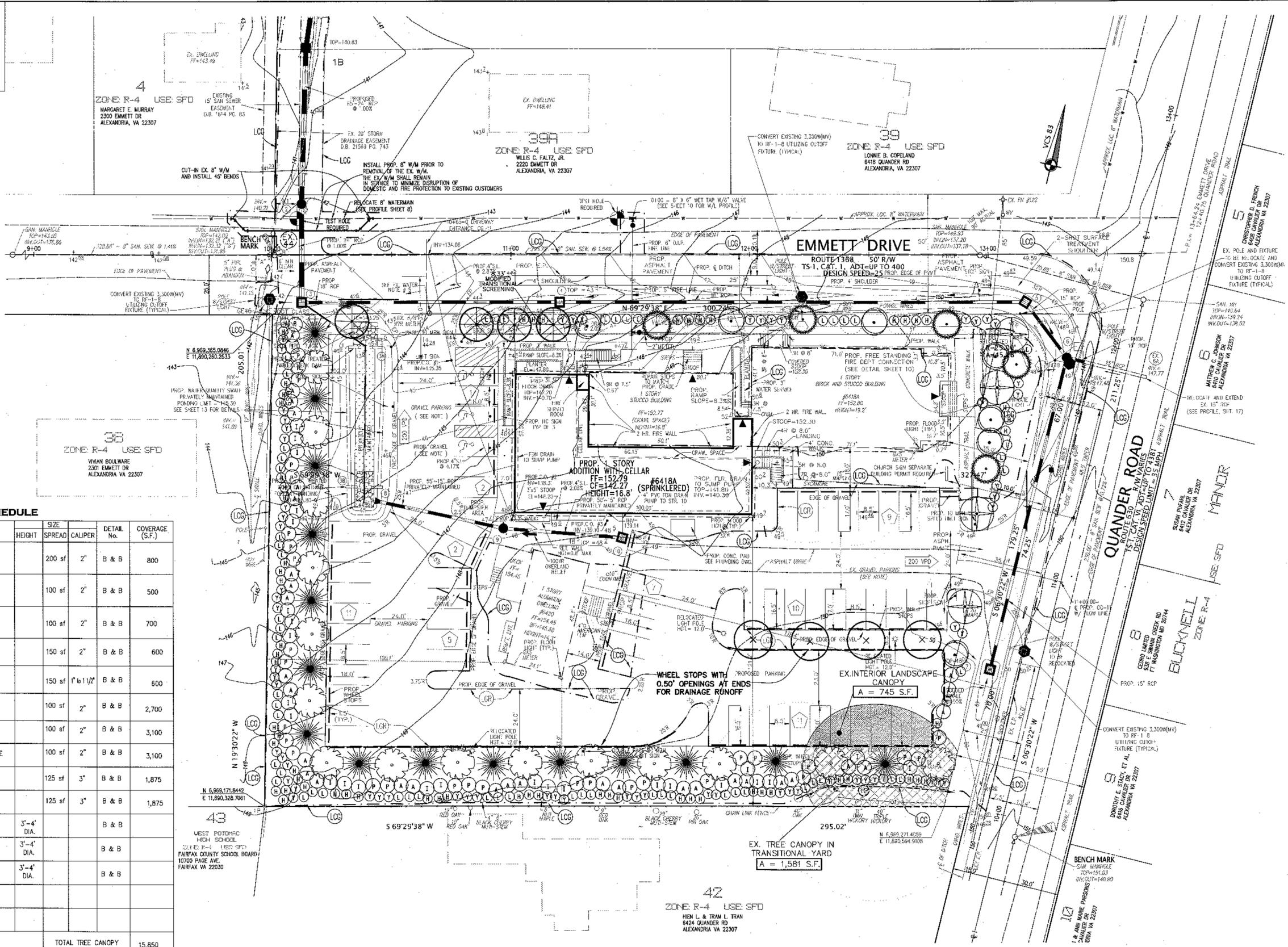
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SIZE	SPREAD	CALIPER	DETAIL No.	COVERAGE (S.F.)
(X)	4	QUERCUS PHELLOS	* WILLOW OAK		200 sf	2"	B & B	800	
(●)	5	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA		100 sf	2"	B & B	500	
(●)	7	CORNUS KOUSA	KOUSA DOGWOOD		100 sf	2"	B & B	700	
(●)	4	TAXODIUM DISTICHUM	BALD CYPRESS		150 sf	2"	B & B	600	
(●)	4	KWANZAN CHERRY	FLOWERING CHERRY		150 sf	1" to 1 1/2"	B & B	600	
(I)	27	ILEX OPACA	* AMERICAN HOLLY		100 sf	2"	B & B	2,700	
(P)	31	TSUGA CANADENSIS	* CANADIAN HEMLOCK		100 sf	2"	B & B	3,100	
(A)	31	THUJA GREEN GIANT	GREEN GIANT ARBORVITAE		100 sf	2"	B & B	3,100	
(●)	15	JUNIPERUS VIRGINIANA	* EASTERN RED CEDAR		125 sf	3"	B & B	1,875	
(●)	15	PINUS STROBUS	EASTERN WHITE PINE		125 sf	3"	B & B	1,875	
(L)	60	PRUNUS LAUROCERASUS	CHERRY LAUREL	3'-4' DIA.			B & B		
(H)	62	ILEX CORNUTA	BURFORD HOLLY	3'-4' DIA.			B & B		
(Y)	61	TAXUS DENSIFORMIS	SPREADING YEW	3'-4' DIA.			B & B		
TOTAL TREE CANOPY									15,850

\* INDICATES VIRGINIA NATIVE SPECIES

(X) DENOTES EXISTING TREES FOR TREE CANOPY CREDIT  
 AREA IN TRANSITIONAL YARD = 1,581 S.F.

(●) DENOTES CANOPY TREES COUNTED FOR INTERIOR PARKING LOT LANDSCAPING  
 AREA = 745 S.F.

**NOTE:** SEED AND MULCH ALL DISTURBED AREAS THAT ARE NOT  
 INDICATED TO RECEIVE GROUND COVER IN ACCORDANCE WITH  
 THE PLAN AND SPECIFICATIONS.



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 6-18-15  
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SPECIAL PERMIT AMENDMENT, SPA 82-V-013-2  
 MOUNT CALVARY BAPTIST CHURCH  
 MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 LANDSCAPE PLAN, TRANSITIONAL YARD LANDSCAPING,  
 PERIPHERAL LANDSCAPING AND PLANTING SCHEDULE

SCALE: 1" = 20'

DATE:

REVISIONS:


SHEET 5 OF 6  
 FILE NO. 12-1123

THIS SHEET FOR LANDSCAPE PURPOSES ONLY

PAL2-1123(DWG)ENG.SPA PLANS(SHEETS)05-LANDSCAPE-PLAN-SPA.dwg, 6/17/2015, 8:52:23 AM, Oca PlotWaves 300 - WPD2

**MT CALVARY BAPTIST CHURCH TREE PRESERVATION NARRATIVE:**  
TREES AS REFERRED TO IN THIS DOCUMENT ARE CONSIDERED THOSE TREES THAT ARE PROTECTED BY LIMITS OF CLEARING AND GRADING AND SHOWN FOR PRESERVATION ON APPROVED PLANS.

**PRE-CONSTRUCTION:**

1. PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING, THE CONTRACTOR IS RESPONSIBLE FOR FLAGGING LIMITS OF CLEARING AND GRADING. THESE LIMITS SHALL NOT EXCEED THAT SHOWN ON THE APPROVED PLANS.
2. AFTER CLEARING LIMITS HAVE BEEN STAKED A MEETING SHALL BE REQUESTED BY THE CONTRACTOR TO WALK WITH THE OWNER OR OWNERS DESIGNATED REPRESENTATIVE, THE ARBORIST/FORESTER HIRED BY THE OWNER, SUPERINTENDENT, CLEARING CONTRACTOR, AND URBAN FORESTRY REPRESENTATIVE TO MAKE ADJUSTMENTS AS NECESSARY TO PRESERVE TREES LISTED IN TREE PRESERVATION ACTIVITY SCHEDULE. ADDITIONAL PRESERVATION ACTIVITIES WILL BE COORDINATED WITH THE URBAN FORESTRY DIVISION AT THIS TIME.
3. TREE REMOVALS, ROOT PRUNING, AND TREE PROTECTION FENCE INSTALLATION WILL BE COMPLETE PRIOR TO ANY LAND CLEARING OPERATIONS.
4. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN A MANNER AS TO PRESERVE TREES TO REMAIN. TREES DESIGNATED "REMOVE BY HAND ON THE TREE INVENTORY SHALL BE REMOVED WITH CHAINSAW AND THE STUMPS SHALL BE CUT FLUSH. DEBRIS SHALL BE DEPOSITED INSIDE THE LIMITS OF CLEARING FOR REMOVAL BY THE LAND CLEARING CONTRACTOR. PRUNING AND REMOVAL OPERATIONS WILL BE COMPLETED PRIOR TO FENCE INSTALLATION.
5. TREE PRESERVATION AREAS SHALL BE ROOT PRUNED ALONG THE LIMITS OF CLEARING ADJACENT TO SIGNIFICANT TREES 20" DBH AND GREATER AS NOTED BY PROJECT ARBORIST IN THE TREE INVENTORY AND ACTIVITY SCHEDULE. ROOT PRUNING SHALL BE A MINIMUM OF 16" DEEP AND SHALL BE ACCOMPLISHED USING SMALL WALK BEHIND TRENCHER OR AIR SPADE. ROOT PRUNING TRENCH SHALL BE BACKFILLED IMMEDIATELY. SILT FENCE/SUPER SILT FENCE INSTALLATION UTILIZING WALK BEHIND TRENCHER CAN BE SUBSTITUTED FOR ROOT PRUNING.
6. TREE PRESERVATION AREAS SHALL BE PROTECTED BY FENCING A MINIMUM OF FOUR FEET IN HEIGHT INSTALLED AT THE LIMITS OF CLEARING INSIDE THE ROOT PRUNING TRENCH OR DIRECTLY ADJACENT TO THE TRENCH ON THE TREE PRESERVATION AREA SIDE. TREE PROTECTION FENCING SHALL CONSIST OF 44 GAUGE WELDED WIRE ATTACHED TO SIX FOOT STEEL T-BAR POSTS DRIVEN TWO FEET INTO THE GROUND AT A MAXIMUM TEN FOOT SPACING OR EQUIVALENT APPROVED BY FAIRFAX COUNTY URBAN FORESTRY BRANCH. SUPER SILT FENCE MAY BE USED AS A SUBSTITUTE FOR TREE PRESERVATION FENCING IF APPROVED BY A FAIRFAX COUNTY URBAN FORESTRY BRANCH.

7. FENCING SHALL BE MAINTAINED IN AN UPRIGHT POSITION FOR THE DURATION OF THE PROJECT. SUPER SILT FENCE MAY BE USED AS A SUBSTITUTE FOR TREE PRESERVATION FENCING IF APPROVED BY FAIRFAX COUNTY URBAN FORESTRY BRANCH.

8. TREE PROTECTION FENCING THAT IS DAMAGED AS A RESULT OF LAND CLEARING OPERATIONS SHALL BE REPAIRED PRIOR TO THE END OF THE WORKDAY THAT THE DAMAGE OCCURRED.

9. TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL USING SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCE AT LEAST EVERY 30 FEET.

