APPLICATION ACCEPTED: April 29, 2016
BOARD OF ZONING APPEALS: July 27, 2016 @ 9:00 a.m.

County of Fairfax, Virginia

July 20, 2016

STAFF REPORT

SPECIAL PERMIT AMENDMENT SPA 77-A-041-04

BRADDOCK DISTRICT

APPLICANT/OWNER:	The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Mary of Sorrows Catholic Church)
STREET ADDRESS:	10500 Zion Drive and 5222 Sideburn Road, Fairfax 22032
TAX MAP REFERENCE:	68-4 ((1)) 1 and 2
LOT SIZE:	15.17 acres
ZONING DISTRICT:	R-1
ZONING ORDINANCE PROVISIONS:	3-103 and 8-301
SPA PROPOSAL:	To amend SP 77-A-041 previously approved for a place of worship and nursery school to permit building and site modfications.

STAFF RECOMMENDATION: Staff recommends approval of SPA 77-A-041-04, subject to the approval of 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 applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Erin M. Haley

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

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.

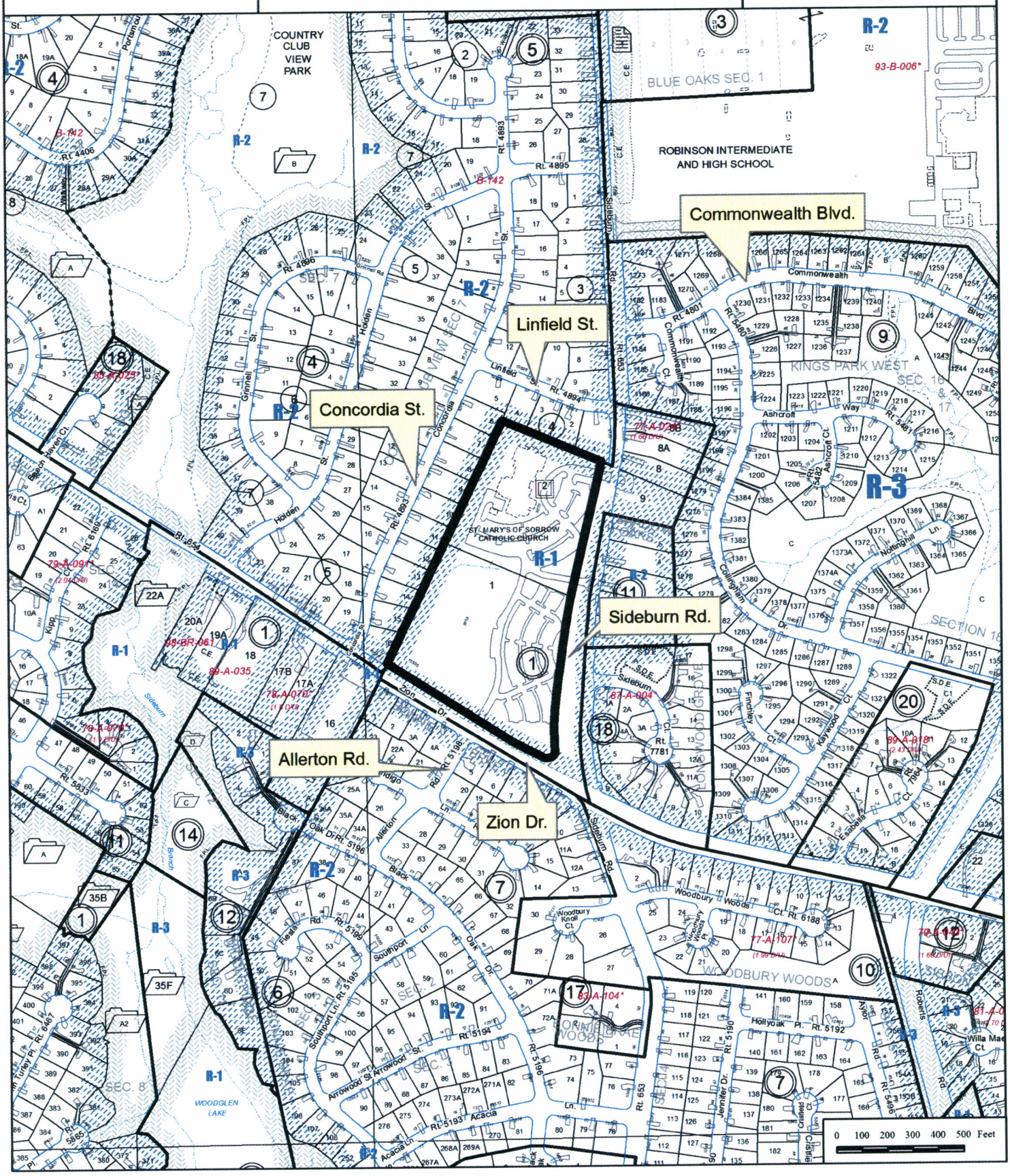
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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 77-A -041-04

THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HI



ST. MARY OF SORROWS CATHOLIC CHURCH

PHASE II BUILDING ADDITION
SPECIAL PERMIT AMENDMENT

BRADDOCK DISTRICT, TAX MAP 68-4 ((1)) PARCELS 1 & 2
5222 SIDEBURN ROAD, FAIRFAX, VIRGINIA 22032

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
06/17/16	COUNTY COMMENTS
07/08/16	COUNTY COMMENTS/SANCTUARY RELOCATION

RECEIVED
Department of Planning & Zoning
JUL 11 2016
Zoning Evaluation Division

GENERAL NOTES:

PROPOSED IMPROVEMENTS CONSIST OF CONSTRUCTION OF 43,325 SF OF NEW ADDITIONS INCLUDING NEW SANCTUARY/FELLOWSHIP HALL, RECTORY AND GARAGE TO AN EXISTING CHURCH, ADDITIONAL PARKING, BITUMINOUS CONCRETE PAVEMENT, AND INTERIOR PARKING LOT LANDSCAPING.

PROJECT MAY BE PHASED

1. OWNER: THE MOST REVEREND PAUL S. LOVERDE
BISHOP OF THE CATHOLIC DIOCESE
OF ARLINGTON, VIRGINIA AND
HIS SUCCESSORS IN OFFICE
200 N. GLEBE ROAD
ARLINGTON, VA 22203

2. ENGINEER: CHRISTOPHER CONSULTANTS LTD.
9417 INNOVATION DRIVE
MANASSAS, VA 20110
CONTACT: JOHN C. LEVTOV, P.E.
PHONE: (703) 273-6820

3. ARCHITECT: MCCRERY ARCHITECTS
900 MASSACHUSETTS AVENUE NE
WASHINGTON DC 20002
CONTACT: RONALD W. HERR, LEED A.P.
PHONE: (202) 737-5444

4. SITE LOCATION: 5222 SIDEBURN ROAD
FAIRFAX, VIRGINIA 22032

5. SITE USE: LOT 2: EXISTING CHURCH, GROUP 3 INSTITUTIONAL USE

S-41-77, APPROVED APRIL 13, 1977
SPA #77-A 041, APPROVED JUNE 23, 1987
SPA #77-A-041-2, APPROVED OCTOBER 25, 1995
SPA #77-A-041-3 APPROVED DECEMBER 18, 2001
EXISTING BUILDONGS/CHURCH CONSTRUCTED IN 1979 AND WILL REMAIN

LOT 1: EXISTING PARKING AND STORMWATER MANAGEMENT POND (TO REMAIN)

6. ELECTION DISTRICT: BRADDOCK DISTRICT

7. PLANNING DISTRICT: AREA III, POHICK PLANNING DISTRICT
COMMUNITY PLANNING SECTOR (P2)

8. DRAINAGE SHED: POHICK CREEK, POHICK CREEK N-1

9. SAN. SEW. DISTRICT: LOWER POTOMAC

10. DEED BOOK: LOT 2: DB 4215, PG 256
LOT 1: DB 9911, PG 1781

11. TAX MAP NO. 68-4-001- LOT 1 & LOT 2

12. ZONE: R-1

13. MINIMUM LOT AREA REQUIRED
R-1 ZONE: 36,000 SF

TOTAL SITE AREA: 660,875 SF OR 15.1716 AC

14. EXISTING (GSF)

EX. BUILDING TO REMAIN:	34,149 SF
STORAGE SHED:	500 SF
ADMIN/TP UPPER LEVEL:	7,100 SF
ADMIN/TP MAIN LEVEL:	7,100 SF
ACTIVITIES CENTER ADDITION:	1,200 SF
SUBTOTAL:	50,049 SF

PROPOSED (GSF)

SANCTUARY MAIN LEVEL:	18,500 SF (INCLUDES CHOIR LOFT OF 1,936 SF)	
SANCTUARY LOWER LEVEL:	* (CELLAR, SEE NOTE BELOW)	
FELLOWSHIP HALL:	10,400 SF (5,200 MAIN; 5,200 LOWER)	
RECTORY:	2,600 SF	
GARAGE:	900 SF	
SUBTOTAL:	32,400 SF	* PROPOSED SANCTUARY LOWER LEVEL TO BE COUNTED AS CELLAR SPACE PER FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 20-12. GREATER THAN ½ OF CLEAR HEIGHT OF LOWER LEVEL IS BELOW THE GRADE PLANE. PER FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 20-24, CELLARS ARE NOT TO BE COUNTED IN GROSS FLOOR AREA AND FLOOR AREA RATIO CALCULATIONS.
TOTAL (GSF):	82,449 SF	

BUILDING FOOTPRINT(EXISTING AND PROPOSED) 69,649 SF OR 1.60 AC

15. F.A.R. ALLOWED:
R-1 ZONE: 0.15 MAXIMUM FOR USES OTHER THAN RESIDENTIAL

EXISTING FAR: 34,149 SF/ 706,453 SF(PRIOR TO R/W DEDICATION) = 0.048

PROPOSED FAR: 82,449 SF/ 706,453 SF(PRIOR TO R/W DEDICATION) = 0.117
APPLICANT RESERVES THE RIGHT TO INCLUDE CELLARS AS PART OF THIS DEVELOPMENT

16. OPEN SPACE: REQUIRED: 20 PERCENT
PROPOSED: 402,530SF / 660,875 SF = 60.9 PERCENT

17. INTERIOR PARKING LOT:
LANDSCAPING REQUIREMENT: 218,842 SF * 5 PERCENT = 10,942 SF

INTERIOR PARKING LOT
LANDSCAPING EXISTING/PROPOSED: 26,000 SF (OR 11 %)

18. TRANSITIONAL SCREENING
REQUIREMENT:

WEST:	TYPE 1, 25' WIDE VEGETATED STRIP
EAST:	TYPE 1, 25' WIDE VEGETATED STRIP
NORTH:	TYPE 1, 25' WIDE VEGETATED STRIP
SOUTH:	TYPE 1, 25' WIDE VEGETATED STRIP

TRANSITIONAL SCREENING
PROVIDED:

WEST:	EXISTING 25' VEGETATED STRIP*
EAST:	EXISTING 25' VEGETATED STRIP
NORTH:	EXISTING 25' VEGETATED STRIP*
SOUTH:	EXISTING 25' VEGETATED STRIP

(CONSISTENT WITH APPROVED SPA 77-A-041-3)

*NOTE: SEE SHEET 5 FOR TRANSITIONAL SCREENING CHART

19. TREE COVERAGE
REQUIREMENT:

660,875 SF (GROSS SITE AREA)
-70,149 SF (BLDG. FOOTPRINT)
590,726 SF (ADJ. SITE AREA)

590,726 SF * 0.30 = 177,217 SF

COVERAGE TO BE SAVED 192,500 SF EXISTING
(TREE CANOPY FIELD VERIFIED) 192,500 SF OR 33 PERCENT

20. PARKING REQUIRED:

PROPOSED SANCTUARY/CHAPPEL: 1 SPACE PER 4 SEATS IN SANCTUARY
1200 SEATS/4SEAT = 300 SPACES

NURSERY SCHOOL: 0.19 SPACES/CHILD IN NURSERY
(99 CHILDREN) 99 CHILDREN * 0.19 SPACE/CHILD = 18.81 = 19 SPACES
CONSISTENT WITH APPROVED SPA 77-A-041-3

TOTAL PARKING REQUIRED: 300 SPACES + 19 SPACES = 319 SPACES

PARKING EXISTING: 512 SPACES

PARKING PROPOSED:
REMOVED -14 SPACES
PROPOSED +16 SPACES

TOTAL PARKING PROVIDED: 514 SPACES

PARKING RATIO: 1200 / 514 = 2.33 OR 1 SPACE PER 2.33 SEATS

21. MAXIMUM BUILDING HEIGHT ALLOWED: = 60 FT
(STRUCTURES OTHER THAN RESIDENTIAL)

EXISTING BUILDING HEIGHT:	= 23.17 FT
HEIGHT TO TOP OF EXISTING CRUCIFIX:	= 46.83 FT
NEW SANCTUARY:	= 55.5 FT*
NEW FELLOWSHIP HALL:	= 30 FT
NEW RECTORY/GARAGE:	= 24 FT
ACTIVITIES CENTER:	= 24 FT
NEW ADMINISTRATION/MULTI-PURPOSE:	= 24 FT

* PREVIOUSLY PROPOSED SANCTUARY INCLUDED 60'-8" CUPOLA. NO CUPOLA IS BEING PROPOSED IN THE CURRENT APPLICATION.

22. SETBACKS:
R-1 ZONE:
FRONT YARD: CONTROLLED BY 50 DEGREE ANGLE OF BULK PLANE, BUT NO LESS THAN 40 FEET.
SIDE YARD: CONTROLLED BY 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
REAR YARD: CONTROLLED BY 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

EXISTING BUILDINGS:
FRONT YARD: AS SHOWN ON SPA PLAN
SIDE YARD: AS SHOWN ON SPA PLAN
REAR YARD: AS SHOWN ON SPA PLAN

PROPOSED BUILDING:
FRONT YARD: AS SHOWN ON SPA PLAN
REAR YARD: AS SHOWN ON SPA PLAN
SIDE YARD: AS SHOWN ON SPA PLAN

23. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.

24. THE EXISTING TRAILS ARE PROVIDED AND LOCATED ON ZION AND SIDEBURN IN ACCORDANCE WITH THE COMPREHENSIVE PLAN. (SEE SHEET 5 FOR APPROVED TRAIL MODIFICATION).

25. FIELD-RUN TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY PERFORMED BY CAD-CON CONSULTING INC. AND ADDITIONAL TOPOGRAPHIC SURVEY UPDATED BY CHRISTOPHER CONSULTANTS. TOPOGRAPHY IS AT A 2 FOOT CONTOUR INTERVAL.

26. TO THE BEST OF OUR KNOWLEDGE THERE IS NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS SITE.

27. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE.

28. SITE IS NOT LOCATED IN ANY FLOOD PLAIN OR RESOURCE PROTECTION AREA.

29. STORMWATER MANAGEMENT PROVISIONS FOR THIS SPECIAL PERMIT AMENDMENT ARE CURRENTLY BEING MET BY THE USE OF AN EXISTING SWM/BMP DRY POND SHOWN ON THIS SPA. DESIGN PARAMETERS INCLUDING, BUT NOT LIMITED TO, THE DEMONSTRATION OF AN ADEQUATE OUTFALL AND BEST MANAGEMENT PRACTICE MEASURES WERE MET WITH A COUNTY APPROVED SITE PLAN 2643-SP-002-3.

THIS SPA PROVIDES NO NET INCREASE IN THE AMOUNT OF IMPERVIOUS AREA NOR NET INCREASE IN "C-FACTOR" PROVIDED IN THE PREVIOUSLY APPROVED SPA. IT ALSO DOES NOT INCREASE THE AMOUNT OF IMPERVIOUS AREA TO THE PREVIOUSLY APPROVED SITE PLAN IN WHICH SOTRMWATER MANAGEMENT MEASURES HAVE BEEN DESIGNED TO TREAT.

AS A RESULT OF THE ABOVE, THE IMPROVEMENTS CONTAINED IN THIS SPA ARE GRANDFATHERED UNDER FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE 124-1-12.A.3.

30. THE EXISTING SIGN AT SITE ENTRY FROM SIDEBURN ROAD SHALL REMAIN, AND NO MODIFICATIONS ARE PROPOSED. THE EXISTING SIGN IS 8' X 1.5' X 5.5' IN HEIGHT. THE PROPOSED SIGN AT SITE ENTRY FROM ZION DRIVE IS 6.67' X 1.5 X 6' IN HEIGHT WITH ADDITIONAL 2' METAL CROSS FINIAL. SIGNS ARE TO BE LIT FROM DUSK TO DAWN. SIGNS WILL BE LIT BY DIRECTED FIXTURES THAT ARE FULL CUT-OFF OR DIRECTIONALLY SHIELDED LIGHTING FIXTURES THAT ARE AIMED AND CONTROLLED SO THAT THE DIRECTED LIGHT IS SUBSTANTIALLY CONFINED TO THE FACE OF THE SIGN. THE PROPOSED SIGN WILL CONFORM TO THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.

PROPOSED SIGN AT PRIVATE ROAD LEADING TO RECTORY AND FELLOWSHIP HALL SHALL READ " FOR AUTHORIZED VEHICLES ONLY. ALL OTHER WILL BE TOWED AT OWNER EXPENSE".

31. THERE ARE EXISTING SITE LIGHTING (PARKING LOTS) THAT COMPLIES WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND WILL REMAIN. ADDITIONAL PARKING LOT LIGHTING WILL BE PROVIDED IN THE NEW PARKING AREA.
(CONFORMS TO DEVELOPMENT CONDITIONS, APPROVED SPA 77-A-041-3)

32. SANCTUARY SEATS IS 800 (EXISTING)
TOTAL SEATING PROVIDED: NEW SANCTUARY: 1200 SEATS

33. A WAIVER SHALL BE REQUESTED FOR THE TRANSITIONAL SCREENING REQUIREMENTS BETWEEN EXISTING DETACHED DWELLING USES THAT SURROUND THE EXISTING CHURCH AND THE EXISTING AND PROPOSED CHURCH USES AS REQUIRED BY SECTION 13-300 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
(CONFORMS TO MODIFICATIONS AND WAIVERS APPROVED UNDER SPA 77-A-041-3)

34. A WAIVER OF THE BARRIER REQUIREMENTS SHALL BE REQUESTED, WITHIN THE THICK SCREEN OF MATURE DECIDUOUS TREES AND EVERGREEN TREES, ALONG THE EASTERN, WESTERN AND NORTHERN PROPERTY LINES (FAIRFAX COUNTY ZONING ORDINANCE NO. 13-300).
(CONFORMS TO MODIFICATIONS AND WAIVERS APPROVED UNDER SPA 77-A-041-3)

35. MODIFICATION OF 100' SETBACK REQUIREMENT APPROVED WITH PREVIOUS SITE PLAN (SPA 77-A-041-3) TO ALLOW MECHANICAL EQUIPMENT AT A DISTANCE AS SHOWN ON SHEET #2.

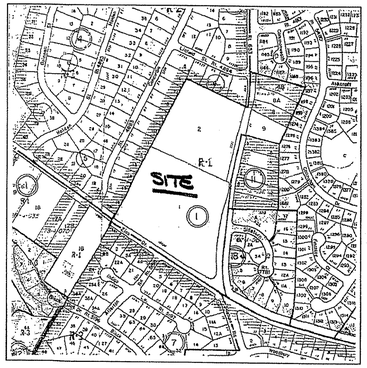
36. WITH THE GRANTING OF THE WAIVER AND MODIFICATION REQUESTED ABOVE, AND THE SPECIAL PERMIT AMENDMENT, THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF THE APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

NOTE:
THIS PLAT SHOWS THE LOCATION OF ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH. IT IS THE RESPONSIBILITY OF THE ON-SITE CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES.

