



APPLICATION ACCEPTED: December 17, 2015
BOARD OF ZONING APPEALS: March 9, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

March 2, 2016

STAFF REPORT

SPECIAL PERMIT NO. SPA 73-L-152-03

LEE DISTRICT

OWNER/APPLICANT: Grace Presbyterian Church of Springfield (Corp.)

APPLICANTS: Cellco Partnership d/b/a Verizon Wireless

STREET ADDRESS: 7434 Bath Street and 7409 Grace Street,
Springfield, 22150

TAX MAP REFERENCE: 80-3 ((1)) 1D, 80-3 ((2)) (54) 1 & 9

LOT SIZE: 4.64 acres

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 3-303, 2-514

SPECIAL PERMIT PROPOSAL: To amend SPA 73-L-152-2, previously approved for a church, child care center, and single family dwelling used as administrative and meeting space to permit a telecommunications facility with antennas and related equipment, site modifications, and modification of development conditions.

STAFF RECOMMENDATION: Staff recommends approval of SPA 73-L-152-02 subject to the proposed development conditions contained in Appendix 1.

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

Erin M. Haley

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

The approval of this 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 22035-5505.**



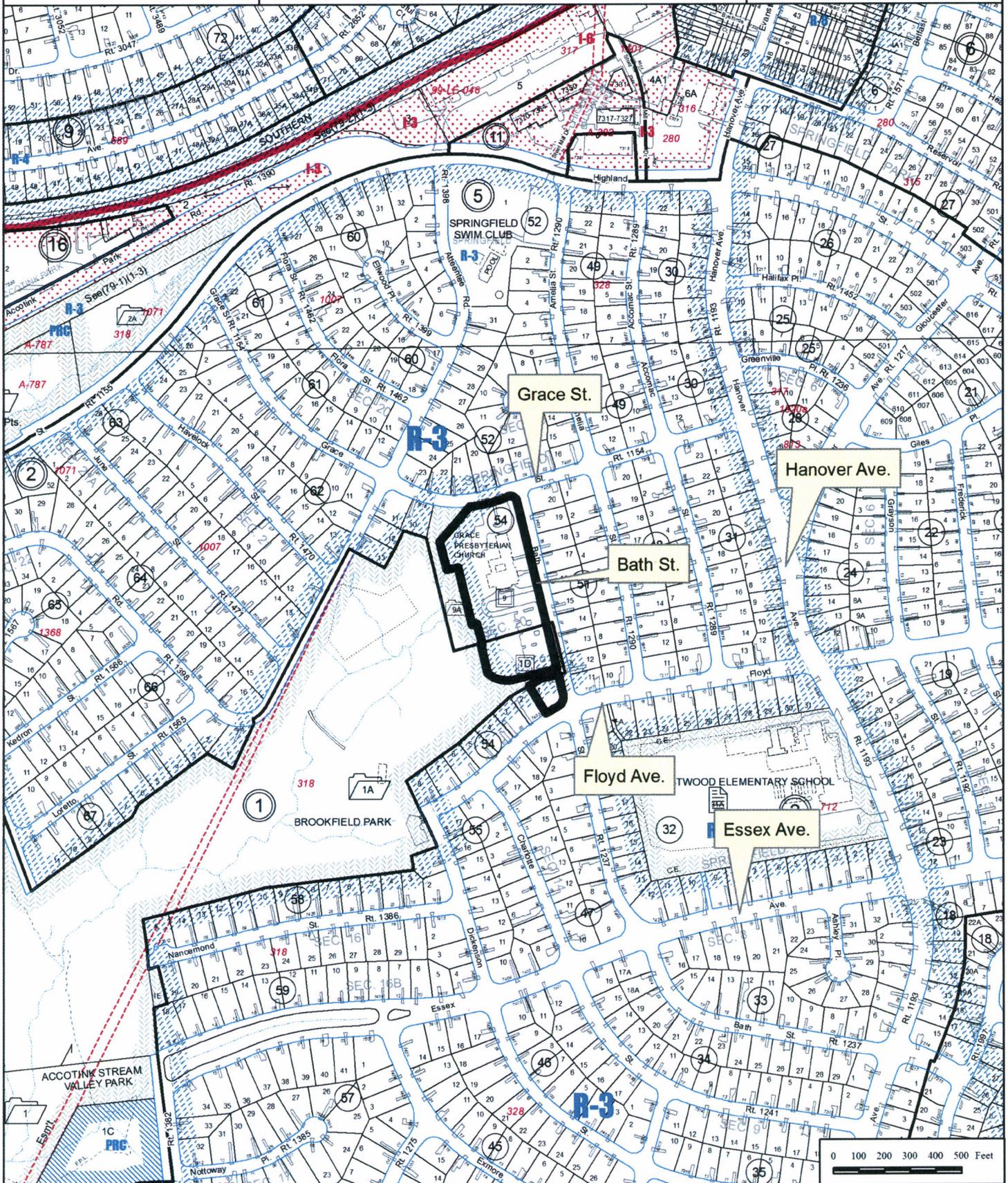
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



Special Permit Amendment

SPA 73-L-152-03

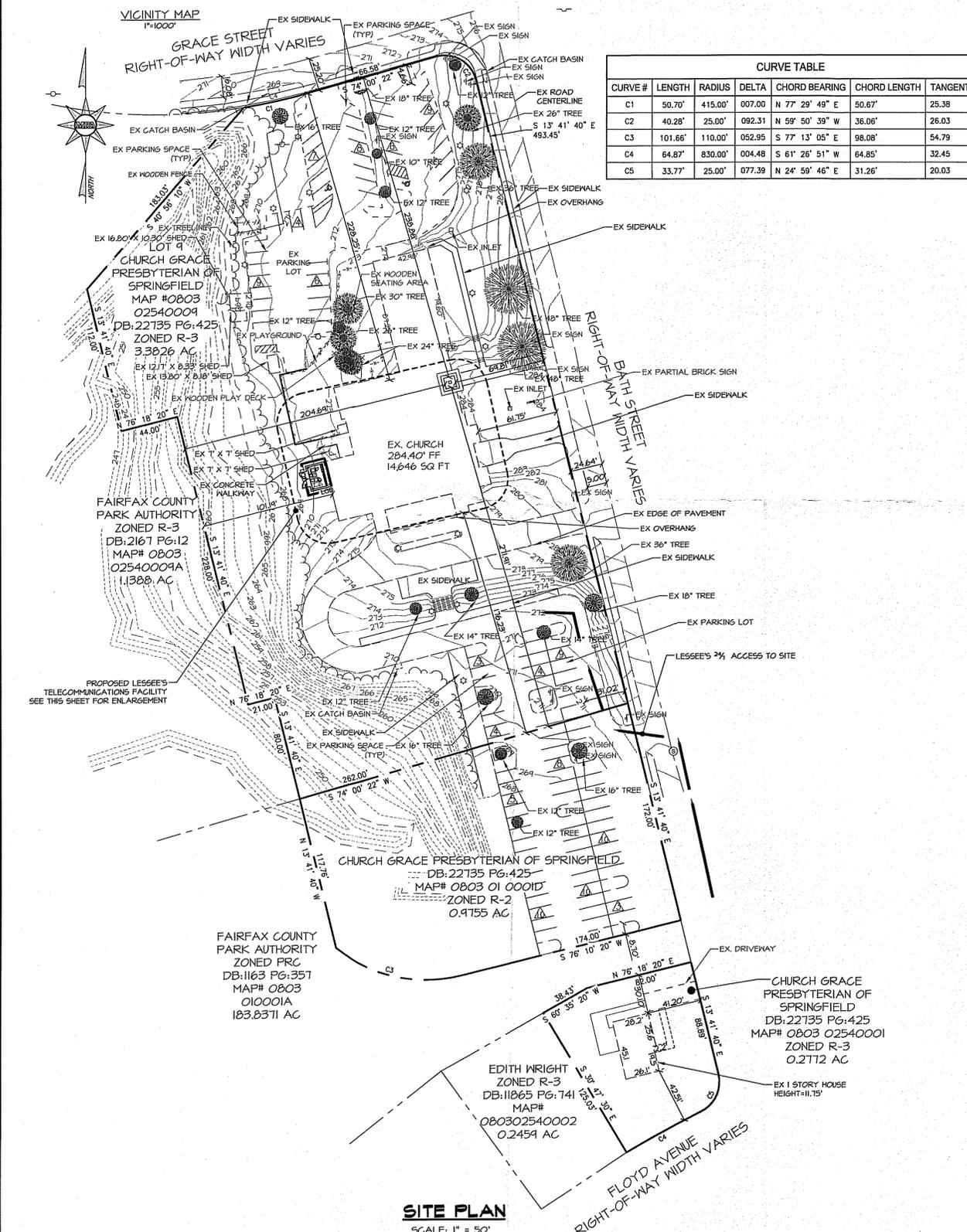
GRACE PRESBYTERIAN CHURCH OF SPRINGFIELD (CORP.)





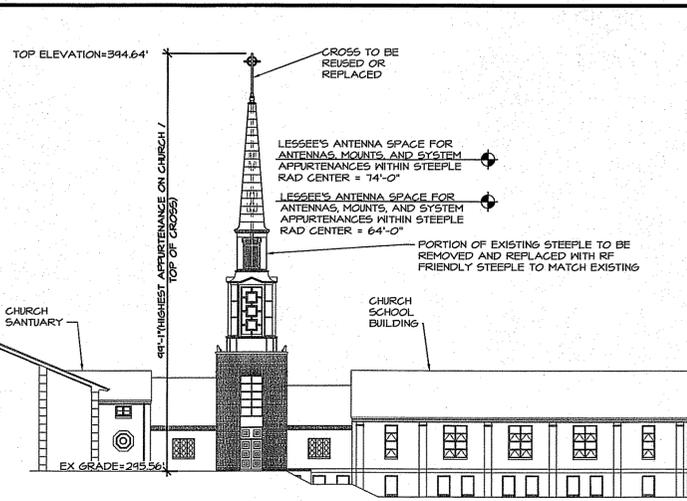
LEGEND

EX. R/W LINE	EX. STREAM BUFFER
EX. PROPERTY LINE	EX. POND LINE
EX. ADJ. PROPERTY LINE	EX. FLOODPLAIN
EX. 10' CONTOUR	EX. CRITICAL AREA
EX. 2' CONTOUR	EX. FOREST BUFFER
EX. TREE LINE	EX. RETAINING WALL
EX. BUILDING	EX. FIRE HYDRANT
EX. EASEMENT	EX. WATER VALVE
EX. PAVEMENT	EX. SIGN
EX. CURB	EX. LIGHT POLE
EX. WALKWAY	EX. UTILITY POLE
EX. STORM DRAIN	EX. SPOT ELEVATION
EX. WATER LINE	EX. SANITARY LINE
EX. SANITARY LINE	EX. OVERHEAD LINE
EX. UNDERGROUND CONDUIT	EX. UNDERGROUND CONDUIT
EX. GAS LINE	EX. SANITARY SEWER MANHOLE
EX. FENCE LINE	EX. GUY WIRE
EX. STREAM	



CURVE TABLE

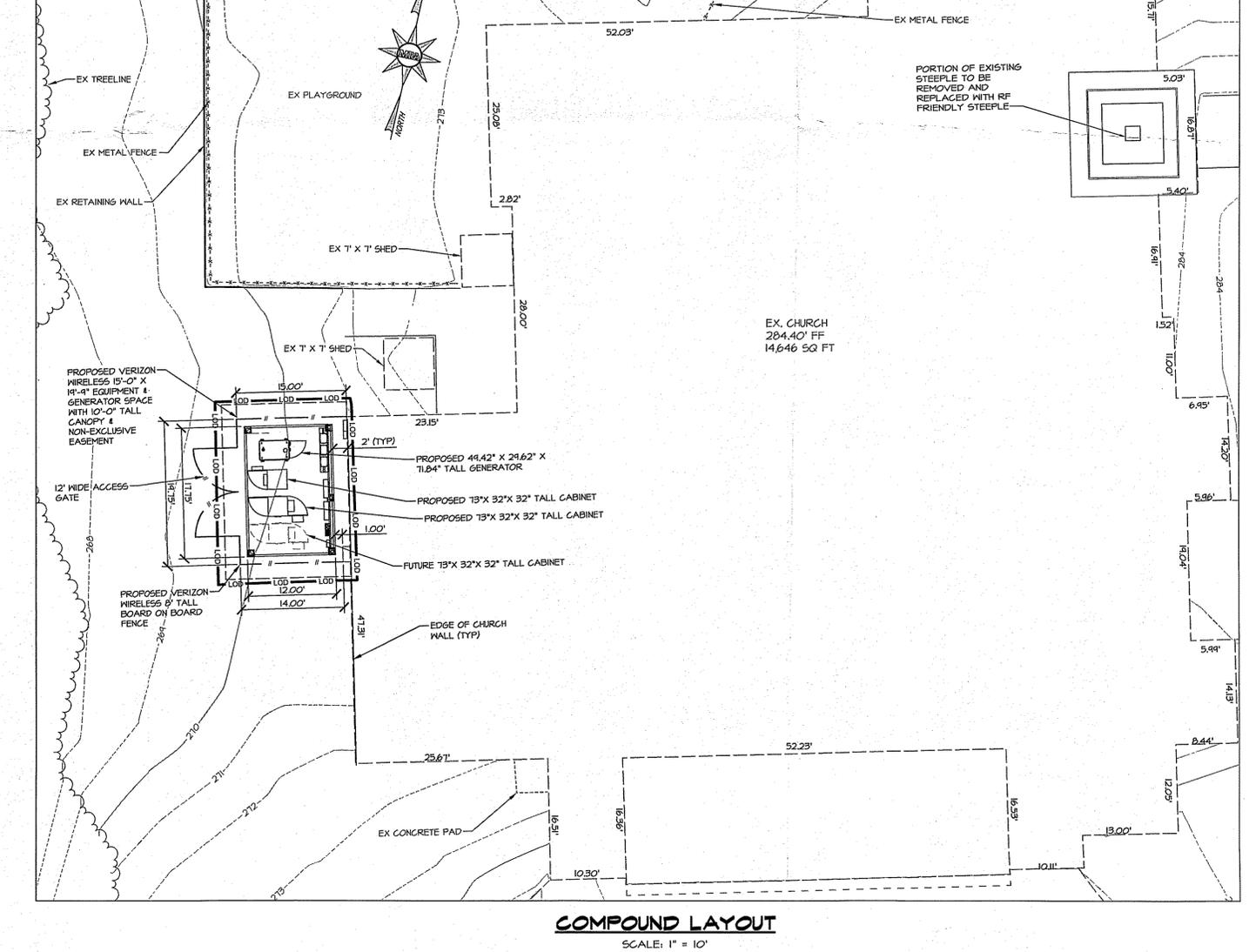
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.70'	415.00'	007.00'	N 77° 29' 49" E	50.67'	25.38'
C2	40.28'	25.00'	092.31'	N 59° 50' 39" W	36.06'	26.03'
C3	101.66'	110.00'	052.95'	S 77° 13' 05" E	98.08'	54.79'
C4	64.87'	830.00'	004.48'	S 61° 26' 51" W	64.85'	32.45'
C5	33.77'	25.00'	077.39'	N 24° 59' 46" E	31.26'	20.03'



SITE TABULATIONS

EXISTING NUMBER OF SEATS	346	PROPOSED NUMBER OF SEATS	NO CHANGE
EXISTING NUMBER OF CHILDREN PARKING SPACES	118	PROPOSED NUMBER OF CHILDREN PARKING SPACES	NO CHANGE
REQUIRED SPACES CHURCH	= 114	PROVIDED SPACES	= 118
REQUIRED SPACES CHILD CARE CENTER	= 114	PROVIDED SPACES	= 118
TOTAL REQUIRED SPACES	= 114	TOTAL PROVIDED SPACES	= 118

- SITE NOTES:**
- APPLICANT: VERIZON WIRELESS, 1600 MONTELEPER ROAD, FLOOR 2 SOUTH-NETWORK, LAUREL, MD 207123, TEL. (301) 512-3000, FAX (301) 512-2186
 - PROPERTY OWNER: CHURCH GRACE PRESBYTERIAN OF SPRINGFIELD, 7434 BATH STREET, SPRINGFIELD, VIRGINIA 22150
 - SITE DATA: DEED BOOK 22735, PAGE 425, MAP # 0803 02540001, TRACT AREA: 3.3826 ACRES, DISTRICT: LEE, ADDRESS: 7434 BATH ST, SPRINGFIELD, VIRGINIA 22150, EXISTING USE: CHURCH & CHILD CARE CENTER, PROPOSED USE: CHURCH, CHILD CARE CENTER & TELECOMMUNICATIONS
 - ZONING: R-3
 - BOUNDARY, NORTH MERIDIAN, AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAIRFAX COUNTY AND FIELD SURVEY PERFORMED BY MORRIS & RITCHE ASSOCIATES, INC., DATED AUGUST 2014. HORIZONTAL DATUM IS BASED ON NAD 83 AND VERTICAL DATUM IS BASED ON NAVD 83.
 - LATITUDE: N38° 58' 37.0"
 - LONGITUDE: W77° 41' 52.5"
 - AVERAGE GROUND ELEVATION: 245.56' AMSL
 - PROPOSED STRUCTURE HEIGHT: 99.08' AGL (394.64' AMSL)
 - TOTAL DISTURBED AREA = 465 SF.
 - THE PROPOSED FACILITY WILL CONSIST OF ONE (1) RF FRIENDLY STEEPLE, GENERATOR, AND ASSOCIATED EQUIPMENT WITHIN A 14.75' X 15' FENCED COMPOUND.
 - THE PROPERTY IS LOCATED WITHIN IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD RATE INSURANCE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51054C0240E, EFFECTIVE DATE SEPTEMBER 17, 2010.
 - BOUNDARY AND NORTH MERIDIAN INFORMATION SHOWN HEREON IS BASED ON EXISTING LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND FIELD SURVEY PERFORMED BY THIS FIRM ON AUGUST 5, 2014.
 - THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
 - STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
 - ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
 - STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY OTHERS AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
 - THE SITE IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA.
 - THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY.
 - NO UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE EXIST ON THE PROPERTY.
 - TRAILS ARE LOCATED ON THE ADJACENT PROPERTY, BROOKFIELD PARK, WITH ACCESS FROM THE CHURCH PARCEL (MAP #: 0803 02540004).



MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
43760 TRADE CENTER PLACE
STERLING, VA 20166
PHONE: (703) 674-0181
FAX: (703) 478-0137
MIRAGTA.COM
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SPECIAL PERMIT PLAT
VERIZON WIRELESS-LYNBROOK
SPECIAL PERMIT
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
DEC 16 2015
Zoning Evaluation Division

JOB NO.: 10427.1602
SCALE: AS SHOWN
DATE: 8/5/14
DRAWN BY: DLT
DESIGN BY: JKE
REVIEW BY: JKE
SHEET: 1 OF 1

SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit amendment to SPA 73-L-153-2 to make site modifications and to modify the development conditions so that a wireless provider may establish a wireless telecommunication facility. The facility will consist of antennas mounted inside an existing church steeple and the accessory equipment needed to power and operate the antennas, which will be placed on the ground to the rear of the church building, as delineated on their proposed special permit plat. A copy of the special permit plat titled, "Verizon Wireless – Lynbrook, Special Permit," prepared by Jon K. Erickson, PE, dated August 5, 2014, as revised through December 4, 2015 included at the front of the staff report.

Copies of the proposed development conditions, the statement of justification with select file photographs, and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The site is located at the southwestern corner of the intersection of Grace Street and Bath Street, east of Brookfield Park and is zoned R-3. The 4.64 acre site is developed with the Grace Presbyterian Church of Springfield and contains a 99-foot tall steeple on the roof of the church and a former single family dwelling that is used for administrative purposes and meeting space. The northern portion of the subject property located at 7434 Bath Street consists of



4.36 acres and is developed with the 30,162 square foot church with 396 seats and two parking areas. The portion of the subject property located at 7420 Bath Street consists of the 12,077 square foot former single family dwelling. The church is accessed via two entrances from Bath Street and one entrance from Grace Street and parking is provided in one parking lot to the north of the church building and one to the south of the church.

The subject property and surrounding properties are zoned R-3. The property abuts Brookfield Park to the west, and single family dwellings to the north, east, and south. Mature vegetation runs along the western lot line and mature trees are scattered throughout the site.

SURROUNDING AREA DESCRIPTION		
Direction	Use	Zoning
North	Single Family Detached Dwellings	R-3
South	Single Family Detached Dwellings	R-3
East	Single Family Detached Dwellings	R-3
West	Brookfield Park	PRC

BACKGROUND

- In 1955, the applicant received a building permit to construct the original church facility and onsite parking. Construction of the church predated the Zoning Ordinance Amendment requiring special permit approval for places of worship.
- On October 23, 1962, the Board of Zoning Appeals (BZA) approved a special permit to permit the operation of a child care center with a maximum daily enrollment of 76 children.
- On September 12, 1973, the BZA approved special permit SP 73-L-152 to permit the construction of a two-story addition to the existing church structure.
- On February 26, 1992, the BZA approved-in-part special permit amendment SPA 73-L-152-1 to permit a waiver of the dustless surface requirement and addition of land area. The BZA denied the request for an increase in maximum daily enrollment from 76 to 99 for the child care center. This special permit has since expired.
- On March 9, 2004, the BZA approved special permit amendment SPA 73-L-152-2 to permit an increase in land area to add the residential property at 7420 Bath Street to be used as administrative space and meeting space for small groups.

The plat and conditions approved in 2004 currently govern the property. Copies of the Resolutions from the BZA's prior actions are included as Appendix 4 to this staff report.

Since the adoption of the Zoning Ordinance, no other applications for the addition of telecommunications facilities have been heard by the Board of Zoning Appeals for properties in the surrounding area.

DESCRIPTION OF THE REQUEST

The applicant requests a special permit to allow site modifications and modification of development conditions to locate six telecommunications antennas within an existing 99-foot high church steeple. The applicant also requests installation of a 296.25-square foot concrete pad for two equipment cabinets with room for a potential future third cabinet and an emergency backup generator. The equipment pad would be screened and enclosed by a board on board fence 8 feet in height. These items are proposed to be located to the rear of the church building in the side yard adjacent to Brookfield Park. A portion of the existing steeple will be removed and replaced with radio frequency (RF) friendly material that matches the existing façade. The cross atop the steeple will be reused or replaced with a matching structure. A technician will perform routine monthly maintenance, or on an “as needed” basis for cases of emergency repair.

ZONING ORDINANCE PROVISIONS

R-3 DISTRICT BULK REGULATIONS	REQUIRED	PROVIDED
Lot Size	10,500 sf.	4.64 acres
Lot Width	Corner: 105 feet	250 feet
Building Height	60 feet	30 feet, excluding steeple
Front Yard	40 degree Angle of Bulk Plane, Min. 30 feet	Northern: 228.25 feet Eastern: 61.75 feet
Side Yard	35 degree Angle of Bulk Plane, Min. 10 feet	Western: 101.19 feet Southern: 176.23 feet
Parking Spaces	114	118

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Springfield Planning District; Area IV
Planning Sector: Crestwood Community Planning Sector (S2)
Plan Map: Residential 2-3 d.u. per acre

ANALYSIS

Land Use Analysis

The applicant’s proposal to locate additional antennas within an existing church steeple would establish a new telecommunications use, however the antennas and associated equipment pad would be hidden from the view of the surrounding neighborhood. In

addition, the ground level compound would also be screened from view by an 8 foot tall fence. The compound itself would be located adjacent to the rear façade of the church building.

The subject proposal meets the Comprehensive Plan Guidelines for telecommunications uses found under Objective 42 on pages 37-40 of the Public Facilities Section of the Policy Plan. The proposed facility specifically meets the objective of collocation of telecommunications facilities and satisfies the spirit and intent of Plan guidelines to minimize the visual impact on nearby stable residential neighborhoods.

The installation of telecommunications antennas on an existing facility is subject to the 2232 review process by the Fairfax County Planning Commission, as required by Section 15.2-2232 of the Code of Virginia, to determine if the proposed expansion and location, character and extent are in substantial accord with the Fairfax County Comprehensive Plan. A Feature Shown application, FS-L15-17 has been filed and is under review, pending action by the BZA on SPA 73-L-152-03.

Transitional Screening and Barriers

No changes are proposed to the existing transitional screening or barriers. As required by the Zoning Ordinance, an 8 foot high fence will be installed around the area containing the equipment cabinets and generator. The fence itself would be located behind the existing church building and further screened by mature vegetation which buffer the equipment compound. Based on its location, it does not appear the compound will be visible from any nearby residences.

OTHER ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (See Appendix 6)

- General Special Permit Standards (Sect. 8-006)
- Standards for All Group 3 Uses (Sect. 8-303)
- Limitations on Mobile and Land Based Telecommunications Facilities (Sect. 2-514)

General Standards

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

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

The Comprehensive Plan recommends low density residential uses in the vicinity of the proposed use. The proposed telecommunication facility would be located on a lot 4.64 acres in size with the compound area only visible from densely vegetated park land.

Staff believes that the scale of the proposed use is in harmony with comprehensive plan. The proposed co-location of antennas within an existing steeple also meets the Comprehensive Plan Guidelines for telecommunications facilities.

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

The purpose and intent of the R-3 Zoning District is to promote low density residential uses and to allow other selected uses that are compatible with the character of the district. Staff believes that the proposed stealth co-location of a telecommunication facility within an existing structure is a low impact proposal compatible with the character of the district and is therefore in harmony with the general purpose and intent of the zoning district.

3. *The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

The facility will be located to the rear of the existing church building. The proposed equipment cabinets and generator are small in size and will be fully screened by an 8 foot fence. Therefore, staff believes that General Standard 3 will be met.

4. *The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

No increase in traffic is anticipated from the proposed use.

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

No trees are proposed to be removed as part of the proposed use. An 8-foot tall fence will be provided to screen the equipment cabinets behind existing mature vegetation, as required by the Zoning Ordinance. The application will also be in accordance with the provisions of Article 13 of the Zoning Ordinance.

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

The proposed use will occupy approximately 296.25 square feet located adjacent to the church building, which will not impact the existing open space on the property. Therefore General Standard 6 has been met.

7. *Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

No drainage or parking is required for this proposed use. All required utilities will be provided as shown on the special permit plat.

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.*

No signs are proposed with this application.

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.*

The only proposed structures are equipment cabinets and a generator on a concrete pad and a fence, all of which comply with the bulk regulations for the R-3 District.

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

The use complies with the performance standards for a R-3 district, as demonstrated above.

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

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

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions as discussed previously in the report with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

RECOMMENDATIONS

Staff recommends approval of SPA 73-L-152-03 subject to the Proposed Development Conditions in Appendix 1.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Subject Property Permit History
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**March 2, 2016****SPA 73-L-152-03**

If it is the intent of the Board of Zoning Appeals to approve SPA 73-L-152-03 located at Tax Maps 80-3 ((1)) 1D, 80-3 ((2)) (54) 1 & 9 to permit site modifications and modification of development conditions to permit a telecommunications facility with antennas and related equipment, pursuant to Section 3-303 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. Those conditions carried forward from the previous special permit approvals are marked with an asterisk (*). Edits have been underlined.

1. This approval is granted to the applicant, Grace Presbyterian Church of Springfield Corp. and Cellco Partnership d/b/a Verizon Wireless, only and is not transferable without further action of this Board, and is for the location indicated on the application, 7420 and 7437 Bath Street (4.64 acres) and is not transferable to other land.*
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) (a church, child care center, former single family dwelling used as administrative and meeting space, and telecommunications facility with antenna and related equipment) indicated on the special permit plat titled, "Verizon Wireless – Lynbrook, Special Permit," prepared by Jon K. Erickson, PE, dated August 5, 2014, as revised through December 4, 2015, and approved with this application, as qualified by these development conditions.*
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*
5. The maximum number of seats in the main worship area shall be 396.*
6. The maximum daily enrollment for the child care facilities shall be 76.*

7. Parking shall be provided as shown on the Special Permit Plat. All parking shall be on Lots 1D and 9 (existing church parking lot), including parking for uses on Lot 1.*
8. The maximum hours of operation for the child care center shall be from 9 am to noon, Monday through Friday.*
9. All existing vegetation shall be preserved and shall be used to meet the Transitional Screening requirements.*
1. The barrier requirements shall be waived.* The telecommunications compound shall be screened with an 8-foot tall board on board wood fence as shown on the special permit plat.
11. The maximum hours for use of the structure on Lot 1 shall be from 8:00 am to 10 pm, daily.*
2. The dwelling on Lot 1 shall only be used for administrative purposes and meeting space for small groups. No worship services shall be held in the dwelling.*

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.

DEC 16 2015

Zoning Evaluation Division

Project Name: VERIZON WIRELESS "Lynbrook"
Address: 7434 Bath Street

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

A written statement from the applicant describing the proposed use, and other pertinent data, including specifically:

A. Type of operation(s).

The existing Church use will continue as it is presently operated. The proposed amendment is for a Verizon Wireless facility for a wireless telecommunication facility which will consist of antennas (mounted inside the proposed faux steeple) and the accessory equipment needed to power and operate the antennas, which will be placed on the ground, on the rear (west) side of the church building, as shown on the plans.

B. Hours of operation.

The existing Church and Child Care Facility will maintain its current hours of operation shown below. The proposed Verizon Wireless telecommunication facility will operate 24 hours a day, seven days a week. The back-up generator will only be tested for approximately 1/2 hour each week, during day time hours. It will only run during night time hours during power outages, but will not generate excessive noise that would negatively impact any adjoining property owners or residences.

Church

Office: Monday- Friday 9am-4pm
Church Services: Sunday 8:30am-10:45am
Group Meeting: Daily, 7:30am-9am

Child Care Facility

Monday-Friday 9am-12pm

Additional Property

Group Meetings: 8am-10pm

C. Estimated number of patrons/clients/patients/pupils/etc.

The existing Church seating capacity is 396. The seating capacity will not change in conjunction with this project. The existing number of children at the Child Care Facility is 76. The proposed Verizon Wireless telecommunication facility will not have any patrons, clients, children, etc.

D. Proposed number of employees/attendants/teachers/etc.

The existing Church currently has 12 employees and the child care facility has 11 employees. Both will maintain its current level of employees and staff. The proposed Verizon Wireless telecommunication facility will not have any employees on site. The facility will be operated remotely from a Verizon operations center but will have

periodic maintenance checks, approximately once every 1-2 months. General repairs will be conducted when necessary.

E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

The existing parking at the property is 118 spaces and will remain unaffected. The amount of vehicle traffic associated with the existing Church use will not change or increase due to the proposed Verizon facility. Because there are no on-site Verizon employees, there will not be any daily vehicle trips associated with the telecommunication facility use. The only traffic generation will be for the periodic maintenance checks, or repairs, as described in "D" above.

F. Vicinity or general area to be served by the use.

The existing Church will continue to serve this part of the general Springfield area. The proposed Verizon Wireless telecommunication facility will provide wireless service to the residential areas approximately 2 miles in radius from the subject property.

G. Description of building facade and architecture of proposed new building or additions.

There are no proposed changes to the Church building or façade. The proposed Verizon Wireless telecommunication facility does not include any fully enclosed buildings. The proposed equipment cabinets will be located on a concrete pad with a structural canopy over it (approximately 10' tall). The equipment area and canopy are on the rear of the Church building and will not readily be visible from adjacent or nearby properties.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

There are no known hazardous or toxic substances existing on the subject property. The proposed back-up generator will have a self-contained fuel tank which will comply with all applicable building code design requirements for such equipment.

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

The proposed Verizon Wireless telecommunication facility meets all applicable design standards for such uses, including antenna size limitations, setbacks, and screening requirements. Additionally, the facility complies with all applicable building code requirements, as will demonstrated during the building permit review process. No waivers or variances to any County ordinances have been requested as part of this proposed facility.



Lynbrook
Location Map
● - not visible ● - visible

Snowover Ave
Grace St

Accommac St

Ammelia St

Floyd Ave

Grace St

Baith St

Grace St

North View

East View

South View

Site

Brookfield Park

Site Name: Lynbrook
Wireless Communication Facility
7434 Bath Street
Springfield, VA

Photograph Information:
View from the North
Showing the Existing Site



Antennas to be Housed
Within Existing Steeple



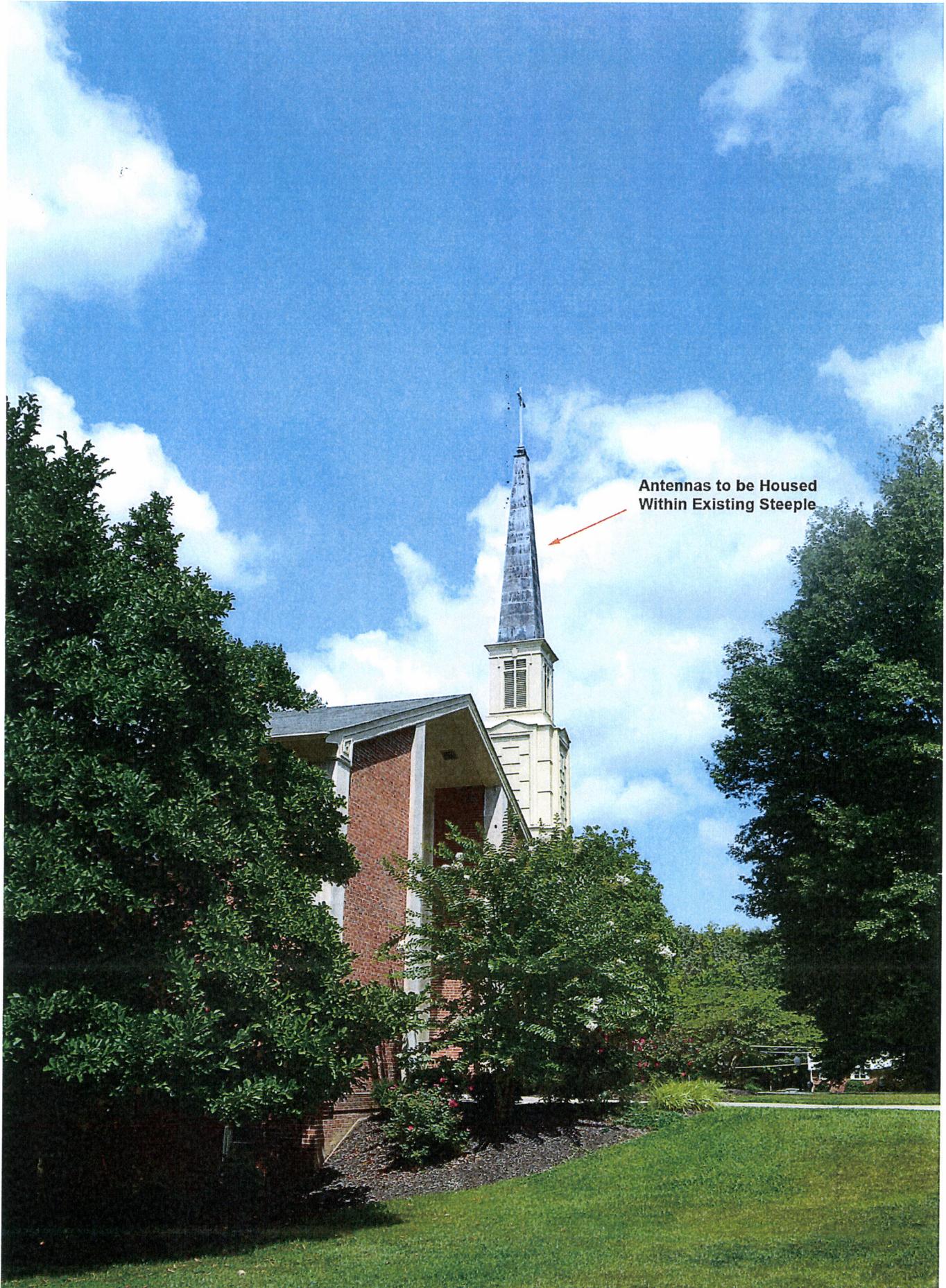


Antennas to be Housed
Within Existing Steeple

Photograph Information:
View from the South
Showing the Existing Site

Site Name: Lynbrook
Wireless Communication Facility
7434 Bath Street
Springfield, VA

NBCU
TOTALLY COMMITTED.

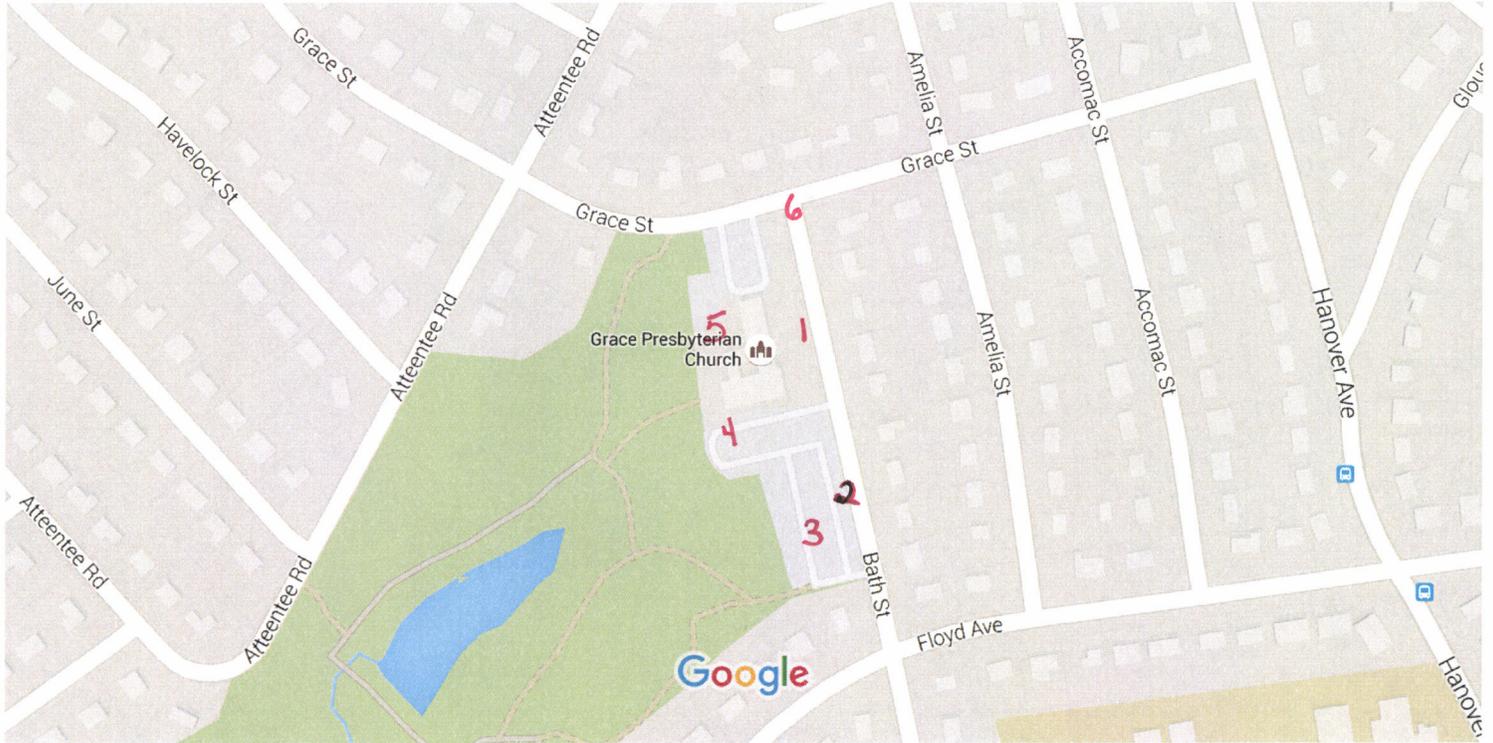


Antennas to be Housed
Within Existing Steeple

Site Name: Lynbrook
Wireless Communication Facility
7434 Bath Street
Springfield, VA

Photograph Information:
View from the East
Showing the Existing Site

NBICTM
TOTALLY COMMITTED.



Map data ©2015 Google 200 ft

- 1 - Views East, Northeast + Southeast
- 2 - Views East, Southeast
- 3 - Views South, Southwest + West
- 4 - View West
- 5 - View West
- 6 - Views East, Northeast, West + Northwest

RECEIVED
 Department of Planning & Zoning
 NOV 12 2015
 Zoning Evaluation Division

1 - East

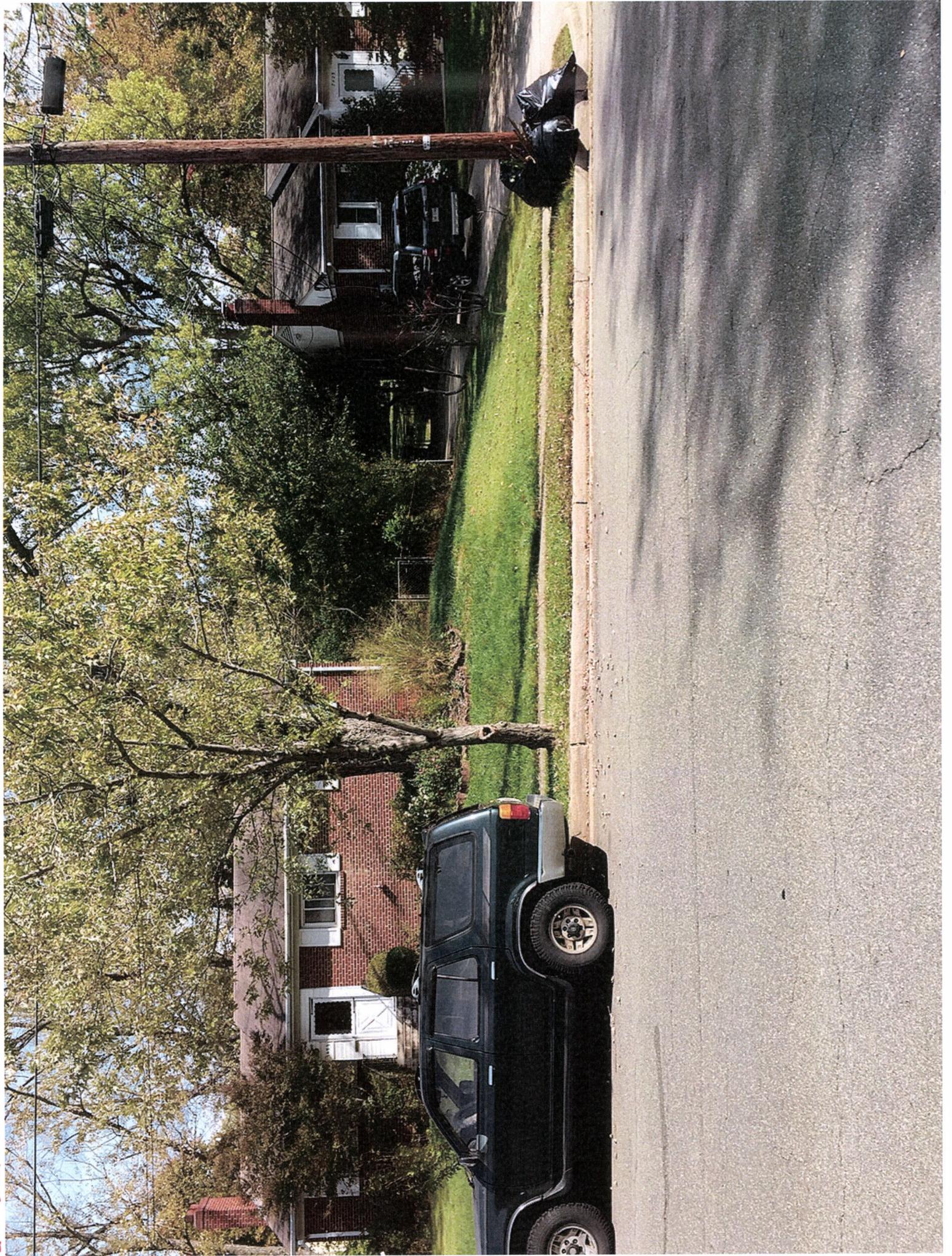


1 - Northeast



1 - Southeast

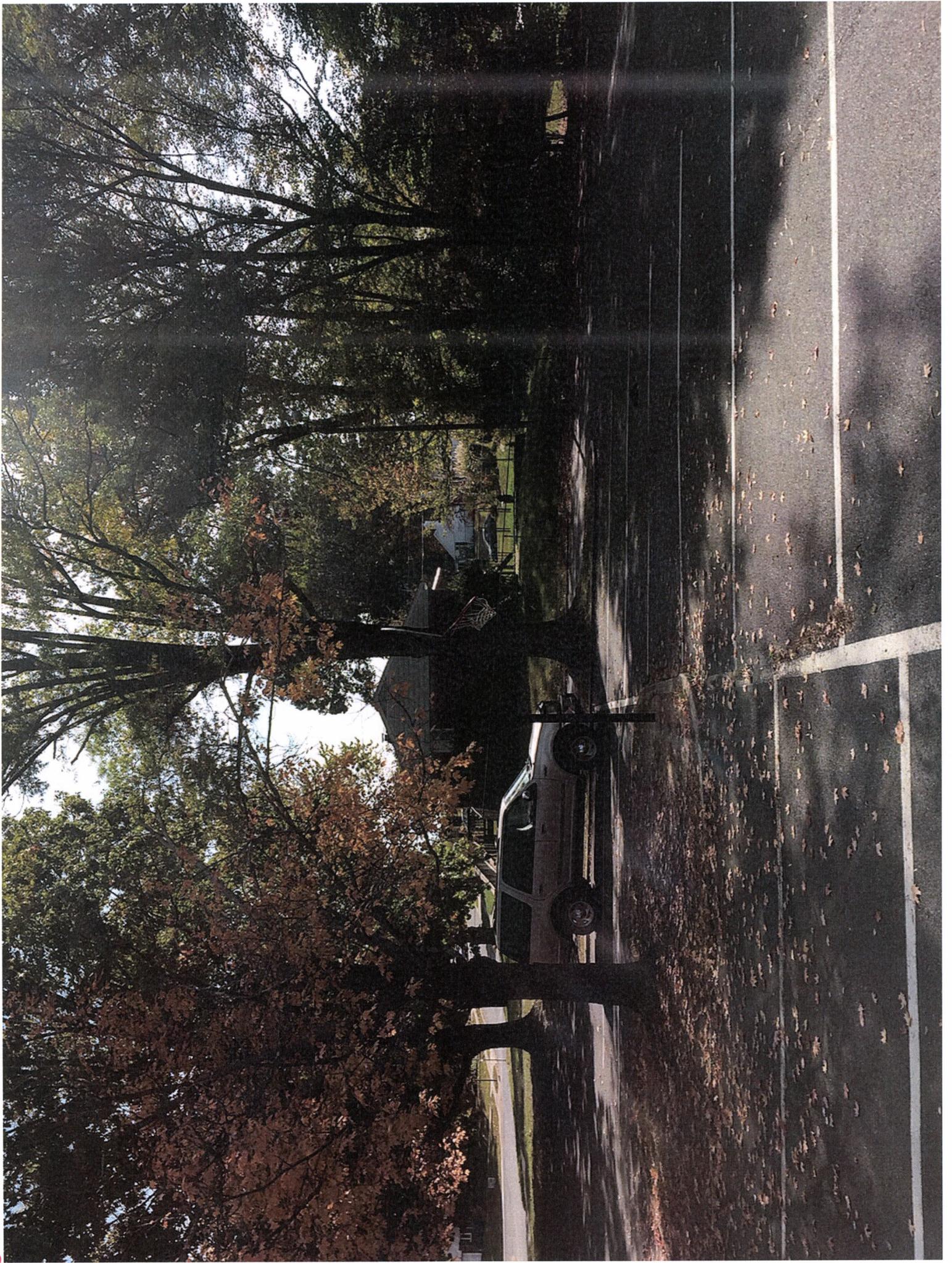




2 - East

2 - Southeast





3 - South

3- Southwest





3 - West

4 - West





5- West

6 - East



6- Northeast



6 - North



6 - Northwest



Application No.(s): SPA 73-L-152-03
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

I, Timothy D. Dwyer, 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)
Cellco Partnership d/b/a Verizon Wireless	7600 Montpelier Road, Laurel, MD 20723	Applicant/Lessee to Church
Grace Presbyterian Church (Corp.)	7434 Bath St., Springfield, VA 22150	Co-Applicant/Title Owner/Lessor
Network Building & Consulting, LLC Agent - Timothy D. Dwyer	6095 Marshalee Drive, Suite 300, Elkridge, MD 21075	Agent for Applicant/Lessee Cellco Partnership d/b/a Verizon Wireless

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: DEC 08 2015
(enter date affidavit is notarized)

13120e

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)

Grace Presbyterian Church of Springfield, 7434 Bath Street, Springfield, VA 22150

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A not-for-profit corporation with no shareholders

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

PARTNERSHIP INFORMATION

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

Cellco Partnership d/b/a Verizon Wireless
One Verizon Way, Basking Ridge, NJ 07920

(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**)

- | | |
|-----------------------------------|-----------------|
| Bell Atlantic Mobile Systems, LLC | General Partner |
| GTE Wireless Incorporated | General Partner |
| JV PartnerCo, LLC | General Partner |
| PCS Nucleus, L.P. | General 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 1 of 12

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

Bell Atlantic Mobile Systems, LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI Communications Services Inc.

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

MCI Communications Services Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI Broadband Solutions, Inc

(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)

Page 2 of 12

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

13180de

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

MCI Broadband Solutions, Inc.
901 International Parkway, Lake Mary, FL 32746

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)

Terremark Worldwide, Inc.

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

Terremark Worldwide, Inc.
2 South Biscayne Blvd, Ste 2800, Miama, FL 33131

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)

Verizon Business Network Services Inc.

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

Verizon Business Network Services Inc
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI Communications Corporation

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

MCI Communications Corporation
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Business Global LLC

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131804

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

Verizon Business Global LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Communications Inc.

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

Verizon Communications Inc.
140 West Street, New York, NY 10007

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)

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

GTE Wireless Incorporated
One Verizon Way, Basking Ridge, NJ 07920

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)

GTE Corporation
MFS Globenet Inc.

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

GTE Corporation
140 West Street, New York, NY 10007

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)

Verizon Communications Inc
Nynex LLC
Verizon Ventures LLC

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

MFS Globenet Inc
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI International Services, Inc.

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

NYNEX LLC
140 West Street, New York, NY 10007

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)

Verizon Communications Inc

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

13806

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

Verizon Ventures LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Communications Inc.

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

MCI International Services, Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI International, Inc.
Verizon Business Network Services Inc.

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

MCI International Inc
One Verizon Way, Basking Ridge, NJ 07920

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)

MCI Communications Corporation

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

JV PartnerCo, LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Americas Inc.

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

Verizon Americas Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Americas Holdings Inc.

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

Verizon Americas Holdings Inc.
901 International Parkway, Lake Mary, FL 32746

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)

Verizon Americas Finance 2 Inc.

(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)

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

DEC 08 2015

DATE: _____
(enter date affidavit is notarized)

131806

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

Verizon Americas Finance 2 Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Americas Finance 1 Inc.

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

Verizon Americas Finance 1 Inc.
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Communications Inc.

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

PCS Nucleus, L.P.
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Holdings LLC
JV Partner Co, LLC

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

Verizon Holdings LLC
One Verizon Way, Basking Ridge, NJ 07920

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)

Verizon Americas Inc.

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131206

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

Network Building & Consulting Newco, LLC
6095 Marshalee Drive, Suite 300, Elkridge, MD 21075

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)

Thomas Kane	Bill Welber
Greg Tully	Amy Mahoney
Conlon McCarthy	Mikel Budde
Steve Weber	Michael Dean
	Jan Shulse

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

(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)

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

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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

PCS Nucleus, L.P.
One Verizon Way, Basking Ridge, NJ 07920

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

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

Verizon Holdings LLC
JV PartnerCo, LLC

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: DEC 08 2015
(enter date affidavit is notarized)

131806

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: DEC 08 2015
(enter date affidavit is notarized)

131800

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)

[Signature]
[] Applicant [X] Applicant's Authorized Agent

Timothy D. Dwyer, Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8th day of December 2015, in the State/Comm. of Maryland, County/City of Baltimore.

[Signature]
Notary Public

My commission expires: 4.29.18



NEW CONTINUED

2-
CONT'D

OPINION THAT THERE IS TOO LARGE A HOUSE ON EACH OF THE LOTS REVIEWED FOR A GARPORT.

MR. CRANFORD BROUGHT TO THE BOARD'S ATTENTION THE FACT THAT THERE IS A HOUSE ON SQUIRE LANE WHICH HAS A DOUBLE CARPORT AND IT APPEARS THERE IS ONLY ABOUT 6 FEET FROM THE SIDE PROPERTY LINE.

MR. MOORELAND MADE A NOTE OF THIS.

MRS. CARPENTER MOVED THAT N. K. CRANFORD, TO PERMIT ERECTION OF CARPORT 8.3 FT. FROM SIDE PROPERTY LINE, LOT 24, BLOCK C, SECTION 4, SUNNY RIDGE ESTATES (3721 LILLIAN DRIVE), LEE DISTRICT, BE DENIED, AS THIS BOARD HAS FOUND THAT THERE ARE NOT UNUSUAL CIRCUMSTANCES OR CONDITIONS APPLYING TO THIS LOT BECAUSE THE ADJOINING PROPERTY OWNERS HAVE THE SAME PROBLEM. IT APPEARS THAT THE HOUSES ARE MUCH TOO LARGE FOR THE LOTS.

SECONDED, MR. BARNES Cd. UNAN. (MR. E. SMITH NOT PRESENT)

//

3- (MR. E. SMITH ARRIVED AT THE MEETING).

ALVIN DEPEW, TO ALLOW GARAGE IN SIDE YARD CLOSER TO SIDE LINE THAN ALLOWED BY THE ORDINANCE, AT THE END OF WALL STREET, ADJACENT TO MOSSCREST SUBDIVISION, DRANESVILLE DISTRICT. (RE-1)

MR. DEPEW PRESENTED COPIES OF LETTERS OF NOTIFICATION TO PROPERTY OWNERS. THIS IS LOCATED NEAR TYSON'S CORNER, OFF ROUTE #123, NEAR THE WATER TOWER BEING BUILT. HE GAVE PROPERTY FOR THE WATER TOWER.

THE GARAGE IS READY FOR A ROOF AND WAS PUT UP WITHOUT A BUILDING PERMIT AS HE WAS NOT AWARE OF THE FACT THAT A PERMIT WAS REQUIRED. IT IS A TWO-CAR GARAGE ON A SLAB. HE WAS HOPING TO CONVERT ^{THE GARAGE ATTACHED TO HIS HOUSE} INTO A BEDROOM INASMUCH AS HE HAS ONLY A TWO-BEDROOM HOUSE AND HE HAS THREE CHILDREN AND HIS MOTHER-IN-LAW LIVES WITH HIM. ^(IN ROESTER) THE GARAGE IS OPEN ON THREE SIDES, THE BACK BEING THE ONLY SIDE WHICH IS CLOSED.

MRS. HENDERSON POINTED OUT THAT IF MR. DEPEW MOVED THE WALL ON THE SIDE LINE IN TWO FEET HE WOULD NOT NEED A VARIANCE.

MR. DEPEW SAID THAT ACCORDING TO TWO FENCE POSTS WHICH HE THOUGHT INDICATED HIS PROPERTY LINE THE CONSTRUCTION IS 4 FEET FROM THE LINE.

MR. E. SMITH STATED THAT ABOUT ONCE A WEEK THERE IS SOMEONE BEFORE THE BOARD WHO HAS STARTED CONSTRUCTION WITHOUT A PERMIT. HE SUGGESTED THE COUNTY DO SOMETHING ABOUT IT BY GETTING A FLIER OUT PERHAPS WITH TAX BILLS POINTING OUT THE VARIOUS TYPES OF PERMITS REQUIRED IN THE COUNTY. INASMUCH AS THE APPLICANT HAS INDICATED HE CAN COMPLY WITH THE ORDINANCE, MR. E. SMITH MOVED THAT THE APPLICATION OF ALVIN DEPEW, TO ALLOW GARAGE IN SIDE YARD CLOSER TO SIDE LINE THAN ALLOWED BY THE ORDINANCE, AT THE END OF WALL STREET, ADJACENT TO MOSSCREST SUBDIVISION, DRANESVILLE DIST., BE DENIED.

SECONDED, MRS. CARPENTER Cd. UNAN.

MRS. HENDERSON SUGGESTED TO MR. DEPEW THAT HE HAVE THE INSPECTOR OUT NOW TO CHECK THE SETBACKS AND THEN HAVE IT RECHECKED ON COMPLETION.

//

4- GRACE PRESBYTERIAN CHURCH, TO PERMIT OPERATION OF A KINDERGARTEN IN EXISTING CHURCH BUILDING, S.W. CORNER OF GRACE STREET AND BATH STREET, MASON DISTRICT. (RE-12.5)

MR. DAVE WILLBRANT PRESENTED COPIES OF LETTERS OF NOTIFICATION. HE STATED THIS IS A NON-PROFIT, CHURCH SPONSORED SCHOOL, WHICH HAS BEEN IN OPERATION FOR SIX YEARS. LAST YEAR THE ENROLLMENT WAS 60 PUPILS, AND THIS YEAR THEY NUMBER ABOUT 43. MOST OF THE CHILDREN ARE WALKING TO SCHOOL. TWO CAR POOLS TRANSPORT THOSE WHO CANNOT WALK TO SCHOOL. THE

NEW CASES (CONTINUED)

CHILDREN RANGE FROM 4-7 YEARS OF AGE UP TO THOSE WHO HAVE BEEN ABLE TO ENTER THE FIRST GRADE. THE HOURS ARE FROM 8:45 A.M. TO 11:00 A.M. THEY SERVE A SNACK IN THE MORNING - NO LUNCH.

MR. MOORELAND SAID THIS IS ONE OF THE CHURCHES WHICH IS COMING IN FOR PERMISSION TO OPERATE A KINDERGARTEN. YEARS AGO THIS WAS GRANTED, BUT IT HAS BEEN FOUND THAT THESE SCHOOLS HAVE GROWN EVEN THROUGH THE FIRST GRADE.

MRS. HENDERSON FELT THERE SHOULD BE A MAXIMUM NUMBER OF CHILDREN ALLOWED AND FOR KINDERGARTEN ONLY.

MR. D. SMITH MOVED THAT THE APPLICATION OF GRACE PRESBYTERIAN CHURCH, TO PERMIT OPERATION OF A KINDERGARTEN IN EXISTING CHURCH BUILDING SW CORNER OF GRACE STREET AND BATH STREET, MASON DISTRICT, BE APPROVED WITH A MAXIMUM OF 75 STUDENTS, KINDERGARTEN ONLY, WITH THE PERMIT TO THE APPLICANT ONLY.

SECONDED, MR. BARNES Cd. UNAN.

//

ARCHIE T. DEEM, TO PERMIT DIVISION OF LOT AND/OR DIVISION OF LOT WITH VARIANCES AS TO SIDE YARD SETBACKS OF DWELLING ON PROPOSED LOT 24B, ENGLANDBORO SUBDIVISION, (587 OXFORD STREET), MASON DISTRICT. (R-77)

MR. DEEM SAID HIS ATTORNEY, MR. MORGAN, HAD BEEN DELAYED.

MR. D. SMITH SUGGESTED THE CASE BE MOVED UP BEYOND, AT LEAST, THE NEXT CASE.

MR. WEAVER, REPRESENTING THE ENGLANDBORO CITIZENS ASSOCIATION, PRESENTED A PETITION SIGNED BY 16 PROPERTY OWNERS IN THE AREA ASKING THE BOARD TO DENY THE APPLICATION. THERE WERE NINE PEOPLE AT THE HEARING WHO WERE OPPOSED TO THE APPLICATION, AND THEY WISHED TO GET BACK TO WORK.

MR. WEAVER REQUESTED THE APPLICATION BE DENIED AT THE MOMENT.

MR. E. SMITH SAID THAT ALTHOUGH HE FELT MR. MORGAN SHOULD BE HERE, HE MOVED THE CASE BE SET TO BE HEARD IMMEDIATELY AFTER THE 11 A.M. CASE ON THE AGENDA.

MR. MOORELAND POINTED OUT THAT THIS IS IN THE CIRCUIT COURT AND HE FELT IT WOULD BE WISE TO HOLD THE HEARING.

IT WAS THE CONSENSUS OF THE BOARD THAT THIS BE HELD UNTIL 11:30 A.M.

//

WILLIAM D. CHALEK, TO PERMIT ERECTION OF A CARPORT 15.38 FT. FROM SIDE LOT LINE, LOT 9, J. W. GIBBS SUBDIVISION, (709 SURREY DRIVE), MT. VERNON DISTRICT. (RE-0.5)

COLONEL CHALEK PRESENTED PICTURES OF HIS HOME, WHICH HE PURCHASED THREE MONTHS AGO, AND POINTED OUT THAT WHEN THE HOUSE WAS BUILT THE ORDINANCE PERMITTED A GARAGE 15 FEET FROM THE PROPERTY LINE.

HE SUBMITTED A LETTER FROM HIS NEIGHBOR, LT. COLONEL CHARLES L. TUCKER WHICH INDICATED THAT FAR FROM HAVING AN OBJECTION HE WOULD BE IN FAVOR OF COLONEL CHALEK BUILDING THE CARPORT, AS HE FELT IT WOULD ENHANCE PROPERTY VALUES IN THE NEIGHBORHOOD.

IT WAS SUGGESTED THAT THE CARPORT BE PUT IN THE REAR, AFTER CUTTING AWAY THE FILL.

COLONEL CHALEK SAID HE WISHED TO USE THE EXISTING DRIVEWAY AND FILL WHICH WAS INTENDED FOR A CARPORT WHEN THE HOUSE WAS BUILT. THERE IS ONLY ONE HOME IN THE IMMEDIATE AREA WITHOUT A CARPORT.

MR. WILLIAM H. FLETCHER, WHO LIVES DIRECTLY ACROSS THE STREET AT 710 SURREY DRIVE, HAD NO OBJECTION TO THE CARPORT, AND FELT IT WOULD IMPROVE THE VALUE OF THE PROPERTY. HE RECOMMENDED THAT THE BOARD GRANT THE VARIANCE.

dead

S-120-65
7407 Green St.

Office of the Zoning
Administrator

June 9, 1965

Mrs. Doris DeLorenzo
5908 Accomac Street
Springfield, Virginia

RE: Appl. for Cooperative School for Handicapped
Children, Inc.

Dear Mrs. Lorenzo:

This letter will confirm the decision of the Fairfax County Board of
Zoning Appeals on Tuesday June 8, 1965

(granting) ~~(denying)~~ your application to permit operation
of a school for the handicapped children, 40 children during the
normal school year. Hours of operation 9:30 to 1:30, office open
until 2:00, transportation supplied by the school. This permit
is for this location only. Children will be 3 to 18 years of age.
All other provisions of the Ordinance to be met. Lot 9, Block 54,
Section 20 Springfield (Grace Presbyterian Church).

*Construction (operation) must start within twelve (12) months from
the date of this hearing, otherwise this approval is no longer valid
Permit will be issued if you fill out the necessary papers in this
office.

Yours truly,

J. O. Woodson,
Zoning Administrator.

*If your application is denied, this does not apply, and an
application for substantially the same subject cannot be filed
for a period of twelve (12) months.

The Regular Meeting of the Board of Zoning Appeals Was Held on Wednesday, September 12, 1973, in the Board Room of the Massey Building. Present: Daniel Smith, Chairman; Loy Kelley, Vice-Chairman; George Barnes, Joseph Baker and Charles Runyon.

The meeting was opened with a prayer by Mr. Barnes.

5-00 - GRACE PRESBYTERIAN CHURCH, app. under Sec. 30-7.2.6.1.11 of Ord. to permit church addition, 7434 Bath Street, 80-3((2))9, Springfield District (R-12.5), S-152-73 OTH

William Peake, represented the applicant before the Board. His address is 8125 Edmond Court, Springfield, Virginia.

Notice to property owners were in order.

Mr. Peake stated that this addition is to be 25' x 52' and will be a 2 story structure. It is basically one small segment of a planned larger addition. The purpose of this construction is to provide better facilities for their staff and provide a very small multi-purpose room that is designed specifically for a prayer room and for small weddings. The church has a large multi-purpose room and sanctuary. They do not anticipate any additional congregational members.

Mr. Peake stated that this addition will be of brick and will blend in with the present church. It is hardly visible from the one single family house that is there. The other contiguous property owner is the Park Authority and is nothing but wooded area.

There was no opposition to this application.

Meeting ended at 10:20 A.M.

Application No. S-152-73, application by Grace Presbyterian Church, under Section 30-7.2.6.1.11 of the Zoning Ordinance, to permit church addition on property located at 7434 Bath Street, also known as tax map 80-3((2))9, County of Fairfax, Mr. Kelley moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public by advertisement in a local newspaper, posting of the property, letters to contiguous and nearby property owners, and a public hearing by the Board of Zoning Appeals held on the 12th day of September, 1973.

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

1. That the owner of the subject property is Grace Presbyterian Church of Springfield, Va.
2. That the present zoning is R-12.5.
3. That the area of the lot is 3.3826 acres.
4. That Site Plan approval is required.
5. The compliance with all county codes is required.

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

1. That the applicant has presented testimony indicating compliance with Standards for Special Use Permit Uses in R Districts as contained in Section 30-7.1.1 of the Zoning Ordinance; and

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated in the application and is not transferable to other land.
2. This permit shall expire one year from this date unless construction or operation has started or unless renewed by action of this Board prior to date of expiration.
3. This approval is granted for the buildings and uses indicated on plans submitted with this application. Any additional structures of any kind, changes in use or additional uses, whether or not these additional uses require a use permit, shall be subject to this use permit to be re-evaluated by this Board. These changes include, but are not limited to, changes of ownership, changes of the operator, changes in signs, and changes in screening or fencing.

September 12, 1973

GENERAL METHODIST EPISCOPAL CHURCH (continued)

The granting does not constitute exemption from the various requirements of this county. The applicant shall be himself responsible for fulfilling his obligation TO OBTAIN NON-RESIDENTIAL USE PERMITS AND THE LIKE THROUGH THE ESTABLISHED PROCEDURES AND THIS SPECIAL USE PERMIT SHALL NOT BE VALID UNTIL THIS HAS BEEN DONE.

5. The resolution pertaining to the granting of the Special Use Permit SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during the hours of operation of the permitted use.

6. Architectural detail to conform to that of the existing structure.

7. The minimum number of parking spaces shall be 118.

8. Landscaping and screening to be provided to the satisfaction of the Director of County Development.

Mr. Barnes seconded the motion.

The motion passed unanimously.

//

~~FAIRFAX FUNERAL HOME, INC., T/A COVINGTON-MARTIN FUNERAL HOME, app. under Sec. 30-7.2.6.1.9 of Ord. and Sec. 30-4.2.7 of Ord. to permit construction of additional chapel and visitation rooms to existing funeral home, 6161 Leesburg Pike, 51-3((1))25A, Mason District (R-12.5), S-139-73 -- 10:20 A.M. Item~~

~~FAIRFAX FUNERAL HOME, INC., T/A COVINGTON-MARTIN FUNERAL HOME, app. under Sec. 30-6.6 of Ord. to permit construction of addition to existing funeral home closer to side property line than allowed under Specific Requirement of Sec. 30-7.2.6.1.9 of Ord. which states that all funeral structures shall be located 40' from any residential district, 6161 Leesburg Pike, 51-3((1))25A, Mason District (R-12.5), V-140-73 -- 10:30 Item~~

~~Mr. Tom Lawson, attorney for the applicant, testified before the Board.~~

~~Notices to property owners were in order. The contiguous owners were First Christian Church of Falls Church, 6165 Leesburg Pike, and Martha Lumpkin, Seven Corners Medical Building, 6303 Castle Place, Falls Church, Virginia.~~

~~Mr. Lawson submitted a rendering showing the building as it presently exists and pointed out where they plan to put the addition. The wing will be north to the main building. He also submitted some additional color pictures of the property. He commented on the foliage to the north of the property that affords natural adequate screening. He stated that they would supplement this with additional screening as required under site plan. The Staff Reports suggests that the service road be dedicated to the County and he stated that they will do that. That service road is in place and is maintained by the owner of the property at the present time.~~

~~Mr. Lawson stated that the architectural design of this addition will be harmonious with the present structure.~~

~~Mr. Lawson stated that the present management has found that because of increased business they need additional visitation rooms and a chapel.~~

~~Mr. Smith asked if they had an embalming service.~~

~~Mr. Lawson stated that they do have and that was permitted under their original Special Use Permit.~~

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

In Special Permit Amendment Application SPA 73-L-152-1 by GRACE PRESBYTERIAN CHURCH, under Section 3-303 and 8-915 of the Zoning Ordinance to amend SP 73-L-152 for church and related facilities to allow child care center, waiver of dustless surface requirement, and addition of land area (**BZA GRANTED WAIVER OF DUSTLESS SURFACE REQUIREMENT AND ADDITION OF LAND AREA**), on property located at 7434 Bath Street, Tax Map Reference 80-3((2))(54)9 and 80-3((1))1D, Mrs. Harris 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 February 18, 1992; 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-3.
3. The area of the lot is 4.3555 acres.
- 7 4. The general standards are very specific in that the use should be in harmony with the surrounding neighborhood, should not impact on either vehicular or pedestrian traffic, and should be in harmony with the existing and projected growth.
5. While there have been many letters of support, the contiguous neighbors that would be directly affected were rather unanimous in their opinion that "enough was enough."
6. The church currently has numerous activities that impact on the environment of the surrounding residences.
7. The additional impact of the School Age Child Care Program (SACC) would not be in keeping with the quiet residential neighborhood.
8. All avenues leading into and exiting from the church are quiet residential streets.
9. The church parking lot is usually busy and the additional burden would possibly spill over onto the streets.
10. The intensity of use would not be in harmony with the surrounding neighborhood.

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 Sections 8-303, 8-305 and 8-915 of the Zoning Ordinance.

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

1. This approval is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structure(s), and/or use(s) indicated on the special permit plat stamped and sealed by William D. Peake, and dated July 7, 1991 (revised), approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. Site Plan, Site Plan waiver or other appropriate submission shall be required as determined necessary by DEM.
5. The maximum number of seats in the main area of worship shall be 396. Ninety-nine (99) on site parking spaces shall be provided for the church use.
6. The maximum daily enrollment for the child care facilities shall be 76. (Approved by SP 73-L-152.)
7. The gravel surfaces shall be maintained in accordance with Public Facilities Manual standards and the following guidelines. The term of the waiver of the dustless surface shall in accordance with the provisions of the Zoning Ordinance.
 - Speed limits shall be kept low, generally 10 mph or less.
 - The area shall be constructed with clean stone with as little fines material as possible.
 - The stone shall be spread evenly and to a depth adequate enough to prevent wear-through or bare subsoil exposure. Routine maintenance shall prevent this from occurring with use.
 - Resurfacing shall be conducted when stone becomes thin and the underlying soil is exposed.
 - Runoff shall be channeled away from and around driveway and parking areas.

- Periodic inspections shall be performed to monitor dust conditions, drainage function and compaction-migration of the stone surface.
 - There shall be pavement to a point twenty-five (25) feet into the parking area to inhibit the transfer of gravel to the paved portion of the existing parking area.
8. All existing vegetation shall be preserved.
 9. All parking for church and related facilities shall be on site except for the handicap parking which has been approved on the street.

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 legally established 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 or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use or 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.

Mr. Hammack seconded the motion which carried by a vote of 4-1-1. Vice Chairman Ribble, Mrs. Harris, Mr. Hammack, Mr. Kelley voted aye; Mrs. Thonen voted nay; and Mr. Pammel abstained from the vote. Chairman DiGiulian was absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on February 26, 1992. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:

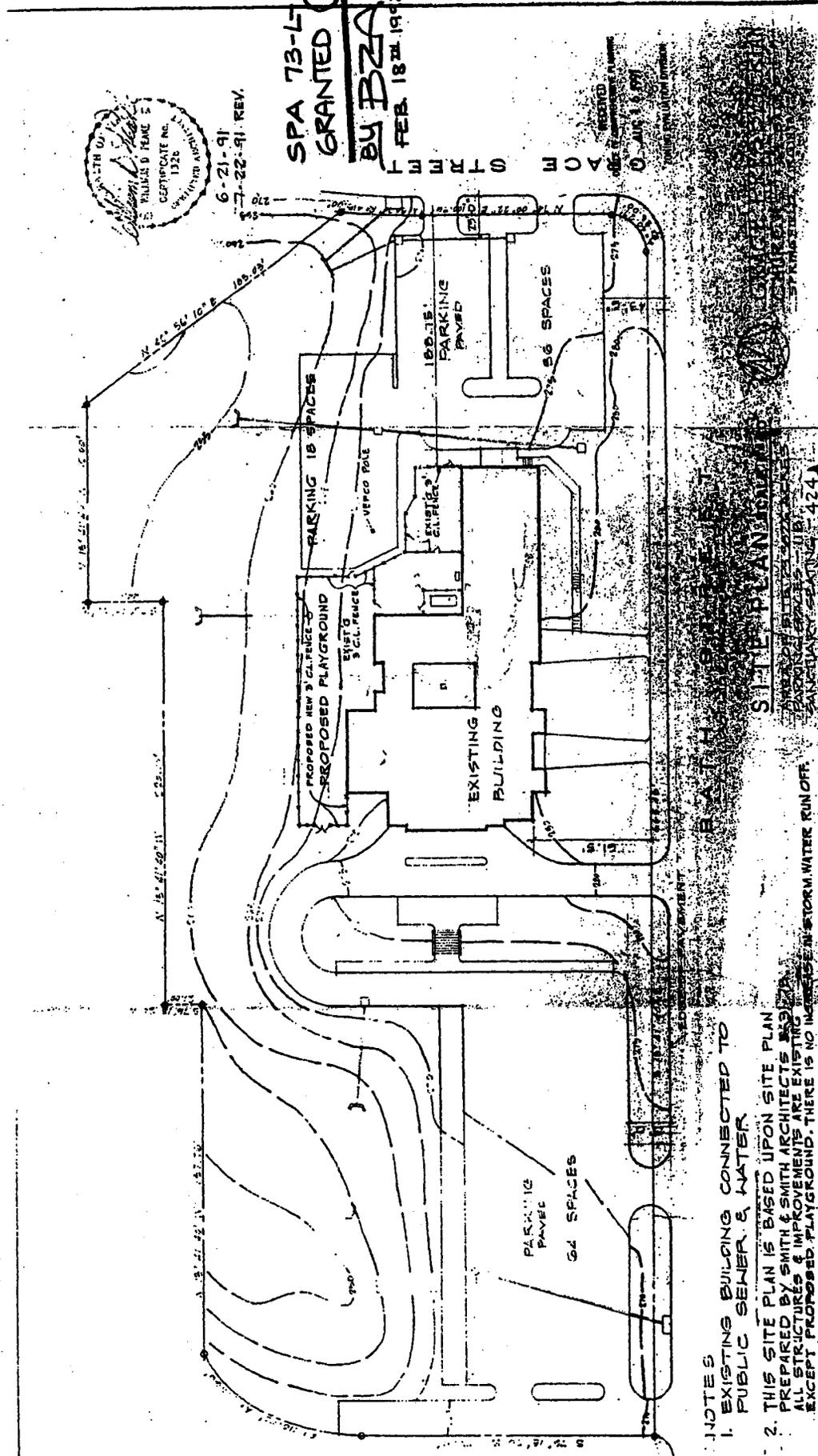

Helen C. Darby, Associate Clerk
Board of Zoning Appeals



6-21-91
7-22-91 REV.

SPA 73-L-152-1
GRANTED
IN PART
BY BZA (RD)
FEB. 18TH 1992

PROPERTY COUNTY GENERAL DISTRICT COURT
1. The undersigned clerk of said court do hereby certify that the above is a true and correct copy of the original as filed in the office of said clerk.
2. The undersigned clerk of said court do hereby certify that the above is a true and correct copy of the original as filed in the office of said clerk.
3. The undersigned clerk of said court do hereby certify that the above is a true and correct copy of the original as filed in the office of said clerk.