10. ALL PRUNING SHALL CONFIRM TO ANSI A300-2001 PRUNING STANDARD. TREES DESIGNATED FOR PRUNING SHALL BE CROWN CLEANED OF DEADWOOD 2" AND GREATER UNLESS OTHERWISE SPECIFIED BY THE PROJECT ARBORIST. THE INTERIOR OF TREES SHALL NOT BE STRIPPED OF LIVE TISSUE, SUCKERS, OR EPICORMIC BRANCHES. DAMAGED, CROSSING, AND RUBBING BRANCHES MAY BE REMOVED AT THE ARBORIST'S DISCRETION. DEBRIS FROM PRUNING BRANCHES MAY BE REMOVED AT THE ARBORIST'S DISCRETION. DEBRIS FROM PRUNING OPERATIONS MAY BE CHIPPED AND DEPOSITED INTO TREE PRESERVATION AREAS AND SPREAD BY HAND TO A UNIFORM DEPTH OR BE REMOVED FROM SITE.

11. TREES INDICATED WILL BE MULCHED WITH WOOD CHIPS GENERATED FROM ON SITE CLEARING OR TREE REMOVAL AND PRUNING OPERATIONS WHEN POSSIBLE. MULCH SHALL BE SPREAD TO A UNIFORM DEPTH OF TWO TO FOUR INCHES BY HAND. MULCH SHALL BE PLACED IN AN AREA AROUND THE TREE EQUAL TO ONE FOOT OF DIAMETER FOR EVERY INCH OF TREE DIAMETER AS INDICATED OR EXTENDING IN A SWATH FIFTEEN FEET WIDE ALONG THE LIMIT OF DISTURBANCE ADJACENT TO INDICATED TREES AT A MINIMUM.

**TREATMENT OF PRESERVATION AREAS DURING CONSTRUCTION:**

12. NO ACTIVITY SHALL BE PERMITTED IN THE TREE PRESERVATION AREA WITHOUT THE APPROVAL OF THE OWNER, PROJECT ARBORIST, AND THE FAIRFAX COUNTY URBAN FORESTER. THIS INCLUDES THE OPERATION OF EQUIPMENT, PLACEMENT OF FILL OR CONSTRUCTION MATERIALS, STORING OF VEHICLES OR EQUIPMENT, DUMPING OF ANY MATERIALS, EXCAVATION, OR INSTALLATION OF LANDSCAPING, IRRIGATION, TURF, DRAINAGE SYSTEMS, ETC.

13. NO TOXIC MATERIALS, INCLUDING PETROLEUM PRODUCTS, SHALL BE STORED WITHIN 300 FEET OF ANY TREE PRESERVATION AREAS.

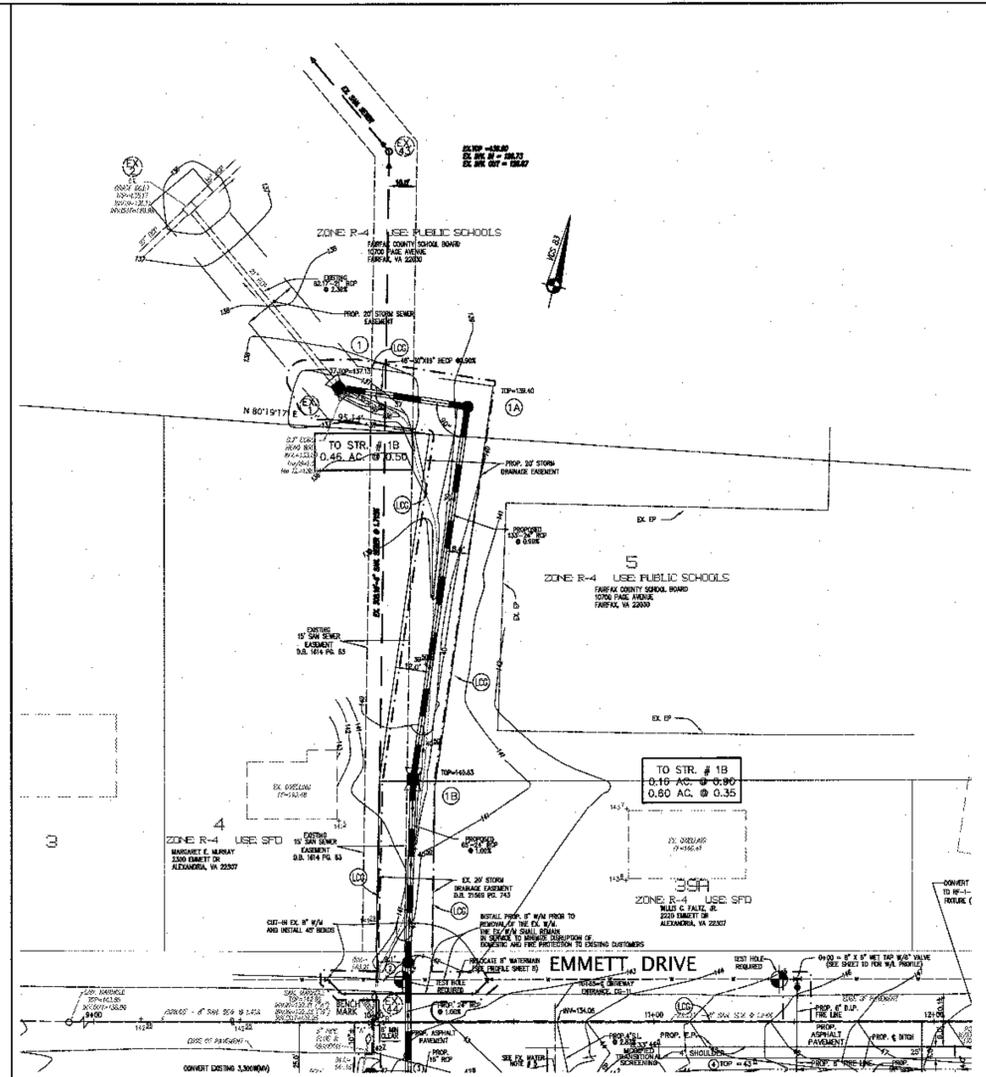
14. ALL ARBORICULTURE ACTIVITIES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND SHALL CONFORM TO INDUSTRY STANDARDS.

Certified Arborist Approval:  Date: 6/18/2015

Jeremy Hager, Certified Arborist MA-4360A, Bartlett Tree Experts

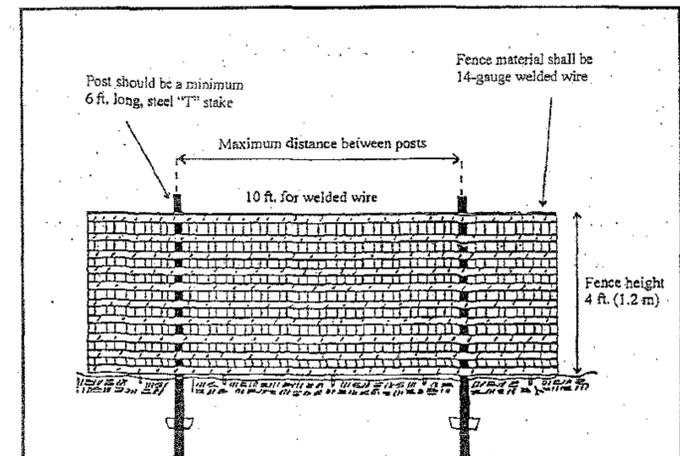


TREE PROTECTION SIGN DETAIL  
NOT TO SCALE



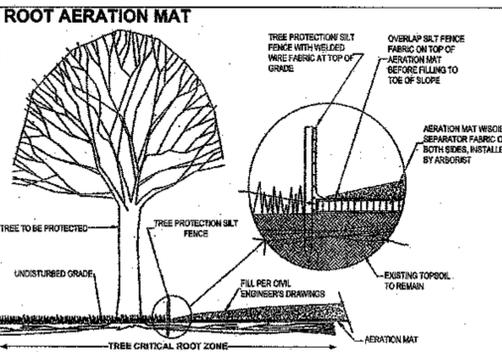
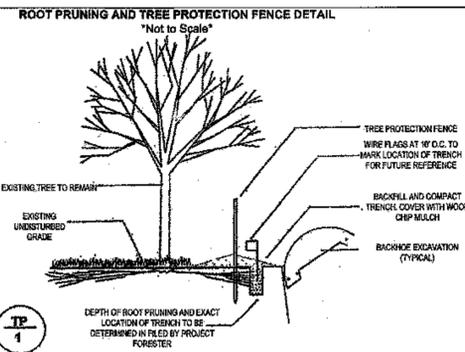
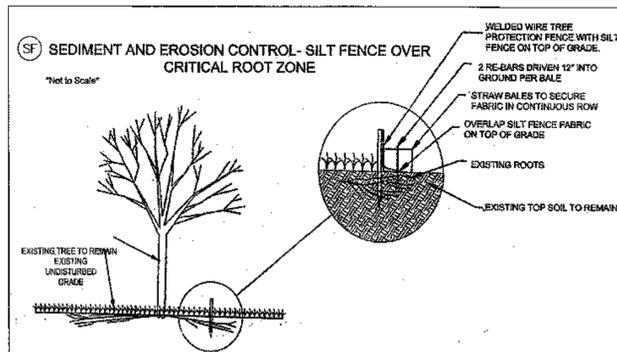
SEE SHEET 3 & 6 FOR CONTINUATION SCALE: 1" = 30'

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Adapted from: Woodland Conservation Manual, Prince George County, Maryland

Ref. Sec. 12-0703.1B, 12-0505.1B	TREE PROTECTION FENCE INSTALLATION	PLATE NO. 6-12	STD. NO.
Rev. 2-02, 2011 Reprint			



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SPECIAL PERMIT AMENDMENT, SPA-82-V-013-2  
MOUNT CALVARY BAPTIST CHURCH  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
TREE PRESERVATION, NARRATIVE, TREE PRESERVATION DETAILS,  
STORM SEWER, AND TREE PROTECTION FENCE DETAIL.

SCALE:	AS SHOWN
DATE:	6-17-15
REVISIONS:	

SHEET	6 OF 6
FILE NO.	12-1123

## DESCRIPTION OF THE APPLICATION

The applicant requests approval of a Special Permit Amendment to permit modifications to development conditions and site modifications of an existing place of worship. The site currently contains three structures, including a sanctuary, a multi-purpose space, and an office space; these structures total 10,051 square feet. The applicant proposes to include cellar space in the multi-purpose building, which would be used for mechanical equipment, additional office space, and a multi-use room. This cellar space would total approximately 3,205 square feet. The applicant is not proposing any exterior modifications or changes to the approved building footprint. In addition, the applicant has requested the deletion of a development condition concerning the preservation of two trees on-site and has proposed new vegetation on-site to accommodate the loss of canopy. This request is further detailed in the Staff Analysis section of the report.

The church operates seven days a week and accommodates approximately 200 people on-site at any one time. The following chart outlines the current operations:

<b>EXISTING CONDITIONS</b>	
<b>Size of Tenant Space:</b>	10,051 square feet (proposed 3,205 sf in cellar)
<b>Parking Required/Provided:</b>	50 spaces required / 58 spaces provided
<b>Patrons:</b>	200 at one time
<b>Employees:</b>	3
<b>Hours of Operation:</b>	<b>Sunday: 9:30 a.m. – 10:45 p.m.</b> Monday: 7:30 p.m. – 9:30 p.m. Tuesday: 7:00 p.m. – 8:30 p.m. Wednesday: 7:00 p.m. – 9:00 p.m. Thursday: 7:00 p.m. – 9:00 p.m. Friday: 6:00 p.m. – 10:00 p.m. Saturday: 10:00 a.m. – 3:00 p.m.

A copy of the special permit amendment plat titled “Special Permit Amendment, SPA 82-V-013-2, Mount Calvary Baptist Church,” prepared by Robert L. Sproles, P.E., dated June 18, 2015, as revised through July 17, 2015, is included at the front of the staff report. This SPA Plat is based on the approved Site Plan from 2004. The proposed special permit amendment development conditions, statement of justification, and affidavit are contained in Appendices 1 to 3, respectively.