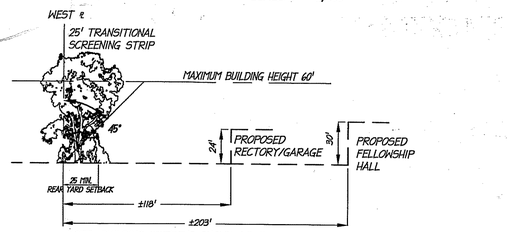
SHEET INDEX:

1. COVER SHEET
2. SPECIAL PERMIT AMENDMENT PLAT
3. EXISTING VEGETATION MAP
4. TREE PRESERVATION PLAN
5. LANDSCAPING PLAN
6. STORMWATER MANAGEMENT PLAN

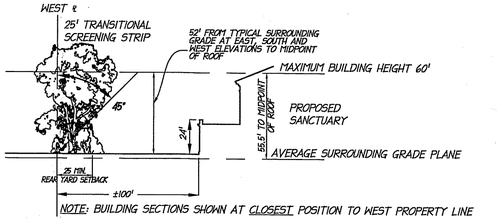
McCRERY Architects
900 Massachusetts Avenue, NE
Washington
District of Columbia
20002
TEL 202.737.5444
FAX 202.737.7377



VICINITY MAP
SCALE: 1" = 2,000'



NOTE: BUILDING SECTIONS SHOWN AT CLOSEST POSITION TO WEST PROPERTY LINE



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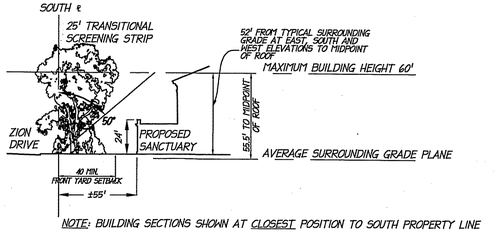


NOTE: BUILDING SECTIONS SHOWN AT CLOSEST POSITION TO SOUTH PROPERTY LINE

ANGLE OF BULK PLANE DETAILS
SCALE: 1" = 50'

christopher consultants
engineering · surveying · land planning
9417 innovation drive · manassas, va 20110
phone 703.393.9887 · fax 703.393.9076

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
7/8/16
PROFESSIONAL ENGINEER

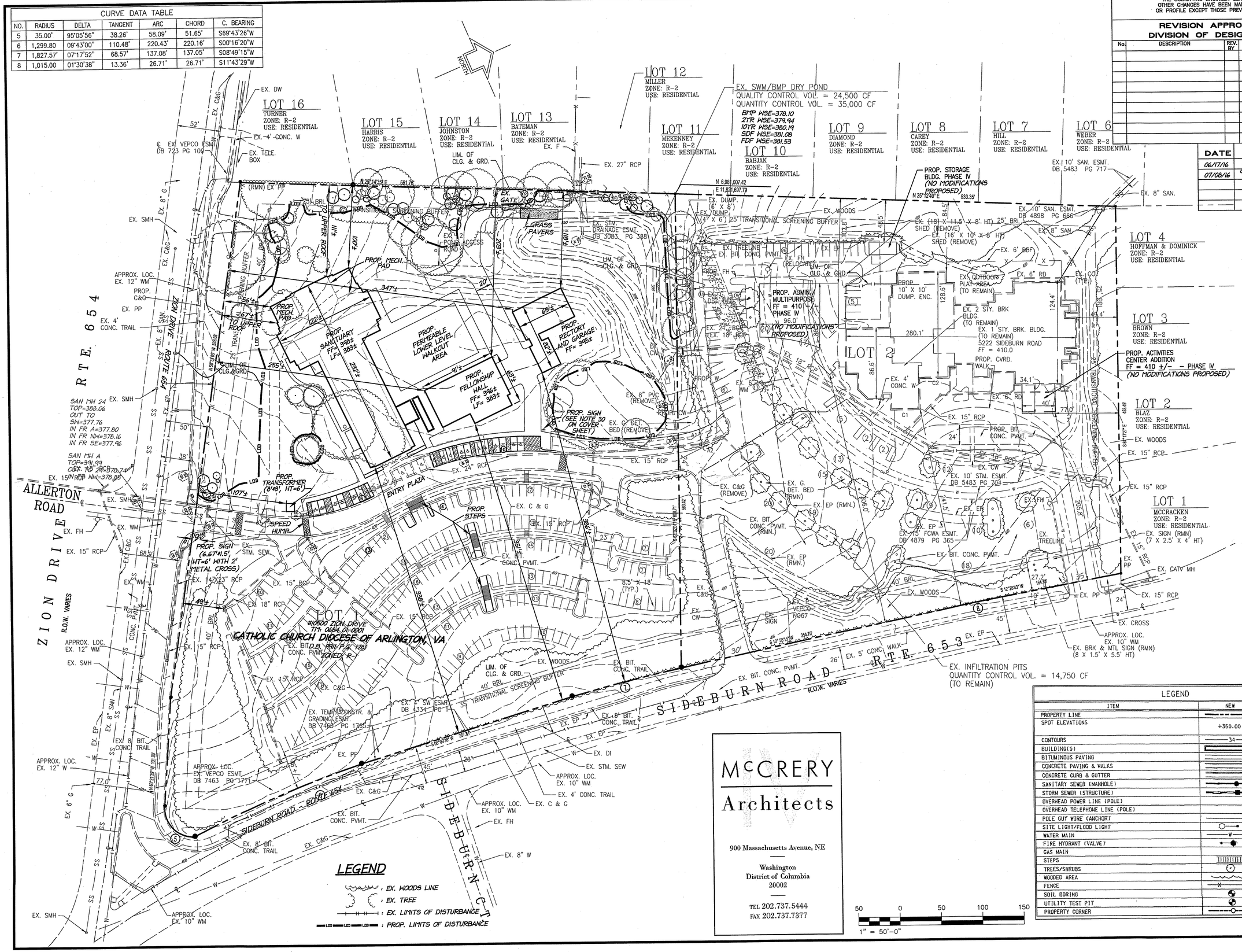
COVER SHEET

ST. MARY OF SORROWS CATHOLIC CHURCH
PHASE II BUILDING ADDITION
PARCELS 1 AND 2
BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROJECT NO.15072.002.00
SCALE: AS SHOWN
DATE: 04/01/16
DESIGN: MC
DRAWN: EB
CHECKED: MY
SHEET No.
1 OF 6

103560

CURVE DATA TABLE						
NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	C. BEARING
5	35.00'	95°05'56"	38.26'	58.09'	51.65'	S69°43'26"W
6	1,299.80	09°43'00"	110.48'	220.43'	220.16'	S00°16'20"W
7	1,827.57'	07°17'52"	68.57'	137.08'	137.05'	S08°49'15"W
8	1,015.00	01°30'38"	13.36'	26.71'	26.71'	S11°43'29"W



LEGEND

- : EX. WOODS LINE
- : EX. TREE
- : EX. LIMITS OF DISTURBANCE
- : PROP. LIMITS OF DISTURBANCE

McCRERY Architects
900 Massachusetts Avenue, NE
Washington
District of Columbia
20002
TEL 202.737.5444
FAX 202.737.7377

50 0 50 100 150
1" = 50'-0"

LEGEND		
ITEM	NEW	EXISTING
PROPERTY LINE		
SPOT ELEVATIONS	+350.00	×350.00
CONTOURS	34	34
BUILDING(S)		
BITUMINOUS PAVING		
CONCRETE PAVING & WALKS		
CONCRETE CURB & GUTTER		
SANITARY SEWER (MANHOLE)		
STORM SEWER (STRUCTURE)		
OVERHEAD POWER LINE (POLE)		OP
OVERHEAD TELEPHONE LINE (POLE)		OT
POLE GUY WIRE (ANCHOR)		
SITE LIGHT/FLOOD LIGHT		
WATER MAIN	W	W
FIRE HYDRANT (VALVE)		
GAS MAIN		G
STEPS		
TREES/SHRUBS		
WOODED AREA		
FENCE	X X	X X
SOIL BORING		
UTILITY TEST PIT		
PROPERTY CORNER		

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SPECIAL PERMIT AMENDMENT PLAT

ST. MARY OF SORROWS CATHOLIC CHURCH
PHASE II BUILDING ADDITION
PARCELS 1 AND 2
BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROJECT NO:15072.002.00
SCALE: 1" = 50'
DATE: 04/01/16
DESIGN: MC
DRAWN: EB
CHECKED: MY
SHEET No.
2 OF 6

TABLE 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

Step		Totals
A. Tree Preservation Target and Statement		
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	100%
B. Tree Canopy Requirement		
B1	Identify gross site area (sf) =	660,875
B2	Subtract area dedicated to parks, road frontage, and	0
B3	Subtract area of exemptions =	0
B4	Adjusted gross site area (B1 – B2) =	660,875
B5	Identify site's zoning and/or use	R-1 Church
B6	Percentage of 10-year tree canopy required =	30%
B7	Area of 10-year tree canopy required (B4 x B6) (sf) =	198,263
B8	Modification of 10-year Tree Canopy Requirements requested?	NO
B9	If B8 is yes, then list plan sheet where modification request is located	
C. Tree Preservation		
C1	Tree Preservation Target Area (sf) =	21,947
C2	Total canopy area meeting standards of § 12-0400 =	194,890
C3	C2 x 1.25 =	243,612
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	0
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	0
C7	C6 x 1.5 to 3.0 =	
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	0
C9	C8 x 1.0 =	0
C10	Total of C3, C5, C7 and C9 =	243,612
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) = (NONE REQUIRED)	NONE REQUIRED
D2	Area of canopy planted for air quality benefits =	
D3	x 1.5 =	0
D4	Area of canopy planted for energy conservation =	
D5	x 1.5 =	0
D6	Area of canopy planted for water quality benefits =	
D7	x 1.25 =	0
D8	Area of canopy planted for wildlife benefits =	
D9	x 1.5 =	0
D10	Area of canopy provided by native trees =	
D11	x 1.5 =	0
D12	Area of canopy provided by improved cultivars and varieties =	
D13	x 1.25	0
D14	Area of canopy provided through tree seedlings = x 1.0	0
D15	Area of canopy provided through native shrubs = x1.0	0
D16	Percentage of D14 represented by D15=	
D17	Total of canopy area provided through tree planting =	5,500
D18	Is an off-site planting relief requested?	NO
D19	Tree Bank or Tree Fund?	NO
D20	Canopy area requested to be provided through off-site banking or tree fund	NONE PROPOSED
D21	Amount to be deposited into the Tree Preservation and Planting Fund	NONE PROPOSED
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	243,612
E2	Total of canopy area provided through tree planting (D17) =	5,500
E3	Total of canopy area provided through off-site mechanism (D19) =	NO
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	249,112

DATE	REVISION
06/17/16	COUNTY COMMENTS
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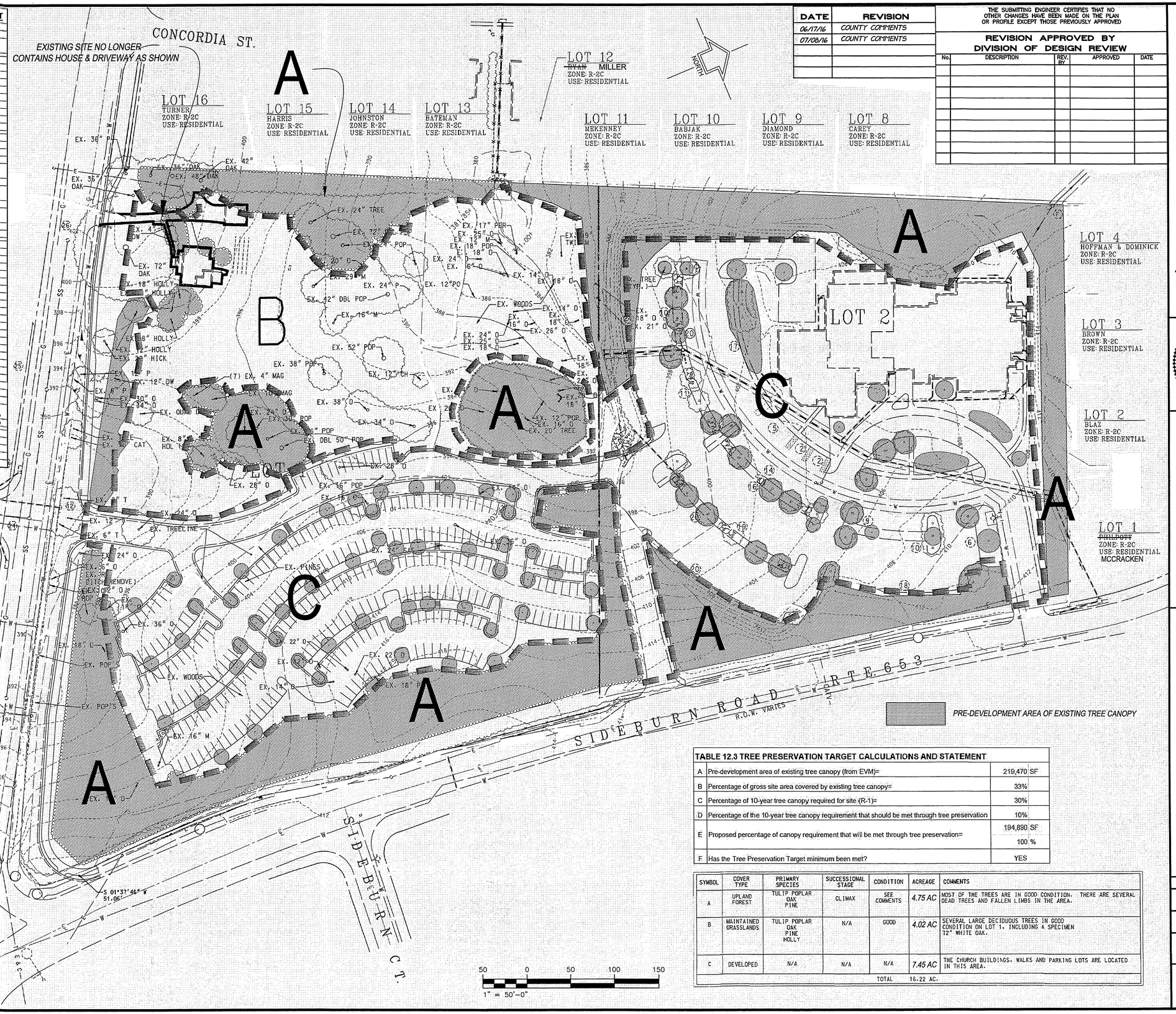

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A	Pre-development area of existing tree canopy (from EVM)=	219,470	SF
B	Percentage of gross site area covered by existing tree canopy=	33%	
C	Percentage of 10-year tree canopy required for site (R-1)=	30%	
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation	10%	
E	Proposed percentage of canopy requirement that will be met through tree preservation=	194,890 100	SF %
F	Has the Tree Preservation Target minimum been met?	YES	

SYMBOL	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	TULIP POPLAR OAK PINE	CLIMAX	SEE COMMENTS	4.75 AC	MOST OF THE TREES ARE IN GOOD CONDITION. THERE ARE SEVERAL DEAD TREES AND FALLEN LIMBS IN THE AREA.
B	MAINTAINED GRASSLANDS	TULIP POPLAR OAK PINE HOLLY	N/A	GOOD	4.02 AC	SEVERAL LARGE DECIDUOUS TREES IN GOOD CONDITION ON LOT 1, INCLUDING A SPECIMEN 72" WHITE OAK.
C	DEVELOPED	N/A	N/A	N/A	7.45 AC	THE CHURCH BUILDINGS, WALKS AND PARKING LOTS ARE LOCATED IN THIS AREA.
				TOTAL	16.22 AC.	

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COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
07/08/16
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

ST. MARY OF SORROWS CATHOLIC CHURCH
PHASE II BUILDING ADDITION
PARCELS A AND 2
BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15072.002.00
SCALE: 1"=50'
DATE: 04/01/16
DESIGN: MC
DRAWN: EB
CHECKED: MY
SHEET No. 3 OF 6

103560

TREE PRESERVATION SCHEDULE

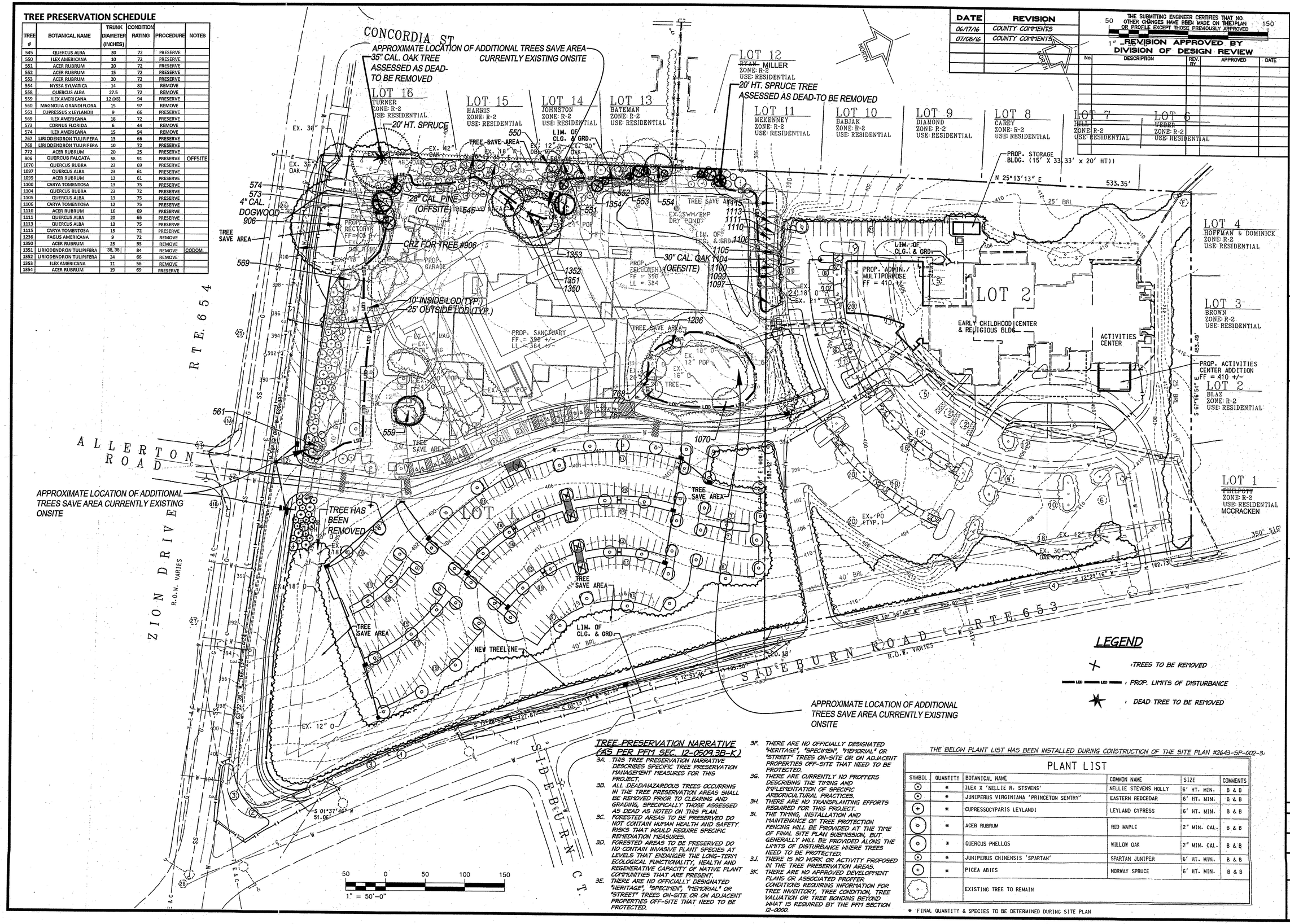
TREE #	BOTANICAL NAME	TRUNK DIAMETER (INCHES)	CONDITION RATING	PROCEDURE	NOTES
545	QUERCUS ALBA	30	72	PRESERVE	
550	ILEX AMERICANA	10	72	PRESERVE	
551	ACER RUBRUM	20	72	PRESERVE	
552	ACER RUBRUM	15	72	PRESERVE	
553	ACER RUBRUM	20	72	PRESERVE	
554	NYSSA SYLVATICA	14	81	REMOVE	
558	QUERCUS ALBA	27.5	72	REMOVE	
559	ILEX AMERICANA	12 (X6)	94	PRESERVE	
560	MAGNOLIA GRANDIFLORA	15	97	REMOVE	
561	CUPRESSUS x LEYLANDII	9	66	PRESERVE	
569	ILEX AMERICANA	18	72	PRESERVE	
573	CORNUS FLORIDA	6	44	REMOVE	
574	ILEX AMERICANA	15	94	REMOVE	
767	LIRIODENDRON TULIPIFERA	13	66	PRESERVE	
768	LIRIODENDRON TULIPIFERA	10	72	PRESERVE	
772	ACER RUBRUM	20	25	PRESERVE	
906	QUERCUS FALCATA	38	91	PRESERVE	OFFSITE
1070	QUERCUS RUBRA	23	69	PRESERVE	
1097	QUERCUS ALBA	23	61	PRESERVE	
1099	ACER RUBRUM	13	61	PRESERVE	
1100	CARYA TOMENTOSA	13	75	PRESERVE	
1104	QUERCUS RUBRA	23	72	PRESERVE	
1105	QUERCUS ALBA	13	75	PRESERVE	
1106	CARYA TOMENTOSA	12	75	PRESERVE	
1110	ACER RUBRUM	16	69	PRESERVE	
1111	QUERCUS ALBA	20	66	PRESERVE	
1113	QUERCUS ALBA	13	75	PRESERVE	
1115	CARYA TOMENTOSA	15	72	PRESERVE	
1236	FAGUS AMERICANA	9	72	REMOVE	
1350	ACER RUBRUM	23	55	REMOVE	
1351	LIRIODENDRON TULIPIFERA	38, 38	84	REMOVE	CODOM.
1352	LIRIODENDRON TULIPIFERA	24	66	REMOVE	
1353	ILEX AMERICANA	11	56	REMOVE	
1354	ACER RUBRUM	19	69	PRESERVE	

DATE	REVISION
06/17/16	COUNTY COMMENTS
07/08/16	COUNTY COMMENTS

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No	DESCRIPTION	REV. BY	APPROVED	DATE



TREE PRESERVATION NARRATIVE (AS PER PFM SEC. 12-0509.3B-K)

3A. THIS TREE PRESERVATION NARRATIVE DESCRIBES SPECIFIC TREE PRESERVATION MANAGEMENT MEASURES FOR THIS PROJECT.

3B. ALL DEAD/HAZARDOUS TREES OCCURRING IN THE TREE PRESERVATION AREAS SHALL BE REMOVED PRIOR TO CLEARING AND GRADING, SPECIFICALLY THOSE ASSESSED AS DEAD AS NOTED ON THIS PLAN.

3C. FORESTED AREAS TO BE PRESERVED DO NOT CONTAIN HUMAN HEALTH AND SAFETY RISKS THAT WOULD REQUIRE SPECIFIC REMEDIATION MEASURES.

3D. FORESTED AREAS TO BE PRESERVED DO NO CONTAIN INVASIVE PLANT SPECIES AT LEVELS THAT ENDANGER THE LONG-TERM ECOLOGICAL FUNCTIONALITY, HEALTH AND REGENERATIVE CAPACITY OF NATIVE PLANT COMMUNITIES THAT ARE PRESENT.

3E. THERE ARE NO OFFICIALLY DESIGNATED "HERITAGE", "SPECIMEN", "MEMORIAL" OR "STREET" TREES ON-SITE OR ON ADJACENT PROPERTIES OFF-SITE THAT NEED TO BE PROTECTED.

3F. THERE ARE NO OFFICIALLY DESIGNATED "HERITAGE", "SPECIMEN", "MEMORIAL" OR "STREET" TREES ON-SITE OR ON ADJACENT PROPERTIES OFF-SITE THAT NEED TO BE PROTECTED.

3G. THERE ARE CURRENTLY NO PROFFERS DESCRIBING THE TIMING AND IMPLEMENTATION OF SPECIFIC ARBORICULTURAL PRACTICES.

3H. THERE ARE NO TRANSPLANTING EFFORTS REQUIRED FOR THIS PROJECT.

3I. THE TIMING, INSTALLATION AND MAINTENANCE OF TREE PROTECTION FENCING WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN SUBMISSION, BUT GENERALLY WILL BE PROVIDED ALONG THE LIMITS OF DISTURBANCE WHERE TREES NEED TO BE PROTECTED.

3J. THERE IS NO WORK OR ACTIVITY PROPOSED IN THE TREE PRESERVATION AREAS.

3K. THERE ARE NO APPROVED DEVELOPMENT PLANS OR ASSOCIATED PROFFER CONDITIONS REQUIRING INFORMATION FOR TREE INVENTORY, TREE CONDITION, TREE VALUATION OR TREE BONDING BEYOND WHAT IS REQUIRED BY THE PFM SECTION 12-0000.

