



County of Fairfax, Virginia

September 30, 2015

STAFF REPORT

SPECIAL PERMIT SPA 01-S-038-02

SPRINGFIELD DISTRICT

APPLICANT/OWNER: Fairfax Community Church of God

STREET ADDRESS: 11451 Braddock Rd., Fairfax, 22030

TAX MAP REFERENCE: 67-2 ((1)) 13A

LOT SIZE: 14.29 acres

F.A.R.: 0.093

ZONING DISTRICT: R-C, WS

PLAN MAP: Residential, 0.1-0.2 du/ac

ZONING ORDINANCE PROVISION: 3-0C03, 8-301

SPECIAL PERMIT PROPOSAL: To amend SP 01-S-038 previously approved for a place of worship and nursery school to permit site modifications, building addition, and modification of development conditions.

STAFF RECOMMENDATION:

Staff recommends approval of SPA 01-S-038-02 subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a reaffirmation of the waiver of the barrier requirements along all lot lines in favor of what is present on the Special Permit Amendment Plat.

Casey V. Gresham

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

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

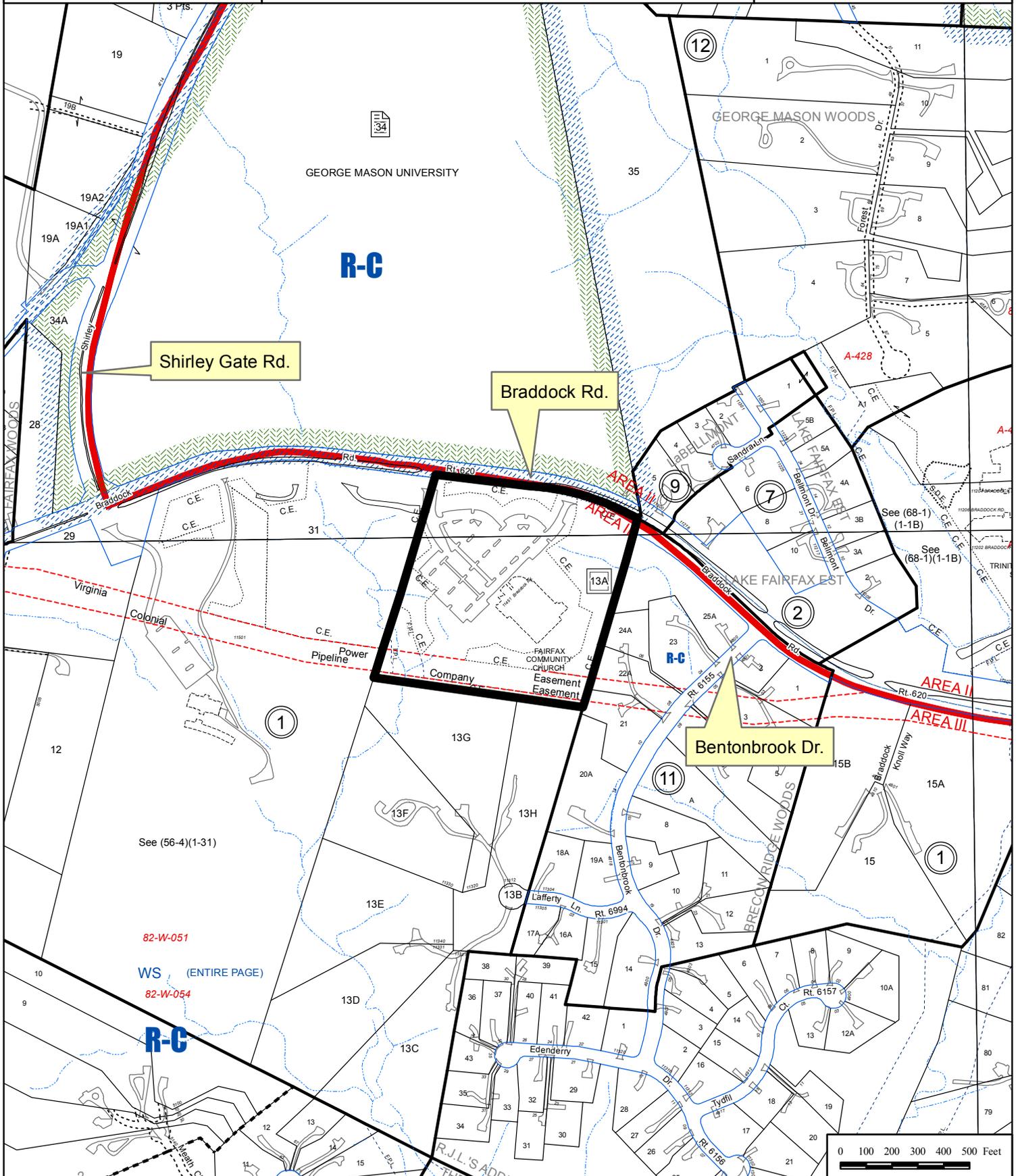




Special Permit Amendment

SPA 01-S -038-02

FAIRFAX COMMUNITY CHURCH OF GOD



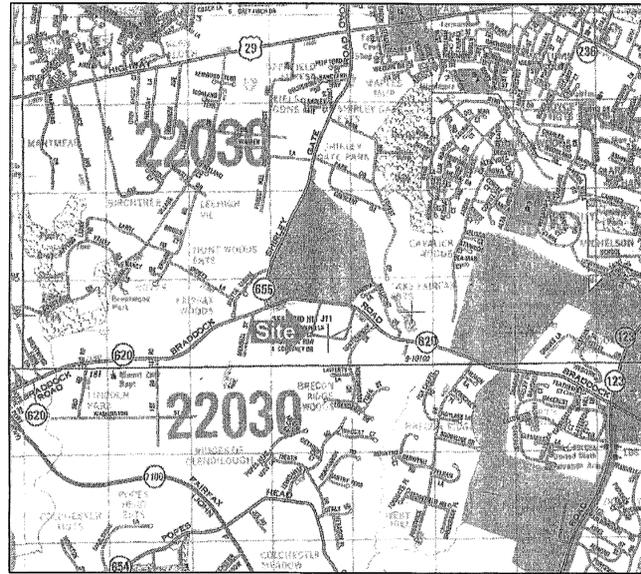
FAIRFAX COMMUNITY CHURCH

SPECIAL PERMIT PLAT SPECIAL PERMIT AMENDMENT PLAT

GENERAL NOTES

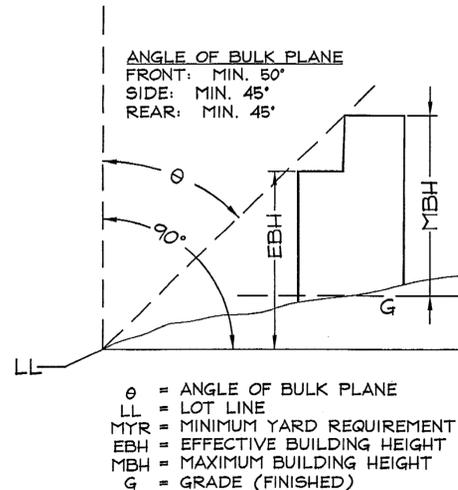
1. THE PROPERTY SUBJECT TO THIS SPECIAL PERMIT APPLICATION CONSISTS OF 14.29918 ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX MAP 67-2 ((1)) PARCEL 13A.
2. THE SUBJECT PROPERTY LOCATED AT BRADDOCK ROAD, IS OWNED BY ~~CHA GOK PARK, ET AL~~ TRUSTEES OF THE FAIRFAX COMMUNITY CHURCH OF GOD
3. THE PROPERTY IS PRESENTLY ZONED R-C WITHIN THE WATERSHED PROTECTION OVERLAY DISTRICT (WSPOD). THE APPLICANT, FAIRFAX COMMUNITY CHURCH, REQUESTS APPROVAL OF A SPECIAL PERMIT FOR A CHURCH USE AND NURSERY SCHOOL WITH AN ENROLLMENT OF 100 OR LESS. THE APPLICANT IS PROPOSING TO CONSTRUCT A 2-STORY BUILDING.
4. ~~THERE ARE NO EXISTING STRUCTURES ON-SITE.~~ THIS SPA IS FOR A PROPOSED ADDITION TO THE EXISTING CHURCH ON-SITE.
5. A BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY PATTON, HARRIS, RUST AND ASSOCIATES, INC. (PHRA) BASED ON A FIELD SURVEY. THE CONTOUR INTERVAL IS 2 FEET.
6. THERE ARE EXISTING OVERLAPPING UTILITY EASEMENTS (80' WIDE VEPCO AND 50' WIDE COLONIAL PIPELINE) ON THE SITE.
7. THERE ARE NO NEW PUBLIC STREETS PROPOSED WITH THIS APPLICATION. SITE ACCESS IS PROPOSED OFF OF BRADDOCK ROAD AT AN EXISTING MEDIAN BREAK AT THE NORTHWEST CORNER OF THE SITE. A RIGHT TURN LANE WILL BE BUILT IN ASSOCIATION WITH THIS ENTRANCE. A RIGHT-OUT EXIT ONLY IS PROPOSED AT THE NORTHEAST CORNER OF THE SITE. THE APPLICANT RESERVES THE RIGHT TO BUILD A RIGHT-IN ENTRANCE AT THE NORTHEAST CORNER BY PROVIDING A RIGHT TURN LANE, IF REQUIRED. PROPOSED IMPROVEMENTS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
8. THE COMPREHENSIVE PLAN REQUIRES A 8' BICYCLE TRAIL ON THE SOUTH SIDE OF BRADDOCK ROAD. AN 8' WIDE ASPHALT TRAIL EXISTS ALONG THE PROPERTY ON THE SOUTH SIDE OF BRADDOCK ROAD.
9. ~~THE SITE IS PRESENTLY UNDEVELOPED.~~ ONE HUNDRED PERCENT OF THE BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS (50% PHOSPHOROUS REMOVAL) WILL BE MET BY PRESERVATION OF SAID UNDISTURBED OPEN SPACE AND OTHER PROPOSED BMP FACILITIES AS REQUIRED.
10. SEE TABULATIONS THIS SHEET REGARDING PROPOSED FAR AND PARKING PROVIDED.
11. THE SITE WILL BE SERVED BY PUBLIC WATER.
12. THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND PREVIOUSLY APPROVED PLANS AND CONDITIONS WITH THE EXCEPTION OF:
 - A. THE COMPREHENSIVE PLAN RECOMMENDS THAT BRADDOCK ROAD BE ULTIMATELY WIDENED TO SIX LANES. BRADDOCK ROAD IS PRESENTLY A FOUR LANE DIVIDED ROAD. NO WIDENING IS PROPOSED WITH THIS APPLICATION.
 - B. MODIFICATION OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS TO USE PROPOSED PLANTINGS SHOWN AND EXISTING VEGETATION WHERE APPLICABLE.
 - C. THE BARRIER REQUIREMENT IN THE TRANSITIONAL SCREENING YARD IN LIEU OF EXISTING AND PROPOSED VEGETATION.