## LOCATION AND CHARACTER

The 1.45 acre subject property is located on west side of Quander Road, south of Richmond Highway, within the Mount Vernon District. The property is zoned R-4 and is developed with a gross floor area of 6,206 square feet. In the previous Special Permit Amendment approved in 2004, a 3,485 square-foot addition was approved to the southeast of the main sanctuary building. This addition has not been constructed as of

this time. The FAR of the site is 0.16. An entrance along Quander Road and an entrance along Emmett Drive provide access to the parking lot of the church.



**Figure 1: Site location**

The subject property and the surrounding properties are zoned R-4. The property to the north is developed as Quander Road School, and the property to the south is developed as West Potomac High School. The properties to the east and west are developed as single family detached dwellings.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Quander Road School	R-4	Public Facilities, Governmental, and Institutional
<b>South</b>	West Potomac High School	R-4	Public Facilities, Governmental, and Institutional
<b>East</b>	SFD Residential	R-4	Residential 3-4 DU/acre
<b>West</b>	SFD Residential	R-4	Residential 3-4 DU/acre

## BACKGROUND

On November 16, 1954, the Board of Zoning Appeals granted a variance to permit construction of a church 14 feet from the lot line adjacent to Emmett Drive. This permitted construction of the original church building, and the building permit for this construction is included in Appendix 4.

On May 26, 1970, the Board of Zoning Appeals granted Variance V-90-70 to permit construction of an addition 24.6 feet from the lot line adjacent to Emmett Drive. This permitted construction of the smaller building located adjacent to the original church building. A copy of the minutes approving this variance is included in Appendix 5.

On March 30, 1982, the Board of Zoning Appeals approved Special Permit S 82-V-013 to permit an addition to the original church building. The BZA also approved V 82-V-016 in conjunction with the special permit to allow the addition to have a width of 67 feet and to waive to dustless surface requirement to maintain the gravel parking lot. The resolutions and associated plats are included in Appendix 6.

On September 21, 2004, the Board of Zoning Appeals approved SPA 82-V-013 to permit a change in development conditions, an increase in land area, a building addition, and site modifications. This allowed the addition of a multi-purpose building, which has yet to be constructed. It also combined two parcels, resulting in the current tax map number and an increase of 1 acre to the lot. The modified development conditions increased the number of seats from 128 to 200. The resolution and Special Permit Amendment Plat is located in Appendix 7.

On June 12, 2007, the Board of Zoning Appeals granted additional time to commence construction (18 months).

On March 24, 2009, the Board of Zoning Appeals granted additional time to commence construction (18 months).

On March 27, 2009, the Virginia General Assembly adopted House Bill 2077, which added § 15.2-2209.1 to the *Code of Virginia* that allows the deadline of any outstanding special exception, special use permit, or conditional use permit related to new residential or commercial development to be extended to July 1, 2014. This July 1, 2014 deadline was once again extended by the Virginia General Assembly to July 1, 2017.

## Comprehensive Plan Provisions

**Plan Area:** Area IV, Mount Vernon Planning District  
**Planning Sector:** Greater Belle Haven Community Planning Sector (MV3)  
**Plan Map:** Residential, 3-4 dwellings per acre

## **SP PLAT ANALYSIS**

### **Description of SP Plat:**

#### ***Proposed Layout:***

The applicant's Special Permit Amendment Plat, which is based on the approved Site Plan from 2004, shows the existing three buildings and the proposed addition that was approved by the 2004 special permit amendment. The plans also include the proposed cellar space, which was not included in the 2004 special permit amendment. No additional construction or exterior modifications are proposed outside of the addition that was previously approved. The total square footage of structures on the site is 10,051 square feet, with an additional 3,205 square feet in cellar space.

#### ***Vehicle Access and Parking:***

The house of worship generates the requirement for 50 parking spaces based on a maximum capacity of 200 seats. The plan provides 58 spaces, which meets the Zoning Ordinance requirement. The additional cellar space does not affect the number of parking spaces required; therefore, the parking layout from the previous special permit amendment approval remains unchanged. The site is accessed from two entrances: one from Emmett Drive, and one on Quander Road.

#### **Trees, Landscaping, and Open Space**

With the addition approved in 2004, the site is comprised of approximately 46.5% open space. According to the SPA plat, the applicant plans to meet all canopy and tree preservation targets. Conditions have been included requiring the targets to be fully outlined and fulfilled by the time of minor site plan approval or site plan revision.

#### **Stormwater Management/Best Management Practices**

As the proposal does not include any additional exterior construction and there is no RPA or floodplain on the property, the application must continue to meet the stormwater management provisions of the PFM as required in the previous SPA approval.

## **ANALYSIS**

### **Transportation Analysis (Appendix 8)**

This application was reviewed by the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT). FCDOT noted that the County has an active walkway project located along Quander Road providing a pedestrian route between Quander Road School and West Potomac High School. It

was requested that the church relocate planned vegetation from the proposed pathway area. This change is reflected in the most recent submission.

### Urban Forestry Analysis (Appendix 9)

Staff from the Urban Forest Management Division (UFMD) reviewed the application and noted multiple changes for the applicant to make concerning tree canopy requirements, tree preservation, and the northern and eastern buffer yards. The applicant has made significant changes to the planned vegetation, and the most recent resubmission has accurately met the UFMD comments and the Zoning Ordinance provisions.

Development conditions have been including requiring minor changes to occur at the time of minor site plan or site plan revision.

### ZONING ORDINANCE PROVISIONS (Appendix 10)

The chart below compares the required bulk standards of the R-4 zoning district with the existing development:

Bulk Requirements (R-4)		
Standard	Required	Provided
Min. Lot Area	8,400 square feet	1.45 acres (63,162 square feet)
Max. Building Height	60 feet	19.2 feet
Front Yard	35° angle of bulk plane, not less than 25 ft.	35 ft. (Quander Rd.) 14 ft. (Emmett Dr.)*
Rear Yard	30° angle of bulk plane, not less than 10 ft.	100.1 ft.
Side Yard	30° angle of bulk plane, not less than 25 ft.	53.9 ft.
Maximum FAR	0.30	0.16
Parking Spaces	50 spaces	58 spaces

\*The existing building location was approved by a Variance granted by the Board of Zoning Appeals on November 16, 1954.

### Special Permit Requirements

**General Standard 1** states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.* Staff believes that the continuation of the church use on the property with the proposed site modifications is in conformance with the land use recommendations of the Comprehensive Plan.

**General Standard 2** states that *the proposed use shall be in harmony with the general*

*purpose and intent of the applicable zoning district regulations.* The R-4 District was established to provide for single family detached dwellings and to allow other selected uses which are compatible with the low density residential character of the district. A church is a Special Permit use within the R-4 District. Staff believes that the church use will continue to be in harmony with the purpose and intent of the R-4 District with the proposed site modifications. Therefore, in staff's opinion, the application satisfies this standard.

**General Standard 3** requires that 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.* As the church use has been in operation since 1954, staff believes that this use will remain relatively unchanged and will not adversely affect the use or development of neighboring properties. There is no additional gross floor area proposed, and with the cellar use included in this application, the building footprint approved in the 2004 SPA will remain unchanged. Staff believes that the current layout and structure of the church and associated buildings are in conformance with the surrounding residential and school uses. As the 2004 SPA approved a waiver of the transitional screening requirements along the northern and eastern lot lines, the proposed screening and vegetation adequately shields the church use from adjacent properties. Therefore, staff finds that this standard has been met.

**General Standard 4** states that *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.* As this application does not propose any increase in worshippers, there will be no increase in vehicular or pedestrian traffic. Staff believes that the proposal will not conflict with the existing traffic and that this standard has been met.

**General Standard 5** states that *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.* The application has been reviewed by the Urban Forestry Management branch, and the applicant has met its request. Any outstanding forestry requests have been conditioned, and the applicant has agreed to meet these requests at the time of minor site plan or site plan revision. In addition, the applicant is requesting a reaffirmation of the previously approved transitional screening requirements and a waiver of the barrier requirements. As discussed in the Waivers and Modifications section of this report, staff does not object to the requested modification and waiver. Staff believes that the application meets this standard.

**General Standard 6** requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* The open space provided (46.5%) is unchanged from the previous Special Permit Amendment approval; therefore, this standard has been met.

**General Standard 7** requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking requirements are proposed to be in accordance with the provisions of Article 11.* The applicant proposes to provide 58 parking spaces, which exceeds the requirement of 50 parking spaces for 200 worshippers. Staff believes that adequate off-street parking will be provided. The existing and approved addition will be served by public water and sewer, and no increase in impervious area is proposed from the previous Special Permit Amendment approval. A development condition has been included requiring on-site stormwater detention and BMPs in accordance with the requirements of the PFM unless waived or modified by DPWES. Staff believes that Standard 7 has been met.

**General Standard 8** requires that *signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set forth in this Ordinance.* All signage must be in conformance with the provisions of Article 12 of the Zoning Ordinance. A development condition has been included to address this.

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

This application is also subject to the three additional standards for all Group 3 special permit uses.

**Standard 1** states that all uses shall comply with the lot size and bulk regulations of the zoning district in which located. As previously summarized in the bulk requirements chart, the application meets this standard.

**Standard 2** stipulates that all uses shall comply with the performance standards for the applicable zoning district. The application will be required to conform to Article 14 of the Zoning Ordinance.

**Standard 3** specifies that all uses shall be subject to the provisions of Article 17, Site Plans. The applicant will be required to submit a minor site plan or site plan revision (as determined by DPWES) for the proposed improvements.

### **MODIFICATIONS / WAIVERS**

***Reaffirmation of the previously approved modification of the transitional screening requirements and waiver of the barrier requirements along the northern, southern, and western property lines pursuant to Sect. 13-305 of the***

***Zoning Ordinance in favor of that shown on the SPA Plat.***

The applicant requests the reaffirmation of the previously approved modifications of the transitional screening and barrier requirements along the northern and eastern property lines. As the additional construction proposed is cellar space beneath the approved building addition, staff believes that the impact is minimal and will not have additional impact on the surrounding properties. In addition, the location of the buildings as approved through the previous variance applications make meeting Transitional Screening 1 impossible. The applicant has included additional ornamental plantings and shrubs along the northern and eastern lot lines in order to soften building lines and to further mitigate impacts on adjacent properties.

The applicant has also requested a reaffirmation of the waiver of the barrier requirements along all lot lines. As previously discussed, the proposed improvements included in this SPA are internal only. Staff supports the reaffirmation of this waiver of barrier requirements.

**CONCLUSIONS AND RECOMMENDATIONS****Staff Conclusions**

Staff believes that the proposal is minor in nature, and the inclusion of proposed cellar space will not alter the character of the church (as previously approved) or negatively affect the surrounding area. There is no external construction or modifications proposed outside of the addition that was approved in conjunction with the 2004 Special Permit Amendment. The applicant has worked to address all staff concerns. In staff's opinion, the application has met all requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

**Staff Recommendations**

Staff recommends approval of SPA 82-V-013-02 subject to the proposed development conditions contained in Appendix 1.

In addition, staff recommends approval of the reaffirmation of the previously approved transitional barrier requirements and a waiver of the barrier requirements in favor of that shown on the SPA Plat.

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

The approval of this special exception 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.

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

## **APPENDICES**

1. Proposed Development Conditions
2. Statement of Justification and Select File Photographs
3. Approved Affidavit
4. 1954 Variance Approval
5. 1970 Variance Approval
6. 1982 Special Permit Approval
7. 2004 Special Permit Amendment Approval
8. Fairfax County Department of Transportation Analysis
9. Urban Forest Management Analysis
10. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SPA 82-V-013-02****July 29, 2015**

If it is the intent of the Board of Zoning Appeals to approve SPA 82-V-013-02 located at Tax Map 93-1 ((1)) 40A, to amend SPA 82-V-013 previously approved for a church to permit modification to development conditions and site modifications, pursuant to sections 8-006 and 3-403 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

(Conditions carried forward from previous special permits are marked with an asterisk. Minor edits and new development conditions have been underlined.)