THE BELOW PLANT LIST HAS BEEN INSTALLED DURING CONSTRUCTION OF THE SITE PLAN #2643-SP-002-3:

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	*	ILEX X 'NELLIE R. STSVENS'	NELLIE STEVENS HOLLY	6' HT. MIN.	B & B
	*	JUNIPERUS VIRGINIANA 'PRINCETON SENTRY'	EASTERN REDCEDAR	6' HT. MIN.	B & B
	*	CUPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	6' HT. MIN.	B & B
	*	ACER RUBRUM	RED MAPLE	2" MIN. CAL.	B & B
	*	QUERCUS PHELLOS	WILLOW OAK	2" MIN. CAL.	B & B
	*	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HT. MIN.	B & B
	*	PICEA ABIES	NORWAY SPRUCE	6' HT. MIN.	B & B
		EXISTING TREE TO REMAIN			

* FINAL QUANTITY & SPECIES TO BE DETERMINED DURING SITE PLAN

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COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
7/8/16
PROFESSIONAL ENGINEER

TREE PRESERVATION PLAN

ST. MARY OF SORROWS CATHOLIC CHURCH
PHASE II BUILDING ADDITION

PARCELS 1 AND 2
BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15072.002.00
SCALE: 1"=50'
DATE: 04/01/16
DESIGN: MC
DRAWN: EB
CHECKED: MY
SHEET No. 4 OF 6

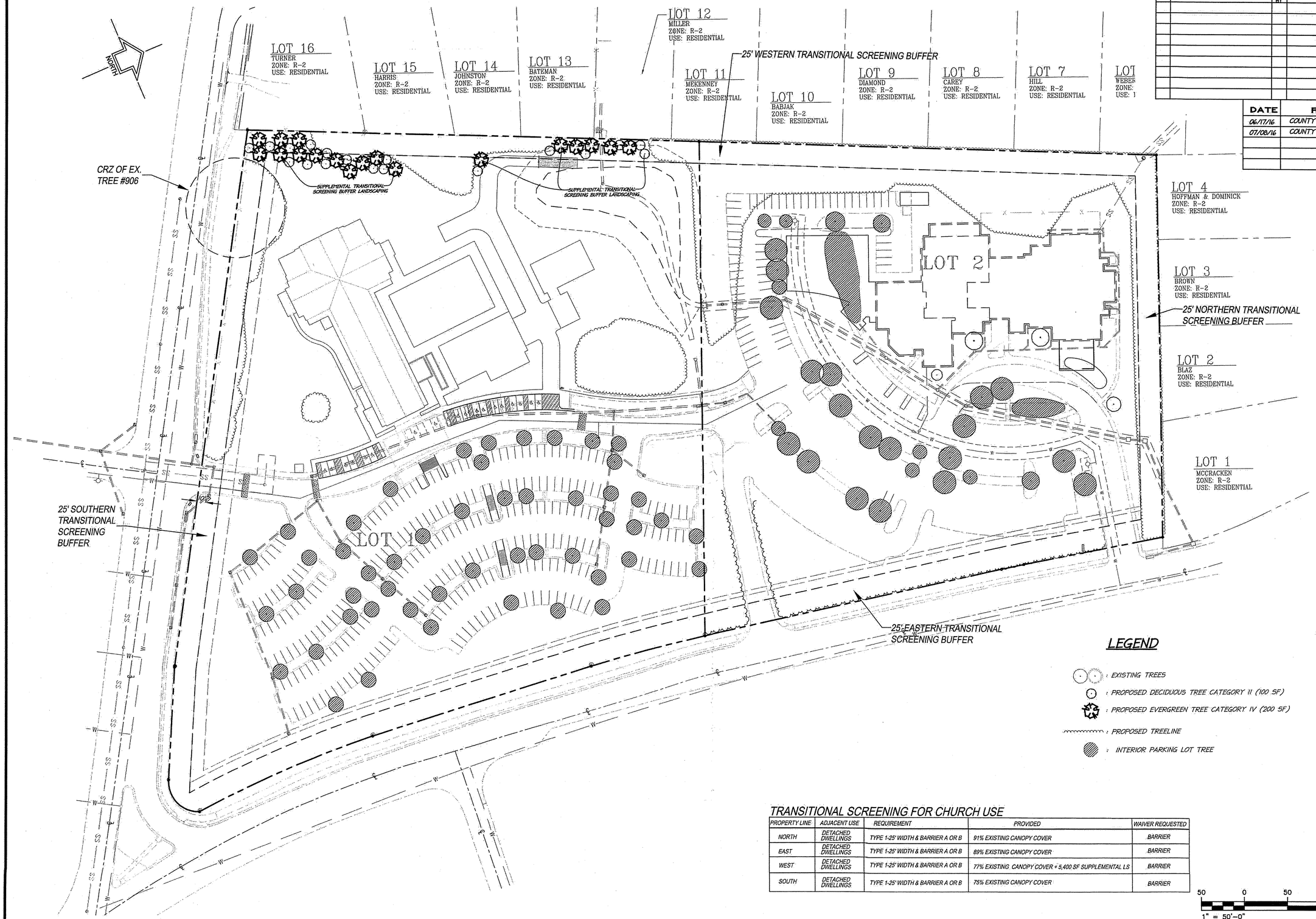
103560

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
06/17/16	COUNTY COMMENTS
07/08/16	COUNTY COMMENTS



TRANSITIONAL SCREENING FOR CHURCH USE

PROPERTY LINE	ADJACENT USE	REQUIREMENT	PROVIDED	WAIVER REQUESTED
NORTH	DETACHED DWELLINGS	TYPE 1-25' WIDTH & BARRIER A OR B	91% EXISTING CANOPY COVER	BARRIER
EAST	DETACHED DWELLINGS	TYPE 1-25' WIDTH & BARRIER A OR B	89% EXISTING CANOPY COVER	BARRIER
WEST	DETACHED DWELLINGS	TYPE 1-25' WIDTH & BARRIER A OR B	77% EXISTING CANOPY COVER + 5,400 SF SUPPLEMENTAL LS	BARRIER
SOUTH	DETACHED DWELLINGS	TYPE 1-25' WIDTH & BARRIER A OR B	75% EXISTING CANOPY COVER	BARRIER

christopher consultants
engineering . surveying . land planning
9417 innovation drive . manassas, va 20110
phone 703.393.9887 . fax 703.393.9076

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
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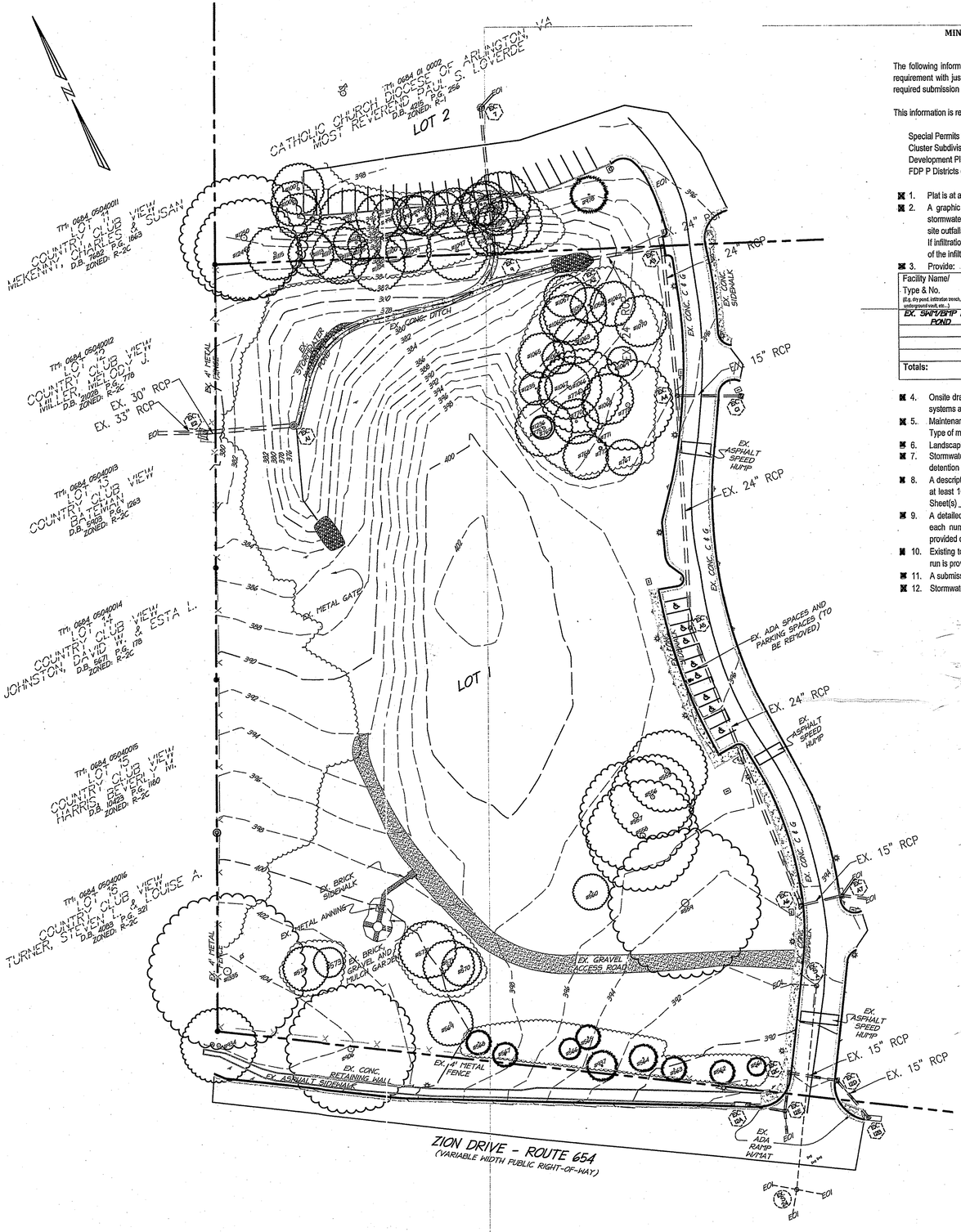
LANDSCAPE PLAN

ST. MARY OF SORROWS CATHOLIC CHURCH
PHASE II BUILDING ADDITION
PARCELS 1 AND 2
BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROJECT NO:15072.002.00
SCALE: 1" = 50'
DATE: 04/01/16
DESIGN: MC
DRAWN: MC
CHECKED: MY
SHEET No.
5 OF 6

103560



40 20 0 40 80
GRAPHIC SCALE
SCALE: 1" = 40'

EXISTING SWM/BMP POND AS-BUILT

SCALE 1"=40'

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 2 AND 6 . If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☒ 3. Provide:

Facility Name/ Type & No. (ex. dry pond, infiltration trench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
EX. SWM/BMP DRY POND	13.36	1.70	15.06	10,639	45,955	9.45 FT
Totals:						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 2 AND 6 . Pond inlet and outlet pipe systems are shown on Sheet(s) 6 .

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 2 AND 6 . Type of maintenance access road surface noted on the plat is ASPHALT AND PAVERS (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 3, 4 AND 5

☒ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 1 AND 6 .

☒ 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 6 . If the outfall is proposed to be improved off-site it should be specifically noted.

☒ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 6 .

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 2

☒ 11. A submission waiver is required for N/A

☒ 12. Stormwater management is not required because SEE NOTE, THIS SHEET

Revised: 8/4/2015

STORMWATER MANAGEMENT DESIGN:

PART 1: EXISTING SITE CONDITIONS

EXISTING CONDITIONS: TOTAL SITE AREA

LOT 1:

EX. ROOF	= 0.048 AC @ 0.90 = 0.043 CA		
EX. PVMT	= 0.053 AC @ 0.90 = 0.048 CA		
EX. GRASS/WOODS	= 9.781 AC @ 0.25 = 2.445 CA		
TOTAL	= 9.882 AC	= 2.536 CA	C = 0.26

LOT 2:

EX. ROOF	= 0.650 AC @ 0.90 = 0.585 CA		
EX. PVMT	= 2.330 AC @ 0.90 = 2.097 CA		
EX. GRASS/WOODS	= 3.360 AC @ 0.30 = 1.008 CA		
TOTAL	= 6.340 AC	= 3.690 CA	C = 0.58
TOTAL SITE:	= 16.222 AC	= 6.226 CA	C = 0.38

TIME-OF-CONCENTRATION: Tc IS TAKEN TO BE 5 MINUTES, FOR THE EXISTING CONDITIONS.

DEVELOPED CONDITIONS: TOTAL SITE AREA

LOT 1:

PVMT:	= 2.014 AC @ 0.90 = 1.813 CA	
GRASS:	= 0.895 AC @ 0.30 = 0.269 CA	
FUTURE ROOF:	= 0.863 AC @ 0.90 = 0.777 CA	
FUTURE PVMT:	= 0.819 AC @ 0.90 = 0.737 CA	
EX. GRASS/WOODS	= 6.291 AC @ 0.25 = 1.567 CA	
TOTAL	= 9.882 AC	= 5.162 CA C = 0.52
TOTAL IMPERVIOUS	= 3.696 AC	

LOT 2:

EX. ROOF/NEW ROOF:	= 0.650 AC @ 0.90 = 0.585 CA	
EX. PVMT/NEW PVMT:	= 2.330 AC @ 0.90 = 2.097 CA	
EX. GRASS/WOODS:	= 3.360 AC @ 0.30 = 1.008 CA	
TOTAL	= 6.340 AC	= 3.690 CA C = 0.58
TOTAL SITE:	= 16.222 AC	= 8.872 CA C = 0.55

TIME-OF-CONCENTRATION: Tc IS TAKEN TO BE 5 MINUTES, FOR THE DEVELOPED CONDITIONS.

EXCERPT FROM APPVD PLAN 2643-SP-002-3

Total Existing								
Lot 1								
Pavement		2.828	AC	@	0.90	=	2.545
Grass		7.054	AC	@	0.30	=	2.116
SUM		9.882				SUM	4.661
Total Impervious		2.828			Weighted C-Factor		0.47
Conditions proposed with SPA								
Lot 1								
Pavement/Sidewalk	107,247	2.462	AC	@	0.90	=	2.216
Grass	292,789	6.722	AC	@	0.30	=	2.016
Rectory	3,459	0.079	AC	@	0.90	=	0.071
Roof	27,659	0.635	AC	@	0.90	=	0.571
Transformer	100	0.002	AC	@	0.90	=	0.002
SUM		9.821				SUM	4.806
Total Impervious		3.099			Weighted C-Factor		0.49

ULTIMATE IMPROVEMENTS ON LOT 1

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE

DATE	REVISION
06/17/16	COUNTY COMMENTS

ADEQUATE OUTFALL NARRATIVE

THE DRAINAGE PATTERN FOR THE SAINT MARY OF SORROWS SITE HAS BEEN PRESERVED. A STORMWATER MANAGEMENT/BMP EXTENDED DETENTION DRY POND IS LOCATED ON THE EXISTING DRAINAGE PATH NEAR THE DOWNSTREAM END OF THE SITE. THE POND REDUCES PEAK RUNOFF RATES FROM THE SITE AND UPSTREAM OFF-SITE AREAS TO WELL BELOW PRE-DEVELOPMENT PEAK RUNOFF RATES, THE EXISTING STORM DRAINAGE RECEIVING SYSTEM HAS BEEN CHECKED AND FOUND TO HAVE MORE THAT SUFFICIENT CAPACITY FOR THE ROUTED POND DISCHARGE FOR THE 2 AND 10 YEAR STORMS. AN OVERLAND DRAINAGE PATH IS EXISTING, AND UNCHANGED, FOR EMERGENCY EVENTS. IT IS CERTIFIED THAT THE EXISTING RECEIVING STORM DRAINAGE SYSTEM IS ADEQUATE FOR PROPOSED SITE DISCHARGE. IT IS FURTHER CERTIFIED THAT THE EXISTING AND DEVELOPED TOPOGRAPHY OF THE SITE ALLOWS FOR OVERLAND RELIEF OF THE 100-YEAR STORM, AND THAT NO ADJACENT PROPERTIES WILL BE ADVERSELY IMPACTED BY THE DISCHARGE FROM THE NEW DRAINAGE SYSTEM.

STORMWATER MANAGEMENT IS NOT REQUIRED FOR DEVELOPMENT OF THIS SITE IF IN ACCORDANCE WITH THIS SPECIAL PERMIT AMENDMENT. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE PROVISIONS FOR THIS SPECIAL PERMIT AMENDMENT ARE CURRENTLY BEING MET BY THE USE OF AN EXISTING SWM/BMP DRY POND SHOWN ON THIS SPA. DESIGN PARAMETERS INCLUDING, BUT NOT LIMITED TO, THE DEMONSTRATION OF AN ADEQUATE OUTFALL AND BEST MANAGEMENT PRACTICE MEASURES WERE MET WITH A COUNTY APPROVED SITE PLAN 2643-SP-002-3.

THIS SPA PROVIDES NO NET INCREASE IN THE AMOUNT OF IMPERVIOUS AREA NOR NET INCREASE IN "C-FACTOR" PROVIDED IN THE PREVIOUSLY APPROVED SPA. IT ALSO DOES NOT INCREASE THE AMOUNT OF IMPERVIOUS AREA TO THE PREVIOUSLY APPROVED SITE PLAN IN WHICH STORMWATER MANAGEMENT MEASURES HAVE BEEN DESIGNED TO TREAT.

AS A RESULT OF THE ABOVE, THE IMPROVEMENTS CONTAINED IN THIS SPA ARE GRANDFATHERED UNDER FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE 124-I-12.A.3.

FAIRFAX COUNTY

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
Environmental and Facilities Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Telephone: 703-324-1720 Fax: 703-324-8359

V I R G I N I A

January 13, 2004

Mr. Robert C. Mereness
Director, Civil Engineering
CAD-CON Consulting, Incorporated
10706 Vendor Lane
Manassas, Virginia 20109

Subject: St. Mary of Sorrow Catholic Church, Phase I, Project #2643-SP-02, Tax Map #068-4-01-0001 and 0002, Braddock District

Reference: Trail Modification Request #026016

Dear Mr. Mereness:

Your request to modify the requirement of Paragraph 2 of Section 17-201 of the Fairfax County Zoning Ordinance for construction of a trail along the subject site's entire frontage on Zion Drive (Route #654) and Sideburn Road (Route #653) is hereby approved, subject to the following conditions:

1. The proposed 4-foot wide trail, next to the existing 72" Oak tree, to be 5 feet and the remaining 8 feet as proposed along the subject site's frontage on Zion Drive.

2. The proposed 8-foot trail to remain and the existing 4-foot concrete sidewalk in front of the church to be 5 feet along the subject site's frontage on Sideburn Drive.

This modification shall automatically expire, without notice, twenty-four (24) months after the date of this letter, unless the subject plan has been approved.

If you have any questions or need additional information, please contact Nicholas Antonopoulos, Engineer II, Environmental and Facilities Review Division (EFRD) at 703-324-1720.

Sincerely,

Assad Ayoubi, Director

AUA/mw

cc: Nicholas Antonopoulos, Engineer II, EFRD, DPWES
Waiver file

christopher consultants
engineering · surveying · land planning
9417 innovation drive · manassas, va 20110
phone 703.393.9887 · fax 703.393.9076

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
7/8/16
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN

ST. MARY OF SORROWS CATHOLIC CHURCH
SPECIAL PERMIT AMENDMENT PLAT
PARCEL 1 AND 2
BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 15072.002.00
SCALE: 1" = 40'
DATE: 04/01/16
DESIGN: EB
DRAWN: EB
CHECKED: MY
SHEET No.
6 OF 6

103560

SPECIAL PERMIT AMENDMENT REQUEST

The applicant requests special permit amendment approval to permit building and site modfications. Specifically, the applicant requests approval to redesign and reorient the previously approved new sanctuary building, to relocate the rectory and fellowship hall, and to make changes to the existing parking lot to accommodate the proposed changes.

The subject property was previously approved in 2001 (SPA 77-A-041-03, Appendix 4) for a place of worship with 1,400 seats, and a nursery school with a maximum daily enrollment of 99 children daily. As part of the redesign of the buildings, the applicant proposes to reduce the approved gross floor area of the sanctuary, fellowship hall, and rectory from 47,250 square feet to 32,400 square feet and reduce the number of sanctuary seats from 1,400 to 1,200. The existing parking lot contains 512 spaces. As part of reorienting the buildings, 14 parking spaces will be removed and 16 parking spaces added for a total of 514 spaces. All other existing improvements on the site will remain.

Figure 1 depicts the subject property as it exists currently.

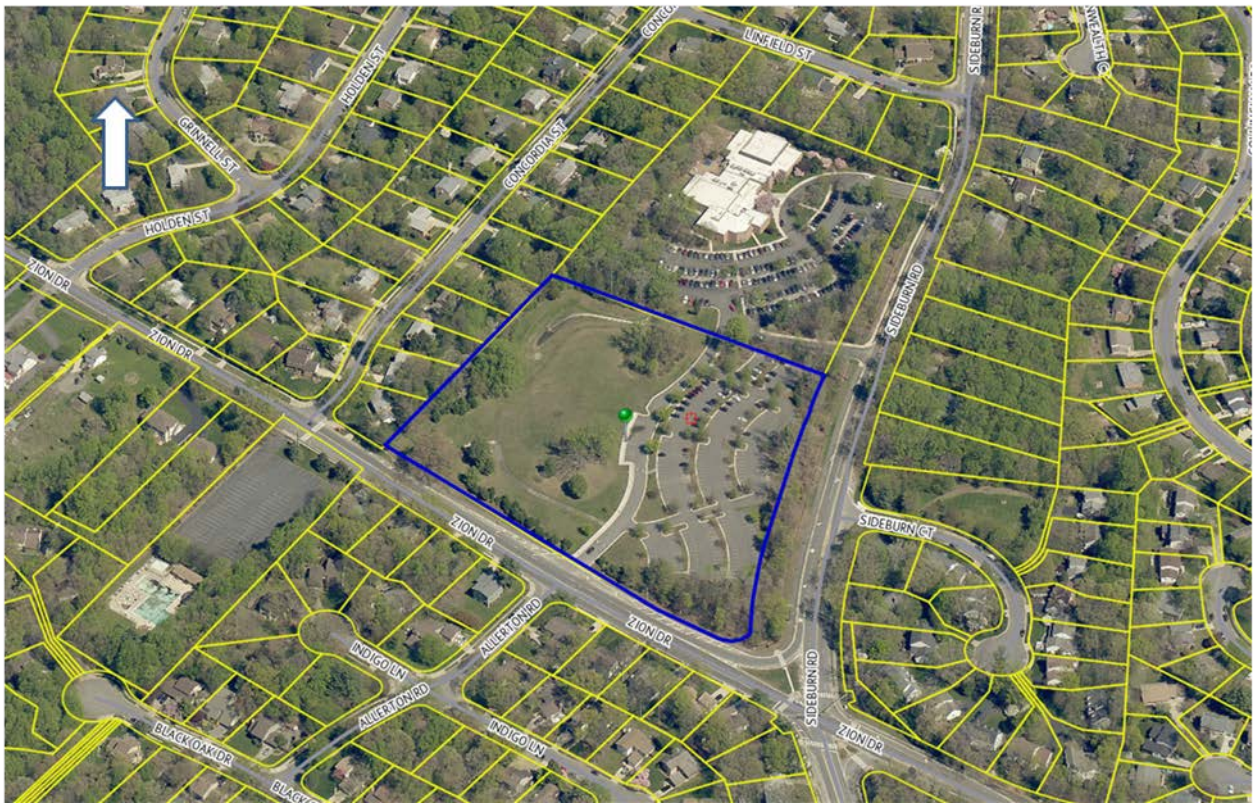


Figure 1: Aerial Map, Source: Fairfax County Pictometry, 2015

The following chart compares the existing approval with the proposed changes.

