The regular meeting of the Board of Zoning Appeals was held in the Board Auditorium of the Government Center on Wednesday, May 13, 2026. The following Board Members were present; Chairman Karen L. Day; Vice Chairman Rebeccah Ballo; Daniel Aminoff; Triston O'Savio; and Sean Peiffer. Thomas Smith III and Akida Rouzi were absent from the meeting. There was one vacancy on the Board.

Chairman Day called the meeting to order at 9:00 a.m. Chairman Day asked if there were any Board Matters to bring before the Board. Chairman Day reviewed the opening policies and procedures, as well as the administrative items. Chairman Day then discussed the policies and procedures of the Board of Zoning Appeals. Chairman Day called the first scheduled case.

~ ~ ~ May 13, 2026, Consent Agenda:

Chairman Day stated the consent agenda was approved without objection.

Jonathan E. Haynie, SP-2023-SP-00037, to permit modifications to the provisions for the keeping of animals (chickens). Located at 12630 Plow Ct. on approx. 14,325 sq. ft. of land zoned R-2 (Cluster) and WS. Springfield District. Tax Map 55-4 ((7)) 391. (Admin moved from 10/08/2025, 11/19/2025, and 12/3/2025) (Deferred from 2/25/2026)

Deferred to 7/22/2026

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~ ~ ~ May 13, 2026, Scheduled Public Hearing:

Helen Guglielmi, VC-2025-MA-00002 To permit construction of a single-family detached dwelling 8.0 feet from the front lot line adjacent to 8th Street and 5.5 feet from the front lot line adjacent to Cherokee Avenue. Located at 6446 Eighth St., on approx. 21,849 sq. ft. of land zoned R-2. Mason District. Tax Map 72-3 ((11)) 139. (Deferred from 10/1/2025) (Continued from 10/22/2025) (Deferred from 3/25/2026) (Admin moved from 4/22/2026)

The participants in the hearing were as follows:

- Brent Krasner, Branch Chief Department of Planning & Development

Mr. Krasner explained that the applicant had contacted him the day prior and requested an indefinite deferral while they pursue an RPA Exception with the Environmental Review Committee. If they are successful there, the variance case would be reactivated at some point in the future for consideration. Mr. Peiffer moved to indefinitely defer **SP-2025-MA-00050.** Vice Chairman. Ballo seconded the motion, which carried by a vote of 5-0. Akida Rouzi and Thomas Smith III were absent from the meeting.

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~ ~ ~ May 13, 2026, Scheduled Public Hearing:

The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Lawrence Roman Catholic Church), SPA-82-L-081-02, to amend SP-82-L-081 previously approved for a religious assembly to permit the addition of a private school and modifications to development conditions. Located at 6222 Franconia Rd., on approx. 11.12 ac. of land zoned R-3 and HC. Franconia District. Tax Map 81-3 ((1)) 59A.

The participants in the hearing were as follows:

- Brent Krasner, Branch Chief Department of Planning & Development
- Adriana Santiago, Staff Coordinator

- Jessica Kraus, Agent
- Katie Collard, Applicant

After the hearing where testimony was presented by Mr. Krasner, Ms. Santiago, Ms. Kraus, and Ms. Collard, and there being no public speakers for this case, Vice Chairman Ballo moved to approve **SPA-82-L-081-02** for the reasons stated in the resolution. Mr. Aminoff seconded the motion, which carried by a vote of 5-0. Akida Rouzi and Thomas Smith III were absent from the meeting.

COUNTY OF FAIRFAX, VIRGINIA
SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Lawrence Roman Catholic Church), SPA-82-L-081-02, to amend SP-82-L-081 previously approved for a religious assembly to permit the addition of a private school and modifications to development conditions. Located at 6222 Franconia Rd., on approx. 11.12 ac. of land zoned R-3 and HC. Franconia District. Tax Map 81-3 ((1)) 59A. Ms. Ballo 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 bylaws 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 May 13, 2026; and

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

1. The applicants are the owners of the land.
2. The present zoning is R-3 and HC.
3. The area of the lot is 11.12 acres.
4. The board adopts the facts, findings, and rationale of the staff report.
5. The site can adequately accommodate the proposed use.
6. The board will waiver the barrier requirements.
7. The landscaping that has grown on site is more than sufficient and the transitional screening is modified in favor of preserving what is existing.
8. The applicant is improving the existing ADA parking spaces.
9. The applicant is providing bicycle parking spaces beyond what is required.
10. There have been no public complaints regarding this application.
11. The application meets all the requirements in the ordinance.
12. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made 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. 4102.1.F(2) and the standards for this use as contained in the Zoning Ordinance.