1. This approval is granted to the applicant, Trustees of Mount Calvary Baptist, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 6418A Quander Road, ~~2221 Emmett Drive (1.51 acres)~~ (1.45 acres), and is not transferable to other land.\*
2. This special permit is granted for the purpose(s), structures, and/or use(s) indicated on the special permit plat titled “Special Permit Amendment, SPA 82-V-013-2, Mount Calvary Baptist Church,” prepared by Robert L. Sproles, P.E., dated June 18, 2015, as revised through July 17, 2015.\*
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, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.\*
5. The maximum seating capacity in the main sanctuary shall be 200.\*
6. Parking shall be provided as shown on the Special Permit Plat. All parking shall be on site.\*
7. Any proposed new lighting on the site shall be in accordance with the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance.\*

8. Transitional screening shall be modified along the northern and eastern lot lines as shown on the Special Permit Plat. A planting plan shall be prepared and submitted for review and approval by the Urban Forestry Management Branch which includes ornamental trees and shrubs to be planted along the northern and eastern lot lines with the intent to soften the building lines. A plan for planting the areas of Transitional Screening 1 along the southern and western boundaries of the site shall be submitted for review and approval by the Urban Forestry Management Branch. The planting plans shall include, but not be limited, to the following:\*
- Plant list detailing species, sizes, and stock type of trees and other vegetation to be planted
  - Soil treatments and amendments if necessary
  - Mulching specifications
  - Methods of installation
  - Maintenance
9. The barrier requirement shall be waived along all lot lines.\*
10. The applicant shall provide a complete Landscape Plan pursuant to section 12-0515 of the PFM at the time of Site Plan approval or amendment.
11. The applicant shall meet Interior Parking Lot Landscaping requirements pursuant to Section 13-202 of the Zoning Ordinance at the time of Site Plan approval or amendment.
12. All trees not marked as "Trees to be removed" on Sheet 2 of the Special Permit Plat shall be saved. A tree 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 reviewed and approved by the Urban Forestry Management Branch. At the discretion of the Urban Forestry Management Branch, existing trees that are dead and dying may be excluded from the tree preservation plan. ~~Particular care shall be given to save the 24 inch sycamore and the 15 inch maple located directly to the south of the existing church building.\*~~
13. The area depicted as "Future Dedication" on the special permit plat, ten feet from the edge of pavement along the entire frontage of the site on Quander Road, shall be dedicated, in fee simple, to the Board of Supervisors at the time of Site Plan approval.\*
14. The Applicant shall provide on-site storm water detention and best management practices in accordance with the requirements of the Public Facilities Manual unless waived or modified by DPWES. These facilities shall be constructed in the general locations shown on the Special Permit Plat. The location of these facilities shall not encroach into any required areas of Transitional Screening or result in the displacement of any existing or proposed vegetation as shown on the Special Permit Plat. Notwithstanding what is shown on the plat, the applicant may meet the requirements through the provision of Low Impact Development (LID) techniques as determined appropriate by DPWES.\*

15. All proposed signage must be in conformance with the provisions of Article 12 of the Zoning Ordinance.\*

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, 30 months after the date of approval unless construction has commenced and has 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.

Mount Calvary Baptist Church  
6418-A Quander Road, Alexandria, Virginia 22307  
703-768-7917

RECEIVED  
Department of Planning & Zoning

MAR 04 2015

Zoning Evaluation Division

January 7, 2015

Fairfax County  
12055 Government Center Parkway  
Fairfax, Virginia 22035

Re: Mount Calvary Baptist Church; Special Permit Amendment (SPA) 82-V-013; Tax Map #  
093-101-00040A, Mount Vernon

Subject: Justification to amend Special Permit Amendment 82-V-013 to include cellar

Based on the review by the Ms. Ellen N. Eggerton (Ombudsman) and Mr. Kevin J. Guinaw (Chief of Special Project/Applications Management Branch) Mount Calvary building plans are not in substantial conformance with the approved SPA. The current SPA does not include cellar use and need to be amended.

Mt Calvary Baptist Church request SPA 82-V-013 to be amended to include cellar use. Cellar would include mechanical/ electrical/ fire room space/restrooms/ baptism pool/office and multiuse room which would total 3,205 square feet. Cellar use would not require parking space nor change the building foot print of the approved site plan.

Mt Calvary Baptist Church request paragraph 10 of the Special Permit Amendment be amended as planned vegetation on the approved site plan meet conversation requirement of the area. The statement "*Particular care shall be given to save the 24 inch sycamore and 15 inch maple located directly to the south of the existing church building*" can be removed.

Cellar use of 3,205 square feet would be in line with general standard pursuant to Section 8-006 of the Zoning Ordinance.

Cellar use would be in harmony with the adopted comprehensive plan.

Cellar use would be in harmony with the general purpose and intent of the applicable zoning district regulations.

Cellar would 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. Cellar would not change the building foot print.

Cellar will not affect pedestrian and vehicular traffic associated with existing and anticipated traffic in the neighborhood.

Per standard set forth in articles of the zoning ordinance, landscaping and screening has been identified on the approved Site Plan 016842-SPV-001-A.

- A. Type of Operation  
Church related educational and bible training facility to accommodate maximum capacity of 200 individuals.
- B. Hours of Operations
  - Sunday: 9:30 pm – 10:45am Sunday school, new members' class and youth male bible training.
  - Monday: 7:30 pm – 9:00 pm men fellowship training, women fellowship training
  - Tuesday: 7:00 pm – 8:30 pm Old Testament survey class, Great Truths of the Bible class, Leadership class
  - Wednesday: 7:00 pm – 9:00 pm Bible study, ministers' biblical class
  - Thursday: 7:00 pm – 9:00 pm New Testament survey class, evangelism class
  - Friday: 6:00 pm – 10:00 pm choir rehearsal
  - Saturday: 10 am – 3 pm youth services, biblical training and workshops
- C. Estimated number of patrons/clients/patients/pupils/etc.  
One hundred fifty (150)
- D. Proposed number of employees/attendants/teachers/etc. **Three (3)**
- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.  
Converting property adjacent to existing annex building to accommodate 40 automobiles
- F. Vicinity or general area to be served by the use.  
**Mount Vernon District**
- G. Description of building façade and architecture of proposed new building or additions.  
See attached architect drawing
- H. A listing, if known of all hazardous or toxic substances as set forth in Title 40 ..... for any Such modification. None on site or future storage
- I. The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or if any waiver, exceptions or variance

is sought by the Applicant from such ordinances, regulations, standards and conditions.  
such shall be specifically noted with the justification for any such modification

*Marion D. Anthony*

Marion D. Anthony

Trustee/Agent

703-618-8857 [Manth2588@aol.com](mailto:Manth2588@aol.com)

Updated: **3 March 2015**

## Pemberton, Debbie

---

**From:** manth2588@aol.com  
**Sent:** Tuesday, March 03, 2015 5:19 PM  
**To:** Pemberton, Debbie  
**Cc:** MAnth2588@aol.com; Guinaw, Kevin  
**Subject:** Re: Mt Calvary Def List  
**Attachments:** Mount Calvary Letter of Justification 3 March 2015.pdf

RECEIVED  
Department of Planning & Zoning  
MAR 04 2015  
Zoning Evaluation Division

Ms. Pemberton, let me know if the updates meets your requirements. Employees are three, we serve the Mount Vernon District of Fairfax County and the reason for the amendment is based on zoning request to have cellar use included on the SPA. Building plans submitted by the architect are not in conformance with the approved SPA because cellar space is not list on the document. If my understanding of what zoning requires, I would ask for Mr. Kelvin Guinaw to provide his reason for the amendment to the SPA for cellar use.

If photo from take with the ipad is acceptable, I will send the photos as well along with the CD. The site has not changed from the approved Site plan other than missing several dead trees which were not a major concern of Mr. Kelvin - he felt that planned trees would more than cover tree that had died.

Marion  
703-618-8857

-----Original Message-----

**From:** Pemberton, Debbie <[Debbie.Pemberton@Fairfaxcounty.gov](mailto:Debbie.Pemberton@Fairfaxcounty.gov)>  
**To:** manth2588 <[manth2588@aol.com](mailto:manth2588@aol.com)>  
**Sent:** Thu, Feb 26, 2015 12:08 pm  
**Subject:** RE: Mt Calvary Def List

Mr. Anthony

Is the number of employees truly "One hundred fifty (150)"? I believe this item needs to be corrected.

The vicinity or general area served should indicate what areas of the County the place of worship serves, not the building.

Please update these 2 items on the statement

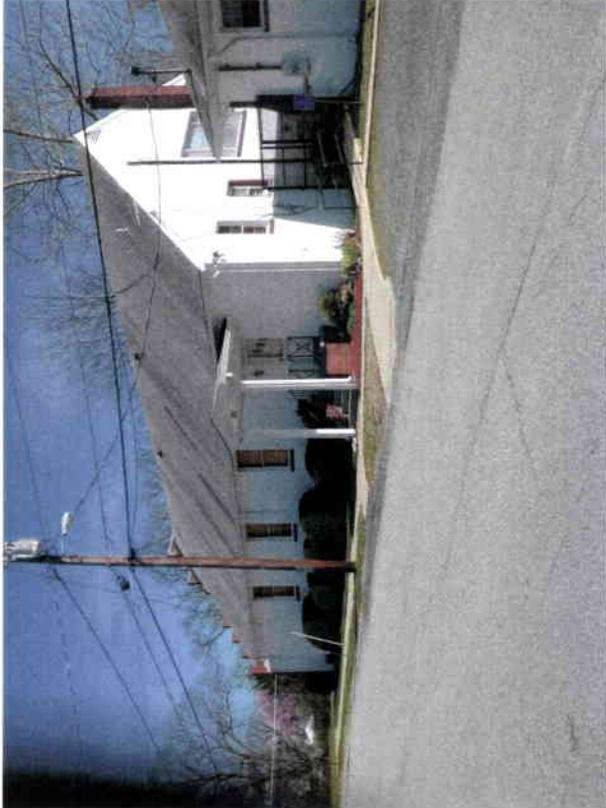
And we continue to require the photographs.

