

County of Loudoun
Department of Planning
MEMORANDUM

DATE: January 31, 2008

TO:	Building and Development, ERT	William Marsh	MS 60
	Building and Development, Zoning	Marilee Siegfried	MS 60
	Fire, Rescue & Emergency Services	Maria Taylor (3)	MS 61
	Health Services, Environmental	Alan Brewer	MS 68
	Office of Transportation Services	Lisa Mays	MS 69
	Parks, Recreation and Community Services	Mark Novak	MS 78
	Planning, Comprehensive	Cindy Keegan	MS 62
	Virginia Department of Transportation	Tom Van Poole (3)	MS 00
	Board of Supervisors	Stevens Miller	MS 01
	Planning Commission	Sandra Chaloux	MS 62

FROM: Stephen Gardner
Project Manager

RE: SPEX 2007-0053 Washington Immanuel Presbyterian Church

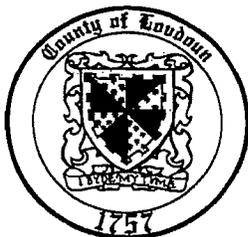
COMMENT

DUE DATE: March 1, 2008

Please provide one paper copy to Project Manager by due date as well as one electronic copy of referral comments to Stephen.Gardner@loudoun.gov. If you have any questions, please contact me at 703-737-8337.

Please find the enclosed information for your review:

1. Information Sheet (with Checklist Waivers)
2. Statement of Justification dated December 6, 2007
3. Traffic Impact Study dated November 27, 2007 (OTS, VDOT, PM & File)
4. Plat revised through 01-14-08.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

January 30, 2008

Mr. Michael G. Romeo, AICP
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
One East Market Street
3rd Floor
Leesburg, Virginia 20176

RE: SPEX 2007-0053 Washington Immanuel Presbyterian Church

Dear Mr. Romeo:

In response to your waiver request sent on January 16, 2008, the Director has agreed to waive the Phase I requirement prior to acceptance of this application. Heidi Siebentritt, Loudoun County Historic Preservation Planner, visited the site and recommends that waiving the requirement at this time is appropriate. This waiver is deemed appropriate because the area that will be disturbed is minimal and consists only of an alternate site entrance. Additionally, for this same reason, we will agree to waive the tree survey and accept the tree line as drawn on the plat in lieu of this requirement. As always, please feel free to contact me with any questions.

Sincerely,

Ginni, Van Horn
Land Use Review Planner

cc: John Merrithew, Assistant Director

Romeo, Mike

From: Ginni VanHorn [Ginni.VanHorn@loudoun.gov]
Sent: Thursday, December 06, 2007 2:13 PM
To: Romeo, Mike
Subject: Re: FW: Washington Immanuel Presbyterian Church ChecklistWaiverRequest

John did give me the request earlier this week. Our records do show that there are specimen trees on the front of the property as well as around the perimeter and that the rear of the property is wooded. Without seeing the proposed special exception plat and parking expansion area we will agree to waive checklist requirement in K12 only if the existing tree stands and specimen trees are not within the expansion/disturbed area. However, this answer is not definitive until a plat is submitted for review. Let me know if you have any questions. Ginni

~~~~~  
Ginni Van Horn, Land Use Review Planner  
Loudoun County Dept of Planning  
1 Harrison Street, 3rd Floor  
Leesburg, VA 20177  
703-777-0647  
703-777-0441 fax  
[ginni.vanhorn@loudoun.gov](mailto:ginni.vanhorn@loudoun.gov)  
~~~~~

>>> "Romeo, Mike" <mromeo@ldn.thelandlawyers.com> 12/6/2007 12:23 PM >>>
Ginni:

I received this response from John. Would you be able to draft an email in response to my previous email question regarding the Washington Immanuel Presbyterian Church waiver request? I'll likely be submitting the special exception application in the next day or two. Let me know if you have any questions or comments. Thanks.

Mike

-----Original Message-----

From: John Merrithew [mailto:John.Merrithew@loudoun.gov]
Sent: Thursday, December 06, 2007 10:52 AM
To: Romeo, Mike
Subject: Re: Washington Immanuel Presbyterian Church Checklist WaiverRequest

I'm out of the office until Monday. If you need assistance contact the front desk at 703-777-0246

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.

12/6/2007

Michael G. Romeo
Land Use Planner
(571) 209-5772
mromeo@ldn.thelandlawyers.com

November 30, 2007

Via Hand Delivery and Email

John Merrithew, AICP
Chief, Land Use Review Division
Loudoun County Department of Planning
1 Harrison Street, SE, Third Floor
Leesburg, VA 20177

**Re: Checklist Waiver Request for the Washington Immanuel Presbyterian Church
Special Exception Application, MCPI #243-49-8730**

Dear John:

I am writing you to request an official waiver of certain application checklist items for a proposed Special Exception application ("SPEX") that proposes a church use on an A-3 zoned property. The property consists of an existing building that will be utilized to accommodate a church use. With the exception of the relocation of the driveway entrance and the provision of parking on areas of the property that are devoid of vegetation, this SPEX application proposes no additional construction on the property; therefore, the applicant requests that the following SPEX checklist items be waived as they do not apply to this SPEX application:

- K. 12. A., B., & C.) Special Exception Plat. The location and general description of vegetation and existing tree cover including: a) A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b) An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c) Endangered species habitat.

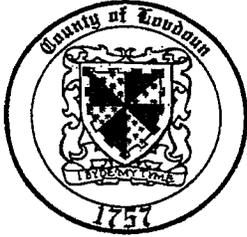
Please feel free to contact me if you have any questions or comments.

Sincerely,

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



Michael G. Romeo, AICP
Land Use Planner



Loudoun County, Virginia

Department of Planning

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January 31, 2008

Mr. Michael G. Romeo, AICP
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
One East Market Street
Leesburg, VA 20176

RE: SPEX 2007- 0053 Washington Immanuel Presbyterian Church

Dear Mr. Romeo,

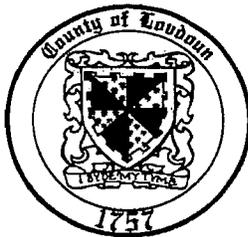
This letter serves to inform you that the above referenced land development application has been officially accepted for processing as of January 31, 2008. I have been asked to serve as the Project Manager and look forward to working with your team. The application will be sent to the appropriate referral agencies for review. Should you wish to review the file, it is available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of this application, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Gardner".

Stephen Gardner
Project Manager

cc: Van Armstrong, Land Use Review Division Manager, Department of Planning



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

January 31, 2008

RE: SPEX 2007-0053 Washington Immanuel Presbyterian Church

Dear Adjacent Property Owner:

This letter serves to inform you that the above-referenced land development application has been officially accepted for processing as of January 31, 2008. The application will be sent to the appropriate referral agencies for review with a comment due date of March 1, 2008. Should you wish to review the file, it is available in the file room located in the Department of Building and Development. If you have any further questions regarding the review and processing of the above-referenced application, please feel free to contact me.

