



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

APPLICATION No: SEA 2005-SU-020
 (Staff will assign)

APPLICATION FOR A SPECIAL EXCEPTION AMENDMENT
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME Dominion Christian School and Whole World Fellowship and Church at Northern Virginia
	MAILING ADDRESS 10922 Vale Road Oakton, Virginia 22124
	PHONE HOME () WORK (703) 785-1055
	PHONE MOBILE ()
PROPERTY INFORMATION	PROPERTY ADDRESS 10922 Vale Road
	TAX MAP NO. 37-1 ((1)), 17 and 17A
	SIZE (ACRES/SQ FT) 17.95 acres
	ZONING DISTRICT R-E
	MAGISTERIAL DISTRICT Sully
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION Section 3-E04.3.C; 9-014
	PROPOSED USE Church with private school
AGENT/CONTACT INFORMATION	NAME Sarah E. Hall
	MAILING ADDRESS Blankingship & Keith, P.C. 4020 University Drive, Suite 300 Fairfax, Virginia 22030
	PHONE HOME () WORK (703) 293-7231
	PHONE MOBILE ()
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p>	
<u>Sarah E. Hall, Attorney/Agent</u>	<u>Sarah E Hall</u>
TYPE/PRINT NAME OF APPLICANT/AGENT	SIGNATURE OF APPLICANT/AGENT

DO NOT WRITE IN THIS SPACE

Date Application accepted: _____ Application Fee Paid: \$ _____

Statement of Justification

Dominion Christian School has operated on the property of Whole World Fellowship and Church at Northern Virginia on Vale Road since 1996. The church and school were permitted under a series of Special Permits, the last one being SPA 78-C-055-03, which was approved by the Board of Zoning Appeals in 2000. In 2005, Special Exception SE 2005-SU-020 was approved by the Board of Supervisors. It permitted a telecommunications facility on the church property and amended several of the development conditions which had been imposed in SPA 78-C-055-03 relating to the church and school. All three uses operate under SE 2005-SU-020. The purpose of this application is to amend Development Condition Number 6 imposed in connection with SE 2005-SU-020. That development condition provides that the school's maximum daily enrollment "shall not exceed 135 students, ages five (5) to fourteen (14) years, enrolled in grades kindergarten through eight". The school does not seek to increase the maximum daily enrollment; however, it does seek to expand the grades it may serve to include ninth and tenth grades. The age restrictions not being necessary, the school seeks to have this development condition amended to provide that the "maximum daily enrollment shall not exceed 135 students enrolled in grades kindergarten through ten."

The school's hours of operation will continue to be 8:30 a.m. to 4 p.m., Monday through Friday, and it will continue to have 17 employees. No construction is being proposed. The only physical change will be re-striping of the existing parking lots to increase the number of parking spaces and the relocation of a shed to permit this restriping.

No change is being proposed regarding the unmanned telecommunications facility. The treepole will remain unchanged, and no increase in the number of antennas permitted is being sought.

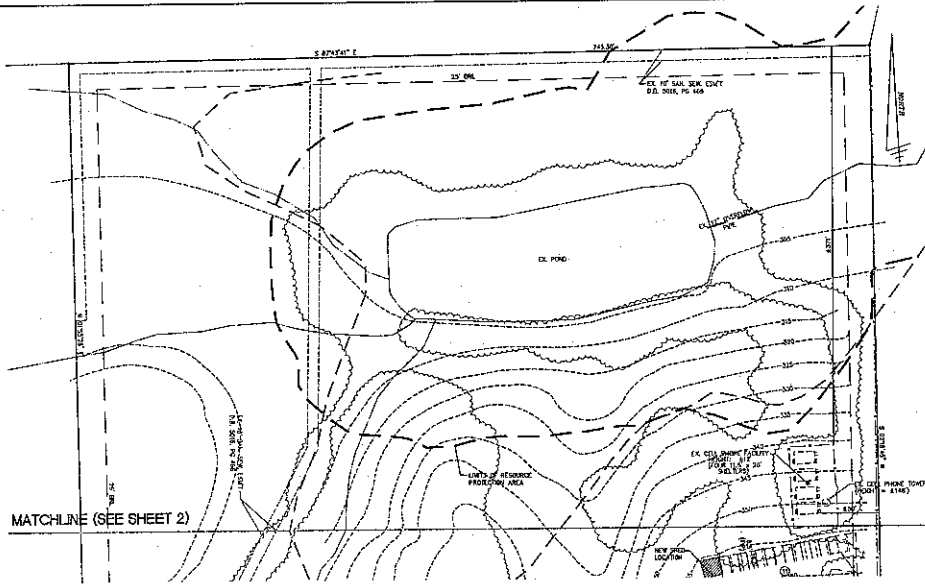
No change is being proposed regarding the church use. The number of seats will remain 430 and the number of employees seven (7). Worship services will continue to be held Sunday mornings and Wednesday evenings, and the church office will be open 9 a.m. to 5 p.m., Monday through Friday.