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

1. This approval is granted to the applicant only, The Most Reverend Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, Virginia and his successors in office (St. Lawrence Roman Catholic Church), and is not transferable without further action of this Board, and is for the location indicated on the application, 6222 Franconia Road, Alexandria (11.1 acres) and is not transferable to other land.

2. This Special Permit is granted only for a religious assembly with private school as indicated on the special permit plat titled, “St. Lawrence Catholic Church, Special Permit Amendment Exhibit,” prepared by IMEG, dated March 31, 2026, and approved with this application, as qualified by these development conditions.

3. A copy of this Special Permit and the Non-Residential Use Permit must be posted in a conspicuous place on the property.

4. This Special Permit is subject to the provisions of Sect. 8100.7. Any plan submitted pursuant to this special permit must be in substantial conformance with the approved Special Permit plat and these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

5. The maximum number of seats in the main area of worship is limited to 750, with a corresponding minimum of 188 parking spaces. There must be a minimum of 2 parking spaces provided for the rectory. The maximum number of parking spaces on site is limited to 293, as shown on the special permit plat. All parking spaces for the use must be on site.

6. A minimum of eleven bicycle parking spaces must be provided in accordance with Sect. 6102.1.D.

7. The regular hours of operation for the private school are limited to 8:00 A.M. to 3:30 P.M., Monday through Friday.

8. The total maximum daily enrollment for the private school is limited to 80 students.

9. The transitional screening requirement along the western, northern, and eastern lot lines is modified in favor of the existing vegetation which must be maintained.

10. The barrier requirement along all lot lines is waived.

11. The exit-only driveway shall be marked with “One-Way” and “Do Not Enter” signs and/or pavement markings.

12. All signs on the property must be provided in accordance with the requirements of Article 7, Signs, of the Zoning Ordinance.

13. The school will prepare a drop-off and pickup plan that must be distributed to parents and/or guardians at the beginning of each school year informing them of the proposed circulation patterns, procedures, and preferred parking areas on the site.

14. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

15. Pursuant to Sect. 8100.4.D(6) of the Zoning Ordinance, this special permit will take effect after the issuance of a Non-RUP within 36 months.

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~ ~ ~ May 13, 2026, Scheduled Public Hearing:

> **Margitta Hanff Potts, TR, SP-2025-MV-00108,** to permit a reduction in setback requirements to permit an addition 26.5 ft. from the front lot line adjacent to Bainbridge Rd. and 6.1 ft. from the side lot line; and a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) to remain 1.0 ft. from the rear lot line and 0.8 ft. from the side lot line. Located at 2005 Jamestown Rd. on approx. 10,398 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((9)) (10) 40.

The participants in the hearing were as follows:

- Brent Krasner, Branch Chief Department of Planning & Development
- Brandon Lesko, Staff Coordinator

After the hearing where testimony was presented by Mr. Krasner, Mr. Lesko, and Ms. Kelly, and there being no public speakers for this case, Mr. O'Savio moved to approve **SP-2025-MV-00108** for the reasons stated in the resolution. Vice Chairman Ballo seconded the motion, which carried by a vote of 5-0. Akida Rouzi and Thomas Smith III were absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA
SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Margitta Hanff Potts, TR, SP-2025-MV-00108, to permit a reduction in setback requirements to permit an addition 26.5 ft. from the front lot line adjacent to Bainbridge Rd. and 6.1 ft. from the side lot line; and a reduction in setback requirements based on errors in building location to permit an accessory structure (shed) to remain 1.0 ft. from the rear lot line and 0.8 ft. from the side lot line. Located at 2005 Jamestown Rd. on approx. 10,398 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 102-1 ((9)) (10) 40. Mr. O'Savio 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 May 13, 2026; 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-3.
3. The area of the lot is 10,398 square feet.
4. The proposed addition meets the requisite standards and will not cause detriment to surrounding properties.
5. The shed has been present for a long time and there have been no complaints.
6. The fence and vegetation provide screening of the shed for the neighbors.
7. The applicant has read, understands, and concurs with the proposed development conditions.