Sincerely,

Stephen Gardner
Project Manager

cc: Mr. Michael G. Romeo, AICP, Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
Van Armstrong, Land Use Review Division Manager, Department of Planning

Attachment

F.S.M. Traffic Study Guidelines
Checklist for Application Acceptance
Page 1 of 4

Loudoun County Virginia
Office of Transportation Services

Application Name: Washington Innomax Parkway **Date:** 12/17/07
Application Type: Church Special Exception **Reviewer:** Donna R. Phillips
of Guidelines Satisfied: 12 of 12
Accept or Reject: Accept **Comment:** _____

- (1) **Study Area:** Roadways internal or adjacent to the development site shall be included in the traffic study. The study area should be defined at the scoping meeting and as a guideline should include other external roads to the extent that the project's generated traffic is anticipated to exceed 15 percent of the road's current/existing traffic volumes (at the time of application). This area shall not extend more than five (5) miles from the project site.

Does Study Meet Guidelines? yes Comments: See #2

- (2) **Traffic Count Locations:** Traffic counts are required on the adjacent roads, the adjacent intersections beyond the project's frontage on adjacent roads in the study area. The AM/PM peak period traffic counts shall not be more than twelve (12) months old at the time of the application submission.

Does Study Meet Guidelines? yes Comments: See page 5 and Figure 2
The site intersection on Route 621 was counted

- (3) **Trip Generation:** As a general guide to vehicle trip generation, the latest edition of the Institute of Transportation Engineer's (I.T.E.). Trip Generation Report shall be used. These rates may be supplemented by additional information provided by the County. If the applicant chooses to use different rates, they shall be documented and agreed to at the scoping meeting prior to their use in the traffic analyses. Primary trip reductions associated with passby trips and methodologies for trip reductions associated with passby trips shall be discussed and agreed upon at the scoping meeting.

Does Study Meet Guidelines? yes Comments: See page 12
and Table 2
See Turn Lane Warrants on Appendix F

- (4) **Traffic Volume Projections:** The traffic study shall provide existing and projected traffic volumes, with and without the subject project, for average daily traffic (ADT), as well as AM and PM peak hours. The peak hour of the project/individual land use(s) (as given in the ITE Trip Generation Report) should be added to the corresponding AM/PM existing peak hour of the adjacent roadway traffic volumes (to show the worst case scenario), if the peak hour of the project/individual land use(s) for the generator is greater than the peak hour of the adjacent roadway (per ITE Trip Generation Report). The existing peak hour of traffic on the roads adjacent to the subject project site shall be identified. These traffic volumes shall be provided at roadway intersections and commercial or private access ways/entrances.

Does Study Meet Guidelines? yes Comments: See pages 3, Figure 2
page 9, Figure 4, See Also Figure 6
See Table 1

- (5) **LOS Analysis:** Level of Service (LOS) calculations for existing and projected conditions, with and without the subject project, for highway segments, intersection legs, and entrances shall be provided. Calculations shall be in accordance with the Highway Capacity Manual (HCM) and/or the Highway Capacity Software (HCS), or as may be agreed at the scoping meeting. Traffic volumes and level of service information shall be provided for each phase of development, to include conditions at date of project completion. Projections shall also be made for date of completion plus ten (10) years.

Does Study Meet Guidelines? yes Comments: See table 1 or

- (6) **Minimum Roadway/Intersection LOS Standards:** Recommendations for phased improvements to the road network links in order to maintain an acceptable level of service (minimum LOS "D") shall be provided. For each phase up to and including buildout, a minimum approach and overall LOS "D" at intersections shall apply.

Does Study Meet Guidelines? yes Comments: See pages 3+4 for
conclusions

- (7) **Background Traffic Assumptions:** Assumptions which determine projected background traffic, including through traffic growth rate to be applied on roadway links, shall be confirmed at the scoping meeting. Specific other approved development names and respective development square footage or residential units in the study shall be provided.

Does Study Meet Guidelines? yes Comments: See page 9. See Figure 4
See also page 12

- (8) **Traffic/Trip Distribution:** Directional trip distribution information shall be provided for project entrances and collector and arterial intersections within the study area for the phases of development.

Does Study Meet Guidelines? yes Comments: See page 12 and
Figure 5

- (9) **LOS Calculations Assumptions:** Traffic counts and level of service (LOS) worksheets and projected traffic volume level of service (LOS) analyses, including existing AM/PM peak hour signal timing, shall be included as a part of the traffic study.

Does Study Meet Guidelines? yes Comments: See appendices B + C
D + E
See Also Tim Lane Worksheet on Appendix F

- (10) **Mode Choice:** Modal split information shall be provided for the phases of the analysis, with sources of information identified (e.g., COG model).

Does Study Meet Guidelines? yes Comments: N.A.

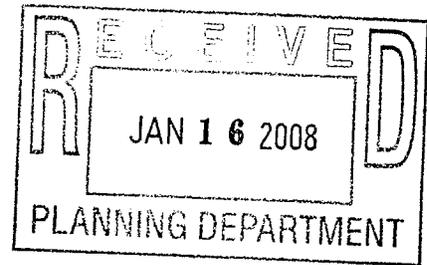
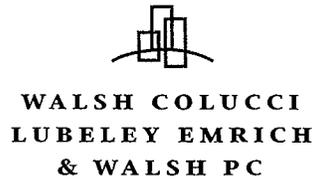
- (11) **Safety Locations:** Road safety hazards, as identified by the ISTEA set-aside funding criteria and/or as identified by the County at the scoping meeting, within the study area shall be analyzed for all roadway links and intersections in the traffic study.

Does Study Meet Guidelines? yes Comments: See page 5 for description
(limited sight distance)

- (12) **Traffic Mitigation Measures:** If trip reduction factors are used in the study, measures necessary to implement the reduction must be specified, with supporting documentation.

Does Study Meet Guidelines? yes Comments: N.A.

Michael G. Romeo, AICP
Land Use Planner
(571) 209-5772
mromeo@ldn.thelandlawyers.com



January 16, 2008

Via Hand Delivery

Wini Polis, Planner
Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor
P.O. Box 7000
Leesburg, VA 20177

**Re: SPEX 2007-0053 Washington Immanuel Presbyterian Church Checklist
Review Letter Response**

Dear Wini:

This letter serves as a response to the outstanding items identified in the checklist review letter. This response letter also serves as a checklist waiver request for checklist items K.5. and K.19. The Applicant's responses follow the checklist review letter comments in bold italics and fifteen copies of the revised Special Exception Plat are enclosed for your use.

1. Please submit information on any archaeological or historical features included in the State of National Register of Historic Places. Existing and proposed buildings; structures, walls, and fences on site. For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any know grave, object, or structure marking a place of burial, as determined by record search and visual survey (Checklist Item K.5.). If you would like to request a waiver of this requirement, please submit your request with a statement of justification to John Merrithew, Assistant Director, with the Department of Planning.

