

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 (ST. AMBROSE CATHOLIC CHURCH AND SCHOOL), SPA 76-M-086-06 Appl. under Sect(s). 3-103 and 3-203 of the Zoning Ordinance to permit the amendment of SP 76-M-086, previously approved for a place of worship, private school of general education and a nursery school to permit site modifications. Located at 3825 Woodburn Rd., Annandale, 22003, on approx. 13.68 ac. of land zoned R-1 and R-2. Mason District. Tax Map 59-3 ((1)) 11A. Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 10, 2016; and

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

1. The Applicant is the owner of the land.
2. The present zoning is R-1 and R-2. The property is located within the Pine Ridge Community Planning Sector, Annandale Planning District (Area 1) of the Fairfax County Comprehensive Plan. The Plan generally encourages compatible use and intensity development to existing development. The Plan map identifies the Applicant's property as appropriate for residential development at a density of one to two dwelling units per acre. Places of worship and schools are generally acceptable as compatible uses within residential areas. The Applicant's proposed modifications result in a Floor Area Ratio (FAR) of 0.14, which is consistent with the Applicant's property's zoning.
3. Saint Ambrose Catholic Church was established 49 years ago, prior to the adoption of the Zoning Ordinance Amendment requiring special permit approval for a place of worship. On November 15, 1967, a Non-Residential Use Permit was issued for a sanctuary. According to the Department of Tax Administration (DTA) records, the church predated area residential development by three years (1970).
4. Between May 23, 1967 and June 19, 2013, the Applicant appeared before Fairfax County authorities on nine separate occasions for Special Permits or Special Permit Amendments with each having been approved.
5. With the Proposed Development Conditions dated February 9, 2016 contained in a staff report addendum of the same date, 45 explicit development conditions govern this Special Permit Amendment (SPA).
6. Saint Ambrose's master plan's primary objective is to replace the existing sanctuary. It is 38 years old, outdated, and is not conducive to a number of religious services, e.g. weddings and funerals. The current sanctuary is octagonal in shape, with an interior not easily accessible either by older parishioners or those physically

challenged. The sanctuary incurs high maintenance costs due to its age and shape, thus the request to construct a more conventionally designed church on approximately the same existing footprint. The application includes a request for a modest increase from 600 to 800 seats in the new facility. In reviewing census data, the Board noted that the Fairfax County population was 566,448 when the current sanctuary was constructed in 1978, that the current 2015 county population is 1,120,875, and the projected 2040 county population is 1,381,036. The new sanctuary will be situated at a centralized location on the 13.7-acre property, well away from residential development. The Board believes the above is a prudent and reasonable request.

7. Based on a review of a November 12, 2015 Fairfax County Department of Transportation Memorandum and a November 6, 2015 Virginia Department of Transportation (VDOT) letter, the church expansion does not significantly impact the overall road network or Level of Service (LOS). Any LOS change will be driven by regional population increases, not by this SPA.
8. There is also a request to construct facilities supporting the existing school, which is a school offering instruction from kindergarten through eighth grade, including a nursery school. The school's approved enrollment remains 260, with 205 currently enrolled, the grades remain the same, and there is no daily operational impact. One component of the addition will support subject-specific rooms, e.g., choir and science. The second component will be a new gymnasium/multipurpose building allowing for inclement weather recreation, assemblies, and similar activities. Currently, many of these activities are held in the school cafeteria. The Board believes these are reasonable requests.
9. The March 7, 1995 approval permitted a private school of general education with an enrollment of 250 students. While a private school had been previously approved on the property, the approval had not been implemented and had lapsed. A "recreation area" of approximately 168,700 square feet was shown on the Special Permit Plat, is referenced in the Minutes, and is reflected in Development Condition 8. The area was intended to be a recreation area associated with the school and was not identified as any type of conservation easement or undisturbed area for the community's benefit. What is identified on the Special Permit Plat is a 25-foot setback to the community, which is consistent with transitional screening requirements between places of worship and single-family, detached residential development.
10. The approval granted by the Board of Zoning Appeals on December 12, 2000 allowed for the addition of a Parish Center. There is no reference to a requirement for a conservation easement or any undisturbed area on the property, except for Development Condition 10, which refers to preservation of existing vegetation to fulfill the requirements for transitional screening.
11. The current 2002 Conservation Easement was granted specifically to meet water quality requirements associated with the parish office construction. It can be vacated and new easements dedicated in conjunction with a new site plan and record plat. The 2002 easement language is standard and was accepted on behalf of the Board of Supervisors by the Assistant County Attorney and the Director of Site Development. If there is any difference between the 2002 easement and the