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

THAT the applicant has presented testimony indicating compliance with the standards for the Reduction of Setback Requirements as contained in Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the Board has determined that:

1. The application meets all the submission requirements set forth in Sect. 8101.3.

2. A. The resulting gross floor area of the addition to the existing principal structure is not greater than 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. If a portion of the single-family detached dwelling is to be removed, no more than 50 percent of the gross floor area of the existing dwelling at the time of the first yard reduction will be removed;

   B. The resulting gross-floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

3. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, and the development preserves existing vegetation and significant trees, as determined by the Director, in a manner that is characteristic of surrounding off-site development.

4. The proposal does not adversely impact the use or enjoyment of any adjacent property through the creation of issues related to noise, light, air, safety, erosion, and stormwater runoff.

5. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

AND THAT the applicant has presented testimony indicating compliance with Sects. 5100.2.D(11)(d), Provisions for BZA Authorized Reductions in Setback Requirements Based on an Error in Building Location, the Board has determined:

A. The error exceeds ten percent of the applicable measurement, or

B. The error is up to ten percent of the applicable measurement, and the reduction or modification is requested in conjunction with the approval of another special permit or application for a variance on the property, and

C. The noncompliance was done through no fault of the property owner, or was the result of an error in the relocation of the building after the issuance of a building permit, if one was required, and

D. It will not impair the purpose and intent of this Ordinance, and

E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and

F. It will not create an unsafe condition regarding other properties or public streets, and

G. Compliance with the minimum setback requirements or location regulations would cause the owner unreasonable hardship, and

H. It will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

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

1. These conditions must be recorded by the applicants among the land records of Fairfax County for this lot prior to the issuance of a building permit for the proposed improvements. A copy of the recorded conditions must be provided to the Zoning Permit Review Branch, Department of Planning and Development.

2. This special permit is granted only for the location of the proposed garage/mudroom addition and shed to remain as indicated on the plat “Plat Showing the Improvements on Lot 40, Block 10, Section 9, Hollin Hall Village” prepared by George M. O’Quinn of Dominion Surveys revised through April 17, 2026 consisting of one sheet, and approved with this application, as qualified by these development conditions.

3. The subject addition must be generally consistent with the architectural elevations as shown in Attachment 1 to these conditions.

4. As depicted on the plat, within 180 days of completion of the addition and passing any required final inspections, the applicant must remove the existing asphalt driveway and driveway apron subject to approval of a VODT land use permit for any work in the VDOT right of way.

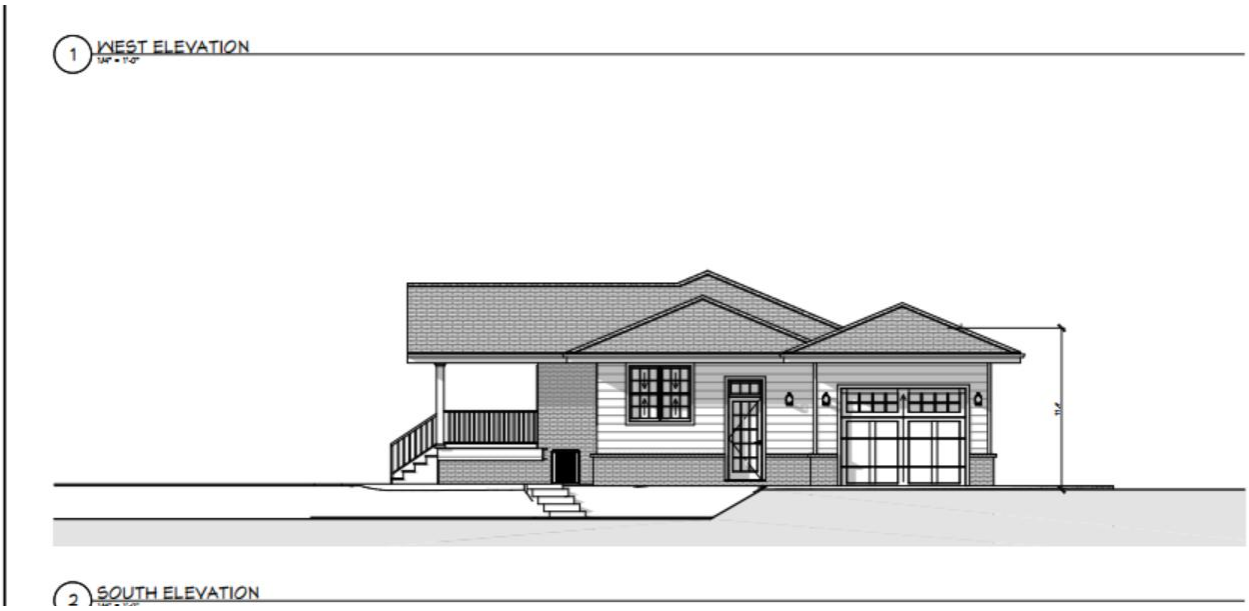
5. The subject shed must be maintained in good condition at all times or otherwise brought into compliance with the ordinance.