EXISTING AND PROPOSED CONDITIONS		
	Existing	**Proposed**
Lot Size	15.17 acres	No Change
FAR	Approved: 0.138	Proposed: 0.117
Parking Spaces	512	514
Number of Seats	1,400	1,200
Number of Nursery School Enrollees	Maximum of 99 children daily	No change
Hours of Operation	Mass Schedule: • Monday – Saturday: 9:15 a.m. • Saturday: 5:00 p.m. • Sunday 7:30 a.m., 9:00 a.m., 11:00 a.m., 12:30 p.m., 5:00 p.m. Office hours: • Monday – Friday: 8:30 a.m. to 8:30 p.m. • Saturday: 9:00 a.m. to 7:30 p.m. • Sunday: 8:15 a.m. to 2:00 p.m. Nursery School: • Monday – Friday: 9:00 a.m. to 3:15 p.m.	No change
Number of Employees		
Church	3 priests 9 full-time office staff 19 part-time employees	No Change
Nursery School	Maximum of 10 employees daily	No Change

A copy of the special permit amendment plat titled, “St. Mary of Sorrows Catholic Church, Phase II Building Addition,” prepared by John C. Levtov, P.E., dated April 1, 2016, as revised through July 8, 2016, is included at the front of the staff report. The proposed special permit amendment development conditions, statement of justification,

and affidavit are contained in Appendices 1 to 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 15.17 acre subject property comprises Lot 1 (approximately 8.96 acres) and Lot 2 (approximately 6.34 acres) and is located on the northwestern corner of the intersection of Sideburn Road and Zion Drive. An 800 seat sanctuary (43,194 square feet) is located in the northwestern corner of Lot 2. A parking lot containing 512 spaces is located in front of the sanctuary between the building and Sideburn Road and along the eastern half of Lot 1. A play area for the nursery school is located on the western side of the existing church structure. Two sheds are located to the south of the church and are proposed to be removed. The property has an approximate elevation of 418 feet along Sideburn Road and slopes downward towards Concordia Street to the west to an approximate elevation of 380 feet. The subject property contains a number of existing utility easements on site.

The site has two vehicular access points from Sideburn Road, of which both consist of one ingress lane and one egress lane. Both access points allow for full turning movements into and out of the site. One vehicular access point is located along Zion Road which also allows for full turning movements into and out of the site. Limited on-street parking is available on the portion of Sideburn Road that fronts the property and no on-street parking is allowed along the portion of Zion Drive near the church property

The topography of the property varies with a general slope downward from Sideburn Road towards the western side of the property. The property contains mature vegetation and large trees along all property lines.

SURROUNDING AREA DESCRIPTION		
Direction	**Use**	**Zoning**
North	Single Family Detached Dwellings	R-2C
South	Single Family Detached Dwellings	R-2C
East	Single Family Detached Dwellings & Privately Owned Open Space	R-1, R-2, R-3C
West	Single Family Detached Dwellings	R-2C

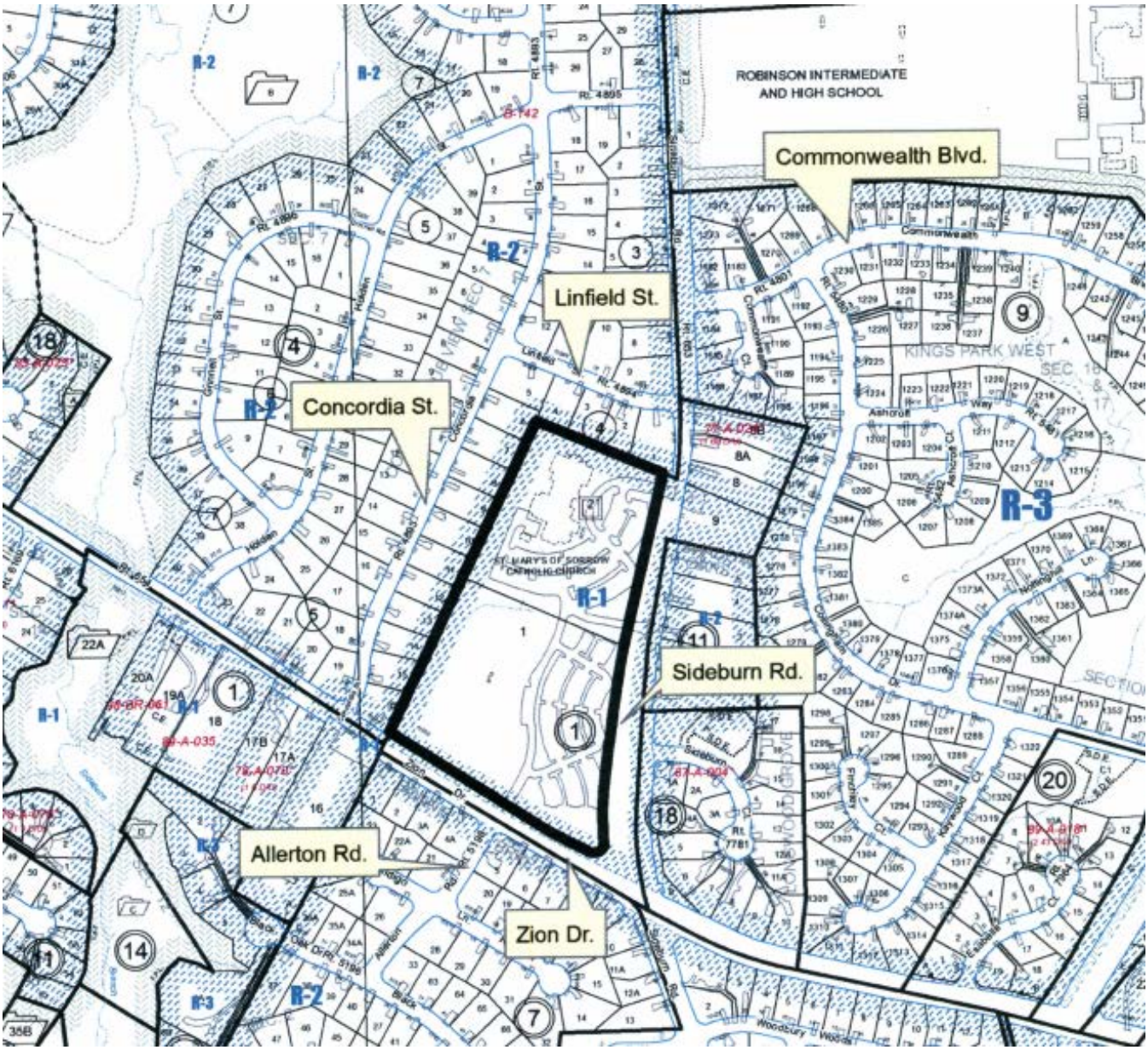


Figure 2: Zoning Map, Source: Fairfax County, 2015

BACKGROUND

The property was purchased by the Catholic Archdiocese in 1975.

There have been a number of special permit applications and amendments on the subject property. A summary of these applications and Board of Zoning Appeals (BZA) action is provided below. Further information on these specific applications can be found on file at the Zoning Evaluation Division, Department of Planning and Zoning. Copies of applicable building permits and Non-Residential Use Permits are on file with the Zoning Permit Review Branch of the Department of Planning and Zoning.

Site History:

Application	Date	Use	BZA Action
S-41-77	4/13/77	Church and related facilities	Approved
SPA 77-A-041	6/23/87	Building and parking additions	Approved
SPA 77-A-041-2	10/25/95	Nursery school, building additions and accessory storage structures	Approved
SPA 77-A-041-3	12/18/01	Building additions, site modifications, increase in land area and change in permittee	Approved

The 2001 application (SPA 77-A-041-3) included approval of a new sanctuary for 1,400 seats, a new rectory, and a new fellowship hall for a total additional square footage of 47,250. The approved sanctuary would be 42 feet in height and constructed with brick masonry with a cupola. In addition, a parking lot with 512 spaces, a dry pond stormwater facility, and an increase in landscape screening were approved. The current application would relocate those three structures, change the architectural features of the sanctuary, and reduce the size from 1,400 seats to 1,200 seats.

An image of the 2001 approved plat is below.

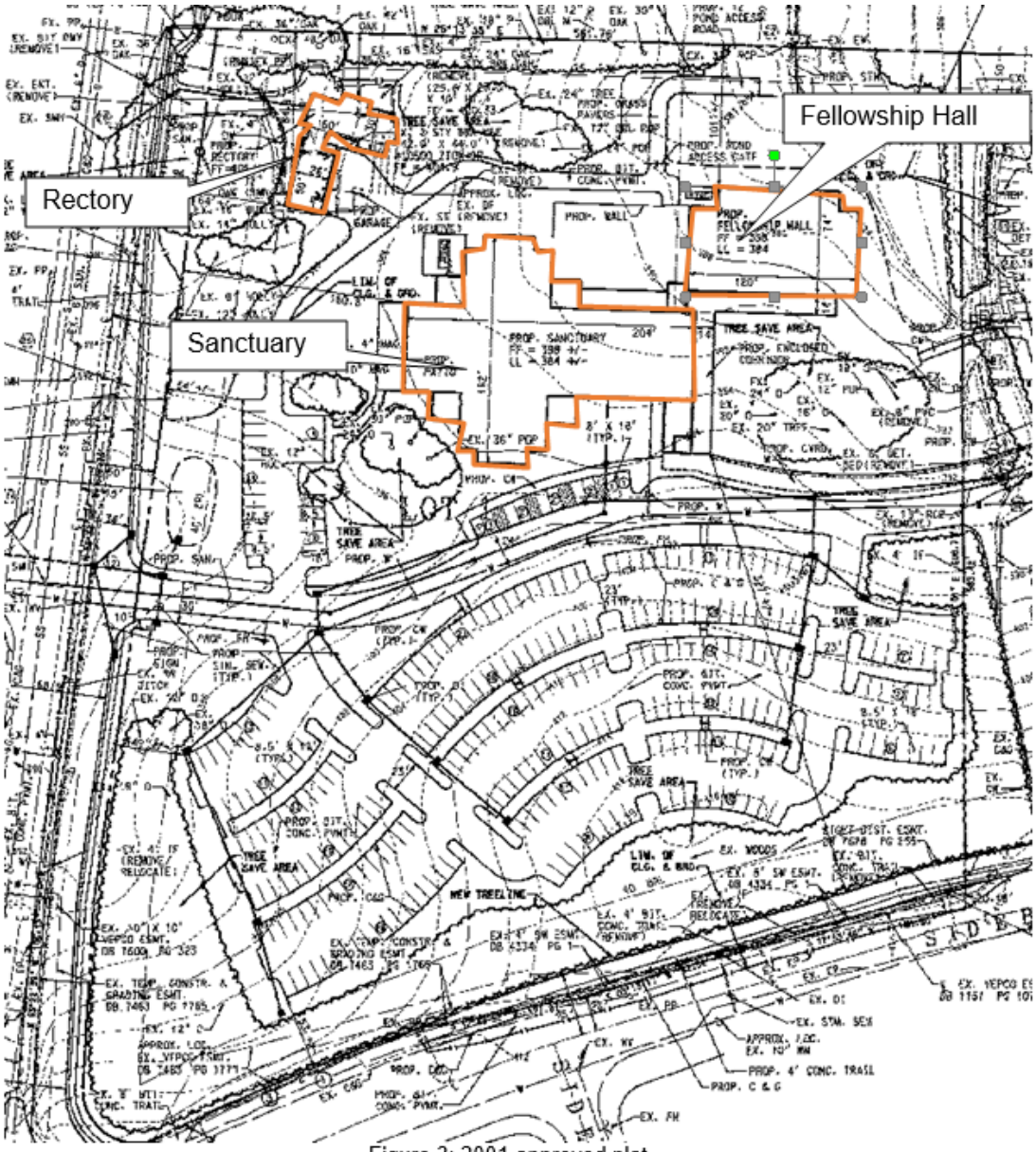


Figure 3: 2001 approved plat

A copy of the minutes, resolution and plat approved in conjunction with this amendment is included as Appendix 4.

DESCRIPTION OF THE APPLICATION

Proposed Layout

The applicant requests approval of a special permit amendment to permit site and building modifications to the previously approved new sanctuary, rectory, and fellowship hall. A 2001 special permit amendment (SPA) was approved for a new sanctuary with

1,400 seats, a rectory, and a fellowship hall, which have not yet been constructed. Other improvements, including a parking lot with 512 spaces, a stormwater management pond and landscaping, have been installed. The overall approved square footage for the sanctuary (22,500 s.f.), rectory (5,000 s.f.), and fellowship hall (9,350 s.f.) is 47,250 square feet. The applicant proposes to reduce the overall square footage to 32,400 square feet by reducing the sanctuary to 18,500 square feet and the rectory to 2,600 square feet, and altering the fellowship hall design to 10,400 square feet. The height of the sanctuary building is proposed to increase from the approved height of 42 feet to 55.5 feet. The architecture is of a more classic style rather than the modern style approved in 2001. The proposed sanctuary will contain 1,200 seats and will replace the existing sanctuary containing 800 seats. The existing sanctuary will be converted to a multipurpose space as well as additional classroom space for the nursery school.

The three buildings have also been reoriented so that they are grouped more towards the center of the lot and away from the adjacent residences. The entrance to the sanctuary faces the parking lot and the bulk of the building is angled away from the adjacent properties. The closest point of the sanctuary to the adjacent residential properties is the northeast corner, which is 100 feet away. The rectory had been approved in 2001 to be constructed 35 feet from the western property line and is now located 118 feet from the western property line.

The following is an image from the special permit amendment plat.

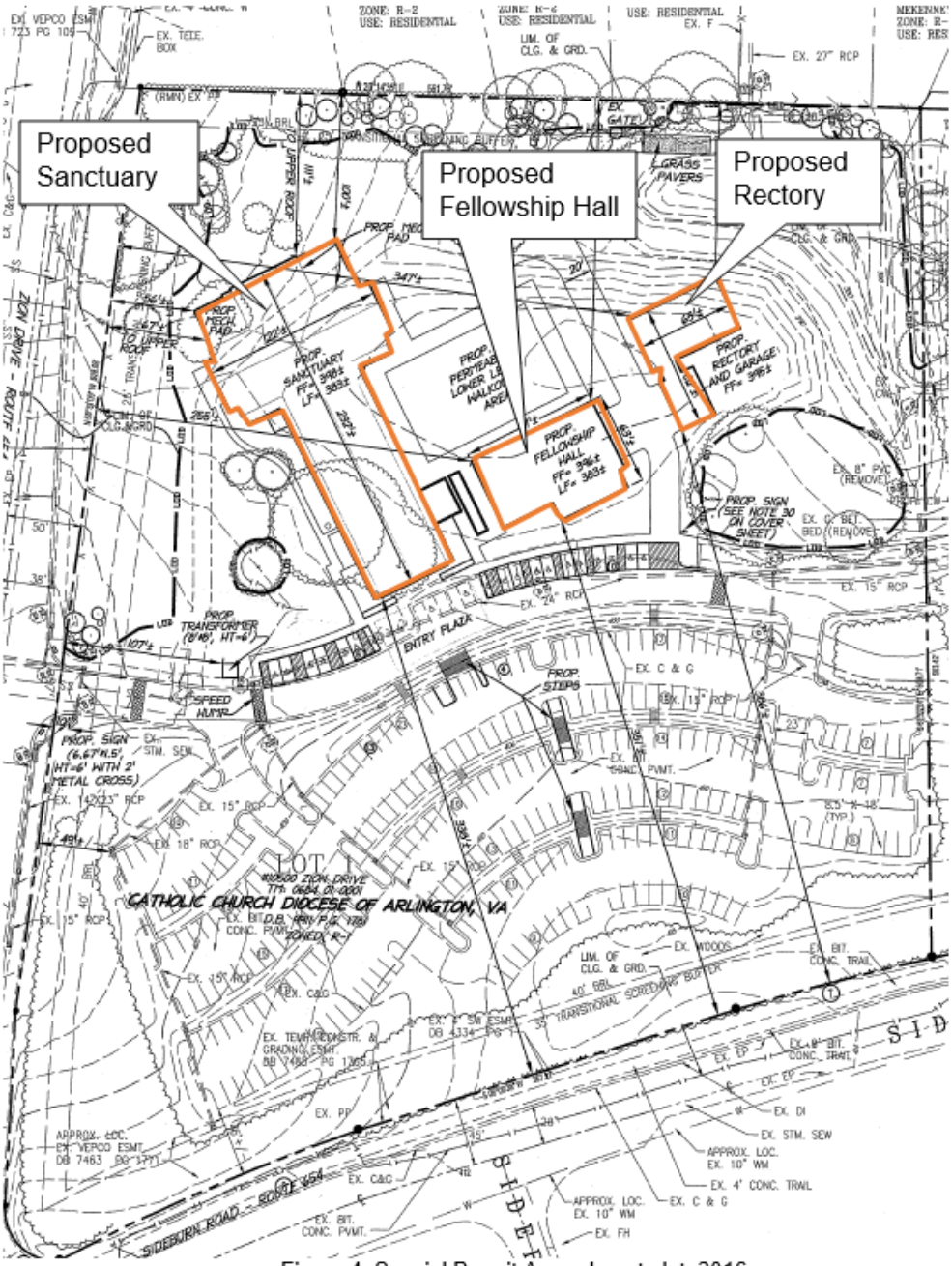


Figure 4: Special Permit Amendment plat, 2016

Vehicle Access and Parking

In accordance with Paragraph 3 of Article 11-106 of the Zoning Ordinance, a place of worship requires one parking space per four seats in the principal place of worship. Per Paragraph 2A of Article 11-106 of the Zoning Ordinance, a child care center or nursery school requires 0.19 parking spaces per child for a center or school which has a maximum daily enrollment of 99 children or fewer.

The site generates a requirement of 319 parking spaces based on a maximum capacity

of 1,200 seats in the sanctuary and a maximum of 99 children in the nursery school. The 2001 SPA plat proposed 512 spaces, which exceeds the Zoning Ordinance requirement, and which were subsequently constructed. The parking lot will be retained with minor changes; 14 parking spaces will be removed and relocated, plus two more spaces will be added as part of the new sanctuary construction, for a total of 514 parking spaces. The property is currently accessed from two entrances on Sideburn Road and one entrance on Zion Drive. All entrances are full access entrances. A small amount of on-street parking is available along Sideburn Road, but no on-street parking is allowed along the portion of Zion Drive that abuts the property. Staff believes that after the construction of the new sanctuary, the Zion Drive property entrance will be more frequently used and any on-street parking by church members will be unlikely as it would be located far from the new sanctuary entrance. Development conditions have been proposed to require that all parking be on-site and that the existing sanctuary not be used for services during the times the new sanctuary is in use.

Trees, Landscaping, and Open Space

With the proposed development, the subject property will contain approximately 60.9 percent open space. According to the SPA plat, the applicant plans to meet all tree canopy and tree preservation targets. The landscaping approved with the 2001 SPA plat has been installed. Some of the trees on site are in poor condition and are proposed to be removed and replaced. Additional trees will be added along the northern and western property lines. Development conditions have been included requiring consultation with a certified arborist, removal of dead or dying trees, and the planting of additional landscaping.

Stormwater Management/Best Management Practices

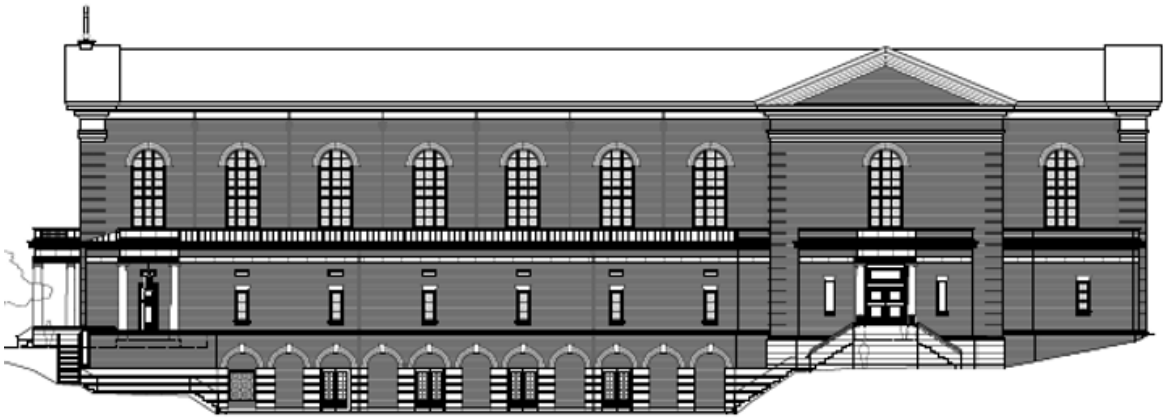
The applicant has installed an onsite stormwater/best management practices facility as approved in 2001. As proposed with this SPA application, the proposed impervious surface quantity will be reduced from the amount approved in 2001. Based on information provided by the applicant and subject to final review at site plan, the existing onsite facility should be “grandfathered” and not subject to the current stormwater ordinance. The applicant has submitted a Stormwater Ordinance Determination request to the Department of Public Works with the review to be completed by the end of July 2016.

Architecture

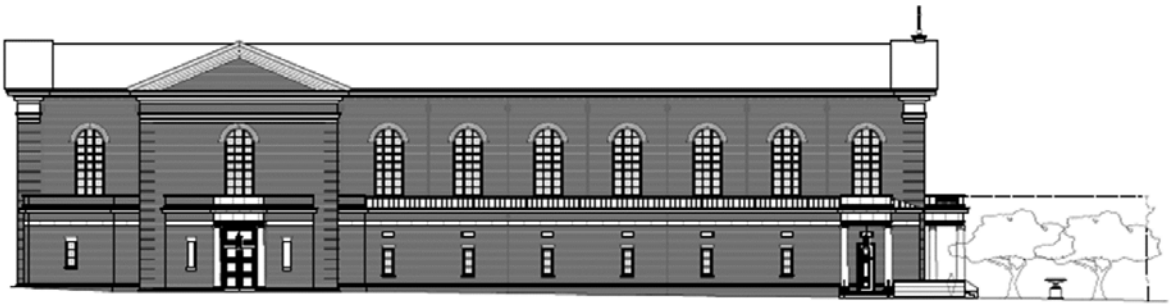
The elevations below detail the 2001 approved sanctuary and the proposed sanctuary building. The 2001 sanctuary was of a more modern brick design with a cupola and bell tower. The proposed sanctuary has a more classical design with no cupola and the applicant has agreed not to build a bell tower. The applicant has indicated that the materials will primarily consist of masonry, such as brick or stone, and a sloping shingled roof. The previously approved sanctuary had a maximum height of 42 feet while the proposed sanctuary has a maximum height of 55.5 feet.

A development condition has been included requiring the sanctuary building to be generally consistent with the submitted architectural elevations.