13. THERE IS NO PUBLIC SEWER PROPOSED WITH THIS APPLICATION. AN ON-SITE SANITARY DISPOSAL SYSTEM (I.E. SEPTIC TANK & DRAINFIELD) IS PROPOSED NEAR THE SOUTHEAST CORNER OF THE SITE. REVIEW AND TESTING HAS BEEN COMPLETED W/ THE HEALTH DEPARTMENT AND THE PERC RATES ARE FAVORABLE TO SUPPORT THIS USE. AN APPLICATION FOR THE DRAINFIELD HAS BEEN SUBMITTED TO THE HEALTH DEPARTMENT. FINAL DESIGN, INCLUDING LOCATION AND SETBACK FROM PROPERTY LINE, IS SUBJECT TO HEALTH DEPT. APPROVAL.
14. STORM WATER MANAGEMENT WILL BE PROVIDED AS GENERALLY SHOWN, SUBJECT TO MODIFICATION BASED ON FINAL ENGINEERING DESIGN AND COUNTY APPROVAL. THE APPLICANT RESERVES THE RIGHT NOT TO CONSTRUCT THE FACILITY(IES), SHOULD WAIVERS BE GRANTED.
15. ~~BASED ON AVAILABLE RECORDS, NO RESOURCE PROTECTION AREAS OR MAJOR FLOOD PLAINS EXIST ON-SITE.~~ AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) WAS ESTABLISHED ON THE SITE TO THE WEST WITH THE APPROVAL OF SPECIAL PERMIT 94-9-033. A CONTINUATION OF THAT EQC IS PROPOSED TO BE PRESERVED WITH THIS APPLICATION AS SHOWN ON THE PLAT. THE APPLICANT WILL OBTAIN ALL WETLAND PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
16. LIMITS OF CLEARING AND GRADING ARE BASED UPON A PRELIMINARY GRADING STUDY AND MAY BE ADJUSTED DUE TO FINAL ENGINEERING. PORTIONS OF THE EXISTING TREES ALONG THE WESTERN, SOUTHERN AND EASTERN PROPERTY LINES WILL BE PROTECTED BY LIMITS OF CLEARING AND GRADING AS GENERALLY SHOWN, SUBJECT TO FINAL ENGINEERING AND COUNTY APPROVAL.
17. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES ON THE SITE.
18. BUILDING FOOTPRINT AND SITE LAYOUT MAY CHANGE BASED ON FINAL ARCHITECTURAL AND CIVIL DESIGN AS LONG AS BUILDING SETBACKS TO PROPERTY LINES AND TRANSITIONAL SCREENING YARDS ARE MAINTAINED.
19. OUTSIDE LIGHTING WILL BE RESTRICTED TO POLE MOUNTED LIGHTS NOT TO EXCEED 12 FEET IN HEIGHT AND BUILDING LIGHTS. NO LOUDSPEAKERS ARE PROPOSED.
20. THE APPLICANT SHALL COMPLY WITH ANY LAWS GOVERNING THE STORAGE OF ANY EXISTING HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY.
21. A STATEMENT CONFIRMING OWNERSHIP OF THE PROPERTY AND THE APPLICANTS RELATIONSHIP INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.
22. APPLICANT RESERVES THE RIGHT TO CONSTRUCT ADDITIONAL OR LESS PARKING THAN SHOWN AS LONG AS MINIMUM PARKING REQUIREMENTS PER THE ZONING ORDINANCE ARE MET AND MINIMUM SETBACKS TO PARKING ARE MAINTAINED.
23. THE APPLICANT RESERVES THE RIGHT TO PHASE THE CONSTRUCTION OF THE USE AND CLEAR AND GRADE THE SITE TO THE ULTIMATE CONDITION WITH THE FIRST PHASE.
24. ~~THE SWM POND SHOWN ON THE PROPERTY WAS APPROVED BY SITE PLAN #1471-SP-001-2 ON 10/15/2003 AND REVISED 1/24/2004. THE SITE PLAN WAS COMPLETED BY CAD CON CONSULTING, DATED 5/29/2003.~~
25. A SITE SPECIFIC RESOURCE PROTECTION AREA (RPA) DELINEATION STUDY WAS COMPLETED BY TNT ENVIRONMENTAL AND SUBMITTED ON 6/26/2015. THIS WAS APPROVED BY COUNTY PLAN #9237-RPAV-002-A-1 ON 7/30/2015.



VICINITY MAP

1"=2000'



ANGLE OF BULK PLANE

SITE TABULATIONS

SITE AREA	14.29918 AC OR 622,872 SF	
EXIST. ZONING	RC, WS	
LOT AREA	36,000 S.F.	622,872 S.F. (14.29918 AC.)
LOT WIDTH	200 FT.	832± FT.
YARD REQUIREMENTS:		
FRONT	40 FT. (50' ABF)	270± FT.
SIDE	20 FT. (45' ABF)	35± FT.
REAR	25 FT. (45' ABF)	160± FT.
BUILDING HEIGHT	60 FT.	50± FT. (2 STORIES MAX.)
GROSS FLOOR AREA	62,287 S.F. (EXCLUDES CELLAR SPACE)	*58,000± S.F. (EXCLUDES 12,103 SF OF CELLAR SPACE)
FLOOR AREA RATIO	0.10	0.093
OPEN SPACE		55% MIN.
PARKING - CHURCH USE*	1 SP./4 SEATS IN SANCTUARY 1000 SEATS/4 SEATS PER SPACE=263 SP.	394 OR 1 SP./2.54 SEATS
PARKING - NURSERY SCHOOL*	0.19 SPACE/CHILD = 19 SPACES	19 SPACES
NURSERY SCHOOL RECREATION AREA	100 S.F./CHILD USE SPACE AT ONE TIME	7,000± S.F. MAX. 70 CHILDREN AT ONE TIME

* TOTAL PARKING PROVIDED IS 394 SPACES. ~~PARKING FOR CHURCH USE IS GENERALLY ON WEEKENDS AND PARKING FOR NURSERY SCHOOL IS MONDAY THROUGH FRIDAY.~~

UNDISTURBED OPEN SPACE:	NO REQUIREMENT	PROVIDED: 48.2% (299,692 SF)
WITH APPROVAL OF PFM MODIFICATION TO ALTER THE EXISTING DRAINAGE DIVIDE AND WAIVER OF STORMWATER MANAGEMENT (NO PONDS, POSSIBLE RAIN GARDEN)	REQUIRED: 47.5% (PER SP-01-S-038 APPROVAL CONDITION #16)	311,500± S.F. OR 50.0%
WITH APPROVAL OF PFM MODIFICATION TO ALTER DRAINAGE DIVIDE AND ONE SWM POND		299,340± S.F. OR 47.5%

* NOTE:
THE EXISTING GROSS FLOOR AREA FOR THE EXISTING CHURCH IS 36,427 SF.
THE PROPOSED ADDITION TO THE CHURCH WILL CONSIST OF 21,212 SF (EXCLUDING CELLAR SPACE).
THE TOTAL PROPOSED GROSS FLOOR AREA FOR THE CHURCH WILL BE 57,639 SF OR 0.093 FAR.
THE SQUARE FOOTAGE OF THE CELLAR SPACE DOES NOT COUNT TOWARDS FAR.

SHEET INDEX

NO.	DESCRIPTION	DATE
1	NOTES & TABULATIONS	08/18/15
2	SPECIAL PERMIT PLAN	03/31/15
3	LANDSCAPE PLAN	07/25/01

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fairfax, va. 22030
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engineering · surveying · land planning

CHRISTOPHER CONSULTANTS, LTD. CERTIFIES THIS PLAT ONLY FOR THE INFORMATION SHOWN "IN RED". ONLY THOSE ITEMS SHOWN IN RED ARE BEING MODIFIED FOR THIS SPA SUBMISSION.



NO.	DESCRIPTION	DATE	REVISED	REVIEWED	APPROVED	DATE
7	SPA-COUNTY COMMENTS	09/10/15				
6	SPA-COUNTY COMMENTS	08/18/15				
5	SPA	03/31/15				
4	ADD SHED, RIGHT TURN LANE	8/6/01				
3	REVISE PARKING LOT	8/2/01				
2	ADDRESS CO. COMMENTS	7/25/01				
1	ADDRESS CO. COMMENTS	7/18/01				



PROJECT
**SPECIAL PERMIT AMENDMENT PLAT
SPECIAL PERMIT PLAT
FAIRFAX COMMUNITY CHURCH**
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VA

TITLE
NOTES & TABULATIONS

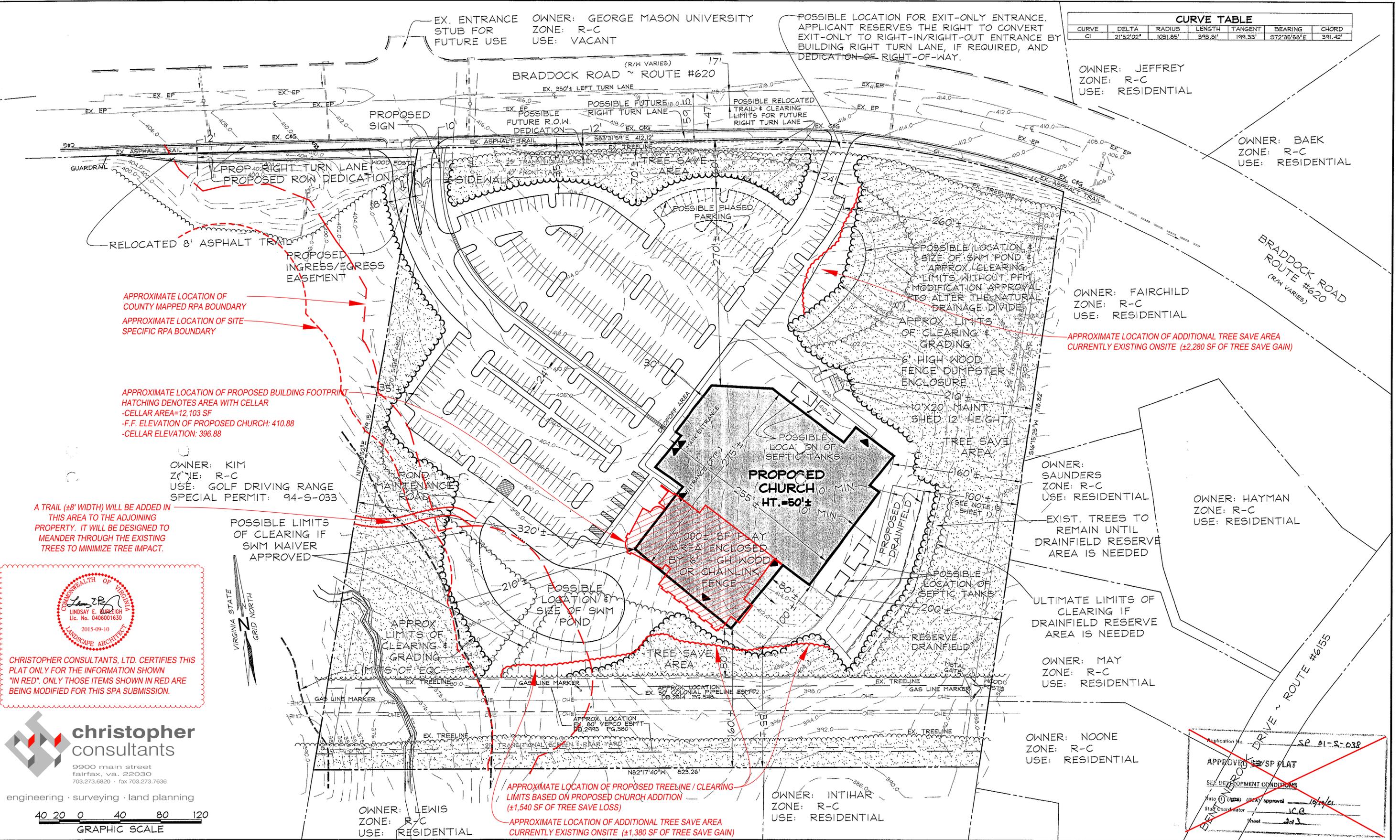
PHRA
Patton Harris Rust & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, Virginia 20151-1679
703-449-8700

Offices:
Bridgewater, Va.
Leesburg, Va.
Virginia Beach, Va.
Chantilly, Va.
Winchester, Va.
Woodbridge, Va.
Martinsburg, WV

DESIGN	REL	SURVEY
REL	REL <td>PHRA</td>	PHRA
DRAWN	REL <td>DATE</td>	DATE
CHECKED	DHS <td>SCALE</td>	SCALE
SHEET	1 OF 3 <td>FILE NO.</td>	FILE NO.