6. Pursuant to Article 5100.2.D(11)(e) of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion 2,176 square feet existing + 3,264 square feet (150%) = 5,440 square feet permitted) regardless of whether such addition complies with the minimum setback requirement or is the subject of a subsequent setback reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single-family dwelling for the purpose of this paragraph will be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum setbacks requirements are permitted without an amendment to this special permit

7. The applicants are responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject properly shown or not shown, on the approved special permit/variance plat, as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

8. Pursuant to Article 8100.4.D(6) of the Zoning Ordinance, this special permit automatically expires, without notice, 36 months after the date of approval unless construction has commenced on the subject addition 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 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



Attachment 1

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~ ~ ~ May 13, 2026, Scheduled Public Hearing:

> **Joseph J. Jevcak and Barbara J. Jevcak (aka Barbara J. Jevack-Esposito), SP-2024-FR-00062**, to permit a reduction in setback requirements based on an error in building location to permit an addition 5.2 ft. from the north side lot line. Located at 6405 Hanover Ave. on approx. 8,707 sq. ft. of land zoned R-3 and HC. Franconia District. Tax Map 80-3 ((3)) (72) 2. (Admin moved from 3/25/2026)

The participants in the hearing were as follows:

- Brent Krasner, Branch Chief Department of Planning & Development
- Brandon Lesko, Staff Coordinator]
- Cole Lambert, Dept. Code Compliance
- Joseph Jevcak, Applicant

After the hearing where testimony was presented by Mr. Krasner, Mr. Lesko, Mr. Lambert, and Mr. Jevcak, and there being no public speakers for this case, Mr. Aminoff moved to approve **SP-2024-FR-00062** for the reasons stated in the resolution. Mr. O'Savio seconded the motion, which carried by a vote of 5-0. Akida Rouzi and Thomas Smith III were absent from the meeting. There was one vacancy on the Board.

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COUNTY OF FAIRFAX, VIRGINIA
SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

Joseph J. Jevcak and Barbara J. Jevcak (aka Barbara J. Jevack-Esposito), SP-2024-FR-00062, to permit a reduction in setback requirements based on an error in building location to permit an addition 5.2 ft. from the north side lot line. Located at 6405 Hanover Ave. on approx. 8,707 sq. ft. of land zoned R-3 and HC. Franconia District. Tax Map 80-3 ((3)) (72) 2. (Admin moved from 3/25/2026). Mr. Aminoff 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 May 13, 2026; and

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

1. The applicants are the owners of the land.
2. The present zoning is R-3 and HC.
3. The area of the lot is 8,707 square feet.
4. The board adopts the rationale in the staff report.
5. The addition has been in place for many years.
6. The addition was taxed, at least as an open carport and at some point was enclosed. There is a possibility it could be vested, but the record before us cannot conclusively establish that..
7. The applicant has agreed to bring the addition back into good repair and has spoken with his tenants about keeping the property in good order.
8. The applicant has read, understands, and concurs with the proposed development conditions.