The proposed amendment to the development condition will have no effect on the traffic generated by the school or the surrounding properties. Since the maximum daily enrollment will not increase, the traffic generated will remain unchanged, and the residents on nearby properties will not be aware of any difference in the operation of the school. On weekdays the school will generate approximately 335 vehicle trips per day and the church 170.

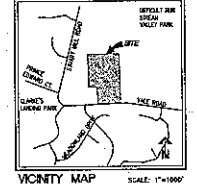
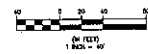
Like SE 2005-SU-020, this application conforms to the general standards for special exceptions set out in Section 9-006, the standards for churches with schools set out in Section 9-310, and the standards for telecommunication facilities set out in Section 9-105.

To the best of Applicant's knowledge there are no hazardous or toxic substances or hazardous wastes or petroleum products on the property.

The application conforms to all applicable ordinances, regulations, adopted standards, and applicable conditions, except the transitional screening and barrier requirements. Applicant is seeking a waiver of the transitional screening and barrier requirements. Such a waiver was granted in conjunction with SE 2005-SU-020.



MATCHLINE (SEE SHEET 2)



- NOTES**
- OWNER: WHOLE WORLD FELLOWSHIP AND CHURCH AT NORTHERN VIRGINIA COLLEGE CAMPUS, 2000 SULLY ROAD, DIXON, VA 22124
 - APPLICANT: DOMINION CHRISTIAN SCHOOL, 2000 SULLY RD, DIXON, VA 22124
 - THE PROPERTY SHOWN ON THIS PLAT IS DELINEATED ON FAIRFAX COUNTY TAX MAPS AND PARCELS 007-1-1-17 AND IS APPROXIMATELY 17.39 ACRES.
 - THE PROPERTY IS CURRENTLY ZONED AG, AGRICULTURAL ESTATE. A SPECIAL EXCEPTION ORDEALMENT IS REQUESTED TO ALLOW FOR THE CONSTRUCTION OF THE PROPOSED FACILITY.
 - THE EXISTING CONDITIONS INFORMATION WAS TAKEN FROM RECORD INFORMATION.
 - THE EXISTING TELECOMMUNICATIONS FACILITY (APPROVED WITH SE 2000-30-020) IS TO REMAIN UNCHANGED WITH THIS APPLICATION.
 - NO ADDITIONAL NOTES ARE PROVIDED WITH THIS APPLICATION.
 - ALL EXISTING UTILITIES TO REMAIN. CONSTRUCTION DATES UNKNOWN.
 - A NUMBER OF THE TRADITIONAL ZONING AND BARRIER REQUIREMENTS WAS APPROVED AS PART OF SE 2000-30-020 AND IS REQUESTED TO BE DISCONTINUED WITH THIS APPLICATION.
 - THE SITE IS SERVED BY PUBLIC WATER AND SEPTIC FIELD.
 - TO THE BEST OF OUR KNOWLEDGE ALL EXISTENTS 20' OR GREATER ARE SHOWN BY THIS PLAN.
 - NO HIGHWAY NO. TRAILS ON THE COUNTY MAP FOR THIS SITE.
 - THERE IS RESOURCE PROTECTION AREA (RPA) AS SHOWN ON THIS SITE.
 - THIS SITE IS EXEMPTED AS ZONE X ON THE FEMA FIRM MAP DATED MARCH 5, 1990 (FIRM NUMBER 02050).

PARKING TABULATION

REQUIREMENTS:

- USE: CHURCH
- RAVINE: 1 SPACE/100 SQ. FT. (100 SPACES) = 100 SPACES
- USE: SCHOOL OF GENERAL EDUCATION
- RAVINE: 1 SPACE/100 SQ. FT. (100 SPACES) = 100 SPACES
- USE: TELECOMMUNICATIONS FACILITY (PER APPROVED SE 2000-30-020)
- RAVINE: 1 SPACE/100 SQ. FT. (100 SPACES) = 100 SPACES
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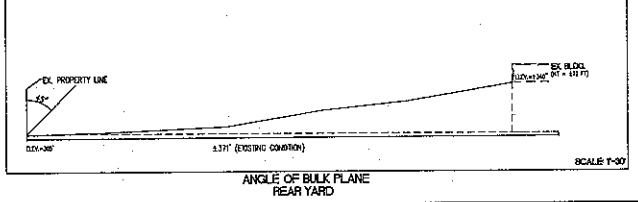
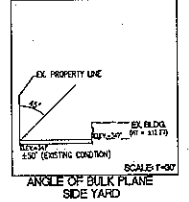
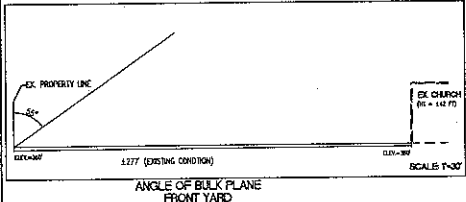
TOTAL PARKING REQUIRED = 100 SPACES