Applicant Response:

The special exception application proposes a minimal amount of site disturbance. The extent of the site disturbance includes the construction of a new entrance on Evergreen Mills Road and a new parking area on the eastern portion of the site. These improvements will occur on areas of the site that are essentially devoid of vegetation, significant natural features, or previous land disturbance. There are no additional structures proposed as part of this application as the church use will be located in an existing building.

Based on the minimal amount of site disturbance that will occur on the site, the Applicant previously applied for a waiver of checklist item K.12., but did not include item K.5. as part of the request (see enclosed waiver request letter and approval confirmation email). It was

assumed at the time of the waiver request for item K.12. that a note on the Special Exception Plat would appropriately address item K.5., but in lieu of the checklist review letter comment, the Applicant would now like to request a waiver of checklist item K.5. based on the above mentioned minimal site disturbance that will occur on the site.

2. Thank you for showing on the Special Exception plat the location of the moderately steep slopes 15% - 25% and very steep slopes 25% or greater. According to the Loudoun County Mapping system, it appears that the Subject Property shows only one area with Moderate Steep Slopes. These steep slopes data are derived from the County's Base Map topography with a 5' contour. Please revise the plat to show the current location of any steep slopes on the Subject Property based on topographic data or explain this discrepancy. (Checklist Item K.14.)

Applicant Response:

Prior to the Applicant's purchase of the site, the previous owner disturbed areas to construct the existing buildings and parking lot. In the process of this land disturbance, moderately steep slopes and very steep slopes were created, as shown on Sheet 2 of the Special Exception Plat. The Loudoun County Mapping System has not been updated to reflect the revised topography of the site, which now includes small portions of steep slopes on the site, and thus there is a discrepancy with the more up-to-date information included on the Special Exception Plat.

3. Please revise the floodplain plat note to state that no floodplain is located on the Subject Parcel and **identify the source as the Floodplain Map of Loudoun County**. Floodplain data are used to establish a Floodplain Overlay District (FOD) as defined in the Zoning Ordinance of Loudoun County. (Checklist Item K.16.)

Applicant Response:

As requested, Note #6 on Sheet 1 of the Special Exception Plat has been revised to identify the source as the Floodplain Map of Loudoun County. The note now cites the applicable Flood Insurance Rate Map Number 51107C0360 D, with an effective date of July 5, 2001.

4. Please provide information to show identification of any Federal or State permits or conditions that directly limit development on the Subject Property i.e. wetlands. (Checklist Item K.19.)

Applicant Response:

As stated above, the special exception application proposes a minimal amount of site disturbance. The extent of the site disturbance includes the construction of a new entrance on Evergreen Mills Road and a new parking area on the eastern portion of the site. These improvements will occur on areas of the site that are essentially devoid of vegetation or significant natural features. There are no additional structures proposed as part of this application as the church use will be located in an existing building.

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Sincerely,

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



Michael G. Romeo, AICP
Land Use Planner

Enclosures, as stated

cc: John Merrithew, Chief, Land Use Review Division
Danny Osteen, Tri-Tek Engineering
Mark Gunderson, Tri-Tek Engineering



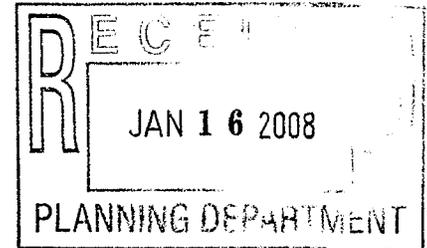
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**WALSH COLUCCI
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& WALSH PC**

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Michael G. Romeo, AICP
Land Use Planner

Enclosures, as stated

cc: John Merrithew, Chief, Land Use Review Division
Danny Osteen, Tri-Tek Engineering
Mark Gunderson, Tri-Tek Engineering

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Michael G. Romeo, AICP
Land Use Planner

Romeo, Mike

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Leesburg, VA 20177  
703-777-0647  
703-777-0441 fax  
[ginni.vanhorn@loudoun.gov](mailto:ginni.vanhorn@loudoun.gov)  
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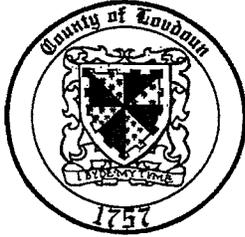
-----Original Message-----

From: John Merrithew [mailto:John.Merrithew@loudoun.gov]
Sent: Thursday, December 06, 2007 10:52 AM
To: Romeo, Mike
Subject: Re: Washington Immanuel Presbyterian Church Checklist WaiverRequest

I'm out of the office until Monday. If you need assistance contact the front desk at 703-777-0246

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.

12/6/2007



Loudoun County, Virginia

Department of Planning

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January 11, 2008

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RE: SPEX 2007-0053 Washington Immanuel Presbyterian Church

Dear Mr. Romeo:

This letter serves to inform you that the above referenced application has been reviewed for checklist minimum submission compliance. The following material has not been provided or needs to be clarified before the application can be officially accepted for processing:

1. Please submit information on any archaeological or historical features included in the State of National Register of Historic Places. Existing and proposed buildings; structures, walls, and fences on site. For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any know grave, object, or structure marking a place of burial, as determined by record search and visual survey (Checklist Item K.5.). If you would like to request a waiver of this requirement, please submit your request with a statement of justification to John Merrithew, Assistant Director, with the Department of Planning.
2. Thank you for showing on the Special Exception plat the location of the moderately steep slopes 15% - 25% and very steep slopes 25% or greater. According to the Loudoun County Mapping system, it appears that the Subject Property shows only one area with Moderate Steep Slopes. These steep slopes data are derived from the County's Base Map topography with a 5' contour. Please revise the plat to show the current location of any steep slopes on the Subject Property based on topographic data or explain this discrepancy. (Checklist Item K.14.)
3. Please revise the floodplain plat note to state that no floodplain is located on the Subject Parcel and **identify the source as the Floodplain Map of Loudoun County**. Floodplain data are used to establish a Floodplain Overlay District (FOD) as defined in the Zoning Ordinance of Loudoun County. (Checklist Item K.16.)

4. Please provide information to show identification of any Federal or State permits or conditions that directly limit development on the Subject Property i.e. wetlands. (Checklist Item K.19.)

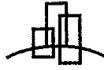
Once these items have been addressed, please submit 15 copies of the revised plat and other required information. Should you have any questions regarding the review and processing of your application, please feel free to contact me at 703-737-8446 or by email wini.polis@loudoun.gov.

Sincerely,



Wini Polis
Planner

cc: Van Armstrong, Land Use Review Division Manager, Department of Planning



**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

Michael G. Romeo, AICP
Planner
(703) 737-3633
mromeo@ldn.thelandlawyers.com

December 12, 2007

Via Hand Delivery

Loudoun County Department of Building and Development
Land Development Records Counter
1 Harrison Street, S.E., 2nd Floor
Leesburg, Virginia 20177

Re: Washington Immanuel Presbyterian Church: Special Exception application to establish a church use in the A-3 zoning district; PIN Number: 243-49-8730.