Thank you

*Deborah Lesko Pemberton*

*Senior Applications Acceptance Planner  
Special Projects/Applications Management Branch, ZED  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
703-324-1407 phone, TTY 711*

**From:** [manth2588@aol.com](mailto:manth2588@aol.com) [<mailto:manth2588@aol.com>]  
**Sent:** Thursday, February 26, 2015 10:01 AM  
**To:** Pemberton, Debbie  
**Subject:** Re: Mt Calvary Def List



RECEIVED  
Department of Planning & Zoning

MAR 09 2015

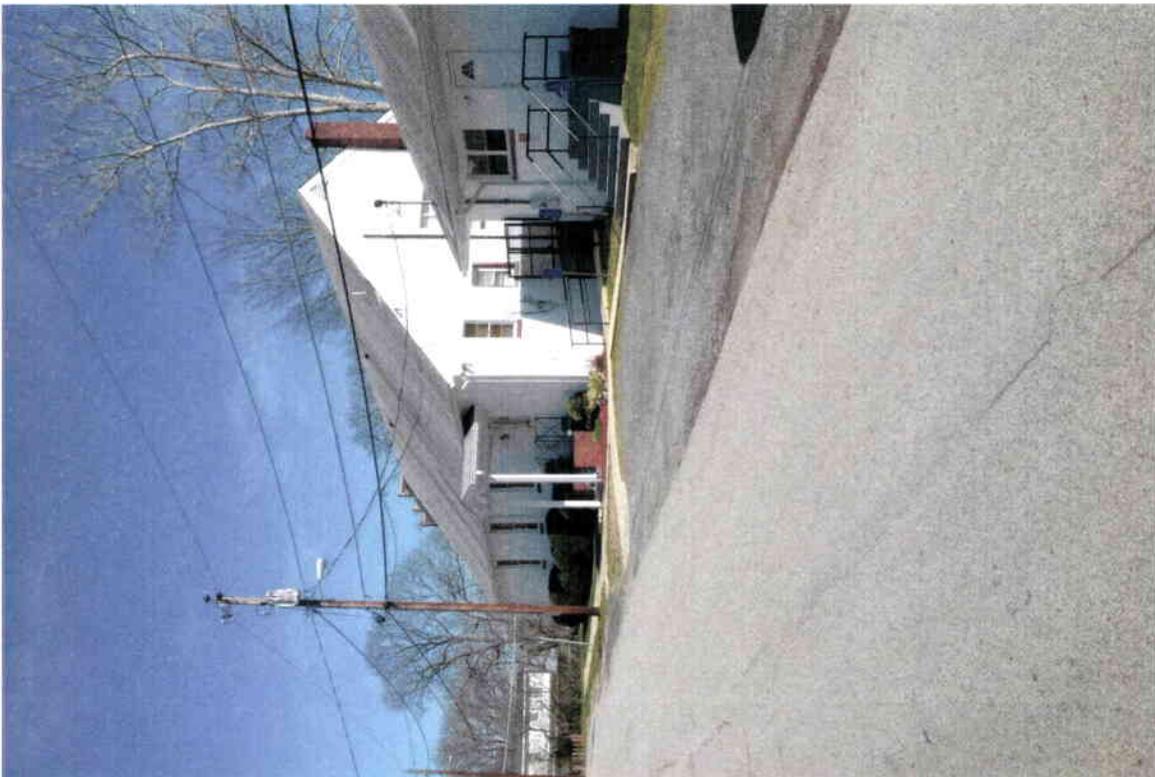
Zoning Evaluation Division

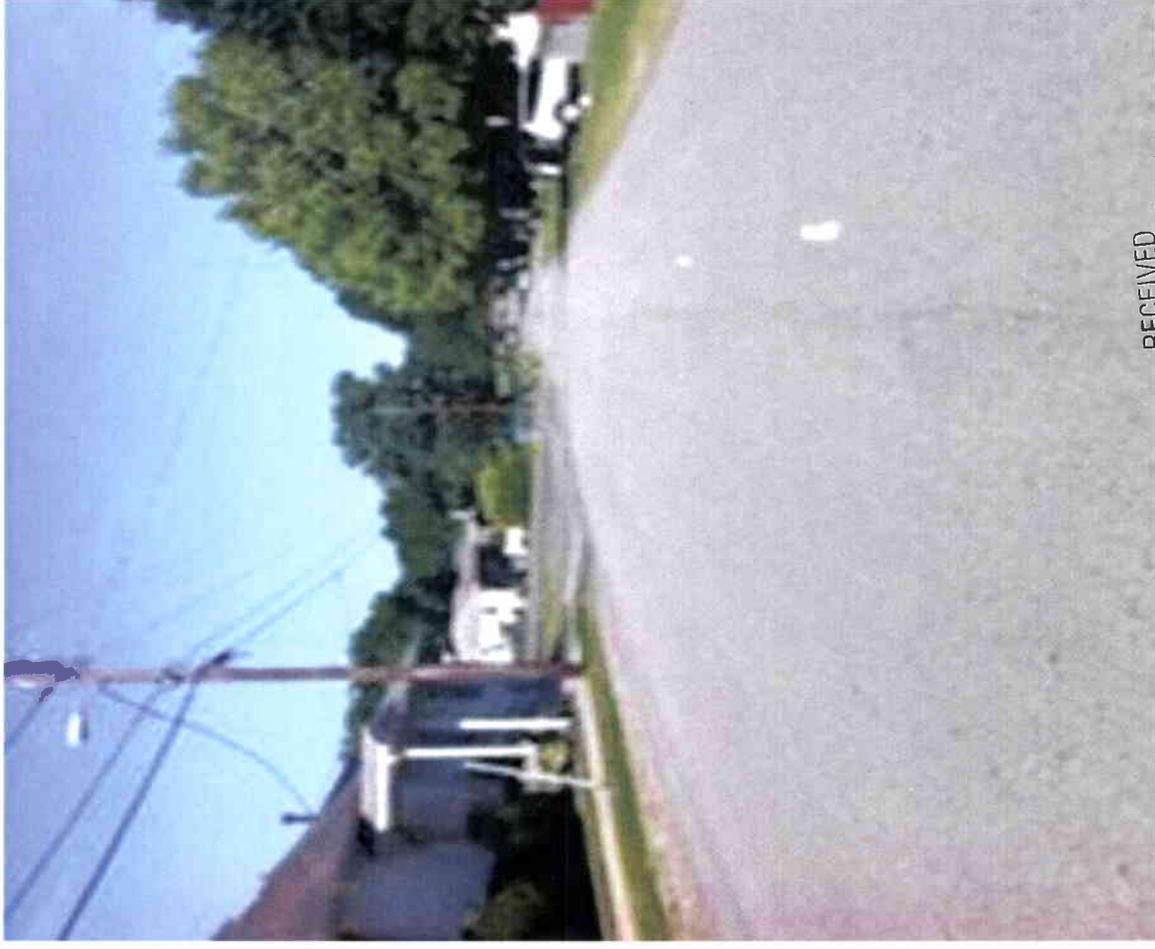


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MAR 09 2015

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MAR 09 2015

Zoning Evaluation Division

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 03-18-2015  
 (enter date affidavit is notarized)

128486

I, Marion D. Anthony, 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 <b>BOLD</b> above)
Trustees of Mt Calvary Baptist Church	2221 Emmett Drive, Alexandria 22307	Applicant
Eldora Womack	2221 Emmett Drive, Alexandria 22307	Trustee
Joseph Hart	2221 Emmett Drive, Alexandria 22307	Trustee
Rudolph Ross	2221 Emmett Drive, Alexandria 22307	Trustee
Leon Walker	2221 Emmett Drive, Alexandria 22307	Trustee
Collinea	2221 Emmett Drive, Alexandria 22307	Trustee
Deborah Calhoun	2221 Emmett Drive, Alexandria 22307	Trustee
Maurice Leake	2221 Emmett Drive, Alexandria 22307	Trustee
Lee Foggie	2221 Emmett Drive, Alexandria 22307	Trustee
Wade Cleveland	2221 Emmett Drive, Alexandria 22307	Trustee
Marion D Anthony	2221 Emmett Drive, Alexandria 22307	Trustee/Agent

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

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

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 03-18-2015  
(enter date affidavit is notarized)

128486

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)

**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)

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

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 03-18-2015  
(enter date affidavit is notarized)

128486

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)

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

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

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

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 03-18-2015  
(enter date affidavit is notarized)

120486

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

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

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

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

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

NONE

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

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 03-18-2015  
(enter date affidavit is notarized)

128486

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

Marion D. Anthony Trustee Authorized Agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18<sup>th</sup> day of January MARCH 2015, in the State/Comm. of Virginia, County/City of FAIRFAX.

Robert T. Whitmire  
Notary Public

My commission expires: 08-31-2015 7080813



Julia Burrus, to permit the erection of Church closer to Emmett Drive than allowed by the Ordinance, at the S. W. corner of Quander Road and Emmett Drive, Mt. Vernon District. (Suburban Residence.)

Mr. H. Lutz represented the applicant. (Mt. Clavary Baptist Church) A preliminary plat was approved on this church for a 65 foot setback from the centerline of Emmett Drive. The footings were poured and approved. This also had a 15 foot setback from the side line. An application then was made for the shed, a sketch drawn on the basis of the first plot plan approved. It was then noted that the original church building was too close to Emmett Drive. A survey was made showing the church footings to be 14/ft. from Emmet Drive and 65 ft. from Quander Road. to 40 ft.

Mr. Burrus, the pastor of the church made a strong plea to the Board to grant this application as he had gone into this community where there was no church - had brought the people together, established a church and held services in the shed and had begun raising money for the permanent church. Mr. Burrus felt that he would be in a very bad spot if this application is denied as they have already spent money on the church and the error, which was no fault of the applicant, has caused

November 16, 1954

much unhappiness among his people. They have tried to buy more land - but were unable to do so.

Mr. V. Smith moved that the application be granted to the Mt. Calvary Baptist Church in accordance with plat by A. B. Garrett, dated October 23, 1954, which shows only the church and no shed nor other buildings, this is granted under Section 12-G under the clause relating to "extraordinary and exceptional situation" in that there is evidence showing that plans were tentatively approved by the Zoning Office and footing were poured by the Church and it would be a hardship to ask members of the Church to remove the footings; this is subject to providing parking on the rear of the lot for members of the Church. Use of the temporary shed shall be permitted until the church is completed. Seconded, JB Smith, carried unanimously.

PLAT

Showing location of

**MT. CALVERY BAPTIST CHURCH**

Southwest cor. of Emmitt Dr. & Quander Rd.

Mt. Vernon Magisterial District

Fairfax County, Va.

Scale 1"=40'

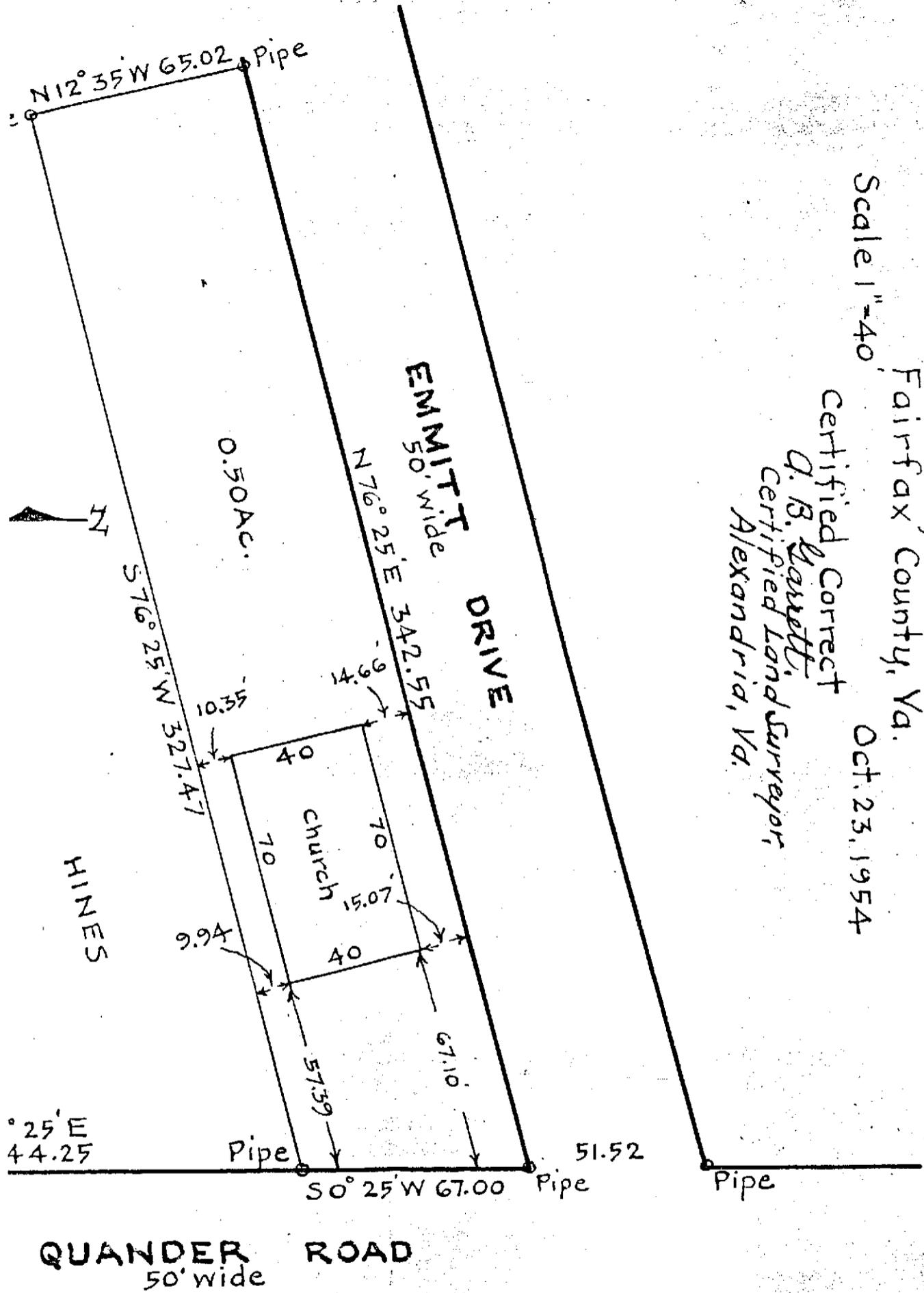
Oct. 23, 1954

Certified Correct

*D. B. Garrett*

Certified Land Surveyor,

Alexandria, Va.