proposed easement, water quality standards will be met by additional onsite measures as shown on the SPA plat, which has undergone review by the Storm Water Management Division. Personnel from the County Attorney's Office and the Director of Site Development can approve the vacation and the new Conservation Easement on behalf of the Board of Supervisors.

12. Since the Board of Zoning Appeals last approved an SPA for this applicant (June 19, 2013), there have been two complaints associated with the property, which are:
 - a. A complaint was opened on April 4, 2014 and subsequently closed on July 1, 2014. The complainant expressed concern about a path on the back left side of the property adjacent to the homes on Shelley Lane which was in disrepair, where tree roots had lifted the asphalt creating a hazard. The request was closed, as there was no Virginia Maintenance Code provisions applying to this particular complaint, and there were no other property maintenance violations at the time.
 - b. A complaint was opened on September 16, 2014, and remains open. The complainant stated that the Applicant was not complying with the SPA, which was approved on June 19, 2013, as it pertained to trees located within the Conservation Easement and transitional screening yards, thereby posing a risk to adjacent properties. Urban Forestry Management Division (UFMD) personnel visited the site in late September 2014, and determined the transitional screening yards met the Zoning Ordinance intent. The trees identified for removal had, in fact, been removed, as required by Development Condition 23. However, the replacement plantings previously required had not been provided. At which time UFMD requested the Applicant plant eight (8) black gum trees to resolve the issue. During this SPA review, UFMD noted the black gum trees still had not been planted. Therefore, Development Condition 34 requires the trees be planted no later than May 1, 2016, with a final inspection to occur June 1, 2016. This resolves the complaint, and brings the Applicant into compliance with the previously approved development conditions.
13. The planned project at Saint Ambrose is not open ended. This SPA is restrictive. Please reference the last paragraph of the Proposed Development Conditions. "Pursuant to Section 8-015 of the Zoning Ordinance, this Special Permit Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Permit. The request must specify the additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required."
14. The Board also reviewed in detail the Diocesan website, and observed a very formal process pertaining to the construction of any local parish facility project(s). The Office of Planning, Construction and Facilities (OPCF) oversees local parish projects. Its responsibilities include: (a) Feasibility studies review; (b) Budgetary analysis; (c) Interviewing, selecting, and preparing contracts by various design professionals; (d) Coordinating with governing authorities on zoning issues, permits, and final releases; (e) Soliciting and evaluating bid proposals and preparing

contracts with the selected construction contractors; (f) Contract administration throughout project duration; and, (g) Maintaining and archiving of comprehensive project files and drawings.

15. The Board of Zoning Appeals may change, modify or delete development conditions approved in prior Special Permits or Special Permit Amendments.
16. The Applicant has addressed two significant Board and community concerns. By eliminating the third driveway, the Applicant has increased the amount of vegetation to be preserved, overall tree canopy, and open space adjacent to residential properties along the northern property line.
17. Saint Ambrose has been an integral part of the Annandale community for 49 years, providing religious, educational, and charitable support, not only to its 933 active Parish families, but also to the broader Fairfax County Community.
18. Staff recommends approval.

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

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

GENERAL STANDARDS (SECTION 8-006)

GENERAL STANDARD 1:

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 "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 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."

Standard 1 is met. The proposed site modifications to the existing church and private school are in conformance with Comprehensive Plan land use recommendations for the following reasons:

- A number of other institutional uses and public facilities are located on Tax Map 59-3 to include three churches, one memorial garden, one police station, an elementary school, and community college. A commercial strip is located at the Little River Turnpike and Woodburn Road intersection.
- The church has been on the property since 1967, and the current school has been on the property since 1995 (although initially approved in 1967). As previously noted, the adjacent residential properties were not established until 1970.

