FEB 14 2013

County of Fairfax, Virginia

MEMORANDUM

DATE: 2/11/2013

TO: Distribution List

FROM: Barbara C. Berlin, AICP
Director
Zoning Evaluation Division
Department of Planning and Zoning

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application Number: **SEA 85-D-062-03 (Rev. Paul S. Loverde)**

Case Information

Staff Coordinator: St Clair Williams
Pre-staffing Date: 3/14/2013 Staffing Date: 4/4/2013
Tentative PC Date: 7/10/2013

Attached for your review and comment is the Special Exception application, Statement of Justification, Location map and Special Exception Plat for the subject application.

Action addressees are requested to provide written comments to staff coordinator by **3/1/2013** to be considered in preparing staff's recommendation on this application. Information addressees who wish to submit comments should provide them by the same date.

Action Addresses

___ DPWES
Site and Addressing
Attn: Hallala Faraj

___ DPZ-PD
Chief, Env. And Develop. Review Branch
Attn: Pam Nee

___ Dept. of Transportation
Transportation Planning,
Chief, Site Analysis Section
Attn: Angela Rodeheaver

___ Fairfax County Park Authority
Planning and Development Division
Plan Review Coordinator
Attn: Lynne Johnson

___ Planning Commissioner
Dranesville District

X Board of Supervisors
Dranesville District

___ DPWES
Sanitary-Sewer
Attn: Gilbert Osei-Kwadwo

___ Dept. of Information Technology
Network Services Division
Radio Engineer, The Radio Center

___ Health Department
Div. of Environmental Health
Technical Review and
Information Resources
Attn: Kevin Wastler

___ Northern Virginia Soil & Water
Conservation District
Conservation Specialist
Attn: Willie Woode

___ Office of Community Revitalization &
Reinvestment
Office of County Executive
Attn: Barbara Byron
***CRD only**

___ Dept. of Facilities Management
Analyst, Property Management Div.
Attn: Marguerite Guarino

Information Addresses

___ Clerk to the Board of Supervisors
Attn: Cathy Chianese

___ Planning Commission
Executive Director
Attn: Barbara Lippa

___ DPZ-ZED, Director
Attn: Barbara C. Berlin, AICP

___ Branch Chiefs, RZ/SE Branch, ZED
Dept. of Planning & Zoning

___ DPZ-ZED
Chief, Proffer Interpretation
Attn: Kevin Guinaw

___ DPZ-ZED
Admin. Asst, Applications Mgt. Branch
Attn: Lori Mallam

___ DPZ-ZAD
Chief Zoning Inspector
Attn: Joe Bakos
***Change in sign area only**

___ Southeast Fairfax Development Corp.
Attn: Tony Fontana
***MV or LEE only**

___ VDOT
Attn: Deborah Townley

___ Economic Development Authority
Dir, Market Research and Comm.
Attn: Nate Edwards

___ Adult Aging Services, DFS
AAA, B-3-708
Attn: Jacquie Woodruff

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

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 85-D-062-03
(Staff will assign)

RECEIVED
Department of Planning & Zoning
DEC 20 2012
Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	**NAME** The Most Rev. Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, VA
	MAILING ADDRESS 200 N. Glebe Rd Arlington, VA 22203
	PHONE HOME ( ) **WORK** (703) 841-2508
	PHONE MOBILE ( )
PROPERTY INFORMATION	**PROPERTY ADDRESS** 7005 Georgetown Pike McLean, VA 22101
	TAX MAP NO. 21-4 ((1)) 6 **SIZE (ACRES/SQ FT)** 20.035 acres
	ZONING DISTRICT R-2 **MAGISTERIAL DISTRICT** Dranesville
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:
SPECIAL EXCEPTION REQUEST INFORMATION	**ZONING ORDINANCE SECTION** 3-204
	PROPOSED USE Church with Private School of General Education with an Enrollment of 100 or more Students Daily and a Nursery School
AGENT/CONTACT INFORMATION	**NAME** Keith C. Martin
	MAILING ADDRESS Tramonte, Yeonas,Roberts & Martin PLLC 8245 Boone Blvd, Suite 400 VIENNA, VA 22182
	PHONE HOME ( ) **WORK** (703) 734-4800
	PHONE MOBILE ( )
MAILING	**Send all correspondence to (check one):** ☐ **Applicant** –or- ☑ **Agent/Contact**

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.