DIVISION OF LAND USE ADMINISTRATION  
DEPARTMENT OF COUNTY DEVELOPMENT  
COUNTY OF FAIRFAX  
FAIRFAX, VIRGINIA 22030

June 9, 1970

691-2381

Board of Zoning Appeals Office

Mr. Victor Ghent  
117 S. Columbus Street  
Alexandria, Virginia 22314

Re: Mt. Calvary Baptist Church

Dear Mr. Ghent:

The Board of Zoning Appeals at its meeting of May 26, 1970  
granted your application. See copy of resolution attached.

Sincerely,

*Betty Haines*  
Clerk, Board of Zoning Appeals

# APPLICATION: VARIANCE or APPEAL

Fairfax County, Virginia

Application No. V-90-70

April 22, 1970

TO THE BOARD OF ZONING APPEALS:

The undersigned hereby applies for a Variance/Appeal under the provisions of Article VI Chapter 30 of the Code of Fairfax County, Virginia, Section 30-6.6 as follows:

To be typed or printed by the applicant or his agent

Name of Applicant: Trustees of Mt. Calvary Church

Name of Owner: Trustees of Mt. Calvary Baptist Church

Premises located at: 2221 Emmett Drive Alexandria, Virginia

Name of Subdivision: \*

Assessment Map: 93-1 Block(s) 1 Lot(s) 40

Request: To permit addition closer to property lines than allowed by ordinance

Lot area: 0.50 Acres District Mt. Vernon Zoning, R-10

Victor H. Ghent  
Signature of Applicant or Agent

117 S. Columbus St  
Address  
Alex Va 22314

TE 60609  
Telephone Number

DO NOT WRITE BELOW THIS LINE

Attach one copy of your justification

### Dates of Hearings

Application received: 4-12-70 Planning Commission: 1/1

Fee paid  Amount \$ 30.00 Board of Zoning Appeals: May 126, 1970

Advertised on 1/1 Board of Supervisors: 1/1

Receipt No. 2348 Adjoining property owners notified: 1/1

Design & Review: 1/1 Report received: 1/1

Planning Division: 1/1 Report received: 1/1

Inspection Services: 1/1 Report received: 1/1

*will send pictures and justification*

by staff during processing

June 18, 1971

Mr. William H. Quander, Trustee  
Mt. Calvary Baptist Church  
Quander Road & Emmett Drive  
Alexandria, Virginia

Re: Extension of V-90-70

Dear Mr. Quander:

The Board of Zoning Appeals at its June 1, 1971 meeting, granted the Mt. Calvary Baptist Church a 6 month extension for 6 months from May 26, 1971.

As is the Board's policy, they can only grant one extension. Therefore, it is hoped you will be able to accomplish your financing and begin construction before this 6 month period is up.

Very truly yours,

Mrs. Jane C. Kelsey  
Clerk  
Board of Zoning Appeals

jk

May 26, 1970

TRUSTEES OF MOUNT CALVARY CHURCH, application under Section 30-6.6 of the Ordinance, to permit addition closer to property lines than allowed, located 2221 Emmett Drive, Mt. Vernon District, (R-10), 93-1 ((1)) 40, V-90-70

Mr. Victor Ghent stated that the lot is 65 ft. wide and is on a corner. It was created in 1941. The present building is 14 ft. off Emmett Drive and 55 ft. off Quander Road. They would like to put on an addition for a meeting room and kitchen and it will not increase the number of seats in the church. The walls of the addition would be 24.6 ft. off Emmett Drive and 10.4 ft. off the side line. There is a 3 ft. roof overhang.

Mr. Ghent showed a rendering of the proposed addition which was of brick construction. It is a one story building, he said, and parking is adequate.

Reverend Albert A. Wilson stated that the proposed addition would be a meeting place for the young people and get them off the streets.

No opposition.

In application V-90-70, application under Section 30-6.6 of the Ordinance, to permit addition closer to property lines than allowed, 2221 Emmett Drive, also known as tax map 93-1 ((1)) 40, County of Fairfax, Virginia, Mr. Long 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 in accordance with the by-laws of the Fairfax County Board of Zoning Appeals, and

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board of Zoning Appeals held on the 26th day of May, 1970 and

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

1. Owner of the subject property is the applicant.
2. Present zoning is R-10.
3. Area of the lot is 5/10 acre.
4. Required setback from right of way line of Emmett Drive is 35 ft.
5. Conformance with Article XI is required.

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

1. The applicant has satisfied the Board that the following physical conditions exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of the reasonable use of the land and/or buildings involved: (a) narrow lot; (b) unusual condition of location of existing building.

NOW, THEREFORE BE IT RESOLVED, that the subject application be and the same is hereby granted with the following limitations:

1. This approval is granted for the location and the specific structure or structures indicated in plats included with this application only and is not transferable to other land or to other structures on the same land.
2. This variance shall expire one year from this date unless construction has started or unless renewed by action of this Board prior to date of expiration.
3. Proposed addition shall be constructed of brick.

Seconded, Mr. Barnes. Carried unanimously.

//



Page 424, March 30, 1982, Scheduled cases of

- 10:30 A.M. MT. CALVARY BAPTIST CHURCH, appl. under Sect. 3-403 of the Ord. to permit addition to church building for an existing church and related facilities, located Quander Rd., & Emmett Dr., R-4, Mt. Vernon Dist., 93-1((1))40, 0.50 acres, S-82-V-013.
- 10:45 A.M. MT. CALVARY BAPTIST CHURCH, appl. under Sect. 18-401 of the Ord. to allow a building addition to an existing church & related facilities on a corner lot having width of 67 ft., and with an existing gravel parking lot (95 ft. min. lot width req. by Sect. 3-406; dustless surface for parking lot req. by Sect. 11-102), located Quander Rd. & Emmett Dr., R-4, Mt. Vernon Dist., 93-1((1))40, 0.50 acres, V-82-V-016.

The first speaker was Robert Burns, an architect, located at 1100 Princess Street, Alexandria, representing the trustees and the congregation of Mt. Calvary Baptist Church. He stated that the congregation is planning an addition to the church. The church has been in existence since 1955 and the proposed addition would be on the front of the church. He stated that they were not enlarging the memberships or the parking lot.

Mrs. Day stated that she had researched this with several offices, and in the Comprehensive Plan there were supposed to be trailways along Quander Road. She stated that staff had requested the condition that 15 feet of dedication plus 5 feet be dedicated and nothing be developed on the front of the property. She stated that at the time of trail dedication, it would be decided whether the trails should be asphalt or concrete. Chairman Smith stated that according to the plat, the church had a future dedication of 30 feet. Mr. Yaremchuk stated that this should be handled under Site Plan Control.

The next speaker in support was Albert A. Wilson, the pastor of the Mt. Calvary Church. He stated that they needed the addition for sanitary purposes. The way the church is constructed, the bathroom is practically in the main sanctuary. The new addition also would help to conserve energy and create a better worship environment.

The next speaker, Mr. Nathaniel Copeland of 6418 Quander Road, next door to the church, spoke in opposition. He stated that the church was placed closer to the front lot line than his house was. He stated that the church was 71 ft. from the front lot line and his house was 107 feet. It was already approximately 30 feet ahead of his house. He submitted a plat of his property for the record.

The next speaker in opposition was Mr. Willis Faults, of 2220 Emmett Drive, Alexandria. He stated that he felt if a gravel parking lot was going to be granted, it should be stipulated that it should be maintained properly, to make sure there were no potholes and waterholes. Mr. Yaremchuk stated that this comes under Site Plan Control. Plans must be submitted to the County and they will look at the drainage and maintenance. It must be maintained at all times in a reasonable manner, or the citizens can call an inspector to take a look at it.

Mr. Faults stated that he felt a gravel parking lot was a better situation than a paved lot because of the drainage problems. The gravel would help prevent water run-off and would be more beneficial.

During rebuttal, Mr. Burns stated that as far as the gravel parking lot was concerned, there was no County storm sewer system, and for run-off purposes, the church was better off with a gravel parking lot. He stated that he was aware the gravel parking lot would have to be maintained.

There was no one else to speak in support and no one else to speak in opposition.

Page 425, March 30, 1982  
MOUNT CALVARY BAPTIST CHURCH

Board of Zoning Appeals

### R E S O L U T I O N

WHEREAS, Application No. S-82-V-013 by MOUNT CALVARY BAPTIST CHURCH under Section 3-403 of the Fairfax County Zoning Ordinance to permit addition to church building for an existing church and related facilities, located at Quander Road & Emmett Drive, tax map reference 93-1((1))40, County of Fairfax, Virginia, has been properly filed in accordance with all applicable requirements; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on March 30, 1982; and

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

1. That the owner of the property is the applicant.
2. The present zoning is R-4.
3. The area of the lot is .50 acres.
4. That compliance with the Site Plan Ordinance is required.

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

THAT the applicant has presented testimony indicating compliance with Standards for Special Permit Uses in R Districts as contained in Section 8-006 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This special permit shall expire eighteen (18) months from this date unless construction (operation) has started and is diligently pursued or unless renewed by action of this Board prior to any expiration. A request for an extension shall be filed in writing thirty (30) days before the expiration date and the permit shall remain valid until the request for extension is acted upon by the BZA.
3. This approval is granted for the buildings and uses indicated on the plans submitted with this application. Any additional structures of any kind, changes in use, additional uses, or changes in the plans approved by this Board (other than minor engineering details) whether or not these additional uses or changes require a Special Permit, shall require approval of this Board. It shall be the duty of the Permittee to apply to this Board for such approval. Any changes (other than minor engineering details) without this Board's approval, shall constitute a violation of the conditions of this Special Permit.
4. This granting does not constitute an exemption from the legal and procedural requirements of this County and State. THIS SPECIAL PERMIT IS NOT VALID UNTIL A NON-RESIDENTIAL USE PERMIT IS OBTAINED.
5. 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.
6. Landscaping and screening may be required in accordance with Article 13 of the Zoning Ordinance at the discretion of the Director of Environmental Management.
7. The seating capacity shall be 128.
8. The hours of operation shall be normal hours of church functions.
9. The number of parking spaces shall be 32 as shown on the site plan.

Mr. Hyland seconded the motion.

