

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

THE LORD OF LIFE LUTHERAN CHURCH (CORP.); T-MOBILE NORTHEAST, LLC; CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, SPA 79-A-124-03. Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SPA 79-A-124 previously approved for church and child care center and telecommunications facility to permit site modifications and modifications of development conditions. Located at 5114 Twinbrook Rd., Fairfax, 22032 on approx. 3.05 ac. of land zoned R-1. Braddock District. Tax Map 69-3 ((1)) 17. 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 October 1, 2014; and

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

1. The owner of the property is The Lord of Life Lutheran Church (Corp).
2. The present zoning is R-1.
3. The area of the property is 3.05 acres.
4. Staff recommended approval of this application.
5. This is a co-location of an existing telecommunications facility. The steeple within which it is concealed remains at a height of 100 feet – not increased.
6. The equipment that is peripheral to this is concealed by fencing and vegetation that has been approved by the County.

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

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

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

1. This approval is granted to the applicant only, The Trustees of the Lord of Life Lutheran Church (Corp.), Cellco Partnership d/b/a Verizon Wireless, and T-Mobile Northeast LLC, and is for the location indicated on the application, 5114 Twinbrook Road, and is not transferable to other land.

2. This special permit amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special permit plat titled "Verizon Wireless, Pine Meadows, 5114 Twinbrook Rd. Fairfax, VA. 22032," prepared by Eric Scott Kohl, PE, dated June 27, 2014 and approved with this application, as qualified by these development conditions.
3. A copy of these special permit 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 permit amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted to the Department of Public Works and Environmental Services (DPWES) pursuant to this special permit amendment, shall be in substantial conformance with these conditions. Minor modifications to the approved special permit amendment may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.
5. The maximum seating capacity for Lord of Life Lutheran Church shall be limited to a total of 404. The maximum daily enrollment for the nursery school and child care center shall be limited to 99. There shall be no more than 80 children on the site at any one time. The hours of operation for the nursery school and child care center shall be limited to 7:00 am to 6:30 pm Monday through Friday.
6. The number of parking spaces provided shall satisfy the minimum requirement set forth in Article 11 and shall be a maximum of 157 spaces.
7. Transitional screening 1 (25') shall be provided and maintained along the northern lot line. The existing vegetation may be used to satisfy this requirement if the vegetation is supplemented to be equivalent to Transitional Screening 1 to the satisfaction of the Fairfax County Urban Forest Management.
8. The barrier requirement shall be waived; however, a fence may be installed along the property's northern boundary as indicated on the special permit amendment plat. In addition, the telecommunications compound shall be screened with an 8-foot tall board-on-board wood fence as shown on the special permit plat and in the detail provided in Attachment 1.

9. Interior parking lot landscaping shall be provided and maintained in accordance with provisions of Section 13-106 of the Zoning Ordinance.
10. Any lighting of the parking areas shall be in accordance with the following:
  - a. The combined height of the light standards and fixtures shall not exceed twelve (12) feet.
  - b. The lights shall be a design that focuses the light directly onto the subject property.
  - c. Shields shall be installed, if necessary, to prevent the light and glare from projecting beyond the facility.
11. The Park Authority property used in conjunction with these uses approved by this special permit will not, except for landscaping and temporary construction and grading easements, extend beyond those areas indicated on the Special Permit Plat.
12. The playground area will be surrounded by a fence six (6) feet in height.

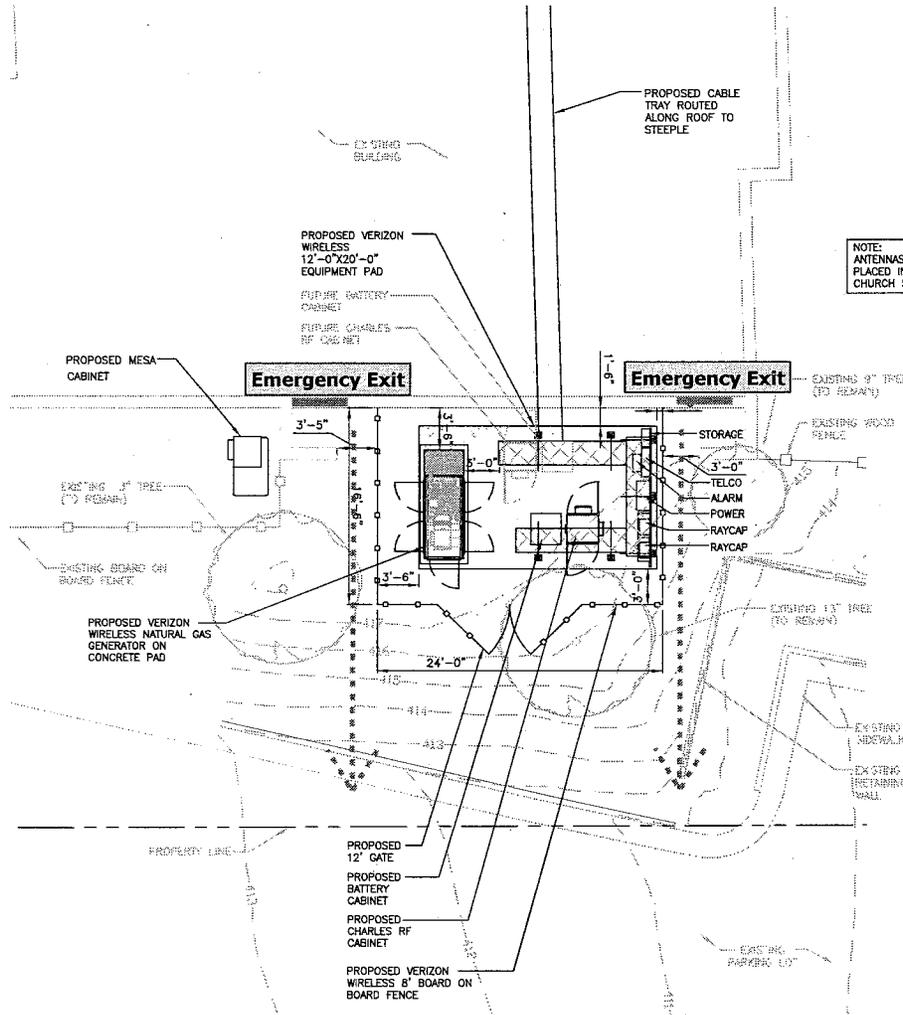
This approval, contingent on the above-noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. **The use shall not be established until a Non-Residential Use Permit (Non-RUP) has been approved.**