JULY 2001
AS NOTED
10794-1-0

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	21°52'02"	1091.85'	393.81'	199.33'	S72°35'59"E	391.42'



APPROXIMATE LOCATION OF COUNTY MAPPED RPA BOUNDARY
 APPROXIMATE LOCATION OF SITE SPECIFIC RPA BOUNDARY

APPROXIMATE LOCATION OF PROPOSED BUILDING FOOTPRINT
 HATCHING DENOTES AREA WITH CELLAR
 -CELLAR AREA=12,103 SF
 -F.F. ELEVATION OF PROPOSED CHURCH: 410.88
 -CELLAR ELEVATION: 396.88

A TRAIL (±8' WIDTH) WILL BE ADDED IN THIS AREA TO THE ADJOINING PROPERTY. IT WILL BE DESIGNED TO MEANDER THROUGH THE EXISTING TREES TO MINIMIZE TREE IMPACT.

OWNER: KIM
 ZONE: R-C
 USE: GOLF DRIVING RANGE
 SPECIAL PERMIT: 94-S-033

POSSIBLE LIMITS OF CLEARING IF SWM WAIVER APPROVED

OWNER: LEWIS
 ZONE: R-C
 USE: RESIDENTIAL

APPROXIMATE LOCATION OF PROPOSED TREELINE / CLEARING LIMITS BASED ON PROPOSED CHURCH ADDITION (±1,540 SF OF TREE SAVE LOSS)

APPROXIMATE LOCATION OF ADDITIONAL TREE SAVE AREA CURRENTLY EXISTING ONSITE (±1,380 SF OF TREE SAVE GAIN)

OWNER: JEFFREY
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: BAEK
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: FAIRCHILD
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: SAUNDERS
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: HAYMAN
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: MAY
 ZONE: R-C
 USE: RESIDENTIAL

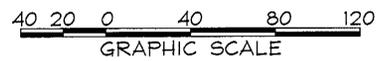
OWNER: NOONE
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: INTIHAR
 ZONE: R-C
 USE: RESIDENTIAL

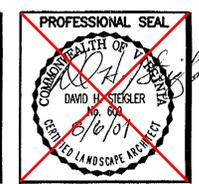


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 engineering • surveying • land planning



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7	SPA-COUNTY COMMENTS	09/10/15				
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2	ADDRESS CO. COMMENTS	7/23/01				
1	ADDRESS CO. COMMENTS	7/18/01				



PROJECT
SPECIAL PERMIT AMENDMENT PLAT
SPECIAL PERMIT PLAT
FAIRFAX COMMUNITY CHURCH
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VA

TITLE
PLAN

PHR&A
 Patton Harris Rust & Associates, p.c.
 Engineers, Surveyors, Planners, Landscape Architects
 14532 Lee Road
 Chantilly, Virginia 20151-1679
 703-449-6700
 Offices:
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DESIGN	REL	SURVEY
REL	REL	PHRA
CHECKED	DHS	DATE
SHEET	2 OF 3	SCALE
		1"=50'
		FILE NO.
		10794-1-0

OWNER: GEORGE MASON UNIVERSITY
 ZONE: R-C
 USE: VACANT

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	21°32'02"	1031.85'	393.81'	199.33'	S72°35'58"E	391.42'

OWNER: JEFFREY
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: BAEK
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: FAIRCHILD
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: SAUNDERS
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: HAYMAN
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: MAY
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: NOONE
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: INTIHAR
 ZONE: R-C
 USE: RESIDENTIAL

OWNER: LEWIS
 ZONE: R-C
 USE: RESIDENTIAL

BRADDOCK ROAD (R/W VARIES) ~ ROUTE #620

BRADDOCK ROAD
 ROUTE #620
 (R/W VARIES)

BRADDOCK DRIVE
 ROUTE #6155

APPROXIMATE LOCATION OF COUNTY MAPPED RPA BOUNDARY
 APPROXIMATE LOCATION OF SITE SPECIFIC RPA BOUNDARY

PLANT LEGEND

-  FLOWERING TREE 1.5-2" CAL.
(E.G. DOGWOOD, CRABAPPLE, SERVICEBERRY)
-  EVERGREEN TREE 6-7' HT.
(E.G. WHITE PINE, SPRUCE, ARBORVITAE)
-  SHADE TREE 2-2.5" CAL.
(E.G. SYCAMORE, OAK, MAPLE, ELM)

OWNER: KIM
 ZONE: R-C
 USE: GOLF DRIVING RANGE
 SF CIAL PERMIT: 94-S-033

A TRAIL (±8' WIDTH) WILL BE ADDED IN THIS AREA TO THE ADJOINING PROPERTY. IT WILL BE DESIGNED TO MEANDER THROUGH THE EXISTING TREES TO MINIMIZE TREE IMPACT.

PROPOSED SHRUBS TO BE PLANTED IN APPROXIMATELY THIS AREA AS PER SITE PLAN

APPROXIMATE LOCATION OF ADDITIONAL TREE SAVE AREA CURRENTLY EXISTING ONSITE (±2,280 SF OF TREE SAVE GAIN) (PROVIDED TREES SHOWN WILL NOT BE PLANTED DUE TO TREE PRESERVATION)

NOTE: THE ONLY CHANGE TO THIS LANDSCAPE PLAN WILL BE THE ADDITION OF THE TRAIL AS SHOWN FOR THE SPA.



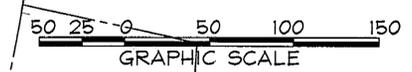
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APPROXIMATE LOCATION OF ADDITIONAL TREE SAVE AREA CURRENTLY EXISTING ONSITE (±1,380 SF OF TREE SAVE GAIN) (PROVIDED TREES SHOWN WILL NOT BE PLANTED DUE TO TREE PRESERVATION)

PROPOSED TREES IN THIS AREA TO BE REMOVED DUE TO CONFLICTS WITH PROPOSED BUILDING, UTILITIES AND PAVEMENT. HOWEVER, IN LIEU OF THESE PROPOSED TREES BEING REMOVED, ADDITIONAL TREE PRESERVATION HAS BEEN PROVIDED AS SHOWN IN TWO DIFFERENT AREAS ON THIS PLAN. AS WELL, PROPOSED SHRUBS HAVE BEEN ADDED ON THIS PLAN. TREE COVER TO BE MET ONSITE THROUGH PRESERVATION AND PLANTING.

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 engineering · surveying · land planning

Application No. SP 01-S-033
 APPROVED SP/SP PLAT
 DEVELOPMENT CONDITIONS
 (Seal) approval 11/29/01
 Signature: [Signature]
 Title: [Title]
 Sheet 3 of 3



NO.	DESCRIPTION	DATE	REV'D	REV'D	APPROVED	DATE
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PROJECT: SPECIAL PERMIT AMENDMENT PLAT
**SPECIAL PERMIT PLAT
 FAIRFAX COMMUNITY CHURCH**
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VA

TITLE: LANDSCAPE PLAN

PHR&A
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SHEET	3 OF 3 <td>FILE NO.</td>	FILE NO.
		10794-1-0

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DESCRIPTION OF THE APPLICATION

The applicant requests approval of a Special Permit Amendment to permit site modifications, a building addition, and modification of development conditions. The site currently contains Phase I of the previously approved special permit, which functions as the main sanctuary of the church. The applicant proposes to convert previously approved cellar space beneath the Phase II addition into administrative offices, youth education, and religious education classrooms that will all be accessory to the primary church use. The total building square footage on the property will be 58,000 with an additional 12,103 square feet of cellar space. The applicant is proposing minor changes to the approved building footprint to accommodate the cellar space. In addition, the applicant has requested modifications to the development conditions that delete provisions for a nursery school included in the previous special permit request.

The church operates seven days a week and accommodates a maximum of 1,000 people on-site at any one time. The following chart outlines the current operations:

EXISTING CONDITIONS	
Size of Tenant Space:	62,225 square feet (proposed 12,103 sf in cellar)
Parking Required/Provided:	263 spaces required / 394 spaces provided
Patrons:	1,000 at one time
Employees:	Approximately 38
Hours of Operation:	Sunday: 9:00 a.m. – 8:00 p.m. Monday: 7:00 p.m. – 9:00 p.m. Tuesday: 7:00 p.m. – 9:00 p.m. Wednesday: 7:00 p.m. – 9:00 p.m. Thursday: 7:00 p.m. – 9:00 p.m. Friday: 7:00 p.m. – 9:00 p.m. Saturday: 5:00 p.m. – 8:00 p.m.

A copy of the special permit amendment plat titled “Special Permit Amendment Plat, Fairfax Community Church,” originally prepared by David H. Steigler, L.A, dated August 6, 2001, as revised by Lindsay E. Burleigh, L.A., through September 10, 2015, is included at the front of the staff report. This SPA Plat is based on the approved Special Permit Plat from 2001. The proposed special permit amendment development conditions, statement of justification, and affidavit are contained in Appendices 1 to 3, respectively.

LOCATION AND CHARACTER

The 14.29 acre subject property is located on the south side of Braddock Road and east of Shirley Gate Road. The property is zoned R-C and WS, and it is developed with one church building that was constructed in 2003. In the previous Special Permit approved in 2001, an addition to the church was approved on the southwestern side of the sanctuary. This addition was approved as Phase II of construction and has not yet been constructed. One entrance along Braddock Road provides full vehicular access to

the parking lot of the church with a right-out only egress point also along Braddock Road, to the east of the main entrance.



Figure 1: Site location

The subject property and the surrounding properties are zoned R-C and WS. The property to the north is undeveloped land owned by George Mason University. The properties to the south and east are developed as single family detached dwellings. The property to the west is owned by Four Seasons Golf Center.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	George Mason University Property (Undeveloped)	R-C, WS	Residential
South	SFD Residential	R-C, WS	Residential
East	SFD Residential	R-C, WS	Residential
West	Four Seasons Golf Center	R-C, WS	Residential/Public Parks

BACKGROUND

On October 10, 2001, the Board of Zoning Appeals approved Special Permit SP 01-S-038 to permit a place of worship with a maximum number of 1,000 seats. A nursery school with a maximum daily enrollment of up to 99 children was also included in this approval. A copy of the approved resolution is included in Appendix 4.