Figure 5: 2001 Approved Architectural Elevations for Sanctuary building



NORTH SANCTUIARY ELEVATION



SOUTH SANCTUARY ELEVATION

Figure 6: Proposed Architectural Elevations for Proposed Sanctuary, Source: Applicant

ANALYSIS

Comprehensive Plan Provisions

Plan Area:	III
Planning District:	Pohick
Planning Sector:	Main Branch (P2)
Plan Map:	Residential, 1-2 du/ac

Land Use Analysis (Appendix 5)

The application site is zoned R-1 Residential and is developed with an existing place of worship (and associated buildings) and surface parking. New buildings for the sanctuary, fellowship hall, and rectory are proposed on a vacant portion of the site. The previous SPA approval permits the applicant to build up to an additional 47,250 square feet for a possible total of 97,299 square feet. However, the applicant now proposes to reduce the approved square footage to 32,400 square feet of additional area for a total of 82,449 square feet and FAR of 0.12, which is below the permitted FAR of 0.15. The reduced square footage also equates to fewer sanctuary seats (1,200 proposed seats as opposed to 1,400 seats as previously approved).

There are single-family detached dwellings around the application site and institutional uses including elementary and secondary schools are located nearby on Sideburn Road.

The Comprehensive Plan provides guidance for the Pohick Planning District, Main Branch Community Planning Sector: *"The Main Branch Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be a compatible use, type, and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."*

Land Use Objective 8 in the Policy Plan notes that, *"Infill development [should be] of compatible use, and density/intensity…"* The proposed buildings will have a smaller building footprint than the previous approval and will be reoriented away from the western property line, reducing visual impact to the adjacent residential community. Previously, the three new buildings were designed to directly face the adjacent houses, but the proposed design shifts the buildings on an angle and farther away from the property line, which minimizes the effect of the new sanctuary's building mass to neighboring properties. In addition, this is a large property over 15 acres in size. The new sanctuary would be no closer than 100 feet from the nearest residential property and 56 feet from the southern property line abutting Zion Drive. The angle of bulk plane required by the Zoning Ordinance creates a minimum setback of 44 feet for a building of the height of the sanctuary; therefore, the structures well exceed that requirement.

Supplemental deciduous and evergreen trees are proposed to augment the existing transitional screening as well. Any visual impact from the new structures will likely be diminished by the location of the buildings and increased landscaping/screening, which fulfills Land Use Objective 14 of the Policy Plan.

The Comprehensive Plan's recommendsations for the Main Branch Community Planning Sector state that, *"The cumulative effect of institutional uses in this area should be considered prior to allowing the location of additional institutional uses as they could change the residential character of the area. Nonresidential uses requiring special exception or special use permit approval should be rigorously reviewed. In general these uses, if permitted at all, should only be granted if the following conditions are met:*

- *Access for the use is oriented to an arterial;*
- *The use is of a size and scale that will not adversely affect and impact the character of the area in which it is located; and*
- *Buffering and screening in excess of county ordinances are provided between the use and the adjoining residential properties*."

The institutional use (place of worship) in this special permit amendment application was established in 1977. The applicant is requesting to decrease the previously approved intensity of the use by reducing the square footage of the buildings, orienting them away from adjacent residential properties, and reducing the number of approved seats from 1,400 to 1,200. Staff believes that this application was rigorously reviewed by all of the relevant County agencies and has worked with the applicant to see that several revisions were made to the application to mitigate any potential impacts on the

surrounding community. The applicant has reduced the size of the structures and moved them from a distance of 46 feet to 100 feet from the adjacent residential properties during the course of the application review. The applicant also added landscape screening in excess of requirements.

The proposed special permit amendment seeks to revise the previously approved church for the application property. While there are changes in the architecture and the building is 13.5 feet taller than the previously approved structure, the change to the building orientation and smaller footprint minimizes the view of the building from the adjacent residences. Overall, staff belives that the application is in harmony with the land use recommendations of the Comprehensive Plan.

Environmental Planning Analysis (Appendix 6)

The subject property is located within the Pohick Creek watershed and does not contain any regulated environmentally sensitive features such as floodplain, Resource Protection Area or Environmental Quality Corridor.

The Comprehensive Plan provides specific guidelines for the preservation of groundwater resources. Specifically, the Plan states: *"Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County."* As noted in further detail below, the property is currently served by an existing dry pond. The proposed impervious area will be reduced from the amount previously approved. The applicant has applied for a Stormwater Ordinance Determination to allow the existing facility to be "grandfathered" and the application is currently being reviewed by the Department of Public Works.

The Comprehensive Plan provides guidance for tree preservation. The Plan states: *"Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development."* The applicant indicates that tree coverage and parking lot landscaping targets will be met as shown on the SPA plat. In addition, conditions have been proposed that dead or dying trees will be removed with the consultation of a certified arborist and additional trees will be planted along the northern and western property lines.

The Comprehensive Plan also provides specific energy and water efficiency guidelines and other green building practices in the design and construction of development. Specifically, the Plan states: *"Design and construct building and associated landscapes to use energy water resources efficiently and to minimize short and long term negative impacts on the environment and building occupants."* The applicant has agreed to a development condition which outlines a number of energy conservation measures to be implemented during construction and occupancy of the proposed buildings. Some of the measures include the use of native species for landscaping, LED or compact fluorescent lamps, motion sensor faucets and flush valves, low flow plumbing fixtures, and green building materials such as paint, carpet, tile and appliances. The applicant has also agreed to employ a LEED-Accredited Professional (AP) to work with the

applicant's consultants to incorporate sustainable design elements and innovative technologies into the proposed buildings. Prior to final construction bond release, the LEED-AP shall submit a certification statement to the Environment and Development Review Branch (EDRB) of the Department of Planning and Zoning confirming that the green building elements have been incorporated into the design and construction of the buildings.

Stormwater Analysis

As stated, there are no Resource Protection Area (RPA) or floodplain on the subject properties, nor are there downstream drainage complaints on file. The applicant is proposing a decrease in impervious area associated with the redesigned buildings. The applicant is requesting a Stormwater Ordinance Determination to determine if the existing stormwater dry pond can be "grandfathered". The request is currently under review by the Department of Public Works. The applicant will also be required to undergo a more thorough review at the site plan stage.

Urban Forestry Analysis (Appendix 7)

Transitional Screening

In conjunction with SPA 77-A-041-3, the applicant received a modification of the transitional screening requirements along the eastern, western, and northern property lines to permit the existing site configuration. Where the site borders land zoned for single family residential use, an existing thick screen of mature deciduous trees and evergreen trees has been established. The applicant also received a waiver of the barrier requirements in lieu of the thick stand of trees along the eastern, western, and northern property lines. Subsequent to approval of that SPA, several large trees within the western transitional screening yard died which was confirmed during a site visit by UFMD staff in June 2016. Staff believes this vegetation should be replaced to comply with previous modification requests. Staff believes the applicant should use a certified arborist to assist with the removal and replacement of the trees and a development condition has been proposed to address that requirement.

Transportation Analysis (Appendix 8)

During review of this special permit amendment, the Virginia Department of Transportation (VDOT) had concerns about church members using on-street parking along Sideburn Road in lieu of available spaces in the lot. However, staff believes that once the new sanctuary is constructed on Lot 1 near the Zion Drive entrance, most church members will shift to using the Zion Drive entrance and parking on Sideburn Road will become unnecessary. In addition, a development condition has been proposed requiring all parking to be on-site. Since this application proposes a less intense use compared to that of the previously approved application, the transportation

impacts of this application are expected to be fewer than those of the previously approved application.

ZONING ORDINANCE REQUIREMENTS (Appendix 9)

BULK REQUIREMENTS (R-1)		
STANDARD	**REQUIRED**	**PROVIDED**
Minimum Lot Area	36,000 sq. ft.	15.17 acres
Minimum Lot Width	Corner lot 175 feet	628.68 feet
Maximum Building Height	Maximum of 60 feet	55.6 feet
Front Yard	50° angle of bulk plane not less than 40 feet	Southern: 56 feet (proposed sanctuary) Eastern: 351 feet (proposed fellowship hall)
Rear Yard	45° angle of bulk plane not less than 25 feet	Western: 100 feet (proposed sanctuary)
Maximum Floor Area Ratio	0.15	0.117
Parking Spaces	**Total: 319 spaces** Place of Worship: 300 spaces Proposed Nursery School: 19 spaces	514 spaces

Special Permit Amendment Requirements

This special permit amendment is subject to the following provisions of the Zoning Ordinance, which are provided in Appendix 9. Subject to the development conditions, the special permit amendment must meet these standards.

- General Standards (Sect. 8-006)
- Standards for all Group 3 Uses (Sect. 8-303)
- Additional Standards for Churches, Chapels, Temples, Synagogues, or Other Such Places of Worship With a Child Care Center, Nursery School or Private School (Sect 8-308)

The following is staff's analysis of the Zoning Ordinance provisions and the proposal to permit a revised sanctuary, rectory, and fellowship hall on the subject property.

General Standards (Sect. 8-006)

General Standard 1 states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. The Land Use Policy Plan of the Comprehensive Plan states that *"Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing…institutional/public services…"* The Plan also *"encourages a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods."* Further the Plan *"should seek to achieve a harmonious and attractive development pattern, which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses."* (Fairfax County Comprehensive Plan Land Use Objectives 2, 8 and 14).

The Comprehensive Plan recommends low density single-family, detached residential use for the subject property and in the immediate vicinity of the subject property. Other institutional uses including elementary and secondary schools are located nearby on Sideburn Road.

A church has been located on the subject property since 1977 and the current nursery school has been located on the subject property since 1995. The adjacent properties were developed into the Country Club View, Section 7 subdivision in 1968. The existing church and nursery school have served the community for a number of years.

In conjunction with this application, the applicant has provided a number of measures to ensure the proposed improvements are compatible with the surrounding neighborhood and there will be no adverse impacts on public facilities, transportation systems, and the environment.

The applicant is proposing a decrease in the number of seats and gross floor area with the new, redesigned sanctuary. The applicant has concentrated this development near the center of the large lot and sited the sanctuary a minimum of 100 feet away from the adjacent residences. In order to construct the new buildings, a number of existing mature trees will be removed. However, some of the trees are dead or dying and already needed to be removed and will be replaced. The applicant continues to provide tree preservation above the minimum required and large, mature trees and vegetation currently exists along almost all of the property lines. Staff believes these conditions help to minimize any negative impact associated with these improvements.

In addition, this is a large property over 15 acres in size. The new sanctuary would be no closer than 100 feet from the nearest residential property and 56 feet from the southern property line abutting Zion Drive. The angle of bulk plane required by the Zoning Ordinance creates a minimum setback of 44 feet for a building of the height of

the sanctuary; therefore, the structures well exceed that requirement.

The proposed special permit amendment seeks to revise the previously approved church for the application property. While there are changes in the architecture and the building is 13.5 feet taller than the previously approved structure, the change to the building orientation and smaller footprint minimizes the view of the building from the adjacent residences. Overall, staff believes that the proposed site modifications to an existing church and private school use are in conformance with the land use recommendations of the Comprehensive Plan and therefore standard 1 is met.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. The R-1 District was established to provide for single-family detached dwellings and to allow other selected uses which are compatible with the low density residential character of the district. A church and nursery school is a special permit use within the R-1 District. Other uses allowed in the R-1 District by special permit or special exception approval are:

- community swimming pools, tennis courts, other outdoor recreation uses
- veterinary hospitals, kennels, and animal shelters
- home professional offices,
- sawmilling of timber,
- electrical generating plants, landfills, and water purification facilities
- colleges and universities, dormitories and fraternity/sorority houses
- museums and cultural centers,
- medical care facilities
- private clubs and benefit associations
- parks, playgrounds, golf courses, country clubs, and athletic fields
- funeral chapels
- marinas
- plant nurseries

The applicant is proposing a decrease in the intensity of the previously approved use with fewer seats and a reduction in gross floor area. The proposed new sanctuary will allow the existing sanctuary building to be used for the nursery school and for other community purposes. Staff believes that the proposed building and site modifications to the existing church will continue to be in harmony with the purpose and intent of the R-1 District. Therefore, in staff's opinion, the application satisfies this standard.

General Standard 3 requires that the proposed use *shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.* The church has been in operation since 1977 and the nursery school since 1995, and staff believes that

this proposal will not adversely affect the use or development of neighboring properties. The surrounding area contains other institutional uses; however the applicant is proposing an amendment to an existing institutional use and not the creation of a new use. The proposed use would be a decrease in intensity from the previous special permit amendment and the applicant has worked to minimize the visual impact to adjacent properties through the location of the buildings, tree preservation, and transitional screening.

The applicant has provided simulated views of the completed structures as seen from the adjacent streets, as shown below.

SECTION THROUGH CONCORDIA STREET LOOKING EAST

The circle in the above image depicts the area where the bulk of the sanctuary structure would be located.

PERSPECTIVE VIEW FROM ZION DRIVE LOOKING NORTH

PERSPECTIVE VIEW FROM ALLERTON ROAD LOOKING NORTH ACROSS ZION DRIVE

While the proposed sanctuary is larger and 13.5 feet taller than the existing sanctuary, the applicant has provided architectural elevations illustrating the proposed design, and the applicant has sited the proposed sanctuary, rectory, and fellowship hall near the center of the 15.17 acre lot with a minimum of 100 feet from the adjacent residences. A thick stand of trees lines most of the property and provides screening to the proposed buildings. The applicant has worked with staff to situate the proposed structures to lessen potential impacts to adjacent residences. The applicant has decreased the square footage and height of the sanctuary, removed a previously proposed 90 foot bell tower, and moved the sanctuary a greater distance from the western property line. Therefore, staff does not believe the proposed sanctuary will have an adverse impact on adjacent properties.

Staff proposes development conditions that prevents the existing sanctuary, which will be converted into a multipurpose building and additional classroom area, from being used at the same time as the new sanctuary. The applicant has stated that all light fixtures will be shielded or full-cut-off. Any new lighting on site will be required to comply with the County's lighting standards listed in Article 14 of the Zoning Ordinance. A development condition has been included to this effect.

Overall, more than half of the subject property will remain as open space (60.9 percent). Staff believes the proposed building locations, screening and vegetation adequately shield the church and nursery school use from adjacent properties. Therefore, staff finds that this standard has been met.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* As part of this application, the number of seats will decrease from 1,400 to 1,200 seats. Additionally, the applicant is

reducing the size of the proposed structures. As a result of reducing the proposed intensity of use, the proposed improvements will not have a detrimental effect on traffic operations and staff believes that the proposal will not conflict with the existing traffic, this standard is met.

General Standard 5 states that *in addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.* The application has been reviewed by the UFMD. The applicant has demonstrated that tree preservation above the minimum requirements has been provided (192,500 square feet provided versus 177,217 square feet required). This tree preservation has been concentrated primarily along the property lines adjacent to the single family residences. This preservation, combined with the proposed new vegetation, will result in approximately 33 percent tree cover, which exceeds the 30 percent required in the R-1 District.

In addition, the applicant is requesting a reaffirmation of the previously approved modification of the transitional screening requirements and waiver of the barrier requirements. Further details on these requests can be found in the Waivers and Modification section.

A development condition has been proposed to require the applicant to consult a certified arborist as part of removing dead or dying trees, replacing them, and supplementing the landscaping along the northern and western property lines.

On balance, staff believes that the application meets this standard.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* As stated, there is no specific open space requirement for the proposed use and the applicant has proposed a total of 60.9 percent of the subject property as open space; therefore, this standard has been met.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking requirements are proposed to be in accordance with the provisions of Article 11*. The applicant proposes 514 parking spaces, which exceeds the Zoning Ordinance requirement of 319 parking spaces, providing a ratio of 1 space per 2.33 seats. Staff has also included a development condition stating all parking shall be located on-site. The approved additions will be served by public water and sewer. A decrease in impervious area is proposed from the previous SPA approval. The applicant has installed a stormwater facility as approved with the previous SPA and has requested a Stormwater Ordinance Determination from the Department of Public Works to have the facility “grandfathered”. A development condition has been included requiring on-site stormwater detention and BMPs as approved by DPWES. Staff believes that Standard 7 has been met.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set forth in this Ordinance.* Staff has included a development condition that all existing and proposed signage must be in conformance with the provisions of Article 12 of the Zoning Ordinance. With this condition, this standard has been met.

With the approval and adoption of the proposed development conditions, staff believes the general standards are met.

Standards for all Group 3 Uses (Sect. 8-303)

Standard 1 *states that all uses shall comply with the lot size and bulk regulations of the zoning district in which located.* As previously summarized in the bulk requirements chart above, the application meets this standard.

Standard 2 *stipulates that all uses shall comply with the performance standards for the applicable zoning district.* This use does not have any increased effect on performance standards applicable to a place of worship and nursery school, specifically on noise or outdoor lighting. The use complies with the performance standards of Article 14, as required by the Zoning Ordinance.

Standard 3 *specifies that all uses shall be subject to the provisions of Article 17, Site Plans.* The applicant will be required to submit a site plan for the proposed improvements.

Additional Standards for Churches, Chapels, Temples, Synagogues, or Other Such Places of Worship with a Child Care Center, Nursery School or Private School (Sect 8-308)

Places of worship with a child care center, nursery school or private school of general or special education are subject to the additional standards set forth in Section 9-309 (Child Care Centers and Nursery Schools). As noted, the applicant is not proposing any increase in enrollment in for the nursery school or any other change in operation. The subject property currently contains an existing outdoor play area behind the existing sanctuary which will remain. No other changes are proposed.

With the adoption of the proposed development conditions, it is staff's opinion that the standards for Group 3 uses are met.

WAIVERS/MODIFICATIONS REQUESTED

Modification of Transitional Screening Requirements

The applicant is requesting a reaffirmation of the previous waivers and modifications approved with SPA 77-A-041-3. A reaffirmation of the modification of transitional screening requirements is requested to allow existing vegetation to serve as natural screening along the northern, eastern and western property lines in accordance with Paragraph 3 of Section 13-305 of the Zoning Ordinance. The vegetation along the lot lines and existing vegetation will be supplemented with a combination of large deciduous, medium evergreen and/or large evergreen trees and/or shrubs as noted below and shown on the special permit amendment plat. This proposed vegetation will address current gaps in the existing screening yards where previously preserved vegetation has been removed or died. Staff is in support of the requested modifications of the transitional screening yard requirements.

Waiver of Barrier Requirements

A reaffirmation of the waiver of the barrier requirements along the northern, eastern and western property lines is requested in accordance with Section 13-305 of the Zoning Ordinance. Thick stands of trees are located along those property lines. Staff is in support of the requested waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant requests approval of a special permit amendment to permit the reorientation and redesign of the previously approved new sanctuary, new rectory and new fellowship hall.

The existing church use has been in operation on the subject property since 1977. A nursery school was approved by a special permit amendment in 1995. The applicant is proposing a decrease in impervious area and gross floor area with this amendment, and proposes to reduce the number of seats from 1,400 to 1,200. Staff believes that the proposed reorientation and redesign of the proposed buildings result in a reduction in the intensity of the use and will not negatively affect the surrounding area, despite a modest increase in height. Given the large size of the property and separation from neighboring homes, staff maintains that any visual effect of the 55.5 foot height will be adequately mitigated through distance and mature vegetation. The applicant has worked to minimize the impact to adjacent properties through the location of the buildings, tree preservation, transitional screening, and landscaping. In staff's opinion, the application has met all requirements of the Zoning Ordinance and is consistent with the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of SPA 77-A-041-04 subject to the proposed development conditions in Appendix 1 of the staff report.

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.

The approval of a portion 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.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification and Photographs
3. Affidavit
4. Minutes and Development Conditions and Plat Associated with SPA 77-A-041-3
5. Land Use Analysis
6. Environmental Analysis
7. Urban Forestry Analysis
8. Fairfax County Department of Transportation/Virginia Department of Transportation Analysis
9. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS
July 20, 2016

SPA 77-A-041-04

If it is the intent of the Board of Zoning Appeals to approve SPA 77-A-041-04 located at Tax Map 68-4 ((1)) 1 & 2 to amend SP 77-A-041 previously approved for a place of worship and nursery school to permit building and site modifications, pursuant to Sect(s). 3-103 and 8-301 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 previous special permits are marked with an asterisk. New language has been underlined and deletions are marked with ~~strikethrough~~**.**

1. This approval is granted to the applicant only, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Mary of Sorrows Catholic Church) and is not transferable without further action of this Board, and is for the location indicated on the application, 5222 Sideburn Road and 10500 Zion Drive (~~16.22~~ 15.17 acres), 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 ~~prepared by CAD-CON Consulting, Inc., dated May 21, 2001, as revised through November 21, 2001~~ titled, "St. Mary of Sorrows Catholic Church, Phase II Building Addition," prepared by John C. Levtov, P.E., dated April 1, 2016, as revised through July 8, 2016 (the "Special Permit Amendment Plat") and approved with this application, as qualified by these development conditions.*

3. The proposed new sanctuary shall be generally consistent with the architectural renderings as shown on Attachment 1 to these conditions. The proposed materials shall consist of masonry with a sloping, shingled roof. The proposed rectory and fellowship hall shall be generally consistent with the architectural design of the existing church building. Compliance with these conditions shall be demonstrated at the time of site plan for the respective buildings.

4. A copy of this 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.*

5. This special permit amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special permit shall be in substantial conformance with these conditions. Minor

modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 8-004 of the Zoning Ordinance.*

6. The maximum seating capacity in the main area of worship shall be limited to ~~1,400~~ 1,200 seats upon issuance of a Non-Residential Use Permit for this special permit amendment.*

7. Upon completion of construction of the new sanctuary building, the existing 800 seat sanctuary will no longer be used for regular services. All regular religious services shall occur within the new sanctuary as shown on the special permit amendment plat**.**

8. The nursery school shall be limited to a total maximum daily enrollment of 99 children.*

9. The hours of operation for the nursery school shall be limited to 9:00 a.m. to 3:30 p.m., Monday through Friday.*

10. There shall be a maximum of twenty-five (25) full-time employees for the church use. There shall be a maximum of twelve (12) full-time employees for the nursery school use.*

11. There shall be a maximum of ~~512~~ 514 parking spaces provided as shown on the special permit amendment plat. The size of the parking spaces shall be in accordance with Sect. 7-802 of the Public Facilities Manual. All parking shall be on site as shown on the special permit amendment plat.*

12. A sign will be posted on the private road leading from the parking lot to the rectory and existing storm water management pond stating that use is restricted to authorized vehicles only.

13. Stormwater Management and Best Management Practices (BMPs) shall be provided on-site as shown on the special permit amendment plat.

    If the existing Stormwater detention system does not meet County detention requirements or the best management practices (BMPs) requirements of the Chesapeake Bay Preservation Act on Lot 2, to address these problems, the applicant shall comply with all County storm drainage and BMP requirements to the satisfaction of the Director, DPWES. A Non-Residential Use Permit for the proposed additions to the subject property shall not be issued until this problem has been addressed and resolved. If the required design is not in substantial conformance with that shown on the special permit amendment plat, the applicant shall be required to apply for a special permit amendment for approval of the resulting change.*

14. The barrier requirement shall be modified along all lot lines of the subject

property, in favor of the existing decorative fencing on Lot 1. Decorative fencing, which may replace or incorporate the existing fence, shall be installed along portions of the perimeter of the property adjacent to Zion Drive and the adjacent residential community, within the applicant's discretion. The fence shall be field located by the applicant in conjunction with the Urban Forestry Management Division to ensure preservation of the existing vegetation.*

15. The requirements for Transitional Screening 1 shall be modified along all lot lines on Lot 1 in favor of the existing vegetation and supplemental plantings, as shown on the special permit amendment plat, and as determined by the Urban Forestry Management Division.