TYPE/PRINT NAME OF APPLICANT/AGENT **SIGNATURE OF APPLICANT/AGENT**

DO NOT WRITE IN THIS SPACE Virginia Ruffner SEA 2012 - 0292

Date Application accepted: 2/6/13 Application Fee Paid: $ 5,513.00 2/6/13 LMB

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

RECEIVED
Department of Planning & Zoning
DEC 20 2012
Zoning Evaluation Division

December 13, 2012

Ms. Barbara Berlin
Dept. of Planning and Zoning
12055 Government Center Pkwy., Suite 801
Fairfax, VA 22035

Re: SEA 85-D-062-03
The Most Rev. Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, VA
St. Luke Nursery School

Dear Ms. Berlin:

The following is submitted as a statement of justification for the above-referenced application. The Catholic Diocese of Arlington, in conjunction with St. Luke School, is requesting approval to add a Nursery School program to its existing Private School of Education. The three and four year old Nursery School programs will utilize existing classroom space and will not require any building additions. The three year old program will have a maximum of 20 students and the four year old program will have a maximum of 20 students. Five additional employees will be needed to supervise the Nursery School programs.

The following is a description of the proposed Special Exception Use:

A. Type of Operation.

Church (Existing) with Private School of General Education with an enrollment of 100 or more Students daily (Existing) and a Nursery School.

B. Hours of Operation.

Private School: 7:45 a.m. to 3:00 p.m., Monday – Friday with after school care until 6:00 p.m.

Nursery School: 7:45 a.m. to 3:00 p.m., Monday – Friday, three year old Program Limited to maximum of 4 hours a day.
10 - 3 year olds: Tues. and Thurs. mornings
10 young 4 year olds: Mon., Wed. and Fri. mornings

20 – 4 year olds: Monday – Friday afternoons

C. Estimated Number of Students.

Private School:	250 Students – Kindergarten through 8th Grade
Nursery School:	10 Students – Three Years Old 30 Students – Four Years Old

D. Proposed Number of Employees/Teachers.

Private School:	30
Nursery School:	5

E. Estimated Traffic Impact.

300 vehicular trips per day.
125 a.m. peak hour
50 p.m. peak hour

F. Vicinity to be served: McLean/Great Falls.
G. Description of building façade: Brick, Precast.
H. No hazardous substances.
I. Proposed use conforms to all applicable ordinances.

Please accept the following submission amendments:

- 4 copies of Statement of Justification.
- 4 copies of completed Application.
- 1 copy of Affidavit.
- Site photos and diskette.
- Zoning Section sheet 21-4.
- Agent Authorization letter.
- 23 copies of Special Exception Plat, plus one reduction.