Please find enclosed the following materials regarding the above referenced Special Exception application for the Washington Immanuel Presbyterian Church:

1. One Special Exception Checklist with appropriate signatures;
2. One original Land Development Application Form with appropriate signatures;
3. One copy of the Certificate of Payment of Taxes;
4. One copy of the Land Use Certificate;
5. One original executed Disclosure of Real Parties In Interest Form;
6. One application fee check for \$2,530.00, payable to the County of Loudoun;
7. One copy of the Pre-application Conference Form, dated May 22, 2007;
8. One copy of the Statement of Justification for the Special Exception Application, with the response to the Issues for Consideration, as required by the Revised 1993 Zoning Ordinance, dated December 6, 2007;
9. One copy of the email from Ginni Van Horn, through John Merrithew, verifying the waiver of the checklist requirement K.12. (tree cover and endangered species reports), dated December 6, 2007;

PHONE 703 737 3633 ■ FAX 703 737 3632 ■ WWW.THELANDLAWYERS.COM
1 E. MARKET STREET, THIRD FLOOR ■ LEESBURG, VA 20176-3014
ARLINGTON OFFICE 703 528 4700 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

RECEIVED
DEC 12 2007
BUILDING AND DEVELOPMENT

10. Eight copies of the Special Exception Plat (including the 1" to 1,000' Vicinity Map) for checklist review, prepared by Tri-Tek Engineering, Inc., dated November 4, 2007;
11. Eight copies of the "Washington Immanuel Presbyterian Church Traffic Impact Study," prepared by Wells & Associates, LLC, dated November 27, 2007;
12. One list of organizations for community meetings; and
13. Two sets of mailing/address labels of all adjacent property owners;

If you have any questions, please do not hesitate to contact me. Thank you for your assistance.

Sincerely,

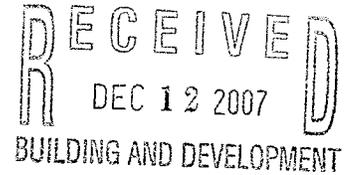
WALSH, COLUCCI, LUBELEY, EMRICH &
WALSH, P.C.



Michael G. Romeo, AICP
Land Use Planner

Enclosures, as stated

cc: Stephen Son, Washington Immanuel Presbyterian Church
Je Soon Park, Washington Immanuel Presbyterian Church
Danny Osteen, Tri-Tek Engineering, Inc.
Mr. Kevin D. Sitzman, Wells & Associates, LLC
Jennifer Carpenter, Wells & Associates, LLC
J. Randall Minchew, Esq., Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.



SPEX

SPECIAL EXCEPTION APPLICATION*

Checklist of Minimum Requirements

Loudoun County Zoning Ordinance Section 6-1303(A):

Pre-Application Conference. Prior to filing an application, an applicant shall meet with the Director of Planning and discuss his intentions with regard to a given application and questions regarding the procedures or substantive requirements of this Ordinance. In connection with all such conferences, the Zoning Administrator shall be consulted as appropriate. A request for a pre-application conference shall be made in writing to the Director of Planning and shall be accompanied by a sketch map(s) of the site, a description of the existing environmental, topographical and structural features on the site, the proposed project or use, graphics that illustrate the scale, location, and design of any buildings or structures, and a list of the issues to be discussed at the conference. No matters discussed at said meeting shall be binding on either the applicant or the County. The Director of Planning shall respond to each written request for a pre-application conference within fifteen (15) calendar days. If a pre-application conference is not scheduled within thirty (30) calendar days of a request for such conference, then the applicant may request a waiver of the conference. The Planning Director may waive the pre-application conference requirement in cases where the Director finds such a waiver is not detrimental to the applicant or the County.

For uses processed under the 1993 Zoning Ordinance, refer to the Fee Schedule adopted 6/16/93.

Category 1	\$ 460
Category 2	\$2,530
Category 3	\$4,830
Category 4	\$7,360

Section 6-1310, Issues for Consideration, lists factors considered by the Planning Commission and Board of Supervisors in their review. The applicant is encouraged to read this section before completing this application.

*There are specialized checklists for the following types of special exceptions: MDOD (Mountainside Development Overlay); Tenant Dwelling for Seasonal Labor; Small Business in A-3, A-10, A-25; and Removal of Non-conformities. For Special Exceptions to remove nonconforming status or to amend a Concept Development Plan (CDP), pertinent information relating to the application will be discussed at the pre-application meeting. See page 2, Applicant Responsibilities.

Revised March 2001

LOUDOUN COUNTY DEPARTMENT OF PLANNING
1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177

Metro 478-8416
Local (703) 777-0246

MINIMUM SUBMISSION REQUIREMENTS FOR A SPECIAL EXCEPTION APPLICATION

Application No. SPEX 2007- _____

TO BE COMPLETED BY THE APPLICANT

Project Name: Washington Immanuel Presbyterian Church

Proposed Use: Church use

Project Location: Abutting the western edge of Evergreen Mills Road, south of its intersection with Ryan Road,
north of its intersection with Fleetwood Road

Tax Map #(s): /91////////8A Parcel #(s): 243-49-8730

Parcel Owner(s): Washington Immanuel Presbyterian Church Telephone No.: (703) 204-2004

Applicant/Authorized Agent: Stephen Son and Je Soon Park Telephone No.: (703) 204-2004

Engineer/Surveyor: Tri Tek Engineering, Inc. Telephone No.: (703) 481-5900

Attorney: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C./ Telephone No.: (703) 737-3633

Signature of Person Completing Checklist:  Date: 12/3/07

TO BE COMPLETED BY THE PLANNING OFFICE PERSONNEL

Date Received: _____ Date Reviewed: _____

Reviewed by: _____ Date Accepted/Not Accepted: _____

Reason(s) For Not Accepting: _____

MCPI Number(s): _____

A. APPLICANT RESPONSIBILITIES. The applicant must complete all of the Special Exception information contained in this checklist, or present written approval for any deviation therefrom. Written approval from the designated department for any deviation from mandatory requirements must be obtained prior to application submission.

Where proposed project information is requested in this checklist for adjacent property to the proposal, this information may be limited to projects on file with the County or with an adjacent incorporated town or surrounding jurisdiction.

All plats or plans submitted with this application shall be folded to a size of approximately 8½" x 11" with the title block visible.

If the application is judged incomplete, the staff will identify in writing the deficiencies that must be corrected. The application will not be accepted for processing. The fee and materials will be returned to the applicant

All required forms are available in the Department of Planning.

Approved Deviations:
 Section K. 12. A., B., & C.