- Measures are provided insuring the improvements are compatible with surrounding neighborhoods with no adverse impacts to public facilities, transportation systems, and the environment.
- The development is concentrated in the approximate footprint of the existing sanctuary, is sited further into the property, and is away from the adjacent Pine Ridge police facility.
- Tree preservation and screening are provided in excess of the required minimum, including a 60-foot buffer along the northeastern property line and minimum 140-foot buffer along the southeastern property lines. The proposed site modifications to the existing church and private school are in conformance with Comprehensive Plan land use recommendations.

GENERAL STANDARD 2:

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

Standard 2 is met. The proposed modifications to the existing church and private school are in harmony with the purpose and intent of the R-1 and R-2 Districts for the following reasons:

- A church and a private school of education is a Special Permit Use within the R-1 and R-2 Districts.
- Although an increase in seats is proposed, an Operational Analysis demonstrates no functional impact to the surrounding transportation network. The use occurs primarily during non-peak hours.
- The proposed private school addition will provide additional instructional areas with no student increase.

GENERAL STANDARD 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.

Standard 3 is met. The proposed building locations, screening and vegetation adequately shield the church and school uses from the adjacent properties for the following reasons:

- The church has operated since 1967, and the school has operated since 1995. This proposal will not adversely affect the use or development of neighboring properties.
- The surrounding area contains a number of institutional and public facility uses. This is not the creation of a new use, simply an amendment to an existing use.

- The proposed sanctuary is sited further from the southwestern property line than the existing structure. This portion is adjacent to the Pine Ridge police facility.
- The gymnasium use is limited to those affiliated or sponsored by the Arlington Diocese, and will have limited operational hours.
- The school addition and gymnasium buildings have been located adjacent to the existing building, which is a logical use extension.
- A 140- to 240-foot buffer along the southeastern property line and a minimum 60-foot buffer along the northeastern property line are maintained.
- The existing transitional screening yards around Parcel 18 will be supplemented with evergreen and deciduous trees and shrubs.
- Sixty (60%) percent of the property will remain open space.

GENERAL STANDARD 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.

- Due to the increase in sanctuary seats from 600 to 800, approximately 96 new parking places are planned along the eastern portion of the property.
- An Operational Analysis was reviewed and subsequently approved by the Virginia Department of Transportation and the Fairfax County Department of Transportation. This analysis validated the proposed improvements would have no detrimental impact to overall traffic operations.

GENERAL STANDARD 5:

In addition to the standards which may be set forth in this Article for a particular group or use, the BZA (Board of Zoning Appeals) may require landscaping and screening in accordance with the provisions of Article 13.

Standard 5 has been met for the following reasons:

- Tree preservation is above the minimum requirement, approximately 207,348 square feet versus the 178,663 square feet required.
- The preservation, combined with the proposed new vegetation, will provide approximately 37.6 percent tree cover, which exceeds the 30 percent required in R-1 and R-2 districts.
- A conservation easement along the northeastern portion of the property was established in 2002 to meet phosphorus removal efficiency requirements. This easement may be vacated and a new easement granted in conjunction with the proposed uses site plan. Additional on-site measures meet BMP requirements to satisfy water quality standards.
- The existing easement to be vacated has been reduced and the new easement along the northeastern property line has been more than doubled.

GENERAL STANDARD 6:

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

Standard 6 has been met for the following reason.

- There is no specific open space requirement for the proposed use. However, the proposal is for 60 percent of the property to remain as open space.

GENERAL STANDARD 7:

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.

Standard 7 has been met for the following reasons.

- A maximum of 279 parking places are proposed, which exceeds the Zoning Ordinance requirement of 242 and the 264 required by the Operational Analysis.
- All parking will be on site.
- Storm water management and best management practices will detain and treat the increase in impervious surface necessitated by the additional parking.