Comprehensive Plan Provisions

Plan Area: Area III, Pohick Planning District
Planning Sector: Twin Lakes Community Planning Sector (P1)
Plan Map: Residential, 0.1-0.2 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 Special Permit Plat from 2001, shows the existing church building and the proposed footprint of the addition and cellar space. The cellar space was not included on the 2001 special permit plat. No additional construction or exterior modifications are proposed outside of the addition that was previously approved. The total square footage of the existing and proposed structures on the site is 62,225 square feet, with an additional 12,103 square feet in cellar space.

Vehicle Access and Parking:

The church generates the requirement for 250 parking spaces based on a maximum capacity of 1,000 seats. The plan provides 394 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 approval remains unchanged. The site is accessed from one entrance on Braddock Road with a right-out only exit also along Braddock Road.

Trees, Landscaping, and Open Space

In accordance with the policies of the R-C district, the site is comprised of approximately 55% open space with approximately 48% of the site being undisturbed open space. According to the SPA plat, the applicant plans to meet all canopy and tree preservation targets. Conditions have been included requiring a tree preservation plan and narrative to be fully outlined and fulfilled by the time of site plan revision.

Stormwater Management/Best Management Practices

As the proposal does not include any additional exterior construction or impervious cover beyond what was previously approved, and there is no RPA or floodplain on the property, no modifications to the approved stormwater management measures are necessary as a part of this application. The application must continue to meet the stormwater management provisions of the PFM as required in the previous SP approval.

Architecture

The proposed elevations detail the existing church building along with the proposed addition and below-grade cellar space. The applicant has indicated that the materials will include masonry, siding, stonework, metal panels, stucco, and glass. The proposed construction will be compatible in architectural style and materials to the existing building. A development condition has been included requiring the addition to be in general conformance with the submitted architectural elevations.

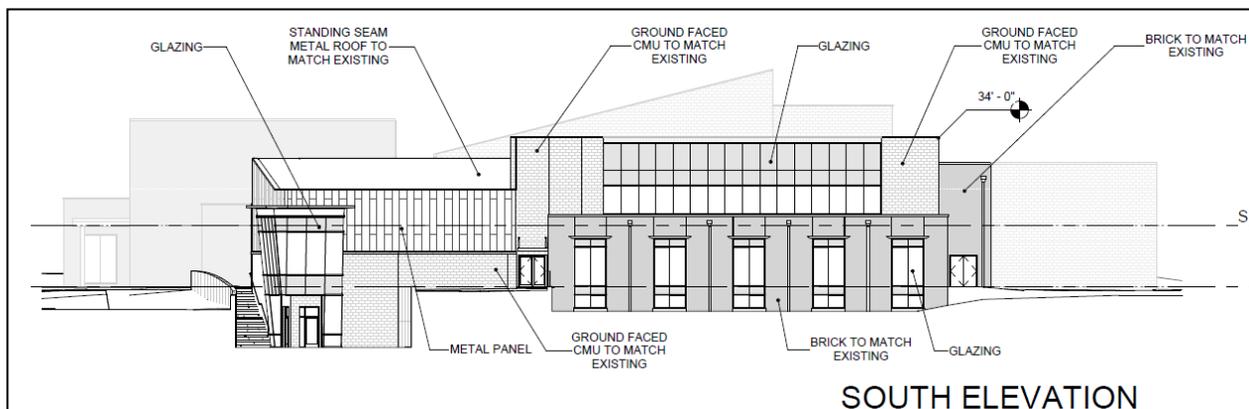


Figure 2. Architectural elevations

ANALYSIS

Environmental Planning Analysis (Appendix 5)

This application was reviewed by the Environment and Development Review Branch. The applicant provided a list of soft green building commitments to incorporate into the proposed expansion, which staff has deemed to be adequate to meet the Comprehensive Plan Requirements. These commitments are included as Attachment 2 of the staff report. In addition, as the applicant included clear RPA and EQC delineation and increased the percentage of undisturbed open space, all issues and concerns have been resolved.

Transportation Analysis (Appendix 6)

This application was reviewed by the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT). FCDOT noted a discrepancy in the applicant's Statement of Justification, which has since been corrected. All issues and concerns have been resolved. The new proposal does not affect trip generation or parking rates from what was approved with the original application.

Urban Forestry Analysis (Appendix 7)

This application was reviewed by the Urban Forestry Management Division (UFMD). The applicant has addressed all concerns in the most recent resubmission. Development conditions included in the previous special permit approval have been carried forward, which required the applicant to continue to meet Zoning Ordinance requirements in regards to clearing and grading, the submission a tree preservation plan that includes a tree survey, and providing adequate interior parking lot landscaping.

ZONING ORDINANCE PROVISIONS (Appendix 8)

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

Bulk Requirements (R-C)		
Standard	Required	Provided
Min. Lot Area	36,000 square feet	14.29 acres
Min. Lot Width	200 feet	~832 feet
Max. Building Height	60 feet	~50 feet
Front Yard	50° angle of bulk plane, not less than 40 feet	270 feet
Rear Yard	45° angle of bulk plane, not less than 20 feet	35 feet
Side Yard	45° angle of bulk plane, not less than 25 feet	160 feet
Maximum FAR	0.10	0.093
Parking Spaces	263 spaces	394 spaces

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 proposed site modifications are 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-C District was established to protect environmentally sensitive areas while allowing for low-impact and small-scale development that is compatible with the character of the district. A church is a Special Permit use within the R-C District. Staff believes that the church use will continue to be in harmony with the purpose and intent of the R-C District with the proposed site modifications. In addition, the applicant has proposed an additional 5% more than the required 50% open space. 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.* The church has been in operation since 2002, and staff believes that this proposal 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 2001 special permit will remain relatively unchanged. Staff believes that the current layout and structure of the church and associated addition are compatible with the surrounding residential neighborhood. The 2001 SP approved a waiver of the all barrier requirements because of adequate mature vegetation along the property boundary. 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 requests. Any outstanding forestry requests have been conditioned to be met at the time of site plan revision. In addition, the applicant is requesting a reaffirmation of the previously approved 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 (55%) is unchanged from the previous Special Permit 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 394 parking spaces, which exceeds the requirement of 250 parking spaces for 1,000 worshippers. Staff believes that adequate off-street parking will be provided. The approved addition will be served by public water and sewer, and only a slight increase in impervious area is proposed from the previous Special Permit 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 waiver of the barrier requirements along all property lines pursuant to Sect. 13-305 of the Zoning Ordinance in favor of that shown on the SP Plat.

The applicant requests the reaffirmation of the previously approved waiver of the barrier requirements along all 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. The applicant has met the transitional screening requirements to mitigate impacts on adjacent properties. Staff supports the reaffirmation of the waiver of barrier requirements.

The revised set of development conditions included in Appendix 1 shows the conditions that have been brought forward from the previous special permit approval along with the conditions that have been fulfilled by the applicant, and thus deleted from the current set of conditions. As the applicant is no longer proposing a nursery school, all nursery school-related conditions have been removed. The applicant also met additional conditions during the phase I of construction; these deleted conditions are distinguished with a strike-through.

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 2001 Special Permit application. 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 01-S-038-02 subject to the proposed development conditions contained in Appendix 1.

In addition, staff recommends approval of the reaffirmation of the previously approved 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 BZA, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

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

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. 2001 Special Permit Approval
5. Environmental Planning Analysis
6. Fairfax County Department of Transportation Analysis
7. Urban Forest Management Analysis
8. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SPA 01-S-038-02

September 29, 2015

If it is the intent of the Board of Zoning Appeals to approve SPA 01-S-038-02 located at Tax Map 67-2 ((1)) 13A, to amend SP 01-S-028 previously approved for a place of worship and nursery school to permit site modifications, building addition, and modification of development conditions, pursuant to sections 8-006 and 3-C03 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 only, and is not transferable without further action of the Board, and is for the location indicated on the application, on Braddock Road (14.3 acres) and is not transferable to other land.*
2. This special permit amendment is granted only for a church and related facilities and ~~nursery school with a maximum daily enrollment of ninety-nine (99) children as indicated on the special permit amendment plat titled "Special Permit Amendment Plat, Fairfax Community Church," originally prepared by David H. Steigler, L.A., dated August 6, 2001, as revised by Lindsay E. Burleigh, L.A., through September 10, 2015,~~ and approved with this application, as qualified by these development conditions.*
3. A copy of this Special Permit Amendment and the Non-Residential Use Permit shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Permit Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. The maximum seating capacity in the main sanctuary shall be 1,000.*
6. ~~The maximum daily enrollment for the nursery school shall be 99 children.~~
7. ~~The maximum hours of operation for the nursery school shall be limited to 8:30 a.m. to 12:30 p.m., Monday through Friday.~~

8. A maximum of three hundred ninety-four (394) parking spaces shall be provided. All parking shall be on site within the designated parking area as shown on the special permit amendment plat.*
9. ~~The outdoor recreation area of 7,000 square feet as shown on the special permit plat shall be enclosed with a four (4) foot high chain link or wood fence.~~
10. Existing vegetation shall be maintained and shall be used to satisfy the Transitional Screening 1 requirement along all lot lines and shall be supplemented along the eastern and southern peripheries as shown on the special permit amendment plat to meet the transitional screening requirements. A double row of staggered evergreens, planted approximately 10 feet on center while taking into account existing trees, will be provided along the eastern boundary of the septic field to provide screening to adjacent residential properties and installed prior to building occupancy. The northern lot line shall be supplemented as needed with evergreen plantings to obtain the effectiveness of Transitional Screening 1 as determined by the Urban Forestry Management Branch. The size, type, and location of all vegetation shall be as approved by the Urban Forestry Branch of DPWES.*
11. The barrier requirement shall be waived along all lot lines.*
12. The limits of clearing and grading shall be no greater than as shown on the special permit plat and shall be strictly adhered to. A grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including the Urban Forestry Branch, for review and approval. The extent of clearing and grading of construction shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities, a pre-construction conference shall be held between DPWES, including the Urban Forestry Branch, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. A silt fence will be installed (and inspected after rain events and properly maintained during construction) south of the septic field to intercept and detain sediments from leaving the area of disturbance or being transported to adjacent properties. All of the site outside the limits of clearing and grading shall remain as perpetually undisturbed open space and /or existing utility easements and if any feature such as the SWM pond is eliminated or reduced in size, the area of that feature shall become part of the perpetually undisturbed open space.*
13. All areas within the Environmental Quality Corridor (EQC) shall remain as undisturbed open space. The construction of any structures or fences shall be prohibited. The undisturbed open space shall be maintained by hand, as needed

only to remove dead and dying vegetation, and there shall be no fertilizing or mowing of weeds or grass.*