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

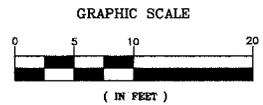
Ms. Theodore seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

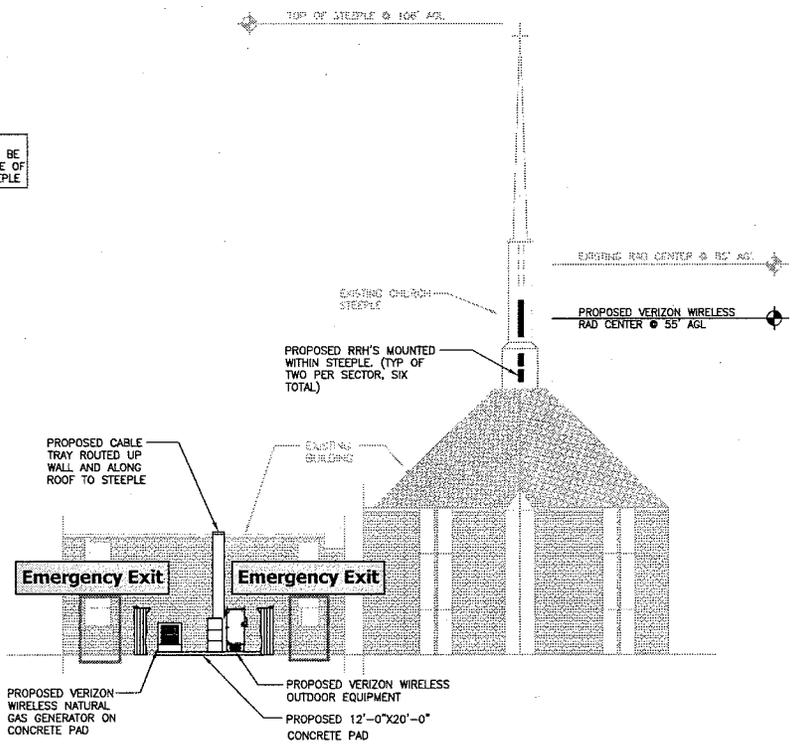
  
Suzanne Frazier, Deputy Clerk  
Board of Zoning Appeals



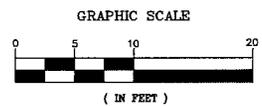
**COMPOUND PLAN**  
SCALE: 1/16" = 1' = 10'  
24X36: 1" = 5'



NOTE:  
ANTENNAS TO BE  
PLACED INSIDE OF  
CHURCH STEEPLE



**TOWER ELEVATION**  
SCALE: 1/16" = 1' = 20'  
24X36: 1" = 10'



NO.	DATE	DESCRIPTION
A	08/05/14	ISSUED FOR REVIEW
B	08/20/14	REVISED PER COMMENTS

DRAWN BY: JG  
CHECKED BY: JG  
APPROVED BY: GT

**KCI** TECHNOLOGIES  
KCI TECHNOLOGIES, INC.  
921 Mercantile Drive Suite H  
Fairfax, VA 22033  
Phone: 410.300.7002

**verizon wireless**  
**PINE MEADOWS**  
5114 THURBOW RD.  
FAIRFAX, VA 22022

ENGINEER:  
ERIC S. KOHL, PE  
VA LICENSE NO.: 3

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SCALE: AS NOTED  
DATE: 07/20/2014  
VDC JOB NUMBER: 0211  
SHEET TITLE:  
COMPOUND F  
TOWER ELEV

SHEET  
C-2

ATTACHMENT 1