B. <u>LAND DEVELOPMENT APPLICATION FORM.</u> Submit a completed land development application form, including the following:	SUBMITTED		
	YES	NO	N/A
1. Name of the applicant(s).	X		
2. Applicant(s) address: city/state/zip.	X		
3. Applicant(s) telephone number(s).	X		
4. Authorized representative.	X		
5. Representative's address: city/state/zip code.	X		
6. Representative's telephone number(s).	X		
7. Property owner(s).	X		
8. Property owner(s) address: city/state/zip code.	X		
9. Property owner(s) telephone number(s).	X		
10. Present zoning classification(s) ² .	X		
11. Project location.	X		
12. Tax map & parcel number(s); MCPI number(s).	X		
13. Proposed name of the subdivision, development or business.	X		
14. Election district(s) in which the proposed special exception is located.	X		

1. Information available from the Office of Mapping
2. Information available from the Department of Building and Development
3. Information available from the Clerk of the Circuit Court
4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
15. Signature of the applicant.	X		
16. Signature of the owner.	X		
C. <u>CERTIFICATE OF PAYMENT OF TAXES.</u> Provide a certificate verifying that real estate taxes have been paid for all property included in the application. <i>(A certificate of payment of taxes is available from the Treasurer's Office.)</i>	X		
D. <u>USE VALUE ASSESSMENT PROGRAM.</u> Provide a statement which identifies any parcel(s) currently subject to the County's Use Value Assessment that are included as part of this application. <i>(A Land Use certificate is available from the Department of Financ</i>	X		
E. <u>DISCLOSURE OF REAL PARTIES IN INTEREST.</u> Provide completed disclosure form(s).	X		
F. <u>FEES.</u> Provide a check made payable to the County of Loudoun.	X		
G. <u>BUILDING DESIGN.</u> Provide 15 copies of floor plans and elevations for the front, sides, and rear of any on-site structures proposed.	Existing building will be used for Church use; Pictures are included on SPEX Plat		
H. <u>RECORD OF PRE-APPLICATION CONFERENCE.</u> Provide a copy of the documentation provided at the conference.	X		
I. <u>STATEMENT OF JUSTIFICATION.</u> Provide 15 copies of a written Statement of Justification describing the project and detailing the reason(s) why the granting of a special exception is appropriate. The statement must address the issues for consideration in S	X		
J. <u>VICINITY MAP.</u> Provide 15 copies of a map labeled "Vicinity Map" at a scale of 1" = 1000', 8½" x 11" in size with approximate Virginia coordinate grid information with the proposal's property centered on the map ¹ . Include the following information on the	X		
1. Approximate location of arterial and collector streets and any local streets connecting to the proposed project and street names or numbers; major streams or rivers; the Potomac River; the W&OD Trail. ¹	X		
2. Project boundaries and all existing lot boundaries (as shown on the County parcel maps) within the project and surrounding the project within the vicinity map area ¹ .	X		
3. For adjacent property within 200 feet, including property across the road from project, include the following:			
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers ¹ and zoning ² .	X		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹	X		
c. Adjacent open space easements, park and recreation land.	X		
4. Jurisdictional boundaries. ¹	X		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

K. SPECIAL EXCEPTION PLAT. Submit 15 copies of the plan at a scale of 1 inch = 200 feet.¹ If the proposed plan is not submitted at 1" = 200', a deviation to a more meaningful scale may be requested. At least three (3) plans must be provided at 1" = 200'.

	SUBMITTED		
	YES	NO	N/A
1. The scale, north point and date. ¹	X		
2. The boundary of the property showing bearings and distances. ¹	X		
3. Owner's names and zoning of adjacent property. ²	X		
4. Signature of the property owner or applicant.		X	
5. Archaeological or historical features included in the State or National Register of Historic Places.			
a. Existing and proposed buildings; structures, walls, and fences on site. ¹ For buildings and structures, indicate their date of construction, as determined by record search and visual survey, and whether it is planned that they be retained or demolished.	X		
b. The applicant must also conduct a survey of historic architecture, known and potential historic and archaeological sites. Identify any known grave, object, or structure marking a place of burial, as determined by record search and visual survey.	X		
6. a. Show location and area footprint, height or proposed use and identify use. Dimensions must be drawn to scale.	X		
b. Parking/loading areas: building and parking setbacks (front, side and rear). ² Dimensions must be drawn to scale.	X		
7. The proposed location, lighting and type of sign.	X		
8. Adjacent property information including property across the road from project:			
a. Approved and proposed projects or subdivision names, lot lines, section and lot numbers and zoning. ¹	X		
b. Existing and proposed land uses at time of submission; lots; existing structures within 200' of the proposed project. ¹	X		
c. Existing and proposed abutting roads and their right-of-way widths. ¹	X		
d. Existing nonresidential access points, existing and proposed roadway intersections and median breaks. ¹	X		
e. Major roads identified in the County Transportation Plan and roads identified in the current Loudoun County/VDOT six-year plan. ⁴	X		
9. Location of proposed/existing well and septic system. Provision of evidence that application has been made to the County Health Department for proposed project's sewer and water systems if Loudoun County Sanitation Authority service is not available.	X		

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

	SUBMITTED		
	YES	NO	N/A
10. On-site roadway information including: ¹			
a. Existing and proposed access points to existing state road system including roadway entrance widths.	X		
b. Existing and proposed locations of internal through public street network and right-of-way widths; access points with adjacent parcels.	X		
11. Include parking/loading areas.	X		
12. The location and general description of vegetation and existing tree cover including:			
a. A description of type and extent of tree cover that identifies canopy, understory growth and other flora;	See approved checklist waiver request email		
b. An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and			
c. Endangered species habitat ⁵ .			
d. The nature and extent of existing and/or proposed landscaping, screening or buffering on the site.			
13. Topography at contours not more than five (5) feet. <i>Note: The Director may request a two (2) foot contour.</i>	X		
14. The location of any steep slopes.	X		
15. The location and type of any fuel and fuel storage and a listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virgi	X		
16. Where applicable, the limits of floodplain boundaries are to be delineated. The plan shall utilize and identify the source as the Floodplain Map of Loudoun	X		
17. Limits of any overlay districts on the property (HCC, AI, FOD, MDOD). ²	X		
18. If requested by the Planning Director the applicant shall provide:			
a. A minimum of two cross-sections where a grade change of 3 feet or more is proposed or where buildings are proposed. The cross-sections shall illustrate existing and proposed topography, height and density of vegetation and the dimensions of proposed buil			X
b. For projects adjacent to existing residentially zoned or used property, three-dimensional sketches providing a "bird's eye" (45°) view and at least two eye-level perspectives (30°) of the project illustrating the relationship between the proposed developm			X
<i>Note: The cross-sections and/or sketches shall be provided no later than the applicant's response to the initial agency comments (referrals).</i>			

1. Information available from the Office of Mapping

2. Information available from the Department of Building and Development

3. Information available from the Clerk of the Circuit Court

4. Information available from the Department of Planning

5. Information available from the State Department of Natural Resources

Ginni VanHorn - RE: FW: Washington Immanuel Presbyterian Church ChecklistWaiverRequest

From: "Romeo, Mike"
To: "Ginni VanHorn"
Date: 12/6/2007 2:35 PM
Subject: RE: FW: Washington Immanuel Presbyterian Church ChecklistWaiverRequest

Ginni:

Thank you for your response. As you'll see on the Special Exception Plat when we submit the application, the new driveway and parking areas will encompass the eastern portion of the property and will avoid the forested and steep slope areas on the western portion of the site. Hopefully, we'll be submitting this application today or tomorrow. I'm just waiting on the submission check from the applicant. If I don't speak to you tomorrow, have a great weekend.