PROVIDED:

TOTAL PARKING PROVIDED = 100 SPACES

ZONING TABULATION

EXISTING ZONE, E.G. RESIDENTIAL, DISTRICT	REQUIREMENTS	PROVIDED
USE: CHURCH	MIN. LOT AREA: 20,000 SQ. FT.	20,000 SQ. FT.
USE: SCHOOL OF GENERAL EDUCATION	MIN. LOT AREA: 20,000 SQ. FT.	20,000 SQ. FT.
USE: TELECOMMUNICATIONS FACILITY	MIN. LOT AREA: 20,000 SQ. FT.	20,000 SQ. FT.
USE: RESOURCE PROTECTION AREA	MIN. LOT AREA: 20,000 SQ. FT.	20,000 SQ. FT.
USE: RPA	MIN. LOT AREA: 20,000 SQ. FT.	20,000 SQ. FT.



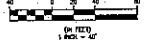
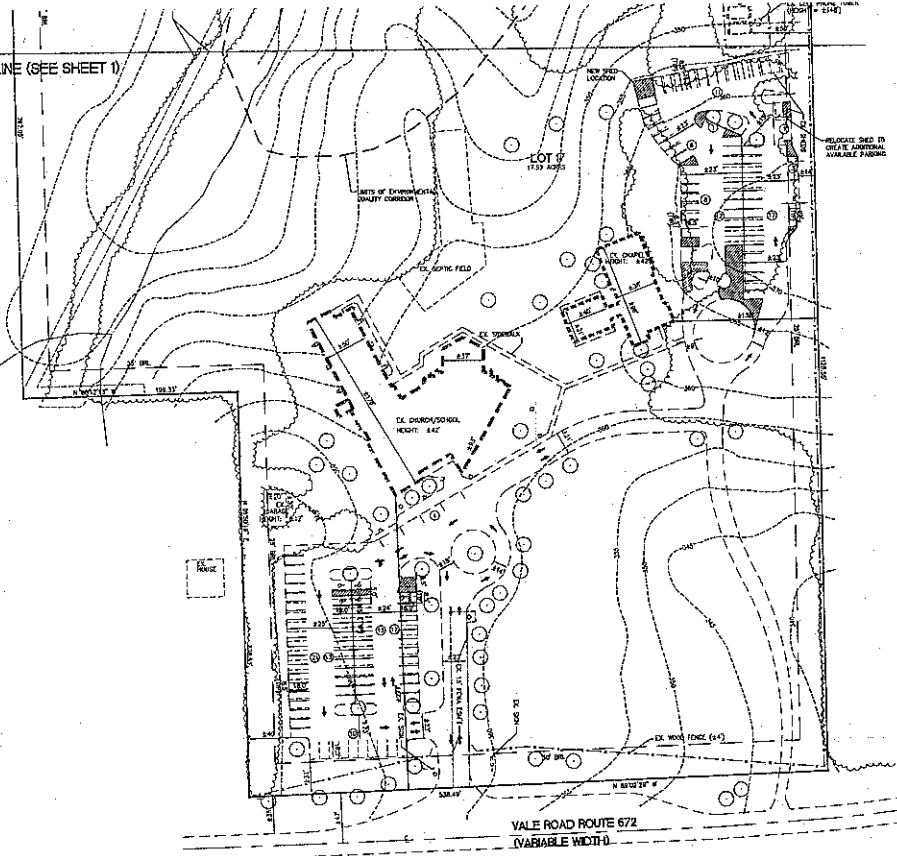
WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS, LANDSCAPE ARCHITECTS
 1000 EAST MAIN STREET, SUITE 100, VIRGINIA BEACH, VA 23462
 TEL: 757/485-1111 FAX: 757/485-1112 WWW.WLPAC.COM

SPECIAL EXCEPTION AMENDMENT PLAT
DOMINION CHRISTIAN SCHOOL
WHOLE WORLD FELLOWSHIP AND CHURCH
A SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DESIGN APPROVED BY: _____ DATE: _____

SCALE: 1"=100'

MATCHLINE (SEE SHEET 1)



SPECIAL EXCEPTION AMENDMENT PLAT
DOMINION CHRISTIAN SCHOOL
 WHOLE WORKS CENTER AND CHURCH
 A NORTHWEST VIRGINIA
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

RECORDS APPROVED BY
 DATE: 11/15/11
 BY: [Signature]

WALTER L. PHILLIPS
 ARCHITECT
 2001 FIVE STAR DRIVE, SUITE 200
 FALLS CHURCH, VIRGINIA 22034
 WWW.WLP.COM