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

THAT the applicant has presented testimony indicating compliance with the standards for the Reduction of Setback Requirements as contained in Sect. 5100.2.D(11)(e) of the Zoning Ordinance, the Board has determined that:

1. The application meets all the submission requirements set forth in Sect. 8101.3.

2. A. The resulting gross floor area of the addition to the existing principal structure is not greater than 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. If a portion of the single-family detached dwelling is to be removed, no more than 50 percent of the gross floor area of the existing dwelling at the time of the first yard reduction will be removed;

   B. The resulting gross-floor area of the existing accessory structure and any addition to it is clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

3. The proposed scale of the development is harmonious with the existing on-site and surrounding off-site development, and the development preserves existing vegetation and significant trees, as determined by the Director, in a manner that is characteristic of surrounding off-site development.

4. The proposal does not adversely impact the use or enjoyment of any adjacent property through the creation of issues related to noise, light, air, safety, erosion, and stormwater runoff.

5. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot.

AND THAT the applicant has presented testimony indicating compliance with Sects. 5100.2.D(11)(d), Provisions for BZA Authorized Reductions in Setback Requirements Based on an Error in Building Location, the Board has determined:

A. The error exceeds ten percent of the applicable measurement, or

B. The error is up to ten percent of the applicable measurement, and the reduction or modification is requested in conjunction with the approval of another special permit or application for a variance on the property, and

C. The noncompliance was done through no fault of the property owner, or was the result of an error in the relocation of the building after the issuance of a building permit, if one was required, and

D. It will not impair the purpose and intent of this Ordinance, and

E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and

F. It will not create an unsafe condition regarding other properties or public streets, and

G. Compliance with the minimum setback requirements or location regulations would cause the owner unreasonable hardship, and

H. It will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

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

1. This special permit is approved for the location of the existing side addition (former carport) to remain as shown on the plat titled “Plat Showing the Improvements on Lot 2, Block 27, Section 4 of a Re-subdivision of Parcel “A”, Monticello Forest” prepared George M. O’Quinn of Dominion Surveyors on October 10, 2025 as submitted with this application and is not transferable to other land.

2. The applicants must obtain all required building and trade permits and pass final building inspections for the enclosed carport addition, which is the subject of this special permit, within 90 days of approval of this special permit.

3. The applicants must within 120 days of approval of this special permit complete the following maintenance and upgrades to the enclosed carport addition: 1.) replacement of any rotted wood or wood paneling; 2.) re-painting of the exterior of the addition, 3.) replacement of wooden shutters with glass windows or, alternately the openings may be removed, and 4.) installation of an overhead garage door in the existing opening on the front facade.

4. Once the upgrades and repairs listed in condition #3 herein are completed, the enclosed carport addition must be maintained in good condition at all times or otherwise brought into compliance with the ordinance.

5. The applicant is responsible for identifying and complying with the terms of all easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit/variance plat. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

6. Pursuant to subsection 8100.4.D(6) this special permit takes effect upon a vote of approval by the Board of Zoning Appeals.

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~ ~ ~ May 13, 2026, Scheduled Public Hearing:

> **St. John's Lutheran Church, SPA-85-L-050-02,** to amend SP-85-L-050, previously approved for a religious assembly with childcare center, to permit modifications to site and development conditions to allow a building addition and the addition of land area. Located at 5952 Franconia Rd., on approx. 5.3 ac. of land zoned R-3 and HC. Franconia District. Tax Map 81-4 ((1)) 15A.

The participants in the hearing were as follows:

- Brent Krasner, Branch Chief Department of Planning & Development
- Brandon McCadden, Staff Coordinator
- Sasha Brauer, Agent
- John Haven, Applicant Representative

After the hearing where testimony was presented by Mr. Krasner, Mr. McCadden, Mr. Brauer, and Rev. Haven, and there being no public speakers for this case. Mr. Peiffer moved to approve **SPA-85-L-050-0** for the reasons stated in the resolution. Vice Chairman. Ballo seconded the motion, which carried by a vote of 5-0. Akida Rouzi and Thomas Smith III were absent from the meeting.