Mike

From: Ginni VanHorn [mailto:Ginni.VanHorn@loudoun.gov]
Sent: Thursday, December 06, 2007 2:13 PM
To: Romeo, Mike
Subject: Re: FW: Washington Immanuel Presbyterian Church ChecklistWaiverRequest

John did give me the request earlier this week. Our records do show that there are specimen trees on the front of the property as well as around the perimeter and that the rear of the property is wooded. Without seeing the proposed special exception plat and parking expansion area we will agree to waive checklist requirement in K12 only if the existing tree stands and specimen trees are not within the expansion/disturbed area. However, this answer is not definitive until a plat is submitted for review. Let me know if you have any questions. Ginni

~~~~~  
Ginni Van Horn, Land Use Review Planner  
Loudoun County Dept of Planning  
1 Harrison Street, 3rd Floor  
Leesburg, VA 20177  
703-777-0647  
703-777-0441 fax  
[ginni.vanhorn@loudoun.gov](mailto:ginni.vanhorn@loudoun.gov)

>>> "Romeo, Mike" <mromeo@ldn.thelandlawyers.com> 12/6/2007 12:23 PM >>>  
Ginni:

I received this response from John. Would you be able to draft an email in response to my previous email question regarding the Washington Immanuel Presbyterian Church waiver request? I'll likely be submitting the special exception application in the next day or two. Let me know if you have any questions or comments. Thanks.

Mike

-----Original Message-----  
From: John Merrithew [mailto:John.Merrithew@loudoun.gov]

Sent: Thursday, December 06, 2007 10:52 AM  
To: Romeo, Mike  
Subject: Re: Washington Immanuel Presbyterian Church Checklist  
WaiverRequest

I'm out of the office until Monday. If you need assistance contact the front desk at 703-777-0246

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.

## Ginni VanHorn - Re: FW: Washington Immanuel Presbyterian Church Checklist WaiverRequest

---

**From:** Ginni VanHorn  
**To:** Romeo, Mike  
**Date:** 12/6/2007 2:13 PM  
**Subject:** Re: FW: Washington Immanuel Presbyterian Church Checklist WaiverRequest

---

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~~~~~  
Ginni Van Horn, Land Use Review Planner
Loudoun County Dept of Planning
1 Harrison Street, 3rd Floor
Leesburg, VA 20177
703-777-0647
703-777-0441 fax
ginni.vanhorn@loudoun.gov
~~~~~

>>> "Romeo, Mike" <mromeo@ldn.thelandlawyers.com> 12/6/2007 12:23 PM >>>  
Ginni:

I received this response from John. Would you be able to draft an email in response to my previous email question regarding the Washington Immanuel Presbyterian Church waiver request? I'll likely be submitting the special exception application in the next day or two. Let me know if you have any questions or comments. Thanks.

Mike

-----Original Message-----

From: John Merrithew [mailto:John.Merrithew@loudoun.gov]  
Sent: Thursday, December 06, 2007 10:52 AM  
To: Romeo, Mike  
Subject: Re: Washington Immanuel Presbyterian Church Checklist WaiverRequest

I'm out of the office until Monday. If you need assistance contact the front desk at 703-777-0246

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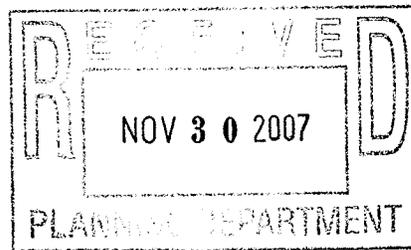
Michael G. Romeo  
Land Use Planner  
(571) 209-5772  
mromeo@ldn.thelandlawyers.com

**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

November 30, 2007

**Via Hand Delivery and Email**

John Merrithew, AICP  
Chief, Land Use Review Division  
Loudoun County Department of Planning  
1 Harrison Street, SE, Third Floor  
Leesburg, VA 20177



**Re: Checklist Waiver Request for the Washington Immanuel Presbyterian Church  
Special Exception Application, MCPI #243-49-8730**

Dear John:

I am writing you to request an official waiver of certain application checklist items for a proposed Special Exception application ("SPEX") that proposes a church use on an A-3 zoned property. The property consists of an existing building that will be utilized to accommodate a church use. With the exception of the relocation of the driveway entrance and the provision of parking on areas of the property that are devoid of vegetation, this SPEX application proposes no additional construction on the property; therefore, the applicant requests that the following SPEX checklist items be waived as they do not apply to this SPEX application:

- K. 12. A., B., & C.) Special Exception Plat. The location and general description of vegetation and existing tree cover including: a) A description of type and extent of tree cover that identifies canopy, understory growth and other flora; b) An inventory of evergreen trees with calipers of 14 inches or larger and deciduous trees with calipers of 22 inches or larger (measured 4.5 feet above the ground); and c) Endangered species habitat.

Please feel free to contact me if you have any questions or comments.

Sincerely,

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

Michael G. Romeo, AICP  
Land Use Planner



**LOUDOUN COUNTY  
LAND DEVELOPMENT APPLICATION**

**RECEIVED**  
DEC 12 2007  
BUILDING AND DEVELOPMENT

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) See attached instructions for completing the Land Development Application.

**PLEASE PRINT IN INK OR USE TYPEWRITER**

**TYPE OF APPLICATION**  
 1972 Zoning Ordinance  
 1993 Zoning Ordinance  
 Revised 1993 Zoning Ordinance

**Application Number/Assigned Fee Amount/Paid:** SREX 2007-0053 / 1,570.00  
**Receipt Number:** 1002080863  
**Date of Official Acceptance:** \_\_\_\_\_

**Total Number of Cross-Sections (PAL Type II & FRSI)** \_\_\_\_\_

**Project Name:** Washington Inmanuel Presbyterian Church  
**Subdivision Name (if different from project name):** N/A  
**Subdivision Section:** \_\_\_\_\_  
**Lot Numbers:** \_\_\_\_\_

**Description of Proposed Project:**  
 Washington Inmanuel Presbyterian Church proposes to establish a church use within an existing building in the A-3 zoning district governed by the Revised 1993 Zoning Ordinance.