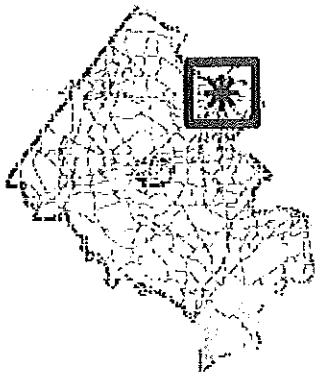
Very truly yours,

Keith C. Martin

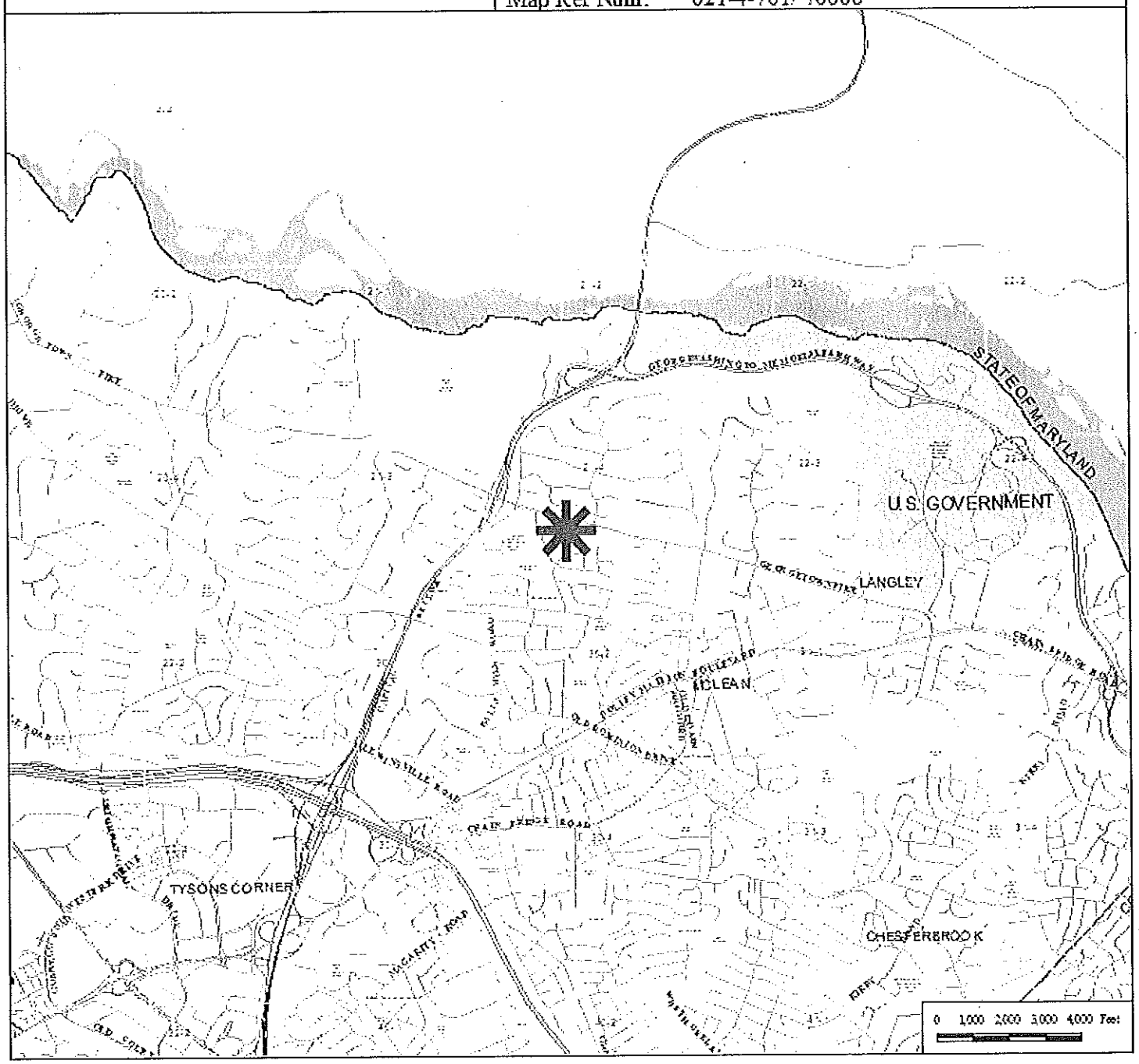
cc: Mark A. Anthony
Louis Silvano

Special Exception Amendment

SEA 85-D-062-03

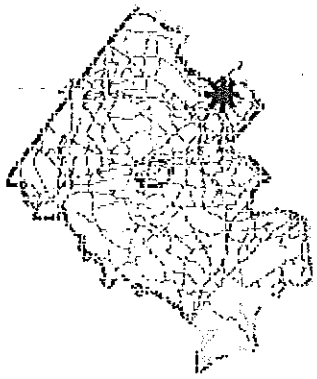


Applicant:	THE MOST REV PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VA
Accepted:	02/06/2013
Proposed:	AMEND SE 85-D-062 PREVIOUSLY APPROVED FOR CHURCH WITH PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT ADDITION OF NURSERY SCHOOL
Area:	20.03 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect:	03-0204
Art 9 Group and Use:	3-15
Located:	7001 GEORGETOWN PIKE MCLEAN, VA 22101
Zoning:	R- 2
Plan Area:	2,
Map Ref Num:	021-4- /01/ /0006