    The existing vegetation on Lot 2 shall be deemed to fulfill the requirements for Transitional Screening 1 along all lot lines. Existing vegetation on site shall be preserved and maintained as indicated on the approved special permit amendment plat. Any landscaping or existing vegetation on site as approved by the Urban Forestry Management Division in conjunction with site plan approvals under SP 77-A-041, SPA 77-A-041, SPA 77-A-041-2, and SPA 77-A-041-3 shall be inspected by the Urban Forester and replacement plantings shall be required for any vegetation which is dead, dying, or hazardous.*

16. Interior and peripheral parking lot landscaping and tree cover requirements shall be provided in conformance with the requirements of Article 13 of the Zoning Ordinance. Size, species, and number of any plantings shall be as determined by the Urban Forestry Management Division, DPWES at the time of site plan review.*

    ~~15. Adequate sight distance shall be provided both to the north and south of the site entrance on Sideburn Road.~~

17. All new lighting, including security lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. Any new light fixtures provided on the site shall be limited to a maximum height of twelve (12) feet, from ground level to the top of the fixture. The new lights shall be low intensity design, full-cut-off fixtures, which focus the light directly onto the subject property and does not create glare or a nuisance off the property. Shields shall be installed on new lighting, if necessary, to prevent the light and glare from projecting beyond the lot lines. The new lights shall be controlled with an automatic shut-off device and shall be turned off when the site is not in use, except for security lighting. ~~Outdoor lighting fixtures used to illuminate the parking areas and walkways shall not exceed twelve (12) feet in height. All fixtures shall be fully shielded, full cut-off and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded and directed inward to prevent glare.~~ All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the last scheduled evening activity.

~~17. Signs shall be permitted in accordance with Article 12, Signs.~~

~~18. The limits of clearing and grading shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including the Urban Forestry Division, for review and approval. The extent of clearing and grading of construction shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities for construction, a pre-construction conference shall be held between DPWES, including the Urban Forester and representatives of the applicant to include the construction site superintendent responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days~~.

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

    The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees located within the tree save area living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan and the applicant shall provide documentation showing that the applicant requested such permission by certified mail, return receipt requested The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SPA Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, soil testing and recommended fertilization, Cambistat, airspading within the critical root zone to incorporate the application of compost

and bio-char shall be included in the plan. Tree preservation activities shall be completed prior to completion of the Phase I Erosion and Sediment Control Plan before moving into Phase II, unless seasonal timing or other circumstances does not allow them to be effectively completed during that period.

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

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

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

    All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. Three (3) days prior to the commencement

of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

22. Site Monitoring: During any clearing or tree/vegetation on the applicant Property, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.

23. Native Species Landscaping: All proposed landscaping shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the Special Permit Amendment Plat.

24. Prior to site plan approval, the applicant's Certified Arborist or Registered Consulting Arborist, in coordination with UFMD, shall evaluate the existing vegetation along the property lines adjacent to residential development to determine if supplemental evergreen plantings are necessary to provide adequate screening. The applicant shall plant the understory evergreens as deemed appropriate in coordination with UFMD.

25. At time of site plan submission, the applicant shall provide written justification in accordance with Article 13-305 of the Zoning Ordinance for each barrier modification requested in the Special Permit Amendment Plat. Subject to providing the written justification in accordance with Article 13-305 of the Zoning Ordinance, as determined by UFMD, the requested barrier modifications shall be approved at the time of site plan approval.

26. In coordination with a representative of Urban Forest Management, additional plantings shall be installed along the western property line between the existing building and parking to remain on the application property and adjacent residentially developed properties. Said plantings shall supplement existing vegetation in order to provide improved screening. Plantings shall consist primarily of evergreen trees, which shall be five (5) to eight (8) feet in height at time of planting, and understory evergreens. Said plantings shall be installed as soon after application approval as practical depending on the weather to optimize survival, but not more than one year following the date of application approval.

27. Landscaping proposed along the western property line as shown on the SP plat to screen the proposed improvements shall be installed as soon after application approval as practical depending on the weather to optimize survival, but not more than one year following the date of application approval.

28. The location of heating and air conditioning and associated mechanical units (HVAC systems) shall be allowed to be located 56 feet from the southern lot line ~~placed~~ but no closer than one hundred (100) feet from any other property lines, to minimize the noise impact on the surrounding residential properties. The design of the HVAC system shall be such that as many of the components as possible shall be located inside the building. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be further surrounded by vegetative screening and fencing so as to minimize the exterior noise to the maximum extent possible.*

29. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the buildings, shall be screened from the adjacent residential properties with vegetation, and shall be located in the general area shown on the special permit amendment plat. Refuse and trash removal shall be permitted only between the hours of 8:00 a.m. and 6:00 p.m., weekdays.*

~~21. The applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first site plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter ten (10) feet to either side of the proposed limits of clearing and grading as shown on the special permit plat and all trees, four (4) inches in diameter or greater, located in the tree preservation areas on the western portion of the site. The condition analysis shall be prepared using methods outlined in the latest edition of "The Guide for Plant Appraisal." Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching and fertilization.~~

~~All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing consisting of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart shall be erected at the limits of clearing and grading as shown on the phase I and II erosion and sediment control sheets.~~

~~All tree preservation activities, including installation of tree protection fencing, shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading or demolition activities on the site, the certified arborist shall verify in writing to the Urban Forestry Division that the tree~~

~~protection fencing has been properly installed.~~

30. All transportation and stormwater management improvements, as shown on the special permit amendment plat and as determined necessary by the Director, DPWES, shall be completed prior to the issuance of a Non-Residential Use Permit.*

~~23. The existing driveway on Lot 1 shall be removed and shall not be used for access to the site. The pavement shall be removed for the entirety of the driveway and scarification shall occur from the turnaround north only, as determined by the Urban Forester, to ensure minimal disruption to the root system of the oak tree located along Zion Drive.~~

~~24. The acceleration lane along Zion Drive shall be constructed as shown on the special permit plat in order to preserve and protect the root system of the specimen oak located to the south of the rectory. The acceleration lane design shall be in substantial conformance with the special permit plat with any changes to the final design and alignment approved by VDOT, DPWES and the Urban Forester. However, in no case shall the edge of pavement and limits of clearing and grading for the acceleration lane be closer to the specimen oak than shown on the special permit plat.~~

~~25. The number of windows on the side of the proposed fellowship hall adjacent to residential dwellings located on Concordia Drive shall be limited to minimize visual intrusion on the neighborhood.~~

31. Recreation facilities shall not be used by groups that are not affiliated with the Catholic Diocese. Recreation facilities shall not be leased or rented.*

32. Grasscrete pavers shall be utilized in the construction of that portion of the stormwater management pond maintenance access road closest to the adjacent residential community, as shown on the special permit amendment plat.*

33. Proposed improvements shall be phased with the order of phasing to be determined by the Applicant within its sole discretion. The actual amount of funds raised, approval by the Bishop of the Arlington Diocese, and approval by Fairfax County shall determine actual sequence and timing of the proposed phases.*

34. <u>In order to promote substainable design, the following measures shall be taken in conjunction with the construction of each of the proposed buildings. A LEED-AP shall be included as a member of the design team. The LEED-AP will work with the team to incorporate sustainable design elements and innovative technologies into the proposed buildings. At the time of site plan submission, documentation will be provided to the Environment and Development Review Branch of DPZ (EDRB) demonstrating compliance with the commitment to engage such a</u>

professional.

Prior to final construction bond release for each phase, the LEED-AP shall submit a certification statement to EDRB including supporting documentation as detailed below, confirming that the green building elements listed below have been incorporated into the design and construction of the building(s).

Green building elements for inclusion in the project:

A. Native and non-invasive species, including perennials and seed mixes, shall be used exclusively for landscape and other plantings on the property. Planting lists showing species and location of plantings on the landscape plan shall be submitted with the site plan.

B. LED or fluorescent lamps shall be incorporated in interior building light fixtures.

C. Motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage listed below shall be used. Manufacturers' product data shall be provided prior to the issuance of a Non-RUP.

Water Closet (gallons per flush, gpf): 1.28
Urinal (gpf): 0.5
Showerheads (gallons per minute, gpm*): 20
Lavatory faucets (gpm**): 1.5
Kitchen and janitor sink faucets: 2.20
Metering faucets: 0.25

*When measured at a flowing water pressure of 80 pounds per square inch (psi).

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

D. Low-emitting materials shall be used for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products, as well as furniture and furnishings, if available. Low-emitting is defined according to the following table:

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

Manufacturers' product data shall be provided prior to the issuance of a Non-RUP.

E. Carpet and carpet padding shall be installed that meets the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. Manufacturers' product data shall be provided prior to the issuance of a Non-RUP.

F. Vinyl composition tile and rubber tile flooring shall be installed that meets the requirements of the FloorScore certification program. Manufacturers' product data and certification letter shall be provided prior to the issuance of a Non-RUP.

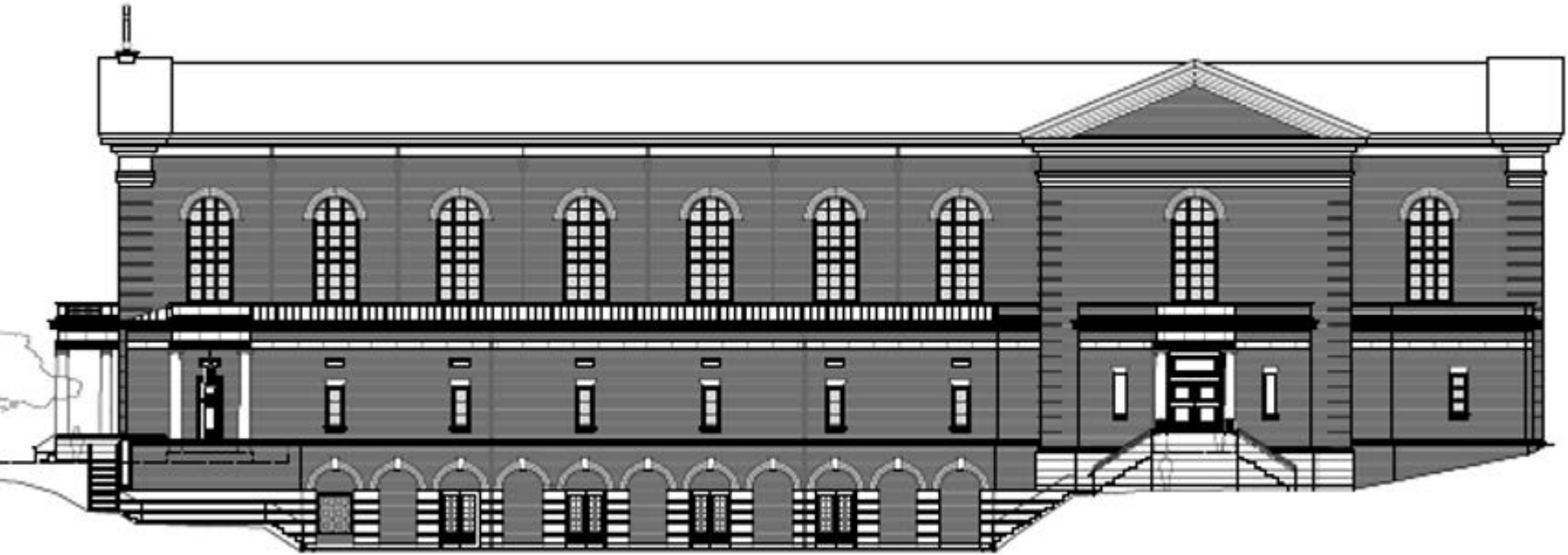
G. Energy Star, or equivalent, appliances and equipment for all refrigerators, water heaters, computers, monitors, water coolers, and other appliances and office equipment (if available) shall be installed. Installation locations and manufacturers' product data, including the Energy Star energy guide if installed, shall be provided prior to the issuance of a Non-RUP.

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.

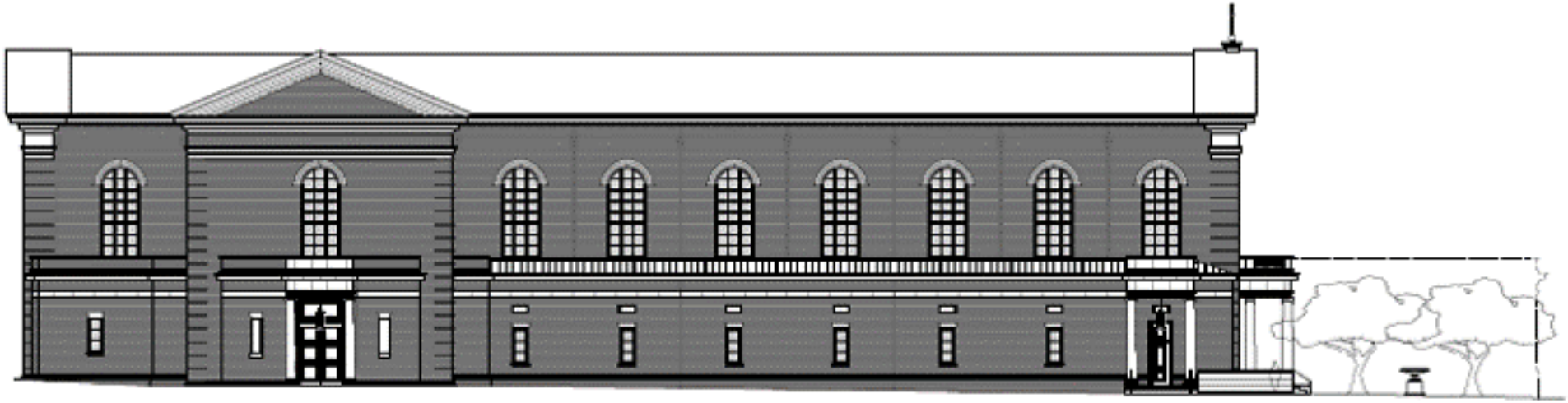
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning 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.

ATTACHMENT 1

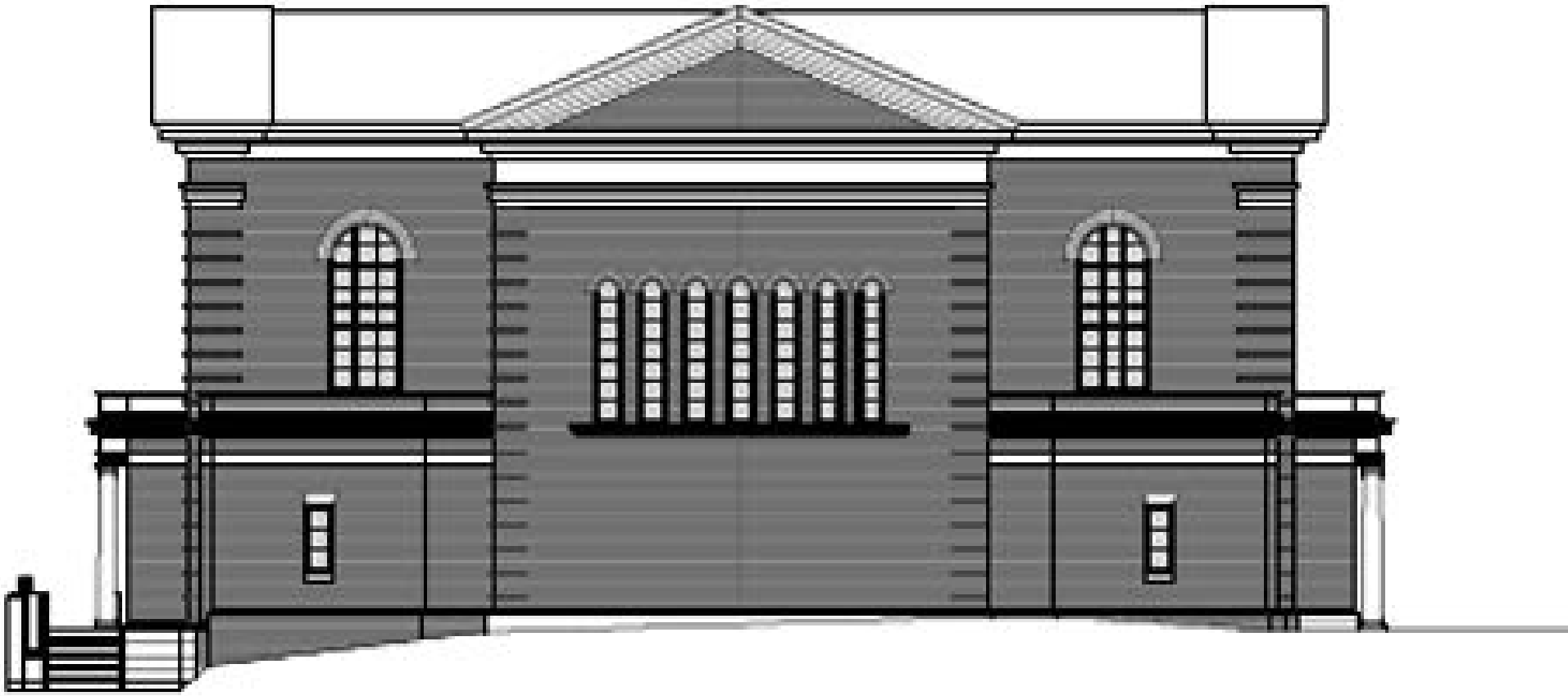
EAST SANCTUARY ELEVATION



NORTH SANCTUIARY ELEVATION



SOUTH SANCTUARY ELEVATION



WEST SANCTUARY ELEVATION

APPENDIX 2

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

WALSH COLUCCI
LUBELEY & WALSH PC

April 4, 2016

Via Hand Delivery

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

Re: Proposed Special Permit Amendment Application
Applicant: The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office
St. Mary of Sorrows Catholic Church

Dear Ms. Berlin:

Please accept the following as a statement of justification for a special permit amendment application to modify previously approved improvements to St. Mary of Sorrows Catholic Church (the "Church").

The Applicant is the owner of approximately 15.17 acres identified among the Fairfax County tax assessment records as 68-4 ((1)) 1 and 2 (the "Subject Property"). The Subject Property is located in the northwest quadrant of the intersection of Sideburn Road and Zion Drive. Surrounding uses include single family residential communities zoned to the R-2 and R-3 Districts. The Subject Property is zoned to the R-1 District and located in the Braddock Magisterial District.

The Church has been an integral part of the surrounding community for over 40 years, and provides religious services, education, as well as community outreach programs. A special permit for a place of worship was originally approved on a portion of the Subject Property in 1977. Subsequent amendments were approved in 1987, 1995 and 2001. The most recent approval includes, among other things, a new sanctuary/fellowship hall, a chapel and a rectory, which have not yet been constructed. Other improvements, including a parking lot, a stormwater management pond and landscaping, have been installed in accordance with the most recent approval.

The Applicant is ready to proceed with constructing a new sanctuary on the Subject Property. An architect was engaged to evaluate the approved plans in the context of the current needs of the parishioners. This evaluation has resulted in a redesign of the approved buildings

and site layout. As detailed on the special permit plat submitted in conjunction with this application, the following modifications are proposed:

- The sanctuary has been redesigned and reoriented so that its mass is less intrusive to the adjacent residential community.

- The rectory has been relocated to the interior of the Subject Property.

- The redesigned and relocated buildings result in larger setbacks to the property line.

- A drop-off and pick-up area is located at the entry to the sanctuary to facilitate use of the building by all parishioners.

- A parking area previously approved in proximity to Zion Drive has been eliminated which creates opportunities for better screening of the new buildings.

All of the proposed design modifications result in a more attractive sanctuary with a scale and mass that is more compatible with the surrounding community. Buildings are located on the interior of the Subject Property resulting in greater setbacks and lessening visual impacts to the community. Landscaping that was approved with the most recent application has already been installed which results in an existing buffer of mature vegetation along the western and southern property lines. In addition, the overall approved square footage for the sanctuary, fellowship hall and rectory has been reduced from 47,250 square feet to 34,225 square feet. The proposed FAR is .119, which is significantly less than the .15 FAR permitted for non-residential uses in the R-1 District. Lastly, the number of sanctuary seats has been reduced from 1,400 to 1,200. All existing improvements on the Subject Property will remain.

In accordance with the Zoning Ordinance requirements of Article 8-011, please accept the following information regarding the special permit amendment application:

- The type of operation is a place of worship and nursery school with related facilities typical of the use. The existing operation of the Church and nursery school are not intended to be modified. The Applicant's proposal is to modify previously approved buildings to better serve the needs of the existing congregation and the community. The Church will continue to have accessory uses typically found in association with a place of worship. These uses will include religious education, youth ministry for junior and senior high school students, social action outreach to the community and adult education.

- The typical hours of operation will be as follows:

  - Mass Schedule: Monday through Saturday – 9:15 a.m.
    Saturday—5:00 p.m.

Sunday—7:30 a.m., 9:00 a.m., 11:00 a.m. and 12:30 p.m. (during the months of September to May an additional mass is offered at 5:00 p.m.)

- Church Office Hours: Monday through Friday –8:30 a.m. to 8:30 p.m.
  Saturday—9:00 a.m. to 7:30 p.m.
  Sunday—8:15 a.m. to 2:00 p.m.

- Meetings may be held during the week in the evening which may include religious education and community activities.

- Nursery school—Monday through Friday 9:00 a.m. to 3:15 p.m.

- The Church may also schedule additional masses to serve its parishioners on special occasions such as Christmas and Easter.

- The proposed sanctuary will have a capacity of 1,200 seats. The estimated number of parishioners varies by service and activity. Approximately three thousand (3,000) families are currently registered parishioners of the Church. The attendance at masses varies from approximately four hundred (400) persons to one thousand (1,000) persons. The most heavily attended masses are at 5:00 p.m. on Saturday, and 9:00 a.m. and 11:00 a.m. on Sunday.

  Consistent with the existing approval, the nursery school is limited to a maximum daily enrollment of 99 children.

- The Church is currently administered by three (3) priests in residence on the Subject Project. The office is staffed by nine (9) full time employees and nineteen (19) part time employees.

  The nursery school is operated by a full-time director, a part time assistant director and eight (8) part time teachers and assistants.

- As typical of most churches, the morning and evening weekday peak hour trip generation rates are very low. The maximum trip generation is not anticipated to change. Estimated maximum trip generation is on Saturday evening and Sunday morning when approximately 437 vehicles will be coming to the Subject Property for services. This results in approximately 875 vehicle trips. Most of the traffic to the Subject Property will be by private vehicle. There are some parishioners who live in proximity to the Subject Property and walk to services.