GENERAL STANDARD 8:

Signs be regulated by the provisions of Article 12; however, the BZA may impose more strict requirements for a given use than those set for in this Ordinance.

Standard 8 has been met for the following reasons:

- Existing on-site signage does not meet Article 12 requirements of the Zoning Ordinance. The existing monument sign does not meet minimum setback requirements.
- A revised sign location is noted on the Special Permit Amendment plat. A proposed Development Condition has been included directing all existing and proposed signage to be in accordance with Article 12 of the Zoning Ordinance.

STANDARDS FOR ALL GROUP 3 USES (SECTION 8-303)

STANDARD 1:

All uses shall comply with the lot size and bulk regulations of the zoning district in which located.

Conclusion: As previously summarized, the application meets this standard.

STANDARD 2:

All uses shall comply with the performance standards of the applicable zoning district.

Conclusion: This use has no increased effect on performance standards applicable to a place of worship and nursery school/private school of general education, specifically on noise or outdoor lighting. This use complies with Article 14 performance standards as required by the Zoning Ordinance.

STANDARD 3:

All uses shall be subject to the provisions of Article 17. Site Plans.

Conclusion: Site plan submission will be required 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 (SECTION 8-308).**

Section 9-309: Child Care Centers and Nursery Schools.

Requires an adequate outdoor play area, appropriate street types, and on-site drop-off and pick-up of children.

The standard has been met for the following reasons:

- There is no increase in enrollment in conjunction with the school additions.
- The outdoor play area will increase by approximately 5,040 square feet between the proposed addition and gymnasium.
- The surrounding road network should not experience any decrease in functionality as a result of the improvements.
- All vehicles coming to the school are able to stack on-site, and there are no concerns associated with queuing.

Section 9-310: Private Schools of General Education and Special Education.

Requires an outdoor play area and minimum lot size for a private school of general education.

As demonstrated on the Special Permit Amendment plat and as will be demonstrated at the time of site plan, this standard has been met.

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

1. This approval is granted to the applicant only, The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Ambrose Catholic Church and School) and is not transferable without further action of this Board, and is for the location indicated on the application, 3825 Woodburn Road (13.68 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 titled "Special Permit Amendment Plat, Saint Ambrose Parish," prepared by John C. Manganello, P.E., Land Development Consultants, Inc., dated January 9, 2013 and as revised through January 11, 2016 (the "Special Permit Amendment Plat") and approved with this application, as qualified by these development conditions.
3. The proposed worship area ("church building") shall be generally consistent with the architectural renderings as shown on Attachment 1 to these conditions. The proposed materials shall consist of masonry with stained glass windows and a sloping, shingled roof. The proposed school addition and gymnasium/multi-purpose building shall be generally consistent with the architectural design of the existing school building. Compliance with these conditions shall be demonstrated at the time of building permit 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. The applicant reserves the right to phase the improvements shown on the Special Permit Amendment Plat; however the proposed main worship area ("Church Building"), additional parking and stormwater management facilities shall be constructed in the first phase. Further, the existing rectory shall be removed during the first phase and prior to issuance of the first new Non-RUP.
6. 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. 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.
7. Exclusive of games and activities associated with the private school of general education and nursery school, and special Parish events that are occasional and not reoccurring, the primary hours of operation of the gymnasium shall be limited to 6:30 p.m. to 10:00 p.m. Monday–Friday, exclusive of the presence of cleaning personnel, and 9:00 a.m. to 10:00 p.m. Saturday–Sunday, exclusive of the presence of cleaning personnel. All cleaning personnel shall exit the property no later than one hour after the completion of an event.