Special Exception Amendment

SEA 85-D-062-03



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Zoning Dist Sect: 03-0204

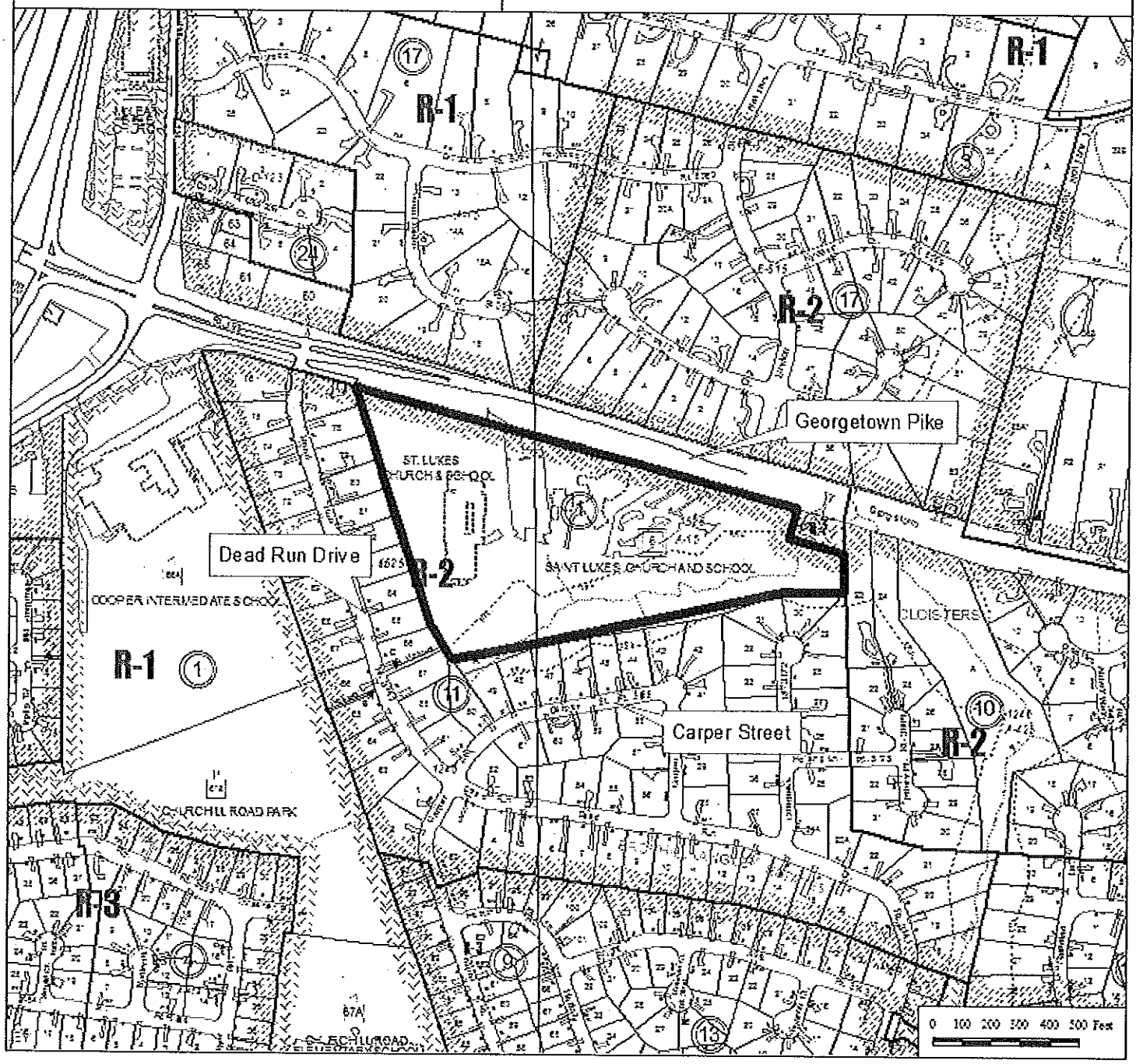
Art 9 Group and Use: 3-15

Located: 7001 GEORGETOWN PIKE MCLEAN, VA 22101

Zoning: R- 2

Plan Area: 2,

Map Ref Num: 021-4- /01/ /0006



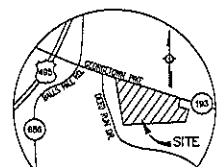
SPECIAL EXCEPTION AMENDMENT PLAT
SAINT LUKE CATHOLIC CHURCH
7001 GEORGETOWN PIKE
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