14. At the time of site plan submission, revision, or grading plan submission, whichever occurs first, a tree preservation plan shall be provided for review and approval by the Urban Forestry Branch. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate dripline, and condition of all trees 20 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using the eighth edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas. Tree preservation shall be implemented pursuant to the study as approved by the Urban Forestry Branch.* The applicant shall also retain the services of a certified arborist or Registered Consulting Arborist, and they shall conduct a tree preservation walk-through meeting with a representative of UFMD.
15. Parking lot landscaping shall be provided in accordance with the Public Facilities Manual as determined by the DPWES. Foundation plantings around the church building shall be provided for the purpose of softening the visual impact of the buildings and blend the development in with the adjacent residential subdivision. The type, size and location of these plantings shall be approved by the Urban Forestry Branch and shall depict a combination of flowering and evergreen shrubs and ornamental tree plantings along the perimeters of the parking areas and building foundation landscaping plantings with particular emphasis along the northern lot line.*
16. Stormwater Management/ Best Management Practices shall be provided in accordance with the Chesapeake Bay Preservation Ordinance and the Public Facilities Manual standards for developments in the Water Supply Protection Overlay District as approved by DPWES. If SWM or BMP's are waived or reduced in size, the area(s) presently depicted on the special permit amendment plat for the ponds shall become part of the undisturbed open space on site.*
17. No less than 47.5 % of the application property shall be preserved as perpetually undisturbed open space as approved by DPWES and as shown on the special permit plat. All of the site outside the limits of clearing and grading shall remain as perpetually undisturbed open space and/or existing utility easements.*
18. ~~Right of way along Braddock Road shall be dedicated in fee simple to the Board of Supervisors at the time of site plan approval, or upon demand, whichever occurs first for the right turn lane of the main entrance. Frontage improvements shall be~~

~~constructed and be subject to review and approval of VDOT and DPWES. The asphalt trail shall be relocated to the approval of DPWES. Should a right turn lane be warranted at the easternmost access point to provide right-in access to the site, the access point shall be designed and designated for right-out access only, and a right turn lane shall not be constructed.~~

19. Any proposed lighting of the parking areas shall be in accordance with the following:

- The combined height of the light standards and fixture shall not exceed 12 feet and shall be full cut-off lights.*
- The lights shall be of a design, which focuses the light directly onto the subject property.*
- Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.*
- The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.*
- There shall be no up-lighting of any of the proposed buildings, to exclude the main entrance. Except for necessary low level security lighting, site and building lighting shall be turned off by 10:30 p.m.*

20. The use of loudspeakers, music amplification systems, or bull horns shall not be permitted outside the building.*

~~21. A geo-technical engineering study shall be submitted to DPWES for review and approval in accordance with Chapter 107 of the Fairfax County Code as determined necessary by DPWES and shall be implemented as determined by DPWES. If DPWES determines that a potential health risk exists due to naturally occurring asbestos, all construction personnel shall be alerted to the potential health risk and appropriate construction techniques, as determined by DPWES, shall be implemented.~~

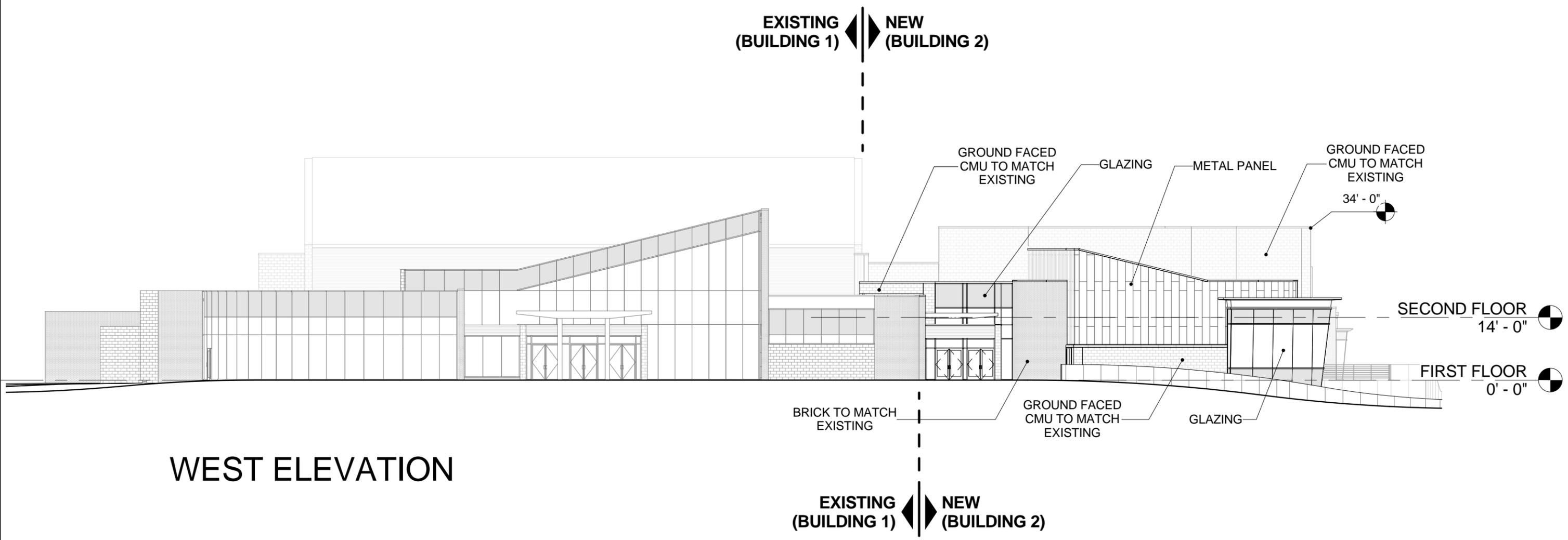
~~22. Irrespective of that shown and noted (#13) on the special permit plat regarding the proposed location of the septic field, the applicant shall obtain approval from the Fairfax County Health Department for the location of the septic field. Should approval not be obtained for the proposed location of the septic field(s) in substantial conformance with that shown on the special permit plat, this special permit shall become null and void.~~

23. All signs on the property shall be provided in accordance with the requirements of Article 12, Signs, of the Zoning Ordinance. If lighting is permitted for the sign, it shall only be as backlighting.*

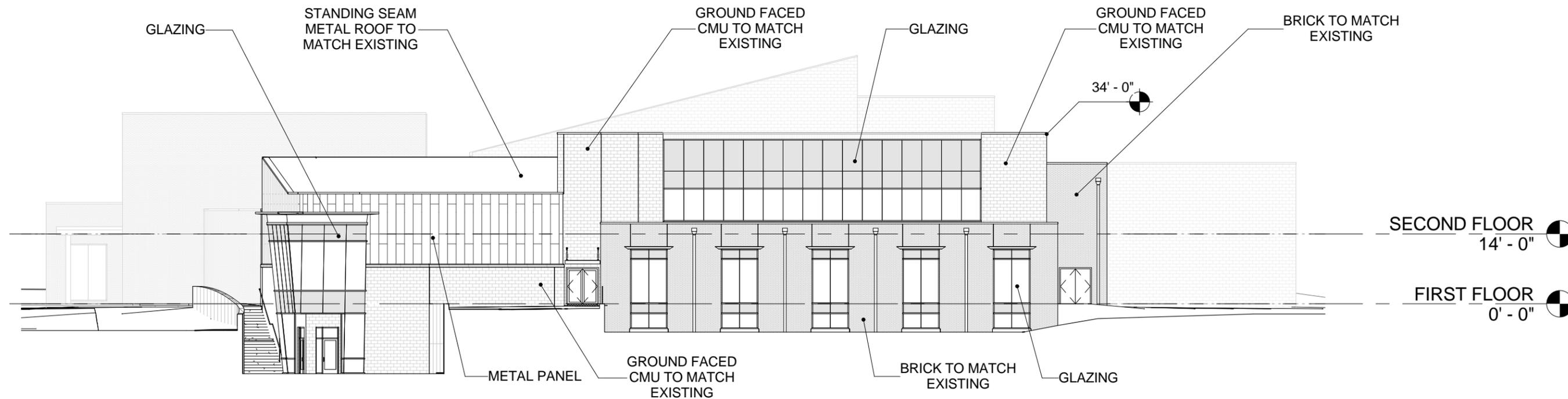
- ~~24. Directional signs approved in accordance with Article 12, of the Zoning Ordinance, shall be installed on the property to direct westbound traffic to the main entrance where a median break is located. In addition, subject to receipt of permission from the Virginia Department of Transportation (VDOT), VDOT standard signs shall be installed on east bound Braddock Road approximately 800 feet west of Bentonbrook Drive cautioning motorists to "watch for Turning Vehicles."*~~
25. Development of the property may be phased. At such time as a minimum of 750 seats are available within the sanctuary, or prior to construction of 750 seats, if deemed necessary by the congregation, the services of an off-duty police officer shall be retained to direct traffic onto Braddock Road at the conclusion of any Sunday Morning Services. The police Officer shall be located at the main entrance to facilitate left hand turns at the median break.*
26. In the event that additional parking is needed for special events, an offsite parking location shall be utilized and parishioners shuttled to the property to ensure that parking will not occur on Braddock Road or neighboring residential streets.*
- ~~27. A copy of the Fairfax County Health Department standards and conditions, including testing and approval of the septic field, shall be provided to adjacent property owners located east of the septic field.*~~
28. The building's roof drainage system (i.e., gutters, drains, laterals) for the rear portion of the building will be designed to exceed the standards of the applicable building code by approximately 70% to accommodate larger storm events and directed away from the adjacent residential properties to a suitable outfall as determined by DPWES.*
29. The proposed connecting trail to lot 56-4 ((1)) 31, shown on the SPA plat, shall only be constructed upon approval of a site plan or grading plan for the adjacent property. Any Resource Protection Area waivers shall be obtained prior to the construction of the trail, as determined by DPWES. Trails installed shall be field located to minimize impacts to existing trees in the area shown to be protected on the SPA plat.
30. The applicant shall commit to incorporating the green building strategies included as Attachment 2 in the construction of the proposed building.

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.

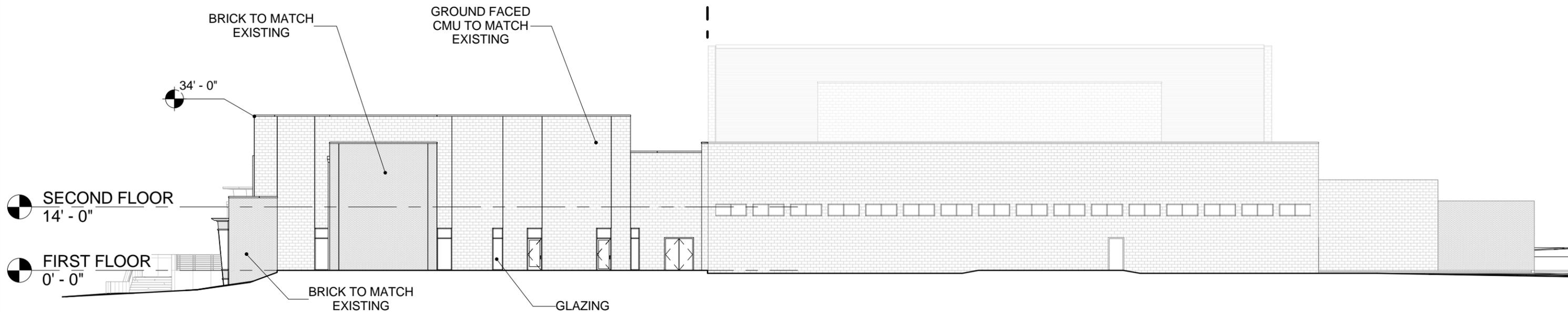


WEST ELEVATION



SOUTH ELEVATION

NEW (BUILDING 2) ||| EXISTING (BUILDING 1)



EAST ELEVATION

APPLICANT'S PROPOSED DEVELOPMENT CONDITION

SPA 01-S-038-02

September 10, 2015

In conjunction with the construction of the proposed building, the Applicant shall incorporate into the design and implement green building technology and strategies, which may include but shall not be limited to the following measures:

- A. The incorporation of LED or fluorescent lamps in interior building light fixtures.
- B. The use of motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage listed below (to be modified with the project-specific fixtures).