8. The gymnasium and the activity center shall not be leased, rented, or otherwise made available to groups not affiliated with the Catholic Diocese. This restriction does not apply to church sponsored groups.
9. The maximum number of seats in the Church Building shall not exceed eight hundred (800) seats.
10. Notwithstanding that shown on the SPA plat, a minimum of 275 parking spaces shall be provided on site. All parking shall be on site as generally depicted on the Special Permit Amendment Plat.
11. Arrangements shall be made for church volunteers and/or Fairfax County Police and/or security companies to direct parking and pedestrian traffic during Holy Days and other heavily attended services.
12. The applicant shall designate a neighborhood liaison and parking contact person. This individual shall be responsible for posting information regarding on-site parking in the church bulletins and on the church website on a weekly basis. The name and phone number of the contact person shall be provided to the president(s) of the Winterset Varsity Park Civic Association and the Pine Ridge Civic Association in addition to the office of the Mason District Supervisor within 90 days of approval of this special permit amendment.
13. If additional parking is required during any special event, excluding funeral services, the applicant shall obtain permission from the operator of the public facility located on Fairfax County Tax Map Parcel 59-3 ((1)) Parcel 11B at least one week prior to the event to permit off-site parking. In the event this permission cannot be obtained or additional parking is needed, shuttle service shall be provided by the applicant. Notification of the availability of off-site parking will be posted on the applicant's website.
14. The applicant shall manage a formal carpool program with a goal of 40 percent of the students in the school and nursery school participating in the program. The applicant shall take the following measures to encourage the carpooling of students:
 - i. The school shall maintain zip code records and provide a matching service for parents;
 - ii. A table shall be provided at the welcome back social event to provide information regarding carpooling and to introduce parents with the goal of establishing carpools;
 - iii. A priority lane shall be identified for carpool vehicles and a diagram of the carpool lane shall be posted on the school's website; and

- iv. Information shall be included on the school's website regarding the benefits of carpooling.
15. Subject to VDOT approval, the applicant shall install "no parking" signs along the Woodburn Road site frontage in proximity to the site driveways as appropriate.
16. The private school of general education and nursery school shall be limited to a total maximum daily enrollment of 260 students between the two uses.
17. The maximum total number of employees between the private school of general education and nursery school shall be limited to 32.
18. The hours of operation for the private school of general education shall be limited to 8:15 a.m. to 3:30 p.m., Monday through Friday, with reasonable accommodation for drop-off and pick-up of students before and after school. Evening hours until 11:00 p.m. shall be permitted for related school activities.
19. The hours of operation for the nursery school shall be limited to a maximum of two sessions of three hours, each starting no earlier than 8:15 a.m. and ending by 3:30 p.m., Monday through Friday.
20. The applicant shall at all times ensure compliance with the applicable laws and regulations regarding the number of children using the provided playground area at any one time.
21. Invasive Species Management Plan: An invasive species management plan shall be submitted as part of the first, and all subsequent, site-plan submissions detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:
 - Identify targeted undesirable and invasive plant species to be suppressed and managed.
 - Identify targeted area of the undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
 - Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other. Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will the impacts be to trees identified for preservation and how will these impacts be reduced).
 - Identify how targeted species will be disposed.
 - If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
 - Provide information regarding timing of treatments, (hand removal, mechanical

equipment or chemical treatments) when will treatments begin and end during a season, and proposed frequency of treatments per season.

- Identify potential areas of reforestation and provide recommendation.
- Monthly monitoring reports provided to Urban Forest Management Division (UFMD) and Site Development and Inspections Division (SDID) staff.
- Duration of management program: until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated, based on documentation provided by Project Arborist and an inspection by UFMD staff.

22. 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 4½ 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 do not allow them to be effectively completed during that period.

23. 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 a UFMD 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.

24. 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 and/or trails as determined necessary by the Director of the Department of Public Works and Environmental Services (DPWES), as described herein. If it is determined necessary to install utilities and/or trails 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.
25. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by a tree protection fence. 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.

