

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

WAY OF FAITH CHRISTIAN TRAINING CENTER, INC., SPA 80-P-095 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 80-P-095 previously approved for a place of worship and school of general education, to permit the addition of a preschool and a reduction of maximum enrollment, and to permit the reclassification of the use as a place of worship with a child care center, nursery school, or private school of general or special education" as defined in Sect. 8-31(10) of the Zoning Ordinance. Located at 8800 Arlington Blvd., Fairfax, 22031, on approx. 7.92 ac. of land zoned R-1. Providence District. Tax Map 48-4 ((1)) 39. Mr. Beard 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 May 13, 2015; and

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

1. The applicant is the owner of the land.
2. The present zoning is R-1.
3. The area of the property is 7.92 acres.
4. Staff recommends approval of this special permit, and the Board concurs with their recommendation.
5. The applicant's agent has read, understands, and agrees to the revised development conditions.

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

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

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

1. This approval is granted to the applicant only, Way of Faith Christian Training Center, Inc., and is not transferable without further action of this Board, and is for the location (8800 Arlington Boulevard) indicated on the application and is not transferable to other land.

2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit amendment plat titled, "Way of Faith Christian Training Center, Special Use Permit," prepared by Harold A. Logan, Certified Land Surveyor, dated October 20, 2014, and approved with this application as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This special permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with the approved special permit amendment (SPA) 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 main area of worship shall not exceed 272.
6. Seventy-seven (77) parking spaces shall be provided as shown on the special permit plat.
7. All interior and peripheral landscaping for the parking lot(s) shall be provided in accordance with Article 13. The landscaping shall be maintained in a healthy condition and dead and/or dying plant materials replaced. Prior to the issuance of the new Non-RUP, Urban Forest Management shall inspect the site and shall require replacement and/or new vegetation to meet the intent of the parking lot landscaping requirements.
8. Transitional Screening shall be modified along all lot lines, as shown on the SPA Plat. The landscaping shall be maintained in a healthy condition and dead and/or dying materials replaced. Prior to the issuance of the new Non-RUP, Urban Forest Management shall inspect the site and shall require replacement and/or new vegetation to meet the intent of Transitional Screening requirements.
9. The barrier requirement shall be waived on all lot lines.
10. The applicant shall at all times ensure compliance with the applicable laws and regulations regarding the number of children using the provided playground area at any one time.

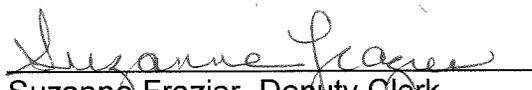
11. There shall be a minimum of 45 minutes between the end of one worship service and the start of the next worship service.
12. With the exception of a "crying room" for parents and infants, worship services held in the main sanctuary shall not be simultaneously broadcast to other rooms or buildings.
13. Any new parking lot lighting installed shall be in accordance with the outdoor lighting standards as set forth in Section 14-900 of the Zoning Ordinance. The proposed parking lot light fixtures shall be fully shielded and International Dark Sky (IDA) approved. Exclusive of security lighting, all outdoor lighting shall be turned off within half hour of the end of any night time meetings and/or services. Motion detectors may be installed on parking lot and security lighting as a security measure.
14. The maximum number of students for the school shall be 99.
15. Operating hours shall be from 7:00 a.m. to 9:30 p.m.

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

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above. 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.

Ms. Theodore seconded the motion, which carried by a vote of 6-0. Mr. Smith was absent from the meeting.

A Copy Teste:


Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals