



County of Fairfax, Virginia

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

May 19, 2016

Andrew A. Painter
Walsh, Colucci, Lubeley, & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201-3359

RE: Special Exception Amendment Application SEA 2004-MV-001-02

Dear Mr. Painter:

At a regular meeting of the Board of Supervisors held on May 17, 2016, the Board approved Special Exception Amendment Application SEA 2004-MV-001-02 in the name of The Trustees of First Virginia Baptist Church. The subject property is located at 8616 Pohick Road, Tax Map 98-1 ((1)) 21. The Board's action amends SEA 2004-MV-001 previously approved for a telecommunications facility to permit continuation of the use at a newly modified site pursuant to Section 3-104 of the Fairfax County Zoning Ordinance. The Board conditioned the approval by requiring conformance with the following development conditions. These conditions supersede all previous conditions associated with SEA 2004-MV-001-01.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the SEA plat approved with the application, as qualified by these development conditions.
3. A copy of the Special Exception Amendment conditions and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception amendment shall be in substantial conformance with the approved Special Exception Amendment / Special Permit Amendment (SEA/SPA) Plat entitled "SPA/SEA Plat, Site Plan, First Virginia Baptist Church" consisting of six sheets, prepared by Apex Solutions, LLC, dated April 2, 2015, as revised through February 3, 2016, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

5. Unless waived by the Zoning Administrator, a steady red market light shall be installed on the monopole and operated at all times. Said light shall be shielded to prevent the downward transmission of light.
6. The existing chain link fence shall be maintained around the perimeter of the telecommunications compound as shown on the SEA/SPA Plat.
7. There shall be no outdoor storage of materials, equipment, or vehicles within the wireless compound for the telecommunications facility.
8. All existing vegetation on the property is to be maintained in good condition, including the removal and replacement of all dead, dying and diseased trees, as determined by Urban Forest Management (UFM).
9. Stormwater Management (SWM) and Best Management Practices (BMP) shall be provided in accordance with the requirements of the Public Facilities Manual (PFM) as determined by the Department of Public Works and Environmental Services (DPWES).
10. No signs shall be permitted on the subject property for the advertisement of the users of the telecommunications facility.
11. Should the need arise to alter the treepole, the Applicant shall submit engineering and structural data affirming that said alterations conform to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
12. Any component(s) of the telecommunications facility shall be removed within 120 days after such component(s) are no longer in use.
13. The maximum height of the telecommunications tower (treepole) shall not exceed 125 feet.
14. The appearance of the treepole shall be maintained by the Applicant in substantial conformance with the elevations shown as Attachment 1 to these 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 himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

The Board also approved:

- Modification of the transitional screening requirements along the western, northern, and southern property lines pursuant to Section 13-305 of the Zoning Ordinance in favor of that shown on the SEA Plat.
- Waiver of the barrier requirements along the western, northern, and southern property lines pursuant to Section 13-305 of the Zoning Ordinance in favor of that shown on the SEA Plat

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Pat Herrity, Springfield District
Howard W. Goodie, Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation, Planning Division
Donald Stephens, Department of Transportation
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SEA 2004-MV-001-C

(Staff will assign)

RECEIVED
 Department of Planning & Zoning

DEC 08 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME The Trustees of First Virginia Baptist Church
	MAILING ADDRESS 8616 Pohick Road, Springfield, Virginia 22153
	PHONE HOME () WORK (703) 528-4700
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 8616 Pohick Road, Springfield, Virginia 22153
	TAX MAP NO. 98-1 ((1)) 0021
	SIZE (ACRES/SQ FT) 3.9792 acres (173,334 sq. ft.)
	ZONING DISTRICT R-1
SPECIAL EXCEPTION REQUEST INFORMATION	MAGISTERIAL DISTRICT Springfield
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
AGENT/CONTACT INFORMATION	ZONING ORDINANCE SECTION 9-100
	PROPOSED USE Amendment to SE 2004-MV-001 to permit modifications associated with a place of worship.
AGENT/CONTACT INFORMATION	NAME Andrew A. Painter, Agent
	MAILING ADDRESS Walsh, Colucci, Lubeley & Walsh, P.C. 2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201
	PHONE HOME () WORK (571) 209-5775
	PHONE MOBILE ()
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Andrew A. Painter, Agent</p>	
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date Application accepted: August 14, 2014

Application Fee Paid: \$ 16,375⁰⁰

December 8, 2014 Name Change Only