BATH
SITE PLAN
BASED ON PARKING

- NOTES
1. EXISTING BUILDING CONNECTED TO PUBLIC SEWER & WATER
 2. THIS SITE PLAN IS BASED UPON SITE PLAN PREPARED BY SMITH & SMITH ARCHITECTS P.A. ALL STRUCTURES & IMPROVEMENTS ARE EXISTING EXCEPT PROPOSED PLAYGROUND. THERE IS NO INCREASE IN STORM WATER RUN OFF.

9:00 A.M. TRUSTEES OF GRACE PRESBYTERIAN CHURCH, SPA 73-L-152-02 Appl. under Sect(s) 3-303 of the Zoning Ordinance to amend SP 73-L-152 previously approved for church with child care center to permit increase in land area. Located at 7420 and 7434 Bath St. on approx. 4.64 ac. of land zoned R-2 and R-3. Lee District. Tax Map 80-3 ((1)) 1D, 80-3 ((2)) (54) 1 and 9.

Chairman DiGiulian called the applicant to the podium and asked if the affidavit before the Board of Zoning Appeals (BZA) was complete and accurate. Jeffrey S. Davis, 6815 Bluecurl Circle, Springfield, Virginia, the applicant's agent, replied that it was.

Bill Sherman, Staff Coordinator, made staff's presentation as contained in the staff report. The applicant requested a special permit amendment to amend SP 73-L-152, previously approved for a church and child care center, to increase land area consisting of a lot owned by the church and developed with a single-family dwelling. The use of the existing church site, consisting of Tax Map 80-3 ((2)) (54) 9 and 80-3 ((1)) 1D, would not change. The existing single-family dwelling on the proposed additional land area, Tax Map 80-3 ((2)) (54) 1, would be used as administrative and meeting space. No additional children for the child care center, seats for the church, or new construction was proposed. Mr. Sherman stated that staff had concluded that the subject application was in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions and recommended approval of the application subject to the proposed development conditions.

Mr. Davis presented the special permit amendment request as outlined in the statement of justification submitted with the application. He said the church purchased the home the prior year with the hope that small group meetings could be held there.

Chairman DiGiulian asked whether the applicant had seen the letters of opposition the Board had received, to which Mr. Davis replied that he had not.

Chairman DiGiulian presented several opposition letters to Mr. Davis and asked him to address them.

While Mr. Davis reviewed the letters, Mr. Ribble asked staff what currently existed in the way of daycare. Mr. Sherman replied that there was a nursery school with approximately 60 children.

Mr. Davis stated that the opposition letters seemed to center around parking, noise, and use as a childcare center. He said the use as a childcare center did not apply to the permit application for the house because the church already had a childcare center that the Board had approved, and it was not being changed. He explained that the home they were trying to incorporate into the overall lot structure was on the south side of a large parking lot, and there would be no childcare center activities in the house. Mr. Davis reported that the church had an open house to try to educate the neighbors about what was being done, and a number came by. Regarding the issues of noise and parking, he said the church was not trying to increase or institute new programs into the house, but rather was trying to overflow small group meetings, bible studies, and religious education. He said that because there was no increase in activities, just a spreading out of the current ones, the noise and traffic should go down or at worst stay the same, and use of the house for some meetings would encourage people to use the parking at the south end near the house rather than the parking spaces near the main church building.

Mr. Beard asked for clarification of the location of the house in question. Mr. Davis indicated that it was on the corner of the property and was located immediately adjacent to the south parking lot on the southeast side. He said there was an easement that ran through to Brookfield Park that separated the parking lot from the house.

Mr. Beard asked whether there was a parsonage on the property. Mr. Davis replied that there was not. He said the house could be used as a parsonage because it was zoned residential, and they would like to maintain that option, should it be needed, but currently the principal use would be for small group meetings.

Chairman DiGiulian called for speakers.

Ina Sadler, 4504 Sleaford Road, Annandale, Virginia, came forward to speak in opposition to the application. She stated that she owned a rental property directly across from the front door of the church. She said she had a hard time keeping a tenant in the house due to the church parking, traffic, turning around in the

driveway, noise, lights at night, and groups meeting at the church. She presented photographs depicting the house with a ramp in the front, the rear of the house, the park property that she said the church was using as its own entrance and exit to their parking lot, the church parking lots, and cars parked on the street. She said that ramp was built before the use was approved and would have been better placed on the rear of the house to keep the front more in keeping with the neighborhood.

Mr. Beard asked whether Ms. Sadler had ever lived at the rental property. Ms. Sadler replied that she had not lived there, but had stayed there periods of time between tenants.

Mr. Beard asked when Ms. Sadler had bought the property, to which Ms. Sadler indicated 1985.

Mr. Davis, in his rebuttal, said that he believed the approval of the application would address some of Ms. Sadler's concerns because if some of the activities were moved to the house, people attending those activities would likely park near the house rather than directly in front of the church and Ms. Sadler's property. He said the church had made efforts to educate their members to not park on the homeowners' side of the street. He said the church wanted to be a good neighbor and would continue to address the neighbor's parking concerns, but he did not see how that had a lot to do with the house. Mr. Davis explained that the ramp was built as an Eagle Scout project to provide handicap access and was done according to code with the County's approval.

Mr. Beard asked for confirmation that the church already owned the property, which Mr. Davis confirmed, and he asked when it was purchased, to which Mr. Davis replied in April of 2003.

Mr. Beard asked what was anticipated would be done with the house if the special permit was not approved. Mr. Davis replied that it would have most likely been used as a mission activity, such as Homestretch, where families could live there for about a year, learn how to budget their money, and then move on, or families displaced from their homes due to damage caused by extreme weather conditions. A brief discussion ensued regarding another property the church owned which was used for similar residential purposes, but Mr. Davis said it was not convenient to use for the purposes of holding small meetings or administrative space for which the church wanted to use the subject property.

Ms. Gibb asked for clarification regarding where people would park that would be attending meetings in the house. Mr. Davis indicated that they would park in the largest parking lot immediately adjacent to the house and walk across the park property to get to the home.

Mr. Ribble asked whether the church intended to use the house as a homeless shelter. Mr. Davis replied that the church had no desire to put in a soup kitchen, homeless shelter, or anything else that might be seen as detrimental to the neighborhood. He said the church hoped to maintain the home in a way that anyone driving by would not realize it was not being used as a residence.

Ms. Gibb commented that the ramp indicated that either someone handicapped lived in the home or it would be accessible for something other than a residence. Mr. Davis stated that it looked like a residence that would have access for a handicapped person.

Mr. Hammack noted that the current approved special permit development conditions required all parking to be onsite and that Mr. Davis acknowledged that was not being followed. Mr. Hammack asked how the church proposed to address that. Mr. Davis replied that the church was having meetings with people in the local neighborhood, and it had been suggested that the church explore satellite parking and alternatives. He said the church was meeting with people to pursue those options. He added that increasing the size of the main building, moving the entire church, and shuttling people in by bus had all been considered.

Mr. Hammack stated that based on the 1992 approval, it sounded like the church had not been in compliance for a decade, and Mr. Davis asked for clarification of what Mr. Hammack meant by not in compliance.

Mr. Hammack said that Mr. Davis had acknowledged that parishioners were parking in the streets. Mr. Davis said that to the extent they were parking in the streets, they were parking in lawful parking areas, and when they had parked in unlawful parking areas, the church had been very aggressive in getting them out.

Mr. Hammack stated that the development conditions did not allow parking on the streets in lawful parking areas, and the church was not in compliance with the development conditions that were approved in 1992.

Mr. Davis said he would go back and look at the issue. He stated that the elders were working with the neighborhood to address the concerns.

Mr. Hammack asked what the church was doing with the members of the congregation to address the concerns. Mr. Davis replied that a bus had been purchased and used to bring in some people. He said he believed the problem was only significant during the Sunday morning worship hours and was a problem common to most churches that were vibrant.

Mr. Ribble asked what the hours of operation were of the childcare center. Mr. Davis replied that it operated in the mornings between 9:00 o'clock and noon, Monday through Friday.

Chairman DiGiulian closed the public hearing.

Mr. Beard moved to approve SPA 73-L-152-02 for the reasons stated in the Resolution. Mr. Pammel seconded the motion.

Mr. Ribble suggested that the hours of operation for the childcare center in development conditions be changed to read "noon" instead of 12:00 p.m. Mr. Beard amended his motion to include the change, and Mr. Pammel indicated he accepted the amendment to the motion.

Mr. Hammack stated that the development conditions regarding the parking issues in the subject application were the same as in the previous approval, with which the agent had admitted they were not in compliance. Mr. Hammack said he would like to defer the decision to get more testimony on the parking situation because there was testimony that there was some impact on the neighborhood, and it would be appropriate to try to address the issue at the same time.

Mr. Pammel stated that he planned to make a motion regarding the parking issue after the vote on the special permit amendment took place.

Chairman DiGiulian called for the vote, and the motion carried.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

TRUSTEES OF GRACE PRESBYTERIAN CHURCH, SPA 73-L-152-02 Appl. under Sect(s). 3-303 of the Zoning Ordinance to amend SP 73-L-152 previously approved for church with child care center to permit increase in land area. Located at 7420 and 7434 Bath St. on approx. 4.64 ac. of land zoned R-3. Lee District. Tax Map 80-3 ((1)) 1D, 80-3 ((2)) (54) 1 and 9. 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 March 9, 2004; and

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

1. The applicants are the owners of the land.
2. The current zoning is R-3.
3. The area of the lot is 4.64 acres.
4. Since this property immediately abuts the church, this would be an alleviating feature and would spread out some of the usage and perhaps help with the parking situation.

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). 3-303 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, 7420 and 7437 Bath Street (4.64 acres) and is not transferable to other land.
2. This Special Permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by William D. Peake/Suburban Development Engineering, dated June 21, 1991, revised July 22, 1991/March 5, 1990, revised December 3, 2002, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Permit is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum number of seats in the main worship area shall be 396.
6. The maximum daily enrollment for the child care facilities shall be 76.
7. Parking shall be provided as shown on the Special Permit Plat. All parking shall be on Lots 1D and 9 (existing church parking lot), including parking for uses on Lot 1.
8. The maximum hours of operation for the child care center shall be from 9 am to noon, Monday through Friday.
9. All existing vegetation shall be preserved and shall be used to meet the Transitional Screening requirements.
10. The barrier requirements shall be waived.
11. The maximum hours for use of the structure on Lot 1 shall be from 8:00 am to 10 pm, daily.
12. The dwelling on Lot 1 shall only be used for administrative purposes and meeting space for small groups. No worship services shall be held in the dwelling.

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. 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. Pammel seconded the motion, which carried by a vote of 5-1-1. Mr. Hammack voted against the motion. Mr. Hart abstained from the vote.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on March 17, 2004. This date shall be deemed to be the final approval date of this special permit.

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Mr. Pammel moved that the Board request staff to work with the applicant on addressing the issue of the parking problems, the overflow, and to report back to the Board at a September meeting with respect to the progress made. He said the basis for his motion was because he did not want the applicant to walk away with an approval, feeling that there was no need to work diligently to address the problem. He said the Board was constantly reminded of it in various church applications, and the Board consistently brought up the issue of conformance with the requirement that parking for the churches be onsite. Ms. Gibb seconded the motion, which carried by a vote of 7-0.

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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.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
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, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.