**Number and Types of Proposed Lots:**

| PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications): |             |                     |                  |
|------------------------------------------------------------------------------------------------|-------------|---------------------|------------------|
|                                                                                                | Total Units | Quantity Affordable | Quantity Elderly |
| Residential                                                                                    |             |                     |                  |
| Non-Residential                                                                                |             |                     |                  |
| Detached                                                                                       |             |                     |                  |
| Semi-Detached                                                                                  |             |                     |                  |
| Townhouse                                                                                      |             |                     |                  |
| Multi-family                                                                                   |             |                     |                  |
| Other (specify type)                                                                           |             |                     |                  |
| <b>Total Lots</b>                                                                              | N/A         | N/A                 | N/A              |

**PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE (This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type(s) in the appropriate category of the total applications square footage for the category):**

| Category                                       | Description of Use | Square Footage |
|------------------------------------------------|--------------------|----------------|
| Residential Care & Service                     |                    |                |
| Office                                         |                    |                |
| Industrial                                     |                    |                |
| Public Utilities & Public Service              |                    |                |
| Arts, Cultural, Recreation & Special Interests |                    |                |
| Transportation & Communications                |                    |                |
| Education & Training                           |                    |                |
| Other (specify)                                |                    |                |
| <b>Total Square Footage</b>                    |                    | N/A            |

**PROJECT LOCATION**

**Property Address:** 219 Evergreen Mills Road, south of its intersection with Ryan Road, and north of its intersection with Fleetwood Road  
**Adjacent Roads:** Evergreen Mills Road

**SECTION DISTRICT(S):** Dulles

| PROBATIVE DATA FOR AGRICULTURE AND ZONING INFORMATION |                    |         |                                   |
|-------------------------------------------------------|--------------------|---------|-----------------------------------|
| Map Number(s) or Pin Number Reference(s)              | Zoning District(s) | Acreage | Zoning Status Existing / Proposed |
| N: 243-49-8730                                        | A-3                | 10      | A-3 / A-3                         |
| 97-84                                                 |                    |         |                                   |

List all surrounding land uses and zoning districts adjacent to the property, including those across roads.

| ORTH | LAND USE    | ZONING |
|------|-------------|--------|
|      | Vacant      | A-3    |
|      | Residential | A-3    |
|      | Vacant      | PD-H4  |
|      | Vacant      | A-3    |

**APPLICANT(S)**

|                        |                                                |                        |                                                |
|------------------------|------------------------------------------------|------------------------|------------------------------------------------|
| Company Name           | Washington Immanuel Presbyterian Church        | Company Name           | Washington Immanuel Presbyterian Church        |
| Name of Person & Title | Stephen Son, Trustee and Je Soon Park, Trustee | Name of Person & Title | Stephen Son, Trustee and Je Soon Park, Trustee |
| Mailing Address        | 3918 Prosperity Avenue, Suite 325              | Mailing Address        | 3918 Prosperity Avenue, Suite 325              |
| City, State, Zip Code  | Fairfax, VA                                    | City, State, Zip Code  | Fairfax, VA                                    |
| Daytime Telephone      | (703) 204-2004                                 | Daytime Telephone      | (703) 204-2004                                 |
| E-mail Address         | stephen@thewaygroup.net                        | E-mail Address         | stephen@thewaygroup.net                        |
| Correspondent?         | Yes No X                                       | Correspondent?         | Yes No X                                       |

**PROPERTY OWNERS**

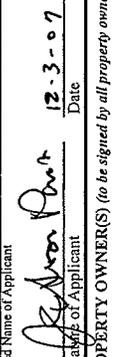
|                        |                                                |                        |                                                |
|------------------------|------------------------------------------------|------------------------|------------------------------------------------|
| Company Name           | Washington Immanuel Presbyterian Church        | Company Name           | Washington Immanuel Presbyterian Church        |
| Name of Person & Title | Stephen Son, Trustee and Je Soon Park, Trustee | Name of Person & Title | Stephen Son, Trustee and Je Soon Park, Trustee |
| Mailing Address        | 3918 Prosperity Avenue, Suite 325              | Mailing Address        | 3918 Prosperity Avenue, Suite 325              |
| City, State, Zip Code  | Fairfax, VA                                    | City, State, Zip Code  | Fairfax, VA                                    |
| Daytime Telephone      | (703) 204-2004                                 | Daytime Telephone      | (703) 204-2004                                 |
| E-mail Address         | stephen@thewaygroup.net                        | E-mail Address         | stephen@thewaygroup.net                        |
| Correspondent?         | Yes No X                                       | Correspondent?         | Yes No X                                       |

**REPRESENTATIVE(S)**

|                        |                                             |                        |                                             |
|------------------------|---------------------------------------------|------------------------|---------------------------------------------|
| Company Name           | Walsh, Colucci, Lubeley, Emrich & Walsh, PC | Company Name           | Walsh, Colucci, Lubeley, Emrich & Walsh, PC |
| Name of Person & Title | Michael G. Romeo, AICP                      | Name of Person & Title | Michael G. Romeo, AICP                      |
| Mailing Address        | Land Use Planner<br>One East Market Street  | Mailing Address        | Land Use Planner<br>One East Market Street  |
| City, State, Zip Code  | Leesburg, VA 20176                          | City, State, Zip Code  | Leesburg, VA 20176                          |
| Daytime Telephone      | (703) 737-3633                              | Daytime Telephone      | (703) 737-3633                              |
| E-mail Address         | mromeo@ldn.thelandlawyers.com               | E-mail Address         | mromeo@ldn.thelandlawyers.com               |
| Correspondent?         | Yes X No                                    | Correspondent?         | Yes X No                                    |

**DECLARATIONS**

**APPLICANT(S):**  
 The information provided is accurate to the best of my knowledge. I acknowledge that any percolation tests, topographic studies, or other requirements of the Health Official, Director of Building and Development, or Zoning Administrator will be carried out. I understand that the County may deny, approve, or conditionally approve that for which I am applying. I certify that all property corners have been clearly staked and flagged.

|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                       |                             |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------|-------|
| Socon Park<br>Printed Name of Applicant                                                                                                                                                                                                                                                                                                                                                                     | _____                                                                                 | Printed Name of Applicant   | _____ |
| Signature of Applicant                                                                                                                                                                                                                                                                                                                                                                                      |  | Signature of Applicant      | _____ |
| Date                                                                                                                                                                                                                                                                                                                                                                                                        | 12-3-07                                                                               | Date                        | _____ |
| <p><b>PROPERTY OWNERS (to be signed by all property owners):</b><br/>         I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Department of Building and Development and/or Planning or other authorized government agents to enter the property and make such investigations and tests as they deem necessary.</p> |                                                                                       |                             |       |
| Socon Park<br>Printed Name of Owner                                                                                                                                                                                                                                                                                                                                                                         | _____                                                                                 | Printed Name of Owner       | _____ |
| Signature of Property Owner                                                                                                                                                                                                                                                                                                                                                                                 |  | Signature of Property Owner | _____ |
| Date                                                                                                                                                                                                                                                                                                                                                                                                        | 12-03-07                                                                              | Date                        | _____ |

**Loudoun County Real Estate Tax, Assessment & Parcel Database**

[Home](#) | [Search By](#) | [Contact Us](#)

**Tax History - Residential**

[Map It](#)
[Recent Sales](#)
[Pay Taxes](#)
[Assessment](#)

**Jan 1 2005 Owner:** LOUDOUN VA LODGE NO.2406 OF BPOE  
**Current Owner:** WASHINGTON IMMANUEL PRESBYTERIAN CH  
**Tax Map Number:** /91////////8A  
**PIN:** 243-49-8730-000

For details on total taxes paid, click on the applicable year. If UNPAID status indicated, click on applicable year for total amount now due, including late payment penalty, interest or other applicable fees.