The motion passed by a vote of 4 - 0. (Mr. DiGiulian being absent)

R E S O L U T I O N

In Application No. V-82-V-016 by MOUNT CALVARY BAPTIST CHURCH, under Section 18-401 of the Zoning Ordinance to allow a building addition to an existing church and related facilities on a corner lot having width of 67 ft., and with an existing gravel parking lot (95 ft. min. lot width req. by Sect. 3-406); dustless surface for parking lot req. by Sect. 11-102), on property located at Quander Road & Emmett Drive, tax map reference 93-1((1))40, County of Fairfax, Virginia, Mr. Hyland 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 March 30, 1982; and

R E S O L U T I O N

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

1. That the owner of the subject property is the applicant.
2. The present zoning is R-4.
3. The area of the lot is .50 acres.
4. That the applicant's property has a gravel parking area which has been in existence since 1955. The Board has received testimony indicating that to continue the existence of the gravel parking area would permit the retention of storm water on the site and would preclude it from being disbursed to neighboring properties. There is no public storm sewer system. The Board has received testimony from one abutting property owner who feels the continuation of the gravel parking area would be in the best interests of the property owners involved.

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

THAT the applicant has satisfied the Board that physical conditions as listed above exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of the reasonable use of the land and/or buildings involved.

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

1. This approval is granted for the location and the specific structure indicated in the plats included with this application only, and is not transferable to other land or to other structures on the same land.
2. This variance shall expire eighteen (18) months from this date unless construction has started and is diligently pursued or unless renewed by action of this Board prior to any expiration. A request for an extension shall be filed in writing thirty (30) days before the expiration date and the variance shall remain valid until the extension is acted upon by the BZA.

Mrs. Day seconded the motion.

The motion passed by a vote of 4 - 0 (Mr. DiGiulian being absent)



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
Special Permit and Variance Branch  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5510

(703) 324-1280

Fax (703) 324-3924

V I R G I N I A

September 29, 2004

Lori R. Greenlief  
Greenlief Consulting, LLC  
14368 Nandina Court  
Centreville, Virginia 20120

Re: Special Permit Amendment Application SPA 82-V-013  
Trustees of Mt. Calvary Baptist Church

Dear Ms. Greenlief:

At its September 21, 2004 meeting, the Board of Zoning Appeals took action to **APPROVE** the above-referenced application. The final approval date is September 29, 2004. 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. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Vanessa A. Bergh, Deputy Clerk  
Board of Zoning Appeals

Enclosure: As stated



American with Disabilities Act (ADA): This information will be provided in alternative format upon request with seven days advance notice. Please call 703-324-1334 (TTY 711 Virginia Relay Center).

*copy's*

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF MT. CALVARY BAPTIST CHURCH, SPA 82-V-013 Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 82-V-013 previously approved for a church to permit a change in development conditions, increase in land area, building addition and site modifications. Located at 6418-A Quander Rd. and 2221 Emmett Dr. on approx. 1.50 ac. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 40, 41 and 41A. 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 September 21, 2004; and

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

1. The applicants are the owners of the land.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 3-403 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, Trustees of Mount Calvary Baptist Church, and is not transferable without further action of this Board, and is for the location indicated on the application, 6418A Quander Road, 2221 Emmett Drive (1.51 acres) and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Alexandria Surveys International, LLC, dated November, 2002, revised through August 31, 2004, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.

5. The maximum seating capacity in the main sanctuary shall be 200.
6. Parking shall be provided as shown on the Special Permit Plat. All parking shall be on site.
7. Any proposed new lighting on the site shall be in accordance with the performance standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance.
8. Transitional screening shall be modified along the northern and eastern lot lines as shown on the Special Permit Plat. A planting plan shall be prepared and submitted for review and approval by the Urban Forestry Management Branch which includes ornamental trees and shrubs to be planted along the northern and eastern lot lines with the intent to soften the building lines. A plan for planting the areas of Transitional Screening 1 along the southern and western boundaries of the site shall be submitted for review and approval by the Urban Forestry Management Branch. The planting plans shall include, but not be limited to the following:
  - plant list detailing species, sizes and stock type of trees and other vegetation to be planted
  - soil treatments and amendments if necessary
  - mulching specifications
  - methods of installation
  - maintenance
9. The barrier requirement shall be waived along all lot lines.
10. All trees not marked as "Trees to be removed" on Sheet 2 of the Special Permit Plat shall be saved. A tree 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 reviewed and approved by the Urban Forestry Management Branch. At the discretion of the Urban Forestry Management Branch, existing trees that are dead or dying may be excluded from the tree preservation plan. Particular care shall be given to save the 24 inch sycamore and the 15 inch maple located directly to the south of the existing church building.
11. The area depicted as "Future Dedication" on the Special Permit Plat, ten feet from the edge of pavement along the entire frontage of the site on Quander Road, shall be dedicated, in fee simple, to the Board of Supervisors at the time of Site Plan approval.
12. The Applicant shall provide onsite storm water detention and best management practices in accordance with the requirements of the Public Facilities Manual unless waived or modified by DPWES. These facilities shall be constructed in the general locations shown on the Special Permit Plat. The location of these facilities shall not encroach into any required areas of Transitional Screening or result in the displacement of any existing or proposed vegetation as shown on the Special Permit Plat. Notwithstanding what is shown on the plat, the applicant may meet the requirements through the provision of Low Impact Development (LID) techniques as determined appropriate by DPWES.

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

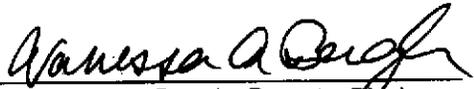
applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

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 the use has been established. 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.

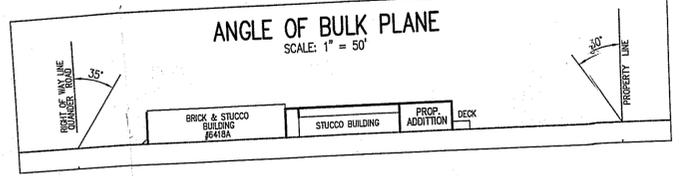
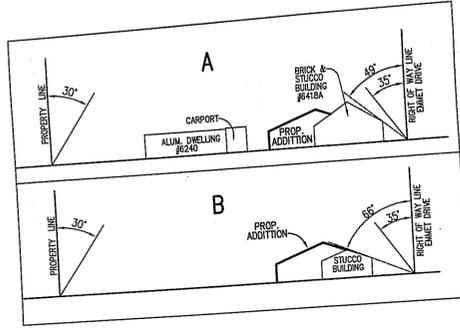
Mr. Beard seconded the motion, which carried by a vote of 7-0.

\*This decision was officially filed in the office of the Board of Zoning Appeals and became final on September 29, 2004. This date shall be deemed to be the final approval date of this special permit.

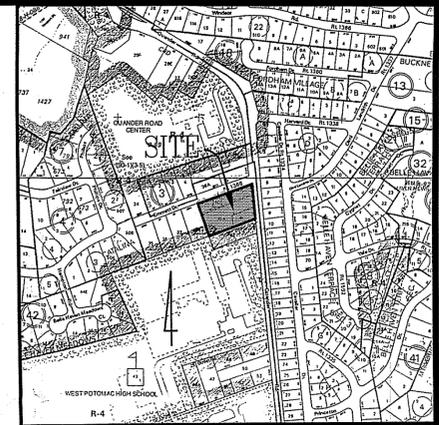
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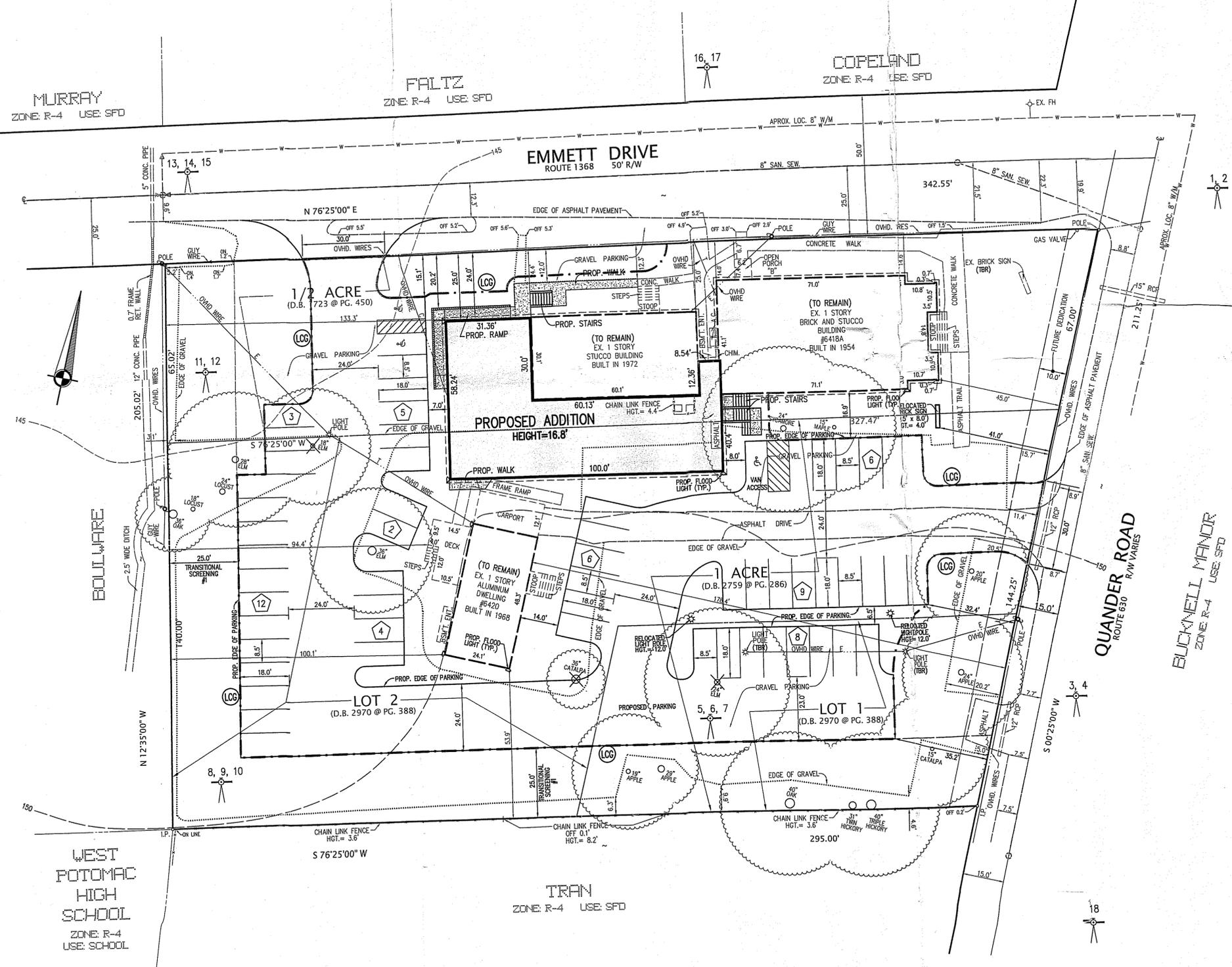
Vanessa A. Bergh, Deputy Clerk  
Board of Zoning Appeals



- LEGEND**
- EXISTING TREELINE
  - EXISTING CONTOUR
  - LIMITS OF CLEARING & GRADING
  - DENOTES NEW CONCRETE WALK
  - DENOTES NUMBER OF PARKING SPACES
  - DENOTES PHOTO SHOT LOCATIONS