26. Root Pruning: The applicant shall root prune, as needed, to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18–24 inches.
 - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
 - A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
27. 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 UFMD.
28. Landscape Pre-Inspection Meeting: Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the county UFMD. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan, shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.
- Field location of planting material, when required by the approved plan, shall be reviewed at the pre-installation meeting. The Landscape Contractor shall stake proposed individual planting locations in consultation with the Contractor/Developer prior to the pre-installation meeting, for review by UFMD staff. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD staff, based on discussion with the Contractor/Developer and the Landscape Contractor.
29. 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.
30. Post-development canopy preservation and coverage shall be as shown on Sheet 7 of 16 of the Special Permit Amendment Plat.
31. The applicant shall retain a Certified Arborist or Registered Consulting Arborist to monitor and evaluate the health of the trees within the existing and proposed

- conservation easements on an annual basis. If it is determined by a Certified Arborist or Registered Consulting Arborist that trees within the conservation easement pose an unacceptable level of risk to the adjacent residential properties, the applicant shall clearly identify these trees in the field and shall contact UFMD to seek approval for their removal. Subject to concurrence by UFMD, trees identified as hazardous shall be removed and, if required by UFMD, replacement plantings installed. Said plantings shall be installed in a timely manner, but dependent upon the season in an effort to maximize survival. The applicant shall provide the name and telephone number of a contact person, at both the Parish and Diocese of Arlington, to the president of the Winterset Varsity Park Civic Association and the office of the Mason District Supervisor within 90 days of approval of this special permit amendment for the purpose of reporting a potentially hazardous tree by an adjacent neighbor.
32. Interior parking lot landscaping shall be maintained in accordance with Article 13 of the Zoning Ordinance. The landscaping shall be maintained in a healthy condition and dead and/or dying plant materials replaced. Prior to the issuance of the first new Non-RUP, UFMD shall inspect the site, and shall require replacement and/or new vegetation to meet the intent of the parking lot landscaping requirements.
 33. The existing and/or proposed vegetation shall be deemed to fulfill the requirements for transitional screening as shown on the Special Permit Amendment Plat. Prior to the issuance of the first new Non-RUP, the applicant shall coordinate an inspection of transitional screening by UFMD. Replacement plantings as recommended by UFMD for any vegetation which is dead, dying, or less than six (6) feet in height, shall be installed in a timely manner, but dependent upon the season in an effort to maximize survival.
 34. The applicant shall install eight (8) one and one half inch (1.5") caliper blackgum trees, or alternative species as coordinated with UFMD, within the southeastern and northeastern transitional screening yards in order to meet the intent of the transitional screening requirements, in accordance with development conditions issued with SPA 76-M-086-05. These plantings shall be installed no later than May 1, 2016, and a final inspection completed by UFMD no later than June 1, 2016. The final location and species of these trees shall be determined in consultation with UFMD at the time of site plan.
 35. 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 line 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.
 36. At the 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. Notwithstanding that which is shown on the plat, the applicant reserves the right to request a waiver of the barrier requirements for Transitional Screening Areas "C", "D", and "E" at time of site plan.

37. In the event the existing six foot (6') board on board fence located on Tax Map 59-3 ((1)) Lot 18 (Parcel 18) is removed, the applicant shall install a six foot (6') board on board fence along the perimeter of that property approximately on the applicant's property line within sixty days of removal of the fence.
38. At the time of site plan, the applicant shall coordinate with UFMD to identify areas, subject to final engineering and grading, where the limits of disturbance as shown on the Special Permit Amendment Plat can be adjusted to reduce the clearing along the perimeter of the application property, including adjacent to Parcel 18. Evaluation shall include the area around a Japanese cryptomeria and the tree itself, which is located in proximity to the clearing limits, with the objective of preservation.
39. The applicant shall coordinate with UFMD and DPWES to design the reforestation in a manner consistent with Section 6-1311 of the PFM 6-1311 (Reforestation) and Section 12-0705 of the PFM (Tree and Shrub Planting) that maximizes the long term screening provided in a sustainable manner.
40. Stormwater Management Best Management Practices (BMPs) shall be provided as generally depicted on the Special Permit Amendment Plat or as approved by DPWES. The applicant reserves the right at the time of site plan to provide alternative onsite stormwater management measures other than shown on the Special Permit Amendment Plat, subject to the review and approval of DPWES. The facilities shall be maintained as determined by DPWES.
41. The areas designated on the Special Permit Amendment Plat as "Portion of Conservation Easement to be Granted," and twenty-five (25) foot-wide reforestation area shall be granted without cost to the Board of Supervisors as a conservation easement in a form acceptable to the County Attorney at the time of the first site plan approval or upon demand by Fairfax County, whichever should first occur, subsequent to reforestation. The proposed barrier may be located within the easement as shown on the Special Permit Amendment Plat or qualified by these conditions. No other structures shall be added to this area. No clearing or grading shall be permitted in this area. Removal of dead or dying trees and management of exotics and invasive species shall occur as needed by hand or by a method approved by UFMD.
42. 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 of 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 directly adjacent to the building. There shall be no up-lighting of the proposed or existing buildings. Except as provided by Condition 7 above, all interior lights in the gymnasium and school shall be turned off no later than 10:00 p.m.