ABBREVIATIONS

AC — ACRE
AC-FT — ACRE-FEET
ASPH — ASPHALT
AVG — AVERAGE
BF — BASEMENT FLOOR
BLDG — BUILDING
BMP — BEST MANAGEMENT PRACTICE
CB — CATCH BASIN
CIP — CAST IRON PIPE
CFS — CUBIC FEET PER SECOND
CMP — CORRUGATED METAL PIPE
CO — CLEAN OUT
CONC — CONCRETE
CTV — CABLE TV
CUM — CUMULATIVE
C&G — CURB AND GUTTER
DI — DROP INLET
DIA — DIAMETER
DIP — DUCTILE IRON PIPE
DWG — DRAWING
D/W — DRIVEWAY
EC — EROSION CONTROL
ECC — EDGE OF CONCRETE
ELEC — ELECTRIC
ELEV — ELEVATION
EG — EDGE OF GRAVEL
EP — EDGE OF PAVEMENT
ES — END SECTION
ESMT — EASEMENT
EW — END WALL
EX — EXISTING
FC — FACE OF CURB
FCWA — FAIRFAX COUNTY WATER AUTH.
FCPS — FAIRFAX COUNTY PUBLIC SCHOOLS
FF — FINISH FLOOR
FM — FORCE MAIN
FOY — FOYER
FP — FLOOD PLAIN
FT — FEET
G — GAS MAIN
G/V — GAS VALVE
GALV — GALVANIZED
GFA — GROSS FLOOR AREA
GR — GUARD RAIL
GW — GUY WIRE
HC — HANDICAP
HEC — HYDROLOGIC ENGINEERING CENTER
HGL — HYDRAULIC GRADE LINE
HP — HIGH POINT
HR — HOUR
HT — HEIGHT
H20 — HIGHWAY LOAD FOR TRUCKS
I — INTENSITY
ID — INSIDE DIAMETER
IN — INCHES
INV — INVERT
IP — IRON PIPE
IPF — IRON PIPE FOUND
IPS — IRON PIPE SET
JB — JUNCTION BOX
L — LENGTH
LAT — LATERAL
LP — LOW POINT
M — METER
MAX — MAXIMUM
MIN — MINIMUM
MH — MANHOLE
MM — MILIMETER
MON — MONUMENT
MW — MONITORING WELL
N/F — NOW OR FORMERLY
NO. — NUMBER
OC — ON CENTER
OHE — OVER HEAD ELECTRIC
PC — POINT OF CURVATURE
PCC — POINT OF COMPOUND CURVE
PG — PAGE
PI — POINT OF INTERSECTION
PL — PROPERTY LINE
PMP — PROBABLE MAXIMUM PRECIPITATION
PP — POWER POLE
PRC — POINT OF REVERSE CURVE
PRECIP — PRECIPITATION
PROP — PROPOSED
PSI — POINTS PER SQUARE INCH
PT — POINT OF TANGENCY
PVMT — PAVEMENT
Q — FLOW RATE
RAD — RADIUS
RC — REINFORCED CONCRETE
RCP — REINFORCED CONCRETE PIPE
REV — REVISION
RPA — RESOURCE PROTECTION AREA
R/W — RIGHT-OF-WAY
SAN — SANITARY
SEC — SECTION
SCS — U.S. SOIL CONSERVATION SERVICE
SDF — SPILLWAY DESIGN FLOOD
SHT — SHEET
SPEC — SPECIFICATION
STD — STANDARD
STA — STATION
S/W — SIDEWALK
SWM — STORM WATER MANAGEMENT
TC — TOP OF CURB
THR — THROAT
TOB — TOP OF BANK
TYP — TYPICAL
TW — TOP OF WALL
UD — UNDERDRAIN
UG — UNDERGROUND
UGE — UNDERGROUND ELECTRIC
UP — UTILITY POLE
VDOT — VIRGINIA DEPT. OF TRANSPORTATION
W — WATER
WM — WATER METER
W/M — WATER MAIN
W/V — WATER VALVE
YR — YEAR
% — PERCENT
' — FOOT OR MINUTE
" — INCH/INCHES OR SECOND
— POUND/NUMBER