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COUNTY OF FAIRFAX, VIRGINIA
SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

St. John's Lutheran Church, SPA-85-L-050-02, to amend SP-85-L-050, previously approved for a religious assembly with childcare center, to permit modifications to site and development conditions to allow a building addition and the addition of land area. Located at 5952 Franconia Rd., on approx. 5.3 ac. of land zoned R-3 and HC. Franconia District. Tax Map 81-4 ((1)) 15A. Mr. Peiffer 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 May 13, 2026, and

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

1. The applicants are the owners of the land.
2. The present zoning is R-3 and HC.
3. The area of the lot is 5.3 acres.
4. The board adopts the facts and rationale provided in the staff report.
5. The applicant has read, understands, and concurs with the proposed development conditions.

WHEREAS, the Board has made 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. 4102.1.F(2) and the standards for this use as contained in the Zoning Ordinance.

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

1. This approval is granted to the applicant only**,** St. John's Lutheran Church, and is not transferable

without further action of this Board and is for the location indicated on the application and is not transferable to other land.

2. This special permit approval is granted for the religious assembly and childcare center as indicated on the special permit amendment plat titled, “Special Permit Amendment Plat, Parcel 15A, St. John’s Lutheran Church”, prepared by Vincent M. McHale of RCF, dated April 24, 2026, and approved with this application, as qualified by these conditions.

3. This special permit is subject to the provisions of Sect. 8100.7, Site Plans, as may be determined by the Director, Land Development Services. Any plan submitted pursuant to this special permit must be in conformance with the approved special permit amendment Plat and these development conditions. Minor modifications to the approved special permit may be permitted pursuant to Sect. 8100.5 of the Zoning Ordinance.

4. The proposed architectural design of the addition must be generally consistent with the elevations shown on the special permit amendment plat and provided as Attachment 1 to these conditions.

5. The maximum number of seats in the main worship area is limited to 309 seats or equivalent.

6. A minimum of 103 parking spaces is permitted on-site and must be provided as depicted on the special permit amendment plat. All parking must be on-site.

7. Prior to increasing enrollment of the childcare center, the applicant must restripe the on-site parking space lines, drive aisle directional arrows, and crosswalks.

8. The Transitional Screening Type 2 requirement along the western lot line is modified in favor of the existing vegetation and the supplemental planting of evergreen trees and shrubs as depicted on the special permit amendment plat.

9. The Transitional Screening Type 2 requirement along the northern lot line is modified in favor of the existing vegetation as depicted on the special permit amendment plat.

10. The applicant must replace any dead, dying, or stunted trees located in the areas being used for transitional screening. The location, size, and type of replacement trees are subject to review and approval by the Forest Conservation Branch (FCON).

11. Forested areas containing plant species known to be invasive in quantities that threaten the long-term health and survival of the existing vegetation must be the subject of an invasive plant species management plan. At the time of site plan submission, the applicant must provide a management plan for review and approval by FCON, specifying the common and scientific name of invasive species proposed for management, if any; the target area for management efforts; methods of control and disposal of invasive plants; timing of treatments and monitoring; duration of the management program; and potential reforestation as needed. If at the time of minor site plan review the applicant has not demonstrated meeting the 10-year tree canopy requirement and/or tree preservation target identified on the Tree Preservation and Landscape Plan sheet of the special permit amendment plat, additional areas of invasive species management may be provided to meet the 10-year tree canopy requirement and/or tree preservation target, as approved by FCON. The applicant must monitor the managed areas for a period of five (5) years upon substantial completion of the development.

12. The barrier requirement along the northern and western lot lines is waived.

13. Notwithstanding what is shown on the special permit amendment plat, the applicant must show on the first and all subsequent submissions of the minor site plan interior parking lot landscaping equal to a minimum of 10% of the parking area pursuant to subsection 5108.4.A of the Ordinance, while also providing the minimum number of required parking spaces for this use pursuant to subsection 6100.4 of the Ordinance.

14. The interior parking lot landscaping requirement is modified to permit more than 10 contiguous parking spaces between planting areas in conjunction with the above condition.

15. All outdoor site lighting must comply with the requirements in section 5109 of the Ordinance including the requirement that any exterior lighting must be downward facing, full-cutoff, and shielded.