43. In order to promote sustainable 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 the site plan submission, documentation will be provided to the Environment and Development Review Branch (EDRB) of DPZ, demonstrating compliance with the commitment to engage such a professional.

Prior to the 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, flush valves, and ultralow-flow plumbing fixtures that have a maximum water usage as 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 which 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 which 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.
44. Signs may be permitted and must be located and designed in accordance with the provisions of Article 12 of the Zoning Ordinance. The applicant must submit and obtain approval of sign permit(s) for all existing unpermitted signs within ninety (90) days of approval of this special permit amendment.
45. The applicant shall resurface the existing asphalt trail, which is located along the subject property's Woodburn Road frontage, only between Tax Map 59-3 ((1)) Lot 18 (Parcel 18) and Frost Way, with asphalt, and widen this trail to five (5) feet. This shall be shown at the time of first site plan submission, and the applicant shall work with the Urban Forest Management Division to minimize disturbance to existing vegetation.

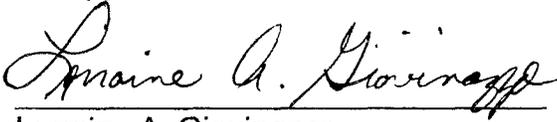
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required non-RUP through

established procedures, and this special permit shall not be valid until this has been accomplished.

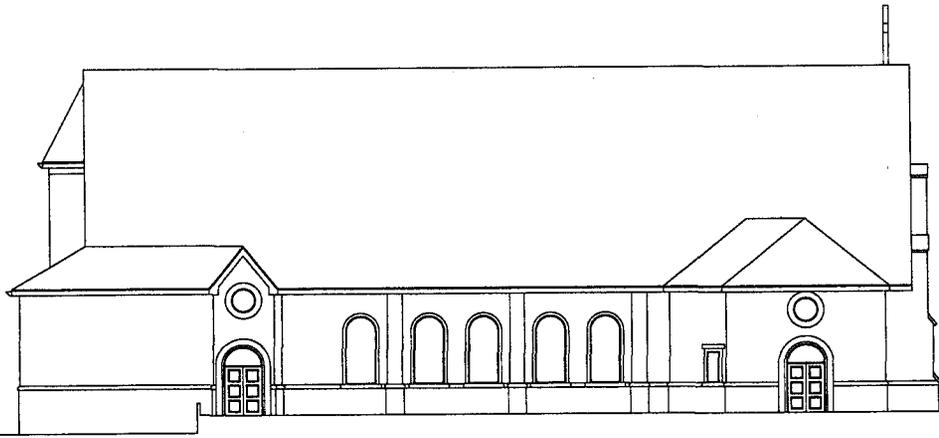
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the phase one use identified in condition #5 has been established. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Smith seconded the motion, which carried by a vote of 7-0.

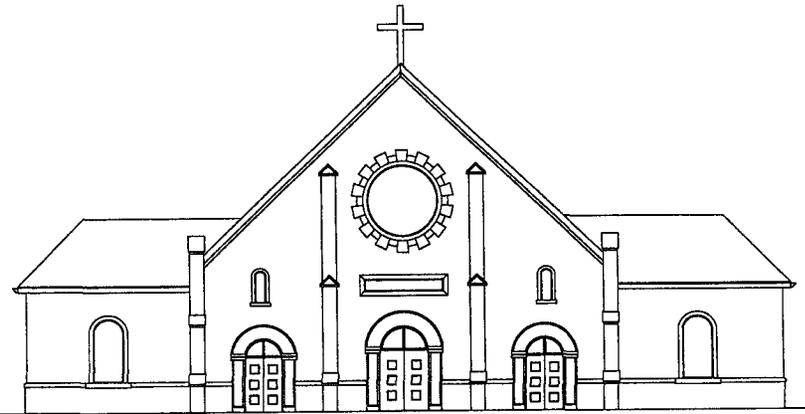
A Copy Teste:



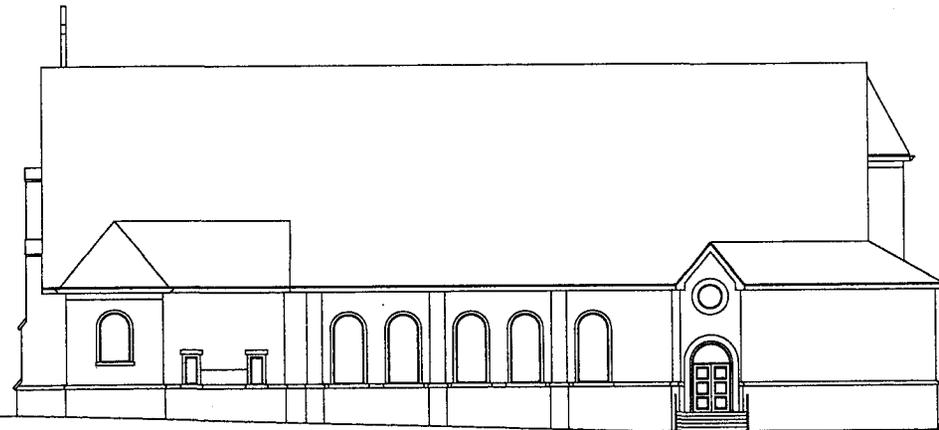
Lorraine A. Giovinazzo
Clerk to the Board of Zoning Appeals



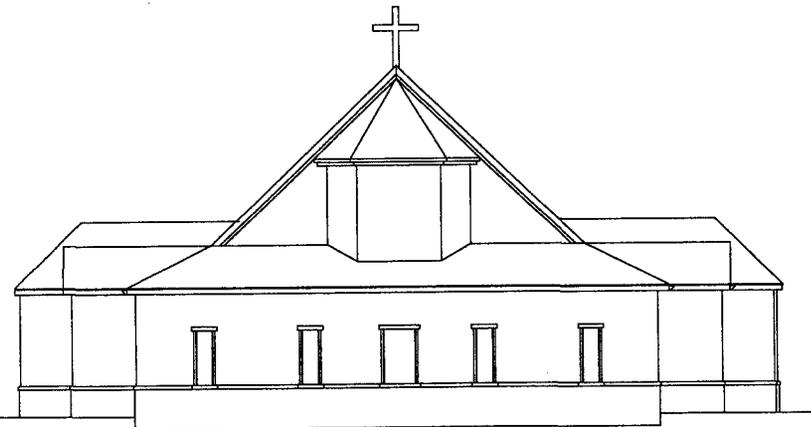
WEST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

NOTE:
THESE DRAWINGS ARE CONCEPTUAL AND ARE INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDING. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS INCLUDING, BUT NOT LIMITED TO, THE ROOF LINE, AND THE NUMBER AND PLACEMENT OF WINDOWS AND DOORS. FINAL DESIGN WILL BE DETERMINED AT THE TIME OF THE SITE PLAN SUBMISSION.

TYPICAL MATERIALS
• SLOPING SHINGLE ROOF
• MASONRY FACADES

DELIZIO SELIGSON ARCHITECTS
DELIZIO ARCHITECTS & PLANNERS
A PROFESSIONAL CORPORATION
12 SOUTH ADAMS STREET, ROCKVILLE, MD 20850
301.424.8944

SUBMISSION
SCHEMATIC
9/23/15
4/22/15
© 2015

St. Ambrose Church
3901 Woodburn Rd, Annandale, VA 22003
Concept Exterior Elevations

SPA I