**VICINITY MAP**  
SCALE: 1" = 500'



- NOTES:**
- THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 93-1-001-40, 41 & 41A. ZONED R-4, AT MOUNT VERNON DISTRICT.
  - OWNER: TRUSTEES OF MT. CALVARY BAPTIST CHURCH
  - PROPOSED USE: CHURCH
  - ESTIMATED NUMBER OF MEMBERS: 200
  - SITE AREA = 65,347 SQUARE FEET OR 1.5002 ACRES.
  - HEIGHTS:
    - ALUMINUM DWELLING = 14.3 FEET
    - STUCCO BUILDING = 16.8 FEET
    - BRICK & STUCCO BUILDING = 19.2 FEET
    - OPEN PORCH "A" = 10.6 FEET
    - OPEN PORCH "B" = 12.1 FEET
    - DECK = 5.0 FEET
    - CARPORT = 14.9 FEET
    - RAMP = 4.1 FEET
    - FENCES = AS NOTED
  - MINIMUM YARD REQUIREMENTS:
    - A. SINGLE FAMILY DWELLINGS:
      - FRONT YARD = 30' FEET
      - SIDE YARD = 10' FEET
      - REAR YARD = 25' FEET
    - B. ALL OTHER STRUCTURES:
      - FRONT YARD: CONTROLLED BY A 35' ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
      - SIDE YARD: CONTROLLED BY A 30' ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.
      - REAR YARD: CONTROLLED BY A 30' ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
  - PARKING TABULATION:
    - A. CHURCH
      - REQUIRED: ONE SPACE PER FOUR SEATS
      - 200 SEATS / 4 = 50 SPACES
    - PROVIDED:
      - REGULAR = 55 SPACES
      - VAN ACCESSIBLE = 1 SPACE
      - HANDICAP = 2 SPACES
      - TOTAL = 58 SPACES
  - GROSS FLOOR AREA:
    - CHURCH = 5,042 S.F.
    - DWELLING = 1,164 S.F.
    - NEW ADDITION = 3,485 S.F.
    - TOTAL EXISTING GROSS FLOOR AREA = 6,206 S.F.
    - TOTAL PROPOSED GROSS FLOOR AREA = 10,051 S.F.
  - FLOOR AREA RATIO:
    - EXISTING = 0.23
    - PROPOSED = 0.16
    - ALLOWED = 0.30
  - ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED OTHERWISE.
  - THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
  - EXISTING IMPROVEMENTS DELINEATED HEREON IS BASED ON A FIELD SURVEY BY ALEXANDRIA SURVEYS INTERNATIONAL, LLC.
  - TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS AND AERIAL.
  - THERE ARE NO FLOODPLANS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS SITE.
  - THERE ARE NO GRAVESITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY UNLESS NOTED OTHERWISE.
  - WAIVER FOR ON-SITE SHM & BMP REQUIREMENT SHALL BE REQUESTED.
  - TO THE BEST OF MY KNOWLEDGE, NO EASEMENTS EXIST ON THIS SITE WITH WIDTH OF 25 FEET OR GREATER.
  - TBR = TO BE RELOCATED
  - A CONCRETE TRAIL IS PLANNED ALONG QUANDER ROAD BUT DOES NOT SHOW SPECIFIC SIDE OF THE ROAD.
  - WAIVER WILL BE REQUESTED FOR STORMWATER & BMP FOR THIS SITE. IF NOT GRANTED, WATER QUALITY SWALE SHALL BE PROVIDED.
  - THE PROPOSED PARKING LOT WILL BE GRAVEL SURFACE.

NO.	REVISION	DESCRIPTION	DATE
1	REVISED PER COUNTY PERMITS		9/23/03
2	REVISED LAND AREA		9/23/03
3	REVISED TO ADD 4 PRKNG SPACES		9/21/04

ALEXANDRIA SURVEYS INTERNATIONAL, LLC  
6945 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306  
TEL. NO. (703) 660-6615 FAX NO. (703) 768-7784

COMMONWEALTH OF VIRGINIA REGISTERED PROFESSIONAL ENGINEER  
WILLIAM G. FRY  
Virginia Registration #8065  
JH 11/19/03GSC/VJ  
WILLIAM G. FRY P.E.

SPECIAL PERMIT PLAT

**MOUNT CALVARY BAPTIST CHURCH**

MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

NOVEMBER, 2002

SCALE: 1" = 20'

Application No. SPA 82-V-03

**APPROVED SE/SP PLAT**

SEE DEVELOPMENT CONDITIONS

Date of (808) (BZA) approval: 08/27/04

Staff Coordinator: Bill Steiner

Sheet 1 of 4

MURRAY  
ZONE: R-4 USE: SFD

FALTZ  
ZONE: R-4 USE: SFD

COPELAND  
ZONE: R-4 USE: SFD

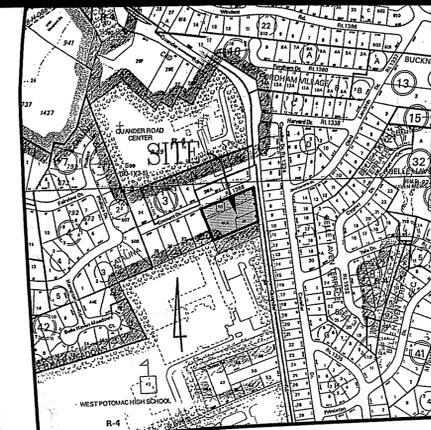
EMMETT DRIVE  
ROUTE 1368  
50' R/W

QUANDER ROAD  
ROUTE 650  
R/W VARIES

BUCKNELL MANOR  
ZONE: R-4 USE: SFD

TRAN  
ZONE: R-4 USE: SFD

WEST POTOMAC  
HIGH SCHOOL  
ZONE: R-4  
USE: SCHOOL



VICINITY MAP  
SCALE: 1" = 500'

**VEGETATIVE COVER SUMMARY TABLE**

COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE OF VEGETATIVE COVER	COMMENTS
UNDEVELOPED AREA	OAKS, MAPLE, ELM, SYCAMORE, LOCUST, CATALPA & APPLE	GOOD	0.25 AC.	SHADE AND EVERGREEN TREES WITH UNDERSTORY SHRUBS
DEVELOPED & MAINTAINED AREA	NONE	FAIR	0.24 AC.	GRASS COVER
DEVELOPED AREA	NONE	POOR	0.51 AC.	STRUCTURES, WALKS & ASPHALT & GRAVEL PARKING
TOTAL VEGETATIVE AREA = 1.5 AC.				

**WETLANDS CERTIFICATE**

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

SIGNATURE \_\_\_\_\_ AGENT  
OWNER / DEVELOPER CHARLES B. FRONDA NAME TITLE

- LEGEND**
- EXISTING TREELINE
  - EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - TREES TO BE REMOVED
  - LIMITS OF CLEARING & GRADING

NO.	DESCRIPTION	DATE
1	REVISED PER COUNTY PERMITS	6/23/04
2	REVISED LAND AREA	7/27/04
3	REVISED	

ALEXANDRIA SURVEYS INTERNATIONAL, LLC  
6945 SOUTH WILKES HIGHWAY  
ALEXANDRIA, VIRGINIA 22309  
TEL: (703) 860-6815 FAX: (703) 788-7764

REGISTERED PROFESSIONAL ENGINEER  
WILLIAM G. FRY  
Virginia Registration #9065  
JH111453053 P.E.  
WILLIAM G. FRY

VEGETATIVE PLAT  
**MOUNT CALVARY BAPTIST CHURCH**  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
NOVEMBER, 2002  
SCALE: 1" = 20'

1180-0213wgPRELIM180-025F-2.dwg VEGETPLAN



## County of Fairfax, Virginia

**MEMORANDUM**

DATE: July 9, 2015

TO: Barbara Berlin, Director  
Zoning Evaluation Division, DPZ

FROM: Michael A. Davis, Acting Chief  
Site Analysis Section, DOT 

FILE: 3-6 (SP-82-V-013)

SUBJECT: Transportation Impact

REFERENCE: ADDENDUM; SPA-82-V-013-02; Trustees of Mount Calvary Baptist Church  
Tax Map: 093-1 ((1)) 40A

This department has reviewed the SPA plat dated June 18, 2015. We have the following comments.

The County has an active walkway project on Quander Road from Quander Road School to West Potomac High School. The project is in its initial scoping stage, and when completed, it will construct pedestrian facilities and complete a pedestrian route between the two schools. The applicant has responded to staff's request that the church not plant any trees near or in the future pedestrian path to be constructed on the church's Quander Road frontage.

If major site improvements beyond what is proposed in this application were pursued in the future, the following improvements would be requested:

- The County's Transportation Plan Map identifies Quander Road as a two-lane improved road. The Bicycle Master Plan also recommends future bike lanes on Quander Road.

MAD/AY  
cc: Casey Gresham



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** July 13, 2015

**TO:** Casey Gresham, Staff Coordinator  
Zoning Evaluation Division, DPZ

**FROM:** Jay Banks, Urban Forester II  
Forest Conservation Branch, DPWES

**SUBJECT:** Mount Calvary Baptist Church, SPA 82-V-013-02

I have reviewed the above referenced Special Exception Amendment plat stamped "Received, Department of Planning and Zoning, June 19, 2015". The following comments and recommendations are based on this review.

### General Comments:

1. The attached sheets regarding the policy on landscape implementation are provided for information purposes only. This policy developed by the Urban Forest Management Division is to be reviewed by the owner and their contractors, and adhered to when installing landscape plant material.

### Specific Comments:

1. **Comment:** The Transitional Yard Screening Requirement Calculations are unclear. It appears that the calculations have been lumped together for the western and southern buffer yards. However, the length of the combined yards seems to be 65 feet short when compared to the length of the western and southern property boundaries. This shortage in length will lead to a miscalculation of the number of trees and shrubs needed to satisfy the requirements of the County's Zoning Ordinance section 13-303. Further, it is unclear where the 1,581 square feet of existing tree canopy has been applied to the Transitional Screening requirements in the southern buffer yard.

**Recommendation:** The applicant should demonstrate that the western and southern Transitional Screening requirements have been met. If the western property line is 205' and the southern property line is 295' then the combined length of the buffer yards would be calculated as  $205' + 295' - 25'$  (for corner overlap) = 475' for the length of the combined buffer yards. Further, combined sq. ft. should be 11,875.

Department of Public Works and Environmental Services  
Urban Forest Management Division

12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)



2. **Comment:** The following discrepancies within the Planting Schedule should be corrected:
- a. Little gem magnolia would be a Category I evergreen tree and would only receive 50 sq. ft. of 10-year canopy credit when planted at an 8 foot height.
  - b. The flowering cherry at a 1” caliper would only receive 125 sq. ft. of 10-year canopy credit.
  - c. All of the proposed evergreen trees have not been listed by their height at time of planting, caliper listings are incorrect (PFM 12-0515.1H).
  - d. Canadian hemlock will only receive a conditional canopy credit of 50 sq. ft. for an 8’ tall tree due to its susceptibility to a life threatening insect, Hemlock Woolly Adelgid.
  - e. All shrubs shall be listed by their heights at time of planting (PFM 12-0515.1H).

**Recommendation:** The applicant should correct all deficiencies listed above and adjust the 10-year canopy credits accordingly.

3. **Comment:** The symbols used to represent the proposed tree locations are not drawn to scale pursuant to section 12-0515.1D of the PFM.

**Recommendation:** The symbols for the tree locations should be accurately drawn to represent their 10-year canopy spread.

4. **Comment:** The applicant has not provided a tree and shrub planting narrative and details.

**Recommendation:** The applicant should provide a complete Landscape Plan pursuant to section 12-0515 of the PFM.

5. **Comment:** A graphic that depicts the area of the total parking lot features, including the entire surface of the parking lot, loading spaces, drive-thru spaces, and any surface that serves exclusively as access to the parking lot shall be illustrated in the exhibit.

**Recommendation:** The applicant should provide a graphic illustrating the entire parking lot area as described above to ensure interior parking lot landscaping has been met.

If further assistance is desired, please contact me at 703-324-1770.

JSB/

UFMDID #: 200041

Attachment

cc: DPZ File

**8-006 General Standards**

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

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

**8-303 Standards for all Group 3 Uses**

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

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