Water Closet (gallons per flush, gpf) 1.6

Urinal (gpf) 0.5

Lavatory faucets (gpm*) 1.5

Kitchen and janitor sink faucets 2.20

*When measured at a flowing water pressure of 60 pounds per square inch (psi).

- C. The use of low-emitting materials for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products, as well as furniture and furnishings, if available. Low-emitting is defined according to the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/anti-rust paint	250
Clear wood finishes	350

- D. The installation of carpet and carpet padding that meets the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program.
- E. The installation of vinyl composition tile and rubber tile flooring that meets the requirements of the FloorScore certification program.

- F. The installation of Energy Star, or equivalent, appliances and equipment for all refrigerators, water heaters, computers, monitors, water coolers, and other appliances and office equipment, if available.



WALSH COLUCCI
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Revised
September 10, 2015

Via Hand Delivery

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

Re: Proposed Special Permit Amendment Application
Applicant: Fairfax Community Church of God

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special permit amendment application.

Fairfax Community Church of God is the owner of approximately 14.29 acres in Fairfax County located on the south side of Braddock Road (Rt. 620) immediately across from property owned by George Mason University and east of Shirley Gate Road (Rt. 655). The property is identified among the Fairfax County tax map records as 67-2 ((1)) 13A (the "Subject Property"). The Subject Property is zoned to the R-C District and is located in the Springfield Magisterial District. The Applicant currently operates a place of worship on the Subject Property in accordance with SP 01-S-038 that was approved by the Board of Zoning Appeals on October 10, 2001. The Applicant proposes to construct an addition to its place of worship. The proposed addition was shown on the previously approved special permit plat as a second phase of development.

The Subject Property is located within the P1 Twin Lakes Community Planning Sector of the Area III Fairfax County Comprehensive Plan (the "Plan"). The Plan does not include any specific text recommendations for the development of the Subject Property. The Plan map recommends residential development on the Subject Property at a density of .1 to .2 dwelling units per acre. As the proposed use is permitted in the R-C District with the approval of a special permit, the proposed improvements are in harmony with the Plan.

The Plan text includes a general recommendation that non-residential uses requiring special permit approval meet the following conditions:

ATTORNEYS AT LAW

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

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

- Access is oriented to an arterial.
- The use is of a size and scale that will not adversely impact the character of the area; and
- The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.

The Applicant's existing and proposed development meets the Plan's criteria for non-residential uses as access is oriented to Braddock Road, the size and design of the facility as described herein will not be intrusive to the area, and significant areas of the Subject Property are preserved as undisturbed open space.

As shown on the submitted special permit amendment plat, the Applicant proposes the construction of an addition to its existing place of worship. Although minor adjustments have been made to the building footprint, the addition was part of the prior approval and was contemplated as a second phase of construction. The addition will include approximately 12,000 square feet of cellar space that, by definition, is not considered gross floor area. Therefore, the amount of gross floor area shown on the previously approved plat is not increased. The addition will provide space for uses that are accessory to and typically found in association with a place of worship such as administrative offices, youth education and religious education classrooms. The addition will not result in an increase in the previously approved number of sanctuary seats.

The total building square footage on the Subject Property will be approximately 62,225 gross square feet which is equivalent to a .10 FAR. This is the FAR permitted for non-residential uses in the R-C District. Open space on the Subject Property is approximately fifty-five percent (55%), and approximately forty-eight percent (48%) of the site remains in undisturbed open space consistent with the prior approval. Some adjustments have been made to the limits of clearing and grading, however, two (2) additional tree save areas, approximately 2,280 square feet in proximity to the eastern entry road and approximately 1,380 square feet south of the stormwater management pond, have been provided. The existing and proposed improvements will be served by a primary access at an existing median break on Braddock Road at the northwestern corner of the Subject Property and a right-out only exit towards the northeastern corner of the Subject Property. The Applicant has already constructed a right turn lane at the primary entrance with the first phase of construction. No changes are proposed to the existing access to the Subject Property. Stormwater management has already been installed in anticipation of the proposed addition, and no modifications are required with the contemplated construction. A pedestrian and bicycle trail currently exists on the Subject Property along Braddock Road and will remain.

All of the existing and proposed improvements described herein are further identified in the tabulations and notes shown on the submitted special permit plat. In accordance with the submission requirements of Article 8-011 of the Zoning Ordinance, please accept the following information:

- The type of operation is a place of worship with a sanctuary that may have up to 1,000 seats. Accessory uses include youth programs, religious education classes, administrative offices and other uses typically associated with a religious facility.
- The typical hours of religious services are Saturday from 5:00 p.m. to 8:00 p.m. and Sunday from 9:00 a.m. to 12:30 p.m. on a weekly basis. On a monthly or quarterly basis, special services will be held on a Sunday from 6:00 p.m. to 8:00 p.m. Evening meetings and activities are held during the week on a daily basis from 7:00 p.m. to 9:00 p.m. with monthly and quarterly meetings held on Saturday and Sunday from 2:00 p.m. to 5:00 p.m. Special services may be held on religious holidays throughout the year. Administrative hours for Church personnel are daily from 9:00 a.m. until 5:00 p.m.
- The existing congregation has a membership between 700 and 1,000 families.
- Employees include a senior pastor and seven (7) assistant pastors who serve the congregation. Approximately thirty (30) administrative and accounting staff serve the Church, but not all of these employees are full-time.
- Traffic impacts associated with the use of the Subject Property vary by time of day and type of service. Most trips will occur during off-peak travel hours. All parishioners will come to the Subject Property by private vehicle. During the weekdays, there will be, on average, twenty (20) vehicle trips per day for staff during the normal Church office hours of 9:00 a.m. until 5:00 p.m. In the evening, activities at the Church will generate approximately one hundred twenty (120) vehicle trips. Maximum trip generation is on Saturday evenings and Sunday mornings or religious holidays, with approximately 375 vehicle trips in the peak direction during the busiest worship service hour. Estimated daily traffic volume (both in and out) on Sunday is approximately 1,875 vehicle trips per day. The proposed special permit amendment will not result in any increase in the number of current vehicle trips to the Subject Property.
- The vicinity or general area that is served by the use is primarily central Fairfax County including Fairfax City, Burke, Springfield, and Fairfax Station.
- The Applicant's existing building has been designed to be compatible with the scale, mass, and architectural character of the surrounding area. Building materials include masonry, siding, stonework, metal panels, stucco and glass, all of which are materials utilized in the surrounding community. The proposed construction will be compatible in architectural style and materials to the existing building.
- The Applicant is unaware of any hazardous or toxic substances located on the Subject Property.

- The proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and applicable conditions except as may be noted on the special permit plat.

Should you have any questions regarding the above or require additional information, please do not hesitate to give me a call. I would appreciate the acceptance of this application and the scheduling of a public hearing before the Board of Zoning Appeals at your earliest convenience. As always, I appreciate your cooperation and assistance.

Very truly yours,

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


Lynne J. Strobel

LJS:kae

cc: Rodney K. Stafford
Peter Juanpere
William Zink
John Rinaldi



Photo 3 – View of adjacent property, looking west (3/9/15)



Photo 4 – View of storm inlet, looking west (3/9/15)



Photo 11 – View from high point along VEPCO easement, looking east (3/9/15)



Photo 12 – View from back corner of the existing building, looking south at existing utilities (3/9/15)



Photo 13 – View of adjacent property through trees taken from southeast corner, due south (3/9/15)



Photo 14 – Adjacent property & single-family dwelling, looking southeast (3/9/15)



Photo 15 – View of adjacent property taken from southeast corner, looking east (3/9/15)



Photo 16 – View of adjacent property & single-family dwelling, looking east



Photo 23 – Existing stormwater pond (3/9/15)



Photo 24 – Looking north at eastern site exit, right-turn only (3/9/15)



Photo 25 – Existing loading zone along northwest face of building (6/10/15)



Photo 26 – Front of building, looking east at entry plaza (6/10/15)



Photo 27 – Looking southeast at building main entrance (6/10/15)

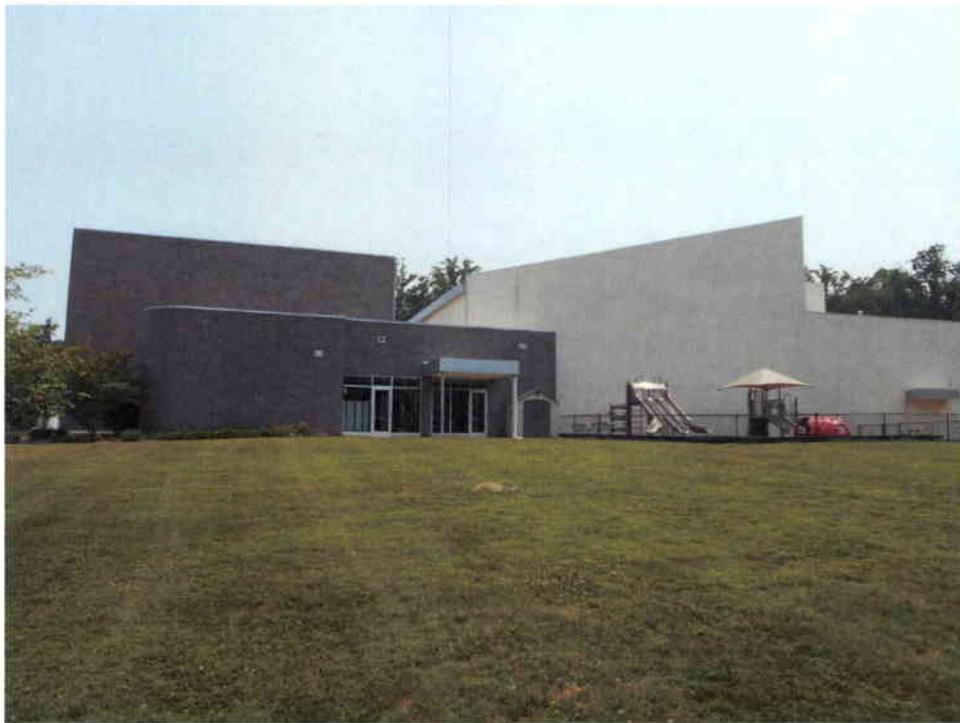


Photo 28 – Looking northeast at side building entrance and playground (6/10/15)



Photo 29 – Looking north from rear of building (6/10/15)

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 11, 2015
 (enter date affidavit is notarized) **129187**

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

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

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax Community Church of God Agents: Rodney K. Stafford	11451 Braddock Road Fairfax, VA 22030	Applicant/Title Owner of Tax Map 67-2 ((1)) 13A
Christopher Consultants, Ltd. Agents: Giovanni (John) B. Rinaldi William R. Zink Myon M. Yoo	9900 Main Street, Suite 400 Fairfax, Virginia 22031	Engineers/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 Attachment to Par. 1(a)

DATE: March 11, 2015
(enter date affidavit is notarized)

129187

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Andrew A. Painter Matthew J. Allman Jeffrey R. Sunderland Elizabeth D. Baker Inda E. Stagg Amy E. Friedlander		Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney*/Agent Planner/Agent Planner/Agent Planner/Agent

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

Development Solutions, LLC	20130 Lakeview Center Plaza, Suite 400 Ashburn, VA 20147	Development Consultant/Agent
Agent: Peter A. Juanpere		

Equip Studio, a division of Key Architecture, Inc.	241 N Main Street Greenville, SC 29601	Architect/Agent
Agents: Sandy A. Gibbes R. Sims Key Jonathan C. Edens		

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 11, 2015
(enter date affidavit is notarized)

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Fairfax Community Church of God
11451 Braddock Road
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
a non-stock, non-profit corporation

(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)

Page 1 of 2

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

DATE: March 11, 2015
(enter date affidavit is notarized)

129187

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

Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Christopher W. Brown	Michael S. Kitchen
Louis Canonico (nmi)	Jeffrey S. Smith
William R. Zink	Ruth R. Fields
William R. Goldsmith, Jr.	