- The vicinity or general area to be served is in an approximate ten (10) mile radius.

- The proposed improvements will be architecturally compatible with the existing buildings on the Subject Property and similar in color, style and materials. The

colors will be subdued and predominately earth tones. The façade of the new buildings will consist of brick with limestone accents. The architecture will reflect the colonial architecture of the historic churches in Fairfax County and include gabled roofs. Large windows will be limited to a clerestory level in the sanctuary and the remaining windows will be limited in size and number to minimize visual intrusion on neighboring properties.

- The Applicant is unaware of any hazardous or toxic substances on the Subject Property.

- The proposed development complies with all adopted standards, ordinances and regulations, except as noted on the special permit amendment plat and in this letter.

The Applicant has carefully redesigned the proposed improvements to better serve its parishioners and minimize any impacts on the surrounding community. Places of worship provide much needed social and community support, and these improvements are necessary to serve Fairfax County's growing population. In addition, the proposed improvements were evaluated with the prior approval and can be supported by existing transportation and public facilities in the area. In fact, the overall density of the improvements is less than what is approved. Lastly, the Applicant's proposal is consistent with the Plan and the purpose and intent of the Zoning Ordinance.

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

Very truly yours,

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

Lynne J. Strobel

Lynne J. Strobel

LJS/kae

cc: Father Barkett
Kathy Coleman
J. Reid Herlihy
Robert Nashed
James McCrery
Ron Herr
Myon Yoo
John Rinaldi

Lynne J. Strobel
(703) 528-4700 Ext. 5418
lstrobel@thelandlawyers.com

WALSH COLUCCI LUBELEY & WALSH PC

July 1, 2016

RECEIVED
Department of Planning & Zoning
JUL 05 2016
Zoning Evaluation Division

Via E-Mail and U.S. Mail

Erin Haley
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: SPA 77-A-041-04
Applicant: The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia, and his Successors in Office
St. Mary of Sorrows Catholic Church (the "Church")

Dear Ms. Haley:

I am in receipt of the comments generated at the staffing meeting held for the referenced application. Please accept this letter in response to those comments. A revised special permit plat will be submitted under separate cover from McCrery Architects.

Planning

Comment. Can the building be rotated more toward the existing church building, which would be more parallel to the adjacent residential properties? Is there any specific reason requiring the proposed orientation such as the topography of the site?

Response: ***Based on our conversation, I understand that this comment is associated with the potential impact of the sanctuary on the adjacent residential community. The Applicant has carefully evaluated whether the sanctuary could be rotated any more than what was done with the prior resubmission. As we discussed at our meeting, the prior sanctuary design included a main entrance that faced the interior of the property. In other words, as parishioners approached the building from the parking area, they could not readily identify the main entrance nor appreciate the building's entry. This was considered by the Church's building committee and McCrery Architects to be a serious flaw in the earlier approved building design. It is an important design consideration to place an entry at the visible front of a building. The proposed design allows parishioners to clearly identify the main entrance and appreciate the front entry of the sanctuary as they approach. This design feature is not unlike providing a front door to a residence.***

In response to concerns regarding the potential impact of the sanctuary on the adjacent community, Mr. McCrery first relocated the sanctuary toward the interior of the

property, more than doubling the setback at the rear property line from the previous 46 feet to 98 feet. This compromise was reflected in the prior submission. In response to your most recent communications, the Church's Pastor and Mr. McCrery have reevaluated and adjusted the interior layout of the building. As a result, the width of the sanctuary has been reduced by 3 feet and the building height has proportionally been lowered 4 feet, 6 inches to a height of 55 feet, 6 inches. The smaller building results in a setback to the rear property line of 100 feet, or a 217% increase in the rear yard setback when compared to the original submission.

There has been a lot of discussion regarding the proposed height of the sanctuary. The building height has an appropriate relationship to the size of the Church's property. The Church's property exceeds fifteen acres thereby allowing generous setbacks to all property lines. The Zoning Ordinance and its angle of bulk plane requirements creates a minimum 44 foot setback for a building of this height. The proposed setback surpasses the requirement by a factor of 227% at the sanctuary's closest point to the rear property line. In addition, at the western portion of the building that is closest to the property line, the building height steps down and away from the rear property line. The result is that the height of the sanctuary is appropriately mitigated. McCrery Architects has prepared updated graphics to illustrate how the building will be visually perceived from the surrounding properties. The visual appearance is further softened by existing landscaping that will be supplemented with additional landscaping by the Applicant. There are other churches in Fairfax County with comparable building heights. One example that comes to mind is St. Raymond Penefort Catholic Church located in Springfield with an approved sanctuary height of 60 feet accompanied by a bell tower.

The interior height of the sanctuary is necessary to preserve its religious function. Unlike the earlier approved design which featured a great amount of roof structure, this design's exterior height is directly and efficiently related to its interior height. Acoustically and functionally the height is essential to the type of worship and to accommodate the number of worshipers that will be present within the building. Additionally, Catholic sanctuaries are designed to inspire a strong sense of the transcendent. This is accomplished by providing interior height and good proportioning. Because the sanctuary design is tightly proportioned already, and because the sanctuary must accommodate 1,200 persons, it must be both wide and tall. The Church's Pastor and McCrery Architects have modified the design so as to narrow the width of the sanctuary. This has allowed the height of the sanctuary to be reduced. If the Church were further narrowed to reduce the height, the result will be a longer sanctuary which, in turn, would draw the building closer to the rear property line. The Applicant has modified the sanctuary to the extent feasible without compromising the integrity of its design and religious purpose.

Lastly, in response to concerns regarding height and visibility, the Applicant is willing to remove the bell tower from its proposal as part of its efforts to be responsive to the community.

The Applicant has made significant modifications to its proposal including more than doubling the distance of the sanctuary from the rear property line; relocating the sanctuary to a portion of its property with a lower grade elevation; reducing the height of the sanctuary;

removing the bell tower; and removing an entry garden at the front of the sanctuary. In adding to modify the sanctuary design, the Applicant will provide additional landscaping. All of these measures will ensure compatibility of the proposed improvements to the surrounding community.

Comment: Fix parking tabulation to include .19 space per child in the nursery school.

Response: The parking tabulation has been corrected as shown on the revised special permit plat.

Comment: What type of lighting is the Applicant proposing to have on the exterior of the buildings, including the bell tower?

Response: Along the North, South, and West elevations, the proposed sanctuary will only include lighting at sufficient levels for egress and for security lighting. Light fixtures will be shielded or full-cut-off. No directed spot lighting is proposed for the North, South, and West elevations. Directed lighting is proposed at the East elevation, but the lighting will be shielded and substantially confined to the surface to be illuminated. Lighting along paths leading from parking areas will be provided at levels for safe emergency egress using full cut-off fixtures. In keeping with the recommendations of the Fairfax County Annual Report on the Environment Chapter IX: Section 2-C-2, light trespass will not exceed .5 footcandles at the property line. Selected light fixtures will conform to the Fairfax County Zoning Ordinance, Chapter 14, Part 9: Outdoor Lighting Standards. As described above, the Applicant is willing to remove the bell tower from its proposal in response to community concerns.

Comment: At what times will the bells be rung?

Response: As described above, the Applicant is willing to remove the bell tower from its proposal in response to community concerns.

Urban Forestry

A. Comment: Errors in tree identification table.

Response: These errors have been corrected on the revised special permit plat.

B. Comment: Large tree at southeast corner is dying as are the trees on the southern side of the proposed sanctuary.

Response: The large tree referenced in the comment is actually located in the southwest corner of the Applicant's property, and will be removed. The Applicant has shown additional plantings to supplement existing vegetation on the revised special permit plat.

C. Comment: Require a development condition to have a certified arborist on site during construction and tree preservation activities.

Response: ***The Applicant has no objection to standard conditions regarding the presence of a certified arborist during construction and tree preservation.***

D. Comment: Add additional landscaping, screening, evergreens.

Response: ***Additional landscaping has been shown on the revised special permit plat.***

FCDOT

Comment: Does the Applicant plan to operate the existing 800 seat sanctuary concurrently with the new 1,200 seat sanctuary.

Response: ***The Applicant will no longer use the existing sanctuary for regular masses. I have attached a proposed development condition to address this concern.***

Comment: Will the 20 foot private road be restricted to authorized vehicles only?

Response: ***The Applicant will provide a sign discouraging unauthorized vehicles from entering the road. I have attached a proposed development condition to address this concern.***

Should you have any questions regarding the above or require additional information, please do not hesitate to contact me. I have attached a separate response prepared by Christopher Consultants to the memorandum dated June 8, 2016 issued by Samantha Wangsgard of Urban Forest Management. As always, I appreciate your assistance.

Very truly yours,

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

Lynne J. Strobel

Lynne J. Strobel

LJS/kae
Attachment
cc: Brent Krasner
Father Barkett
Robert Nashed
Kathy Coleman
James McCrery
Ron Herr
Eric Bogumil
John Levtov

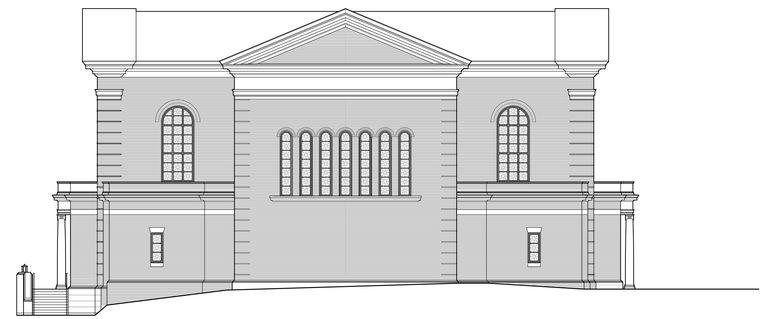
{A0715485.DOCX / 1 Comment/Response Ltr - 07.01.16 000714 000044}

CONCORDIA STREET
ZION DRIVE
LINFIELD STREET
SIDEBURN ROAD
ACCESS ROAD
SANCTUARY
GARDEN AREA
RECTORY
FELLOWSHIP HALL
ADMINISTRATION/ MULTIPURPOSE
STORAGE
EXISTING FACILITIES
ACTIVITY CENTER
5221
5219
5217
5215
5213
5211
5209
5207
5205
5203
10509
10612
10519
10517
10515
10513
10507
10505
10503
5120
20' 0 10' 50' 100' 200'
W
N
S
E
MAP KEY:
EXISTING BUILDINGS
BUILDINGS PROPOSED IN NEW APPLICATION
EXISTING PARKING AREAS
EXISTING DETENTION POND
EXISTING ADJACENT PROPERTIES
LANDSCAPED AREAS
© 2015 McCrery Architects

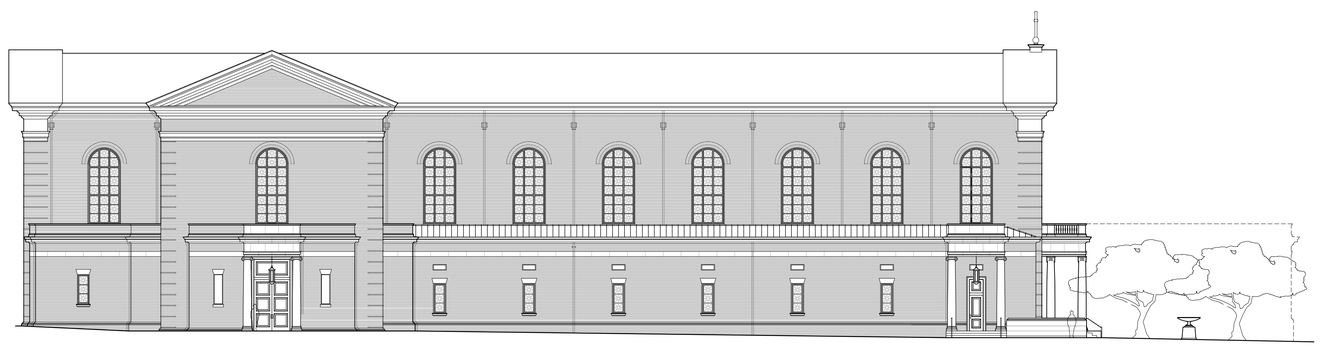
AERIAL VIEW

© 2015 McCrery Architects

NORTH SANCTUIARY ELEVATION



WEST SANCTUARY ELEVATION



SOUTH SANCTUARY ELEVATION

EAST SANCTUARY ELEVATION

McCRERY Architects

900 Massachusetts Avenue, NE

Washington
District of Columbia
20002

TEL 202.737.5444
FAX 202.737.7377

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Saint Mary of Sorrows

5222 SIDEBURN ROAD
FAIRFAX, VIRGINIA

DRAWING TITLE:

SANCTUARY ELEVATIONS

DATE: 24 MAY 2016

SCALE: 1/16"=1'-0"

DRAWING #:

A-4

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PERSPECTIVE VIEW FROM ALLERTON ROAD LOOKING NORTH ACROSS ZION DRIVE

These drawings are conceptual and are intended to illustrate the general character of the building, quality of construction and materials. These drawings are not intended to represent final building design or to be interpreted as a commitment to specific dimensions or building elements such as the specific number and placement of windows and doors. Final design will be determined at the time of the site plan submission.

PERSPECTIVE VIEW FROM ZION DRIVE LOOKING NORTH

These drawings are conceptual and are intended to illustrate the general character of the building, quality of construction and materials. These drawings are not intended to represent final building design or to be interpreted as a commitment to specific dimensions or building elements such as the specific number and placement of windows and doors. Final design will be determined at the time of the site plan submission.

5221

LINFIELD ST
NO PARKING

NO
PARKING
STANDING
FIRE LANE

WARNING
NO TRESPASSING

STOP

SPEED
LIMIT
5 M.P.H.
CAUTION
CHILDREN

SIDEBURN CT
SIDEBURN RD

WALK-IN
MEDICAL CARE

5222

PARKING
STANDING
FIRE LANE

Application No.(s): SPA 77-A-041-04
(county-assigned application number(s), to be entered by County staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

134373a

DATE: July 14, 2016
(enter date affidavit is notarized)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Mary of Sorrows Catholic Church)	200 North Glebe Road, Suite 704 Arlington, Virginia 22203	Applicant/Title Owner of Tax Map 68-4 ((1)) 1, 2
Agents: Rev. James S. Barkett Kathleen Coleman J. Reid Herlihy Mark E. Herrmann, Esq. Robert W. Nashed		Agent Agent Agent Attorney/Agent Agent
Christopher Consultants, Ltd. Agents: Giovanni (John) B. Rinaldi • Myon M. Yoo (former) Paul E. Fleck • Eric J. Bogumil • John C. Levtov • Lindsay E. Burleigh	9900 Main Street, Suite 400 Fairfax, Virginia 22031	Engineer/Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

• Information updated.

Application No.(s): SPA 77-A-041-04
(county-assigned application number(s), to be entered by County staff)

134373a

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

DATE: July 14, 2016
(enter date affidavit is notarized)

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
McCrery Architects, LLC	900 Massachusetts Ave, NE Washington, DC 20002	Architect/Agent
Agents: James C. McCrery Ronald W. Herr		
Walsh, Colucci, Lubeley & Walsh, P.C.	2200 Clarendon Boulevard, Suite 1300 Arlington, Virginia 22201	Attorneys/Agents
Agents: Martin D. Walsh		Attorney/Agent
Lynne J. Strobel		Attorney/Agent
M. Catharine Puskar		Attorney/Agent
Sara V. Mariska		Attorney/Agent
G. Evan Pritchard		Attorney/Agent
Andrew A. Painter		Attorney/Agent
Matthew J. Allman		Attorney/Agent
Jeffrey R. Sunderland		Attorney*/Agent
Robert D. Brant		Attorney/Agent
Elizabeth D. Baker		Planner/Agent
Inda E. Stagg		Planner/Agent
Amy E. Friedlander		Planner/Agent

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

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

Application No.(s): SPA 77-A-041-04
(county-assigned application number(s), to be entered by County staff)

134373a

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: July 14, 2016
(enter date affidavit is notarized)

==========

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 and number, street, city, state, and zip code)
Christopher Consultants, Ltd.
9900 Main Street, Suite 400
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Affidavit 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): SPA 77-A-041-04
(county-assigned application number(s), to be entered by County staff)

134373a

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

DATE: July 14, 2016
(enter date affidavit is notarized)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley & Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
McCrery Architects, LLC
900 Massachusetts Ave, NE
Washington, DC 20002

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)

James C. McCrery

(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): SPA 77-A-041-04

(county-assigned application number(s), to be entered by County staff)

134373a

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: July 14, 2016
(enter date affidavit is notarized)

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, and number, street, city, state, and zip code)

None

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

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

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Affidavit 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): SPA 77-A-041-04
(county-assigned application number(s), to be entered by County staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

134373a

DATE: July 14, 2016
(enter date affidavit is notarized)

==========

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 Supervisors, 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): SPA 77-A-041-04
(county-assigned application number(s), to be entered by County staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT 134373a

DATE: July 14, 2016
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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:

Lynne J. Strobel

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

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

Subscribed and sworn to before me this _____ day of _____ 2016, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: November 30, 2019

KIMBERLY K. FOLLIN
Registration # 283945
Notary Public
COMMONWEALTH OF VIRGINIA

Page 118, December 18, 2001, (Tape 1), SEAN LEE, VC 01-L-162, continued from Page 117

A. The strict application of the Zoning Ordinance would effectively prohibit or unreasonably restrict all reasonable use of the subject property, or
B. The granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant.

7. That authorization of the variance will not be of substantial detriment to adjacent property.
8. That the character of the zoning district will not be changed by the granting of the variance.
9. That the variance will be in harmony with the intended spirit and purpose of this Ordinance and will not be contrary to the public interest.

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

THAT the applicant has satisfied the Board that physical conditions as listed above exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of all reasonable use of the land and/or buildings involved.

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

1. This variance is approved for the location of the sunroom addition shown on the plat prepared by Alexandria Surveys International, LLC, dated August 10, 2001, submitted with this application and is not transferable to other land.

2. A Building Permit shall be obtained prior to any construction and approval of final inspections shall be obtained.

3. The addition shall be architecturally compatible with the existing dwelling.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance shall automatically expire, without notice, thirty (30) months after the date of approval* unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the variance. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Pammel seconded the motion which carried by a vote of 6-0. Mr. Kelley was not present for the vote. Mr. Kelley moved to waive the 8-day waiting period. Mr. Pammel seconded the motion which carried by a vote of 6-0. Mr. Ribble was not present for the waiver vote.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 18, 2001. This date shall be deemed to be the final approval date of this variance.

//

Page 118, December 18, 2001, (Tape 1) Scheduled case of:

9:00 A.M. THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE, SPA 77-A-041-3 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 77-A-041 previously approved for a church and nursery school to permit building additions, site modifications, increase in land area and change in permittee. Located at 5222 Sideburn Rd. on approx. 16.22 ac. of land zoned R-1. Braddock District. Tax Map 68-4 ((1)) 1 and 2. (Admin moved from 12/11/01 at appl req.)

Chairman DiGiulian called the applicant to the podium and asked if the affidavit before the Board of Zoning Appeals (BZA) was complete and accurate. Lynne Strobel, 2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia, replied that it was.

Jennifer Josiah, Senior Staff Coordinator, presented the special permit request as contained in the staff report. The applicant requested to an amendment to SP 77-A-041 previously approved for a church and

nursery school to permit building additions, site modifications, an increase in land area, and a change in permittee. The application proposed the construction of a 1,200 square foot administrative addition and a 14,200 square foot multipurpose addition to the existing 34,149 square foot sanctuary. The application also proposed the construction of a new sanctuary consisting of 40,950 square feet and a 6,300 square foot rectory. The construction of 269 additional parking spaces was proposed for a total of 512 spaces on the site. The applicant proposed an increase in land area of 9.89 acres with the addition of Lot 1. The applicant also proposed a change in permittee from St. Mary of Sorrows, Most Rev. John R. Keating to The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his Successors in Office. There were no changes in the number of children in the nursery school, hours of operation, or number of employees. The site had been the subject of special permits granted by the BZA since 1977, and the applicant currently requested essentially the same conditions as previously approved. Staff recommended approval of SPA 77-A-041-3.

Lynne Strobel, agent for the applicants, presented the special permit amendment request as outlined in the statement of justification submitted with the application. She stated that the Church needed to evolve to meet the needs of the existing congregation members and would not result in an expansion of the membership. She explained that the proposal of additional parking spaces would alleviate a current parking problem. She said that trees would be preserved around the perimeter of the property and supplemented with new plantings. She stated that the applicants had requested a change to Development Condition #16 that contained wording which required that the outdoor lights be turned off 1 hour after the last scheduled service. She explained that the existing lights were on light sensors that turned on at dusk and went off at dawn and it would be expensive to change the existing light fixtures to conform with the development condition requirements. She said that the church was concerned about security issues if the lights were turned off during the night. She informed the Board that the lights on the property were centrally located and were currently screened and shielded; therefore, the neighbors would not be affected. She requested to delete the wording that required the lights to be turned off 1 hour after the last scheduled service. Ms. Strobel asked for all of the supporters of the application that were in the audience to stand.

Mr. Pammel asked if the applicant was agreeable to restricting only the proposed lighting to be turned off 1 hour after the last scheduled service as opposed to the existing lighting. Ms. Strobel stated that the applicant had safety concerns because the new parking area would be completely dark at night.
She reiterated that the new lighting would be shielded and downward directed.

There were no speakers, and Chairman DiGiulian closed the public hearing.

Mr. Hammack stated that he had reservations regarding the amount of lighting in the parking lot because the proposal would more than double the size of the existing parking lot. He stated that although the fixtures were screened and downward directed, it was a large area to have the lights on all night and it presented a commercial appearance in the residential neighborhood.

Ms. Gibb stated that the wording of development condition #16 provided for adequate security lighting.

Mr. Pammel moved to approve SPA 77-A-041-3 for the reasons stated in the Resolution.

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COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE, SPA 77-A-041-3 Appl. under Sect(s). 3-103 of the Zoning Ordinance to amend SP 77-A-041 previously approved for a church and nursery school to permit building additions, site modifications, increase in land area and change in permittee. Located at 5222 Sideburn Rd. on approx. 16.22 ac. of land zoned R-1. Braddock District. Tax Map 68-4 ((1)) 1 and 2. (Admin moved from 12/11/01 at appl req.) Mr. Pammel 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 December 18, 2001; and

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

1. The applicants are the owners of the land.
2. The applicants presented testimony indicating compliance with the required standards for the granting of a special permit.

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). 3-103 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, 5222 Sideburn Road (16.22 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 CAD-CON Consulting, Inc., dated May 21, 2001, as revised through November 21, 2001, and approved with this application, as qualified by these development conditions.

3. A copy of this Special Permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

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 seating capacity in the main area of worship shall be limited to 1,400 seats upon issuance of a Non-Residential Use Permit for this special permit amendment.