16. All proposed signs on-site must conform to the provisions of Article 7 of the Zoning Ordinance.

17. The maximum daily enrollment of the childcare center is limited to seventy (70) children.

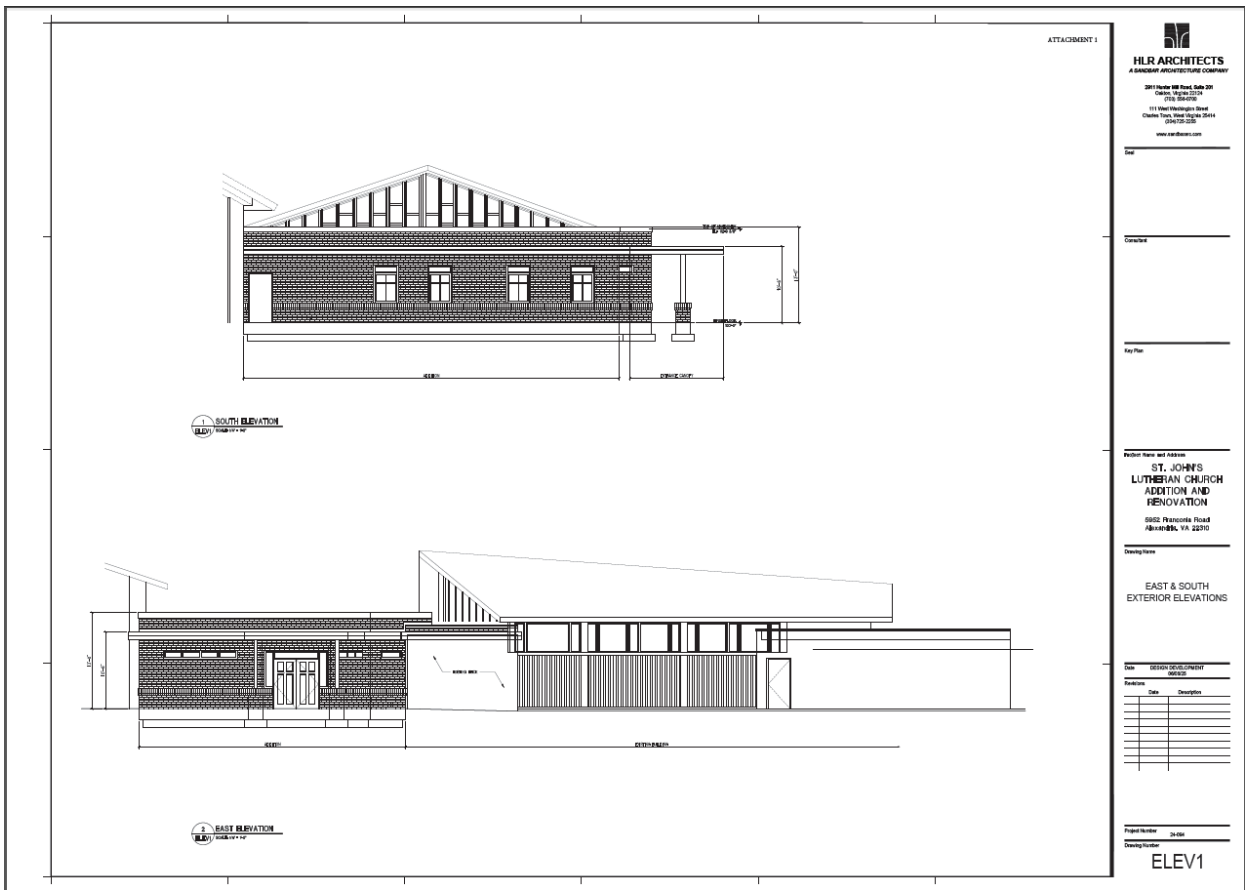
18. The maximum hours of operations of the childcare center are limited to 7:00 A.M. to 6:00 P.M., Monday through Friday.

19. The maximum number of children enrolled at the childcare using the play area must adhere to the limitation in Section 4102.4.C of the Fairfax County Zoning Ordinance.

20. The applicant is responsible for identifying and complying with the terms of all legally binding easements, covenants, conditions, liens, judgments, encroachments or other encumbrances to title affecting the subject property, shown or not shown, on the approved special permit plat as may be determined by a court of competent jurisdiction. Approval of this application does not abrogate, vacate, interfere with, or invalidate such claims.