LEGEND

EXISTING INTERMEDIATE CONTOUR (137)
EXISTING INDEX CONTOUR (130)
EXISTING EDGE OF PAVEMENT (EX. E/P)
EXISTING CURB AND GUTTER (EX. C. & G.)
EXISTING TELEPHONE LINE
EXISTING TELEPHONE BOX
EXISTING STORM SEWER (EX. 15" RCP)
EXISTING STORM SEWER MH
EXISTING SANITARY SEWER MH
EXISTING SANITARY SEWER
EXISTING SANITARY CLEANOUT (C.O.)
EXISTING ELECTRIC SERVICE
EXISTING ELECTRIC SERVICE BOX
EXISTING SATELLITE DISH
EXISTING GAS LINE
EXISTING GAS VALVE
PROPERTY LINE
CENTERLINE
EXISTING SPOT ELEVATION (x85.10)
EXISTING TREE DRIP LINE
EXISTING TREE (15" OAK)
EXISTING WHEELSTOP
LIMITS OF CLEARING & GRADING
EX. FENCELINE
EXISTING WOODFENCE
EXISTING CHAIN LINK FENCE
EXISTING UTILITY POLE
EXISTING WATERLINE MH
EXISTING WATERLINE W/ TEE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING WELL
EXISTING SIGN
EXISTING HC RAMP/SPACE
EXISTING PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES
EXISTING BOLLARD
EXISTING DOOR
EXISTING STREET LIGHT
EXISTING SIGHT LIGHT FIXTURE (SEE LIGHTING PLAN)
EXISTING LANDSCAPE LIGHT
EXISTING A/C UNIT
BENCHMARK



VICINITY MAP
SCALE : 1" = 2000'

ZONING TABULATIONS

ITEM	R-2 ZONE REQUIREMENTS	EXISTING
USE:	–	PLACE OF WORSHIP, INCLUDING RECTORY AND PRIVATE SCHOOL OF GENERAL EDUCATION
LOT AREA	15,000 SF (MIN.)	872,725 SF
MIN. LOT WIDTH		
INTERIOR	100 FT	1,400 FT
CORNER	125 FT	N/A
MAX. BUILDING HEIGHT	60 FT	28 FT
MIN. FRONT YARD	35 FT	39.9 FT
MIN. SIDE YARD	15 FT	113 FT
MIN. REAR YARD	25 FT	238 FT
OPEN SPACE	N/A	632,202 SF (73%)
TOTAL G.F.A.	–	60,710 SF
MAX. F.A.R.	0.20	0.080

ADDRESS

7001 GEORGETOWN PIKE
MCLEAN, VA 22101
TAX MAP #0214 01 0006

OWNER & APPLICANT

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

REQUIRED PARKING TABULATION

PLACES OF WORSHIP
CHURCH SEATING = 800
(PER ZONING ORDINANCE SECTION 11-106-3, ONE (1) SPACE PER FOUR (4) SEATS) — 200 SPACES

SCHOOL
PROP. NURSERY SCHOOL & CHILD CARE = 20 (AT ONE TIME)
(PER ZONING ORDINANCE SECTION 11-106-2A, 0.19 SPACE PER CHILD FOR A CENTER OR SCHOOL WHICH HAS A MAXIMUM DAILY ENROLLMENT OF 99 CHILDREN OR LESS) — 4 SPACES

ELEMENTARY SCHOOL (GRADE K-8) = 250
FACULTY AND STAFF = 30
(PER ZONING ORDINANCE SECTION 11-106-17, ONE (1) SPACE FOR FACULTY AND STAFF MEMBERS PLUS FOUR (4) SPACES FOR VISITORS) — 34 SPACES

TOTAL REQUIRED SPACES (SUNDAYS) — 200 SPACES
TOTAL REQUIRED SPACES (WEEKDAYS) — 38 SPACES

PARKING TABULATION

EXISTING STANDARD PARKING SPACES — 226 SPACES
EXISTING HANDICAP PARKING SPACES — 8 SPACES
TOTAL SPACES — 234 SPACES

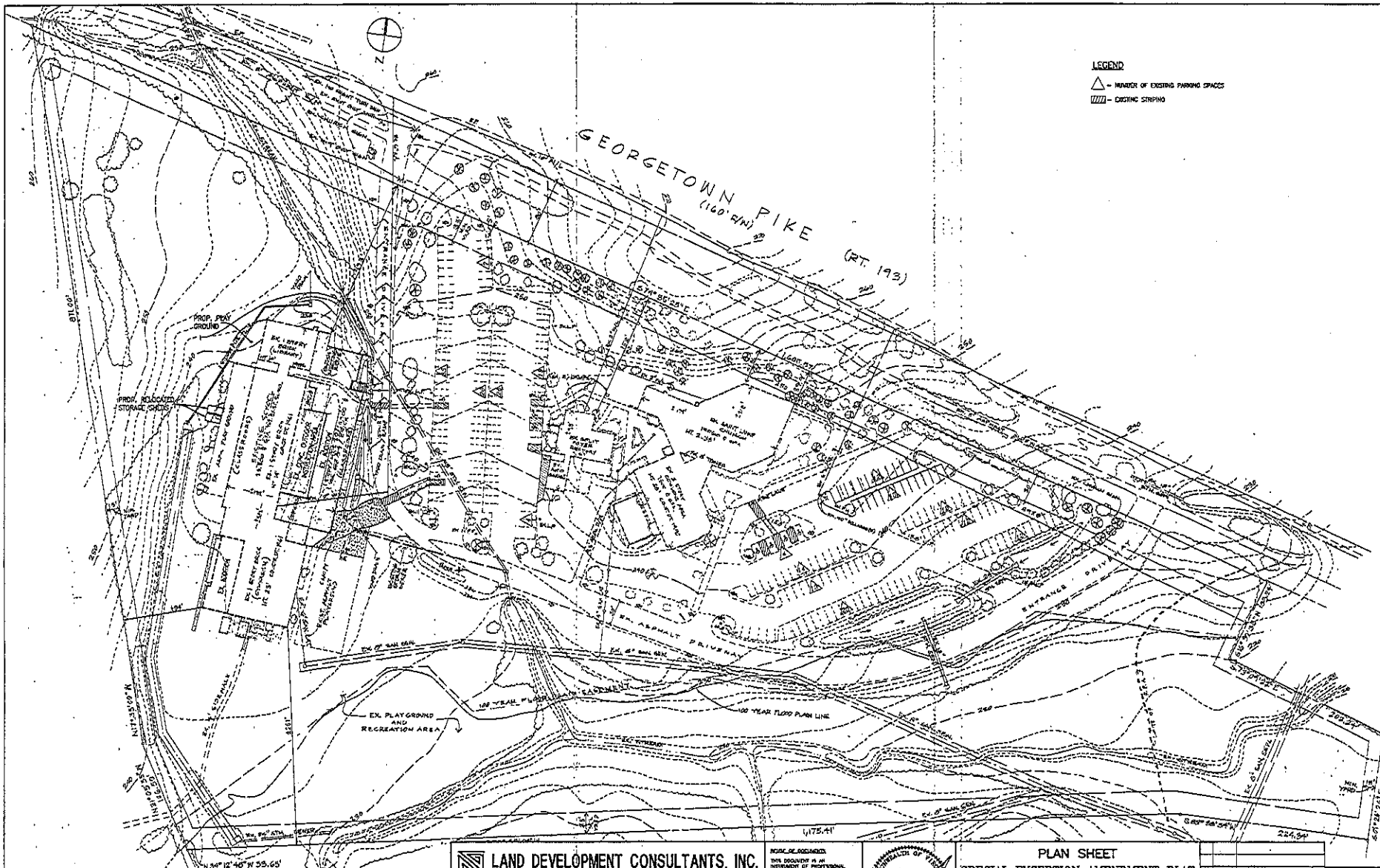
NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 0214 01 0006.
2. TOTAL SITE AREA IS APPROXIMATELY 20.035 ACRES (872,725 SQUARE FEET).
3. THE EXISTING ZONE IS R-2.
4. THE BOUNDARY INFORMATION IS SHOWN HEREON IS FROM EXISTING RECORDS AND NOT AS A RESULT OF A FIELD RUN SURVEY BY THIS FIRM.
5. THE PHYSICAL IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON ARE FROM EXISTING RECORDS AND NOT AS A RESULT OF A FIELD RUN SURVEY BY THIS FIRM.
6. NO TITLE REPORT FURNISHED. THIS PLAT DOES NOT NECESSARILY REFLECT ALL EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY.
7. NO GRAVE OR BURIAL SITE IS KNOWN TO EXIST ON THIS PROPERTY.
8. THE SITE IS LOCATED WITHIN THE RESOURCE MANAGEMENT AREA OF THE CHESAPEAKE OVERLAY DISTRICT. THE RESOURCE PROTECTION AREAS (RPAs) ARE SHOWN FROM FAIRFAX COUNTY CHESAPEAKE BAY MAP NO. 21-4 REVISED TO: 06/01/05. THIS SITE IS ALSO LOCATED WITHIN EXISTING FLOOD PLAIN EASEMENT (DEED BOOK 7436 PAGE 129).
9. THIS SITE IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. THERE ARE NO KNOWN PRIVATE WELLS OR SEPTIC FIELDS EXIST ON THIS SITE.
10. THE OPEN SPACE AND PROPOSED LANDSCAPING SHALL BE MAINTAINED BY OWNER.
11. THE LIMITS OF CLEARING AND GRADING, UTILITIES, LANDSCAPING, STRUCTURE DIMENSIONS, SETBACKS AND SITE LAYOUT SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO NECESSARY ADJUSTMENTS WITH FINAL ENGINEERING AND DESIGN.
12. ALL AREAS AND DIMENSIONS SHOWN HEREON ARE NECESSARILY APPROXIMATE AND THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE AS NECESSARY TO FACILITATE FINAL DESIGN.
13. NO LOUD SPEAKER SYSTEM SHALL BE USED ON SITE EXTERIOR.
14. ALL LIGHTING SHALL BE BUILDING MOUNTED WITH FULL CUT OFF AND DIRECTED DOWNWARD TO MINIMIZE GLARE.
15. LANDSCAPING SHALL MEET OR EXCEED FAIRFAX COUNTY'S TREE REQUIREMENTS. EXISTING TREES SHALL BE SAVED WHERE FEASIBLE. ADDITIONALLY, THE QUANTITY AND LOCATION OF THE PROPOSED VEGETATION SHOWN HEREON IS APPROXIMATE. THE EXACT QUANTITY AND LOCATION SHALL BE DETERMINED AT THE TIME OF THE FINAL DESIGN. A MODIFICATION OF TRANSITIONAL SCREENING REQUIREMENTS FOR THE PRESERVATION OF EXISTING VEGETATION IS HEREBY REQUESTED.
16. LOCATION, DIMENSIONS AND LIGHTING OF ALL SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12.
17. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE.
18. ALL EXISTING STRUCTURES SHALL BE RETAINED.

LAND DEVELOPMENT CONSULTANTS, INC.
CIVIL ENGINEERING LAND PLANNING SURVEYING
10805 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
ph.703·691·5800 fax.703·273·7951
www.landdevelopmentconsultants.com

COVER SHEET
SPECIAL EXCEPTION AMENDMENT PLAT
SAINT LUKE PARISH
7001 GEORGETOWN PIKE
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROJ. NO.:	11331.01
SCALE:	AS SHOWN
DATE:	12/13/2012
SHEET	1 OF 2



LAND DEVELOPMENT CONSULTANTS, INC.
CIVIL ENGINEERING LAND PLANNING SURVEYING

10605 MAIN STREET, SUITE 700, FAIRFAX, VA 22030
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www.landdevelopmentconsultants.com

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COMMONWEALTH OF VIRGINIA
JOHN C. MANGANELLO
Lic. No.20732
12-13-12
PROFESSIONAL ENGINEER

PLAN SHEET
SPECIAL EXCEPTION AMENDMENT PLAT
SAINT LUKE PARISH

7001 GEORGETOWN PIKE
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

REV. NO.	DATE

PROJ. NO.:	11331.01
SCALE:	1 = 50'
DATE:	12/13/2012
SHEET:	2 OF 2