6. The nursery school shall be limited to a maximum daily enrollment of 99 children.

7. The hours of operation for the nursery school shall be limited to 9:00 a.m. to 3:30 p.m., Monday through Friday.

8. There shall be a maximum twenty-five (25) full-time employees for the church use. There shall be a maximum of twelve (12) full-time employees for the nursery school use.

9. There shall be a maximum of 512 parking spaces provided as shown on the special permit plat. The size of the parking spaces shall be in accordance with Sect. 7-802 of the Public Facilities Manual. All parking shall be on site as shown on the special permit plat.

10. The exterior of the additions and sanctuary and architectural massing shall be architecturally compatible with the existing church and shall be similar in color, style and materials as determined

by the Department of Public Works and Environmental Services (DPWES). The colors shall be subdued and predominantly earth tones.

11. Stormwater Management and Best Management Practices (BMPs) shall be provided on-site as shown on the special permit plat. The final design shall be subject to the approval of DPWES.

    If the existing Stormwater detention system does not meet County detention requirements or the best management practices (BMP) requirements of the Chesapeake Bay Preservation Act on Lot 2, to address these problems, the applicant shall comply with all County storm drainage and BMP requirements to the satisfaction of the Director, DPWES. A Non-Residential Use Permit for the proposed additions to the subject property shall not be issued until this problem has been addressed and resolved. If the required design is not in substantial conformance with that shown on the special permit plat, the applicant shall be required to apply for a special permit amendment for approval of the resulting change.

12. The barrier requirement shall be modified along all lot lines of the subject property, in favor of the existing decorative fencing on Lot 1. Decorative fencing, which may replace or incorporate the existing fence, shall be installed along portions of the perimeter of the property adjacent to Zion Drive and the adjacent residential community, within the applicant's discretion. The fence shall be field located by the applicant in conjunction with the Urban Forestry Division to ensure preservation of existing vegetation.

13. The requirements for Transitional Screening 1 shall be modified along all lot lines on Lot 1 in favor of the existing vegetation and supplemental plantings, as shown on the special permit amendment plat, and as determined by the Urban Forestry Division.

    The existing vegetation on Lot 2 shall be deemed to fulfill the requirements for Transitional Screening 1 along all lot lines. Existing vegetation on site shall be preserved and maintained as indicated on the approved special permit amendment plat. Any landscaping or existing vegetation on site as approved by the Urban Forestry Division in conjunction with site plan approvals under SP 77-A-041, SPA 77-A-041 and SPA 77-A-041-2 shall be inspected by the Urban Forester and replacement plantings shall be required for any vegetation which is dead, dying or hazardous.

14. Interior and peripheral parking lot landscaping and tree cover requirements shall be provided in conformance with the requirements of Article 13 of the Zoning Ordinance. Size, species and number of any plantings shall be as determined by the Urban Forestry Division, DPWES at the time of site plan review.

15. Adequate sight distance shall be provided both to the north and south of the site entrance on Sideburn Road.

16. Outdoor lighting fixtures used to illuminate the parking areas and walkways shall not exceed twelve (12) feet in height. All fixtures shall be fully shielded, full cut-off and directed downward, to prevent glare and light spillover onto the surrounding residential properties. Outdoor building-mounted security lighting shall also be shielded and directed inward to prevent glare. All parking lot lighting, with the exception of necessary security lighting, shall be turned off within one hour of the last scheduled evening activity.

17. Signs shall be permitted in accordance with Article 12, Signs.

18. The limits of clearing and grading shall be no greater than shown on the special permit plat. Prior to any land disturbing activity, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements shall be submitted to DPWES, including the Urban Forestry Division, for review and approval. The extent of clearing and grading of construction shall be the minimum amount feasible as determined by DPWES. Prior to any land disturbing activities for construction, a pre-construction conference shall be held between DPWES, including the Urban Forester and representatives of the applicant to include the construction site superintendent

responsible for the on-site construction activities. The purpose of this meeting shall be to discuss and clarify the limits of clearing and grading, areas of tree preservation, and the erosion and sedimentation control plan to be implemented during construction. In no event shall any area on the site be left denuded for a period longer than 14 days except for that portion of the site in which work will be continuous beyond 14 days.

19. The location of heating and air conditioning and associated mechanical units (HVAC systems) shall be placed no closer than one hundred (100) feet from any property lines, to minimize the noise impact on the surrounding residential properties. The design of the HVAC system shall be such that as many of the components as possible shall be located inside the building. The units shall be subject to Zoning Ordinance performance standards with respect to noise levels, and shall be further surrounded by vegetative screening and fencing so as to minimize the exterior noise to the maximum extent possible.

20. Trash dumpsters shall be screened with wood or masonry enclosures which are designed to be compatible with the buildings, shall be screened from the adjacent residential properties with vegetation, and shall be located in the general area shown on the special permit plat. Refuse and trash removal shall be permitted only between the hours of 8:00 a.m. and 6:00 p.m., weekdays.

21. The applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Division as part of the first site plan submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches or greater in diameter ten (10) feet to either side of the proposed limits of clearing and grading as shown on the special permit plat and all trees, four (4) inches in diameter or greater, located in the tree preservation areas on the western portion of the site. The condition analysis shall be prepared using methods outlined in the latest edition of "The Guide for Plant Appraisal." Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching and fertilization.

    All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing consisting of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart shall be erected at the limits of clearing and grading as shown on the phase I and II erosion and sediment control sheets.

    All tree preservation activities, including installation of tree protection fencing, shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading or demolition activities on the site, the certified arborist shall verify in writing to the Urban Forestry Division that the tree protection fencing has been properly installed.

22. All transportation and stormwater management improvements, as shown on the special permit amendment plat and as determined necessary by the Director, DPWES, shall be completed prior to the issuance of a Non-Residential Use Permit.

23. The existing driveway on Lot 1 shall be removed and shall not be used for access to the site. The pavement shall be removed for the entirety of the driveway and scarification shall occur from the turnaround north only, as determined by the Urban Forester, to ensure minimal disruption to the root system of the oak tree located along Zion Drive.

24. The acceleration lane along Zion Drive shall be constructed as shown on the special permit plat in order to preserve and protect the root system of the specimen oak located to the south of the rectory. The acceleration lane design shall be in substantial conformance with the special permit plat with any changes to the final design and alignment approved by VDOT, DPWES and the Urban Forester. However, in no case shall the edge of pavement and limits of clearing and grading for the acceleration lane be closer to the specimen oak than shown on the special permit plat.

25. The number of windows on the side of the proposed fellowship hall adjacent to residential dwellings located on Concordia Drive shall be limited to minimize visual intrusion on the neighborhood.

26. Recreation facilities shall not be used by groups that are not affiliated with the Catholic Diocese. Recreation facilities shall not be leased or rented.

27. Grasscrete pavers shall be utilized in the construction of that portion of the stormwater management pond maintenance access road closest to the adjacent residential community, as shown on the special permit amendment plat.

28. Proposed improvements shall be phased with the order of phasing to be determined by the Applicant within its sole discretion. Anticipated phases of construction are as follows: site work and new parking; sanctuary; fellowship hall; renovation of existing building; administration building; rectory. The actual amount of funds raised, approval by the Bishop of the Arlington Diocese, and approval by Fairfax County shall determine actual sequence and timing of the proposed phases.

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 construction has commenced and been diligently prosecuted. Establishment of Phase 1 shall establish the use as approved pursuant to this special permit. The Board of Zoning Appeals may grant additional time to 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 6-0. Mr. Kelley was not present for the vote. Mr. Kelley moved to waive the 8-day waiting period. Mr. Pammel seconded the motion which carried by a vote of 6-0. Mr. Ribble was not present for the waiver vote.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 18, 2001. This date shall be deemed to be the final approval date of this special permit.

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Page 123, December 18, 2001, (Tape 1) Scheduled case of:

9:00 A.M. TRUSTEES OF THE KOREAN CENTRAL PRESBYTERIAN CHURCH, SPA 83- P-057- 4 Appl. under Sect(s). 3-103 and 3-403 of the Zoning Ordinance to amend SP 83-P-057 previously approved for a church to permit building additions, increase in seating, site modifications and change in development conditions. Located at 8526 Amanda Pl. on approx. 12.38 ac. of land zoned R-1 and R-4. Providence District. Tax Map 49-1 ((1)) 35A, 37, 38 and 38A. (Moved from 12/19/00, 1/30/01, 3/6/01, 10/2/01, and 11/6/01)

This case was administratively moved to January 22, 2002, per the applicant's request.

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County of Fairfax, Virginia

MEMORANDUM

DATE: July 15, 2016

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

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

SUBJECT: Land Use Analysis: SPA 77-A-041-04, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in Office and St. Mary of Sorrows Catholic Church

The memorandum, prepared by Brenda Cho, includes citations from the Comprehensive Plan (Plan) that provide guidance for the evaluation of the Special Permit Amendment (SPA) application dated April 1, 2016, as revised through June 17, 2016. The extent to which the application conforms to the applicable guidance contained in the Plan is noted.

DESCRIPTION OF THE APPLICATION

There are two lots totaling 15.17 acres for the application site, which is located at 10500 Zion Drive and 5222 Sideburn Road [Tax Map Parcel 68-4 ((1)) 1 and 2] in the Braddock District. The application site is zoned R-1 Residential District, One Dwelling Unit/Acre. There is an existing place of worship (and associated buildings) and surface parking on the site, and new buildings for the sanctuary, fellowship hall and rectory are proposed on a vacant portion of the site. An amendment to the previously approved Special Permit Application and plan is required for the site changes.

LOCATION AND CHARACTER OF THE AREA

The site is located at the northwest corner of the Zion Drive and Sideburn Road intersection in the Braddock District. There are single-family detached dwellings around the application site, and institutional uses including elementary and secondary schools are located nearby on Sideburn Road.

COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2013 Edition, Area III, Pohick Planning District, Amended through October 20, 2015, P2-Main Branch Community Planning Sector, Pages 29 - 42:

"CHARACTER

The Main Branch Community Planning Sector is generally bounded by Braddock Road to the north, Rolling Road to the east, Interstate 95 (I-95) to the south, and Pohick Road to the west. It is one of the more intensely developed sectors within the Pohick Planning District. The predominant land use is single-family detached houses with some townhouse development. A number of neighborhood-serving commercial uses as well as public facilities and institutional uses are also located in this sector. Most of the area has been developed since the mid-1960s.

The sector includes several subwatersheds of the Pohick Creek Watershed, portions of which are Environmental Quality Corridors and Resource Protection Areas with forested natural habitats. A substantial amount of mature tree cover in neighborhoods, when combined with the stream valleys, contributes to the low density character of these residential areas.

Although this sector has been heavily developed in upland areas, there are locally significant heritage resources present. These are located predominantly in the Burke area. Burke Methodist Church/Burke Station and Silas Burke House are two of these resources which are listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Pohick Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory. Other potentially significant archaeological sites have been located in Pohick Creek and tributary floodplains, and adjacent uplands. These sites indicate a high potential for significant heritage resources in undeveloped portions of the sector.

CONCEPT FOR FUTURE DEVELOPMENT

This entire sector is classified as Suburban Neighborhood. Uses in the sector are generally consistent with the uses outlined for the Suburban Neighborhood category. Generally, retail uses are intended to be neighborhood-serving. However, the Rolling Valley Mall is of a size and scale that indicate that it might serve a wider community than a typical neighborhood-serving retail use.

RECOMMENDATIONS

<u>Land Use</u>

The Main Branch Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Further infill development in the vicinity of the Pohick Creek tributaries should be compatible with adjacent residential development as well as provide a balance between the built and natural environments.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provides for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 13 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

Zion Drive/Guinea Road Area

In general, this area should be planned for single-family residential uses that are compatible with existing development. The residential densities should be generally distributed as follows:

3. The area north and south of the segment of Zion Drive between Ox Road and the western boundary of the Glen Cove subdivision should be generally developed at a density of 1-2 dwelling units per acre. With substantial land consolidation that benefits circulation and limits access, single-family detached housing at a density of 2-3 dwelling units per acre may be considered.

11. Infill development south of Braddock Road, north of Zion Drive, between Route 123 and Guinea Road, should be developed as single-family detached dwellings at a density of 2-3 dwelling units per acre....

12. The cumulative effect of institutional uses in this area should be considered prior to allowing the location of additional institutional uses as they could change the residential character of the area. Nonresidential uses requiring special exception or special use permit approval should be rigorously reviewed. In general these uses, if permitted at all, should only be granted if the following conditions are met:
    - Access for the use is oriented to an arterial;
    - The use is of a size and scale that will not adversely affect and impact the character of the area in which it is located; and
    - Buffering and screening in excess of county ordinances are provided between the use and the adjoining residential properties.]”

COMPREHENSIVE PLAN MAP: 1 – 2 DU/AC

LAND USE ANALYSIS

The applicant proposes to amend a previously approved Special Permit application (SP 77-A-041) to permit building and site modifications for a place of worship and nursery school. Other

amendments to the site precede this application, and the pending application proposes an overall gross square footage (GSF) reduction from the most recent approved application.

On December 18, 2001, the Board of Zoning Appeals (BZA) approved SPA 77-A-041-3 to permit administrative and multipurpose additions (for a total of 15,400 square feet) to the existing 34,149 sanctuary and to construct a new 40,950 square foot sanctuary and 6,300 square foot rectory. The administrative and activity/multipurpose additions were completed, but the new sanctuary and rectory were not built. A total of 50,049 square feet of existing uses and 512 parking spaces are currently on the site, and 1,400 sanctuary seats are allowed. The previous SP application permits the applicant to build up to an additional 47,250 square feet for a possible total of 97,299 square feet in area.

However, the applicant now proposes to build only 32,400 square feet in additional area, which includes 18,500 square feet for the new sanctuary and 10,400 square feet for the fellowship hall. The rectory and garage will total 3,500 square feet in area. Overall, the new proposed square footage is reduced by approximately 14,850 square feet from the currently approved square footage of 47,250. The reduced square footage also equates fewer sanctuary seats (1,200 proposed seats). Overall, there will be 82,449 square feet in area on the application site or .12 FAR, which is below the permitted FAR of .15. Parking spaces will be reconfigured on the site with the proposed development, and there will be a net gain of two spaces for a total of 516 parking spaces on site.

The proposed height of the sanctuary is up to 60 feet in height, which is the maximum permitted height for non-residential buildings in the zoning district. Land Use Objective 8 in the Policy Plan notes that "infill development is of compatible use, and density/intensity…." The additional buildings are designed in scale with the existing structures and site layout, which help preserve the suburban residential character of the site and area. The proposed buildings are also redesigned for a smaller building footprint than the previous approval, reducing visual impact to the adjacent residential community. Previously, the three new buildings were designed to directly face the adjacent houses, but the proposed design shifts the buildings on an angle and farther away from the property line, which minimizes the new sanctuary's building mass to neighboring properties. Supplemental deciduous and evergreen trees are proposed to and will exceed the minimum screening required adjacent to the residential neighborhood. Any visual impact from the new structures will likely be diminished by the location of the buildings and increased landscaping/screening, which fulfills Land Use Objective 14 of the Policy Plan.

The proposed special permit amendment seeks to revise the previously approved church for the application property. While there are changes in the architecture and the building is taller than the previously approved structure, the change to the building orientation and smaller footprint minimizes view of the building from the adjacent residences. Overall, the staff believes that the application remains in harmony with the land use recommendations of the Comprehensive Plan.

DMJ:BJC

County of Fairfax, Virginia

MEMORANDUM

DATE: June 22, 2016

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **ENVIRONMENTAL ASSESSMENT** **SPA 77-A-041-01**
St. Mary of Sorrows Catholic Church
Diocese of Arlington

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Permit Amendment application, revised through April 1, 2016. The extent to which this application is in harmony with the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are in harmony with Plan policies.

DESCRIPTION:

The 15.17 acre St. Mary of Sorrows Catholic Church property is situated on the west side of Sideburn Road and north Zion Drive in the Braddock Magisterial District. The subject property is currently zoned R-1 and this application proposes to amend a previously approved application in order to modify the sanctuary/fellowship hall, chapel and rectory which have not been built. Other aspects of the most recently approved amendment which have been constructed include a parking lot, a stormwater management pond and landscaping. This amendment requests that the sanctuary be relocated on the site and that the sanctuary seating be reduced from 1400 seats to 1200 seats as well as a reduction in the size of the sanctuary to 34,225 square feet from the 47,250 square feet which had been previously approved.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/
DEPARTMENT OF PLANNING & ZONING

Water Quality Protection and Stormwater Best Management Practices: The 15.17 acre subject property is located within the Pohick Creek watershed. The stormwater management narrative indicates that the existing dry detention pond located midway along the western property boundary has capacity to meet the 2 year and the 10 year storm events for the proposed new impervious surfaces. Furthermore, the narrative indicates that this development proposal is "grandfathered" from the Stormwater Management Ordinance. However, no correspondence or documentation to support this information has been included on the special permit plat.

The suitability of the stormwater management/best management practice (SWM/BMP) facilities, outfall adequacy and conformance with the requirements of the County's Stormwater Management Ordinance (Chapter 124 of the Code of Fairfax County) are subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Tree Preservation: The proposed relocated site for the sanctuary and fellowship hall will result in removal of significant tree canopy along the western church property line adjacent to the residential subdivision located west of the church property. The applicant is encouraged to adjust the proposed location of the sanctuary and fellowship hall eastward to allow for more tree preservation adjacent to the existing neighborhood on the west.

Green Building: The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The statement of justification makes no reference to the County's Green Building Policy. The applicant is encouraged to demonstrate support of the County's Green Building Policy.

DMJ: MAW

COMPREHENSIVE PLAN CITATIONS:

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

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

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans. . . ."

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

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

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

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 17-18, the Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the county's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the county's tree cover.

Objective 10: **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . . "

In the Fairfax County Comprehensive Plan, 2013 Edition, Policy Plan, Environment, as amended through July 1, 2014, on pages 19 -20 the Plan states:

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

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

- Environmentally-sensitive siting and construction of development;

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);

- Optimization of energy performance of structures/energy-efficient design;

- Use of renewable energy resources;

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;

- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

- Reuse of existing building materials for redevelopment projects;

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;

- Use of recycled and rapidly renewable building materials;

- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;

- Reuse, preservation and conservation of existing buildings, including historic structures;

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;

- Energy and water usage data collection and performance monitoring;

- Solid waste and recycling management practices; and

- Natural lighting for occupants.

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

County of Fairfax, Virginia

MEMORANDUM

DATE: June 8, 2016

TO: Erin M. Haley, Planner II
Department of Planning and Zoning

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Most Rev John R. Keating Bishop Catholic Diocese. SPA 77-A-041-04

The following comments are based on a review of the Application for a Special Permit, SPA 77-A-041-04 and Statement of Justification both date stamped as received by the Department of Planning and Zoning on April 5, 2016. A site visit was conducted on June 7, 2016.

1. Comment: Note 18 on the cover sheet under Transitional Screening Provided states an existing 25' vegetated strip has been provided along the western property line. However, it was observed during a site visit that there are areas along the western property line that will need additional screening.

   Recommendation: Provide a request for a waiver and modification of the transitional screening requirements for the western property line and submit it with a plan that illustrates where the additional screening will be provided.

2. Comment: The Existing Vegetation Map does not accurately represent actual site conditions. The existing parking lot on lot 1 and parking lot trees are not shown, the existing tree line does not match the site conditions. In addition, sheet 3 of the EVM submitted does not match the reduced plan sheet 3 of the EVM submitted with the Application for a Special Permit.

   Recommendation: The applicant should provide Existing Vegetation Maps that match and accurately reflects current conditions.

3. Comment: A number of trees listed to be preserved on the Tree Preservation Schedule are in poor condition or dead and should not be counted for preservation and some may need to be removed.

   Recommendation: Provide an updated Tree Preservation Schedule that correctly identifies trees in poor condition or dead trees.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes

4. Comment: Tree # 906 (60” Quercus rubra) has been misidentified and is in good condition. The canopy of this tree overhangs Zion Drive and is in a location where construction activities may impact its survivability.

   Recommendation: Correctly identify tree #906 and provide a narrative that describes how this tree will be protected during all phases of construction. A certified arborist should be considered to oversee and make regular weekly inspections during active construction and demolition and provide reports to the owner and Urban Forest Management. Reports should document the condition, tree protection devices and provide recommendations for maintenance and /or additional care.

Please contact me should you have any questions.

SW/tw

UFMDID #: 216380

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720, TTY: 703-324-1877, Fax: 703-324-8359
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: July 12, 2016

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

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

FILE: SPA 77-A-041

SUBJECT: SPA 77-A-041-04
The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his Successors in office
(St. Mary of Sorrows Catholic Church)
10500 Zion Drive, Fairfax, Virginia, 22032
Tax Map: #68-4 ((1)) 1 & 68-4 ((1)) 2

This department has reviewed the subject application including the Special Permit Amendment (SPA) Plat dated June 17, 2016 and offers the following comments.

The applicant is seeking to amend SPA 77-A-041-03 previously approved for the construction of a 1,400-seat sanctuary, a rectory, a fellowship hall, a parking lot, and other improvements at the Subject Property. The parking lot has been constructed, but the sanctuary, rectory, and fellowship hall have not been constructed. This current application proposes to make design modifications which will result in a less intense use compared to the previously approved SPA application. Specifically, this application proposes to reduce the approved square footage for the sanctuary, fellowship hall, and rectory. In addition, this application proposes to reduce the number of sanctuary seats from 1,400 to 1,200. Since this application proposes a less intense use compared to the previously approved application, the transportation impacts of this application are expected to be less than those of the previously approved application.

cc: Erin Haley

EAI/AH

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

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Haley, Erin M.

From: Kraucunas, Paul J. (VDOT), P.E. <Paul.Kraucunas@VDOT.Virginia.gov>
Sent: Friday, June 3, 2016 11:00 AM
To: Haley, Erin M.
Subject: SPA 77-A-041-04, St. Mary of Sorrows Catholic Church

Hi Erin,
As parishioners often been observed parking on Sideburn Road during services, a parking study should be conduct to confirm if sufficient parking is provided on-site for this use.
Please contact me if you have any questions.
Thank you,
Paul

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.

8-308 Additional Standards for Churches, Chapels, Temples, Synagogues or Other Such Places of Worship with a Child Care Center, Nursery School or Private School

Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education may be approved as a special permit use in accordance with the provisions of this Part or as a special exception use in accordance with the provisions of Part 3 of Article 9. The choice of whether to file an application for a special permit or special exception shall be at the applicant's discretion. In either event, such use shall be subject to the additional standards set forth in Sections 9-309 and 9-310.

9-309 Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable
outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.
For the purpose of this provision, usable outdoor recreation area shall be limited to:

A. That area not covered by buildings or required off-street parking spaces.
B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
C. Only that area which is developable for active outdoor recreation purposes.
D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	**Street Type**
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title63.2, Chapter 17 of the Code of Virginia