21. Pursuant to Sect. 8100.4.D(6) of the Zoning Ordinance, this special permit amendment approval automatically expires without notice, 36 months after the date of approval unless construction has commenced on the subject building addition and has been diligently prosecuted, OR the increased enrollment of the child care center is implemented. 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.

ATTACHMENT 1



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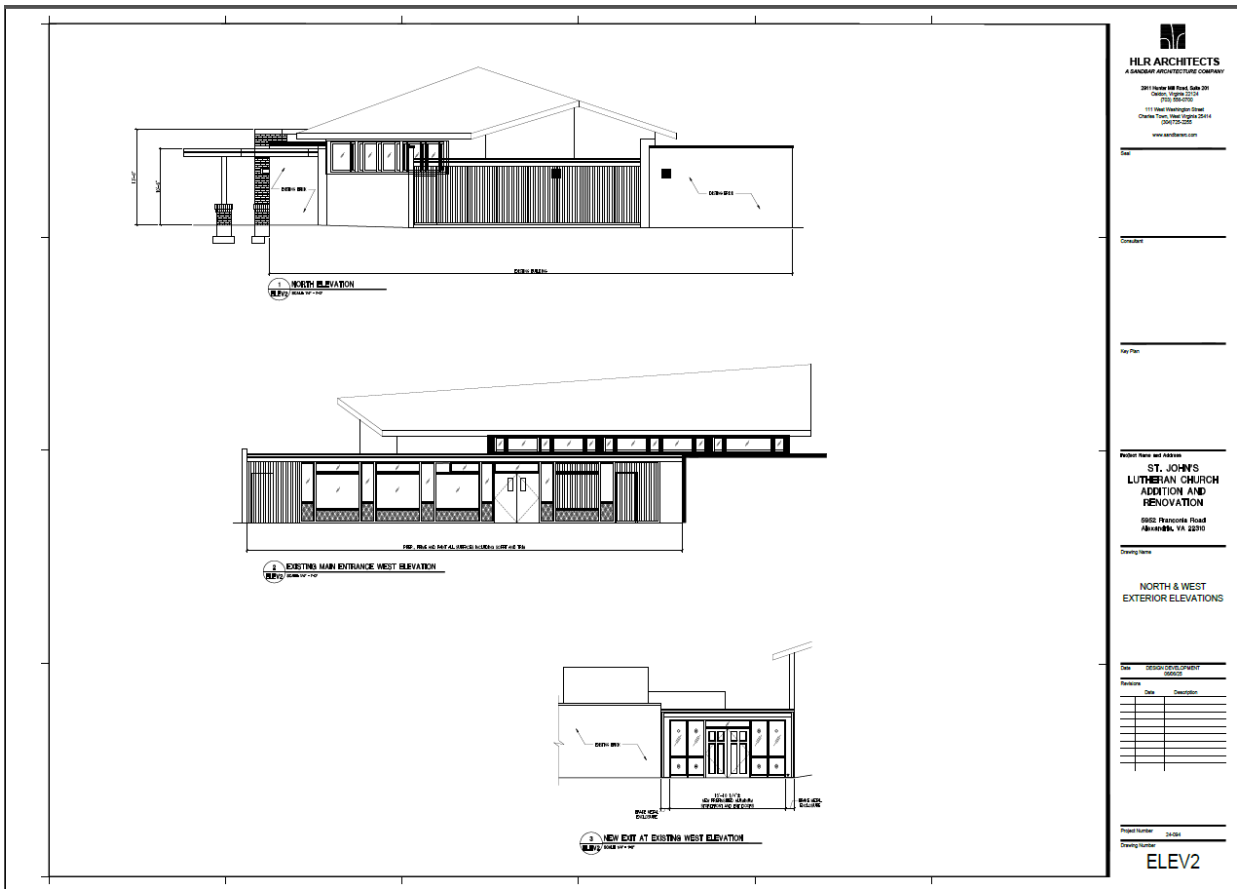

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~ ~ ~ May 13, 2026 After Agenda Items:

Informational Items

- Administrative Items Report for May 13, 2026.

Chairman Day instructed the Board to review the informational items for May 13, 2026

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As there was no other business to come before the Board, the meeting was adjourned at 10:34 AM.

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Minutes by: Michelle F. Holland

Approved on: June 10, 2026