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

Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

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

DATE: March 11, 2015
(enter date affidavit is notarized)

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

Development Solutions, LLC
20130 Lakeview Center Plaza, Suite 400
Ashburn, VA 20147

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Peter A. Juanpere, Sole Member

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

Equip Studio, a division of Key Architecture, Inc.
241 N Main Street
Greenville, SC 29601

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Randy S. Key
Sandy A. Gibbes
R. Sims Key
Jonathan C. Edens
Dwight A. Troyer

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 11, 2015
(enter date affidavit is notarized)

129187

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

PARTNERSHIP INFORMATION

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

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

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

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

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

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

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: March 11, 2015
(enter date affidavit is notarized)

129187

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: March 11, 2015
(enter date affidavit is notarized)

129187

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 Lynne J. Strobel [x] Applicant's Authorized Agent

Lynne J. Strobel, attorney/agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 11 day of March 2015, in the State/Comm. of Virginia, County/City of Arlington.

[Signature]
Notary Public

My commission expires: 11/30/2015

[Signature]

RECEIVED
Department of Planning & Zoning

APR 09 2015

Zoning Evaluation Division

March 10, 2015

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: Authorization to File Application for Special Permit Amendment
Subject Property: Tax Map 67-2 ((1)) 13A
Applicant: Fairfax Community Church of God

Dear Ms. Berlin:

On behalf of Fairfax Community Church of God, I hereby authorize Walsh, Colucci, Lubeley & Walsh, P.C. including Martin D. Walsh, Lynne J. Strobel, Timothy S. Sampson, M. Catharine Puskar, Sara V. Mariska, G. Evan Pritchard, Andrew A. Painter, Matthew J. Allman, Jeffrey R. Sunderland, Elizabeth D. Baker, Inda E. Stagg and Amy E. Friedlander to act as agent on its behalf for the filing of a Special Permit Amendment Application, and any related applications, on the Subject Property.

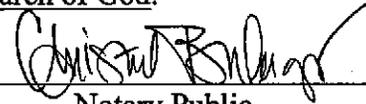
Very truly yours,

FAIRFAX COMMUNITY CHURCH OF GOD,
a Virginia non-stock corporation


By: Rodney Stafford
Its: President

STATE OF Virginia :
COUNTY OF Fairfax : to-wit

The foregoing instrument was acknowledged before me this 10 day of March, 2015, by Rodney Stafford, President of Fairfax Community Church of God.


Notary Public

My Commission Expires: 3/31/2016
Registration #: 7212433



Page _____, October 2, 2001, (Tape 1), VICTOR MARTIN & GENEVIEVE BUCK SZALANKIEWICZ, VC 01-P-112, continued from Page

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance shall automatically expire, without notice, thirty (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 variance. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Ms. Gibb seconded the motion which carried by a vote of 5-0. Mr. Ribble moved to waive the 8-day waiting period. Ms. Gibb seconded the motion which carried by a vote of 5-0. Mr. Kelley and Mr. Pammel were absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on October 2, 2001. This date shall be deemed to be the final approval date of this variance.

//

Page _____, October 2, 2001, (Tape 1), Scheduled case of:

9:00 A.M. TRUSTEES OF FAIRFAX COMMUNITY CHURCH, SP 01-S-038 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship and nursery school with an enrollment of less than 100 students daily. Located on the S. side of Braddock Rd., approx. 300 ft. W. of its intersection with Bentonbrook Dr. on approx. 14.30 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((1)) 13A. (Deferred from 9/11/01)

Chairman DiGiulian called the applicant to the podium and asked if the affidavit before the Board of Zoning Appeals (BZA) was complete and accurate. Lynne Strobel, Agent, Walsh, Colucci, et al., 2200 Clarendon Boulevard, Arlington, Virginia, replied that it was.

Juan Bernal, Staff Coordinator, stated that decision was deferred from September 11, 2001, in order to allow the applicant to respond to three concerns from the neighborhood regarding the septic fields, parking, and traffic as well as two concerns from the Board regarding a traffic study and permission from the adjacent parcel owner, Mr. Kim. Staff noted that revised development conditions dated October 2, 2001, were distributed to the Board.

Ms. Strobel stated that there were a number of questions regarding traffic and whether a traffic study had been prepared. Ms. Strobel stated that since the initial public hearing, the applicant's representatives had performed traffic counts on Braddock Road. She noted a letter dated September 25, 2001, was submitted which discussed the traffic issues. Ms. Strobel said the conclusion of the letter indicated that Braddock Road had sufficient capacity to handle traffic during week day peaks; therefore, the church use, which was off peak, resulted in traffic numbers that Braddock Road could accommodate. Ms. Strobel said the applicant verified that there was adequate sight distance and there were a number of conditions proposed by the applicant and incorporated into staff's conditions that related to traffic. She said the applicant agreed to install directional signs on the property to direct traffic to the median break access point. Ms. Strobel said the applicant was willing to install Virginia Department of Transportation (VDOT) Signs east of Bentonbrook Drive cautioning motorist to watch for turning vehicles. She said the applicant would also retain the services of a police officer to direct traffic during Sunday morning services. Ms. Strobel said in the event there were large functions at the church, the applicant would obtain permission to park off site to ensure there would be no parking on Bentonbrook Drive or on Braddock Road. Ms. Strobel said there were concerns raised regarding the proposed septic field, but the applicant had addressed those issues. She said the applicant agreed to provide a row of evergreen trees between the septic field and the neighbor's property. Ms. Strobel stated that the applicant agreed to a condition to address the roof's drainage system, which would exceed the Code requirement by 40%. She presented

a letter from Mr. Kim, the adjacent property owner, indicating that he agreed to dedicate a portion of his property for access. Ms. Strobel submitted revised proposed conditions to the Board.

Mr. Hart asked whether staff was in agreement with the condition changes. Susan Langdon, Chief, Special Permit and Variance Branch, replied yes.

Chairman DiGiulian called for speakers.

Page _____, October 2, 2001, (Tape 1), TRUSTEES OF FAIRFAX COMMUNITY CHURCH, SP 01-S-038, continued from Page

Robert Hayman, 4804 Bentonbrook Drive, came forward, stating that he would like the applicant's private forester to consult with the County's Urban Forester. Mr. Hayman stated that the church needed the ability to put more parking on site. He said the applicant had addressed all the neighbors' concerns.

Mr. Hart stated that as indicated in Condition #11, the County's Urban Forester would oversee the limits of clearing and grading.

Jim May, 4808 Bentonbrook Drive, came forward and commended the applicant for their application and working with the neighbors.

Chairman DiGiulian closed the public hearing.

Ms. Gibb moved to approve SP 01-S-038 for the reasons noted in the Resolution.

//

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF FAIRFAX COMMUNITY CHURCH, SP 01-S-038 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to permit a place of worship and nursery school with an enrollment of less than 100 students daily. Located on the S. side of Braddock Rd., approx. 300 ft. W. of its intersection with Bentonbrook Dr. on approx. 14.30 ac. of land zoned R-C and WS. Springfield District. Tax Map 67-2 ((1)) 13A. Ms. Gibb moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 2, 2001; and

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

1. The applicant is the owner of the land.
2. The applicant met the required standards for a special permit as indicated in the staff report and the applicant's testimony.

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-C03 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only, and is not transferable without further action of this Board, and is for the location indicated on the application, on Braddock Road (14.3 acres) and is not transferable to other land.
2. This Special Permit is granted only for a church and related facilities and nursery school with a maximum daily enrollment of ninety-nine (99) children as indicated on the special permit plat prepared by David H. Steigler, dated July 2000, as revised through August 6, 2001, 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.

Page _____, October 2, 2001, (Tape 1), TRUSTEES OF FAIRFAX COMMUNITY CHURCH, SP 01-S-038, continued from Page

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 the approved Special Permit plat and these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of seats in the church shall be 1,000.
6. The maximum daily enrollment for the nursery school shall be 99 children.
7. The maximum hours of operation for the nursery school shall be limited to 8:30 a.m. to 12:30 p.m., Monday through Friday.
8. A maximum of three hundred ninety-four (394) parking spaces shall be provided. All parking shall be on site within the designated parking area as shown on the special permit plat.
9. The outdoor recreational area of 7,000 square feet as shown on the special permit plat shall be enclosed with a four (4) foot high chain link or wood fence.
10. Existing vegetation shall be maintained and shall be used to satisfy the Transitional Screening I requirement along all lot lines and shall be supplemented along the eastern and southern peripheries as shown on the special permit plat to meet the transitional screening requirements. A double row of staggered evergreens, planted approximately 10 feet on center while taking into account existing trees, will be provided along the eastern boundary of the septic field to provide screening to adjacent residential properties and installed prior to building occupancy. The northern lot line shall be supplemented as needed with evergreen plantings to obtain the effectiveness of Transitional Screening I as determined by the Urban Forestry Branch. The size, type and location of all vegetation shall be as approved by the Urban Forestry Branch of DPWES.

The Barrier requirements shall be waived.

11. The limits of clearing and grading shall be no greater than as shown on the special permit plat and shall be strictly adhered to. A grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including the Urban Forestry Branch, for review and approval. The extent of clearing and grading of construction shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities, a pre-construction conference shall be held between DPWES, including the

Urban Forestry Branch, and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days. A silt fence will be installed (and inspected after rain events and properly maintained during construction) south of the septic field to intercept and detain sediments from leaving the area of disturbance or being transported to adjacent properties. All of the site outside the limits of clearing and grading shall remain as perpetually undisturbed open space and /or existing utility easements and if any feature such as the SWM pond is eliminated or reduced in size, the area of that feature shall become part of the perpetually undisturbed open space.

12. All areas within the Environmental Quality Corridor (EQC) shall remain as undisturbed open space. The construction of any structures or fences shall be prohibited. The undisturbed open space shall be maintained by hand, as needed only to remove dead and dying vegetation, and there shall be no fertilizing or mowing of weeds or grass.
13. At the time of either site plan submission or grading plan submission, whichever occurs first, a tree preservation plan shall be provided for review and approval by the Urban Forestry Branch. The tree preservation plan shall include a tree survey which describes the location, species, size, accurate dripline, and condition of all trees 20 inches in diameter and greater 25 feet on either side of the limits of clearing and grading. The condition analysis shall be prepared by a certified arborist using

Page _____, October 2, 2001, (Tape 1), TRUSTEES OF FAIRFAX COMMUNITY CHURCH, SP 01-S-038, continued from Page

the eighth edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be reflected in the tree preservation plans, including methods to be implemented to ensure preservation. The plan shall be developed with the intention of maintaining the existing vegetation within the tree save area depicted outside the limits of clearing and grading as shown on the special permit in undisturbed open space. The undisturbed open space shall be maintained by hand as needed to remove only undesirable vegetation such as brambles and vines, and there shall be no fertilizing or mowing of weeds or grass within the open space areas. Tree preservation shall be implemented pursuant to the study as approved by the Urban Forestry Branch.

14. Parking lot landscaping shall be provided in accordance with the Public Facilities Manual as determined by the DPWES. Foundation plantings around the church building shall be provided for the purpose of softening the visual impact of the buildings and blend the development in with the adjacent residential subdivision. The type, size and location of these plantings shall be approved by the Urban Forestry Branch and shall depict a combination of flowering and evergreen shrubs and ornamental tree plantings along the perimeters of the parking areas and building foundation landscaping plantings with particular emphasis along the northern lot line.
15. Stormwater Management/ Best Management Practices shall be provided in accordance with the Chesapeake Bay Preservation Ordinance and the Public Facilities Manual standards for developments in the Water Supply Protection Overlay District as approved by DPWES. If SWM or BMP's are waived or reduced in size, the area(s) presently depicted on the special permit plat for the ponds shall become part of the undisturbed open space on site.
16. No less than 47.5 % of the application property shall be preserved as perpetually undisturbed open space as approved by DPWES and as shown on the special permit plat. All of the site outside the limits of clearing and grading shall remain as perpetually undisturbed open space and/or existing utility easements.

17. Right of way along Braddock Road shall be dedicated in fee simple to the Board of Supervisors at the time of site plan approval, or upon demand, whichever occurs first for the right turn lane of the main entrance. Frontage improvements shall be constructed and be subject to review and approval of VDOT and DPWES. The asphalt trail shall be relocated to the approval of DPWES. Should a right turn lane be warranted at the easternmost access point to provide right-in access to the site, the access point shall be designed and designated for right-out access only, and a right turn lane shall not be constructed
18. Any proposed lighting of the parking areas shall be in accordance with the following:
 - The combined height of the light standards and fixture shall not exceed 12 feet and shall be full cut-off lights.
 - The lights shall be of a design, which focuses the light directly onto the subject property.
 - Shields shall be installed, if necessary, to prevent the light from projecting beyond the facility.
 - The lights shall be controlled with an automatic shut-off device, and shall be turned off when the site is not in use.
 - There shall be no up-lighting of any of the proposed buildings, to exclude the main entrance. Except for necessary low level security lighting, site and building lighting shall be turned off by 10:30 p.m.
19. The use of loudspeakers, music amplification systems, or bull horns shall not be permitted outside the building.
20. A geo-technical engineering study shall be submitted to DPWES for review and approval in accordance with Chapter 107 of the Fairfax County Code as determined necessary by DPWES and shall be implemented as determined by DPWES. If DPWES determines that a potential health risk exists due to naturally occurring asbestos, all construction personnel shall be alerted to the potential

Page _____, October 2, 2001, (Tape 1), TRUSTEES OF FAIRFAX COMMUNITY CHURCH, SP 01-S-038, continued from Page

health risk and appropriate construction techniques, as determined by DPWES, shall be implemented.

21. Irrespective of that shown and noted (#13) on the special permit plat regarding the proposed location of the septic field, the applicant shall obtain approval from the Fairfax County Health Department for the location of the septic field. Should approval not be obtained for the proposed location of the septic field(s) in substantial conformance with that shown on the special permit plat, this special permit shall become null and void.
22. All signs on the property shall be provided in accordance with the requirements of Article 12, Signs, of the Zoning Ordinance. If lighting is permitted for the sign, it shall only be as backlighting.
23. Directional signs approved in accordance with Article 12, of the Zoning Ordinance, shall be installed on the property to direct westbound traffic to the main entrance where a median break is located. In addition, subject to receipt of permission from the Virginia Department of Transportation (VDOT), VDOT standard signs shall be installed on east bound Braddock Road approximately 800 feet west of Bentonbrook Drive cautioning motorists to "watch for Turning Vehicles."

24. Development of the property may be phased. At such time as a minimum of 750 seats are available within the sanctuary, or prior to construction of 750 seats, if deemed necessary by the congregation, the services of an off-duty police officer shall be retained to direct traffic onto Braddock Road at the conclusion of any Sunday Morning Services. The police Officer shall be located at the main entrance to facilitate left hand turns at the median break.
25. In the event that additional parking is needed for special events, an offsite parking location shall be utilized and parishioners shuttled to the property to ensure that parking will not occur on Braddock Road or neighboring residential streets.
26. A copy of the Fairfax County Health Department standards and conditions, including testing and approval of the septic field, shall be provided to adjacent property owners located east of the septic field.
27. The building's roof drainage system (i.e., gutters, drains, laterals) for the rear portion of the building will be designed to exceed the standards of the applicable building code by approximately 70% to accommodate larger storm events and directed away from the adjacent residential properties to a suitable outfall as determined 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 construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. 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. Ribble seconded the motion which carried by a vote of 5-0. Mr. Kelley and Mr. Pammel were absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on October 10, 2001. This date shall be deemed to be the final approval date of this special permit.

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County of Fairfax, Virginia

MEMORANDUM

DATE: September 14, 2015

TO: Barbara C. Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Denise M. James, Chief *DM James*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SPA 01-S-038-02
Fairfax Community Church of God

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced special permit amendment plat as revised through September 10, 2015. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal to be in harmony with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. . . .”

Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, pages 19, 20 and 21:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design for New Construction [LEED-NC[®]] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS[®]] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR[®] rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.”

In the Fairfax County Comprehensive, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 14 – 17, the Plan states:

“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC)... Lands may be included within the EQC system if they can achieve any of the following purposes:

- **Habitat Quality:** The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- **Connectivity:** This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- **Hydrology/Stream Buffering/Stream Protection:** The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- **Pollution Reduction Capabilities:** Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.”

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on page 10, the Plan states:

“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The Comprehensive Plan provides a range of circumstances where green building certification should be recommended for zoning proposals. This zoning application involves the expansion of an existing place of worship on a lot in an R-C zoned area. Given the proposed expansion

consists of an area that is less than 50% of the total building area, green building certification is impractical. As a result, the applicant has been encouraged to pursue green building measures to the extent practicable. To address the Comprehensive Plan recommendations, the applicant has offered a list of soft green building commitments which are to be incorporated into the design of the proposed expansion.

Resource Protection Area (RPA) and Environmental Quality Corridor (EQC)

The southwest corner of the subject property was previously delineated as EQC and RPA. The initial submissions for this application noted only the EQC area based on the previously approved plans, but did not note the location of the RPA on the subject property. This oversight has since been corrected. The current plans note the correct location of both the EQC and RPA on the subject property.

Water Quality

The subject property is currently served by an existing stormwater management dry pond. The development of this site within the R-C Zoning District triggers a Comprehensive Plan recommendation for rigorous review of uses requiring a special permit or special exception. As part of this review, staff will typically seek the preservation of 50% of the site as undisturbed open space in order to meet the water quality goals of the Occoquan watershed area. The original approval for this application recognized that the site is somewhat compromised due to the existence of a number of easements which cross the southern portion of the property. The applicant has little control regarding the management of planted materials in this area, which can be cleared by the holders of those easements. As such, the original application was approved with a total undisturbed open space area of 47.5%. However, with this latest revision the applicant has noted that the site now includes a total of 48.2% undisturbed open space. It should also be noted that the applicant has proposed additional landscaping with this application, which should further enhance the water quality measures previously approved for this site. Staff feels that this issue has been fully addressed. However, any final determination regarding the need for any additional onsite stormwater management measures will be made by DPWES.

DMJ:JRB

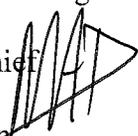


County of Fairfax, Virginia

MEMORANDUM

DATE: August 27, 2015

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

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

FILE: 3-6 (SP 01-S-038)

SUBJECT: Transportation Impact

REFERENCE: SPA 01-S-038-02; Fairfax Community Church of God
Land Identification: 67-2 ((1)) 13A

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated July 2001, and revised through August 18, 2015. The applicant proposes to construct an addition to its place of worship. The proposed addition was shown on the previously approved special permit plat as a second phase of development.

- The revised statement of justification dated August 19, 2015, states there is “a right-in/right-out only entrance towards the northeastern corner of the Subject Property”. This access should not be used as a right-in entrance without a right turn lane on Braddock Road.

MAD/LAH/lah

cc: Casey Gresham, DPZ



County of Fairfax, Virginia

MEMORANDUM

DATE: August 4, 2015

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

FROM: Hugh C. Whitehead, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: 11451 Braddock Road Fairfax Community Church of God
SPA 01-S-038-02

I have reviewed the above referenced Special Permit Amendment application, consisting of a Statement of Justification, dated April 8, 2015, and stamped as received by the Zoning Evaluation Division on April 9, 2015; and a Special Permit Amendment Plat, stamped as received by the ZED on June 10, 2015.

1. **Comment:** Landscaping approved with the Special Permit has not been adjusted on the amended plat for the currently proposed footprint of the building addition.

Recommendation: The SPA Plat should show necessary adjustments to landscaping to conform to the revised footprint for the building addition.

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

Recommendation: The following development condition language would help ensure effective tree preservation:

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

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for

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



all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located in the area to be protected and within 25 feet of the limits of clearing and grading, and within 10 feet of limits of clearing and grading in the area shown to be disturbed. The tree preservation plan shall provide for the preservation of trees and those areas outside of the limits of clearing and grading shown on the SPA, and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

Trees shown on the SPA that were planted as part of previous development of the site that are missing are in less than good condition at the time of the first submission of the site plan shall be shown to be replaced on the site plan.

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

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



Trails installed as part of the site plan shall be field located to minimize impacts to existing trees in areas shown to be protected on the SPA. Prior to approval of the site plan, the center line of the proposed trail shall be marked in the field, in consultation with UFMD staff and the Applicant's Project Arborist, and surveyed to show the specific location of the trail and limits of clearing on the site plan. The trail shall be construction in a manner that minimizes impact to existing trees. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for trail installation.

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

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

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

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



11451 Braddock Road Fairfax Community Church of God
SPA 01-S-038-02
August 4, 2015
Page 4 of 4

- UFMD shall be informed when all root pruning and tree protection fence installation is complete.

If there are any questions or further assistance is desired, please contact me at (703)324-1770.

HCW/
UFMDID #: 143680

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.