| Levy Year   | Tax District | Supplement | Annual Taxable Assessment | Tax Rate | Annual Tax Levied | 1st Half Pay Status | 2nd Half Pay Status |
|-------------|--------------|------------|---------------------------|----------|-------------------|---------------------|---------------------|
| <u>2005</u> | Regular      |            | \$365,700                 | \$1.04   | \$0.00            | N/A                 | N/A                 |
| <u>2004</u> | Regular      |            | \$192,190                 | \$1.1075 | \$2,128.50        | Fully Paid          | Fully Paid          |
|             | Regular      | Rollback   | \$158,510                 | \$1.1075 | \$1,755.49        | N/A                 | Fully Paid          |
| <u>2003</u> | Regular      |            | \$155,280                 | \$1.11   | \$1,723.61        | Fully Paid          | Fully Paid          |
|             | Regular      | Rollback   | \$101,820                 | \$1.11   | \$1,289.67        | N/A                 | Fully Paid          |
| <u>2002</u> | Regular      |            | \$147,910                 | \$1.05   | \$1,553.06        | Fully Paid          | Fully Paid          |
|             | Regular      | Rollback   | \$91,790                  | \$1.05   | \$1,024.01        | N/A                 | Fully Paid          |
| <u>2001</u> | Regular      |            | \$155,570                 | \$1.08   | \$1,680.16        | Fully Paid          | Fully Paid          |
|             | Regular      | Rollback   | \$36,130                  | \$1.08   | \$390.20          | N/A                 | Fully Paid          |
| <u>2000</u> | Regular      |            | \$150,350                 | \$1.08   | \$1,623.78        | Fully Paid          | Fully Paid          |
|             | Regular      | Rollback   | \$10,950                  | \$1.08   | \$118.26          | N/A                 | Fully Paid          |
| <u>1999</u> | Regular      |            | \$150,950                 | \$1.11   | \$1,675.55        | Fully Paid          | Fully Paid          |
|             | Regular      | Rollback   | \$10,350                  | \$1.11   | \$114.88          | N/A                 | Fully Paid          |
| <u>1998</u> | Regular      |            | \$145,300                 | \$1.11   | \$1,612.83        | Fully Paid          | Fully Paid          |
| <u>1997</u> | Regular      |            | \$145,300                 | \$1.06   | \$1,540.18        | Fully Paid          | Fully Paid          |
| <u>1996</u> | Regular      |            | \$145,300                 | \$1.03   | \$1,496.59        | Fully Paid          | Fully Paid          |
| <u>1995</u> | Regular      |            | \$106,900                 | \$0.99   | \$1,058.31        | Fully Paid          | Fully Paid          |
| <u>1994</u> | Regular      |            | \$106,840                 | \$1.02   | \$1,089.77        | Fully Paid          | Fully Paid          |
| <u>1993</u> | Regular      |            | \$106,700                 | \$1      | \$1,067.00        | Fully Paid          | Fully Paid          |
| <u>1992</u> | Regular      |            | \$126,020                 | \$0.96   | \$1,209.79        | Fully Paid          | Fully Paid          |
| <u>1991</u> | Regular      |            | \$141,210                 | \$0.94   | \$1,327.37        | N/A                 | Fully Paid          |
| <u>1990</u> | Regular      |            | \$141,210                 | \$0.85   | \$1,200.29        | N/A                 | Fully Paid          |
| <u>1989</u> | Regular      |            | \$80,300                  | \$0.88   | \$706.64          | N/A                 | Fully Paid          |
| <u>1988</u> | Regular      |            | \$138,700                 | \$0.95   | \$1,317.65        | N/A                 | Fully Paid          |

|             |         |  |           |        |            |     |            |
|-------------|---------|--|-----------|--------|------------|-----|------------|
| <u>1987</u> | Regular |  | \$119,000 | \$0.88 | \$1,047.20 | N/A | Fully Paid |
|-------------|---------|--|-----------|--------|------------|-----|------------|



Loudoun County, Virginia  
www.loudoun.gov

The Office of the County Assessor  
1 Harrison Street, SE, 5<sup>th</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000  
703.777.0267 • Fax 703.771.5234

RECEIVED  
DEC 13 2007  
BUILDING AND DEVELOPMENT

### LAND USE CERTIFICATE

Date: 11/27/07

The following property, \_\_\_\_\_, is IN the Land Use Program.  
Tax Map/PIN Number

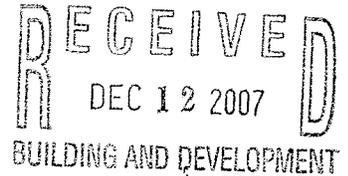
\_\_\_\_\_  
Signature

The following property, 243498730, is NOT IN the Land Use Program.  
Tax Map/PIN Number

*James R. White*  
Signature

|                   |              |         |          |            |   |
|-------------------|--------------|---------|----------|------------|---|
| Post-it® Fax Note | 7671         | Date    | 11/27/07 | # of pages | 2 |
| To                | M. K. K.     | From    | 5044     |            |   |
| Co./Dept.         |              | Co.     |          |            |   |
| Phone #           |              | Phone # | 777-0269 |            |   |
| Fax #             | 703-737-3632 | Fax #   |          |            |   |

**LOUDOUN COUNTY**  
**DISCLOSURE OF REAL PARTIES IN INTEREST**



**A. DIRECTIONS**

1. Mandatory disclosures shall include PARTNERSHIPS, CORPORATIONS, or TRUSTS, to include the names of beneficiaries, broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 100 shareholders, that has no shareholder owning 1% or more of any class of stock. In the case of an applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 1% or more of the applicant, title owner, contract purchaser, or lessee of the land.
2. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.
3. All applicants for zoning map amendment petitions, special exceptions, commission permits, certificates of appropriateness and variances are requested, but not required, to complete Section C of this form entitled *Voluntary Disclosures*. No application will be rejected for applicant's failure to complete Section C.
4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, Commission Permit, Certificate of Appropriateness or Variance, and prior to Board action, the applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: [http://inetdocs.loudoun.gov/planning/docs/documentsandfor\\_/index.htm](http://inetdocs.loudoun.gov/planning/docs/documentsandfor_/index.htm)
5. These adopted Disclosure of Real Parties in Interest Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted
6. As used in this section "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Section 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the case of a condominium, the requirement shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

DATE AFFIDAVIT IS NOTARIZED: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

I, Hyunbong Son, Agent , do hereby state that I am an     applicant

applicant's authorized agent listed in Section B.1. below

in application Number(s): \_\_\_\_\_

and that to the best of my knowledge and belief, the following information is true:

**B. MANDATORY DISCLOSURES**

**1. NAMES AND ADDRESSES OF REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application. Multiple relationships may be listed together. For multiple parcels, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

| PIN         | NAME<br>(First, M.I., Last)                      | ADDRESS<br>(Street, City, State, Zip Code)                      | RELATIONSHIP<br>(listed in <b>bold</b> , above) |
|-------------|--------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------|
| 243-49-8730 | Washington Immanuel<br>Presbyterian Church       | 10511 Judicial Drive<br>Fairfax, VA 22030                       | <b>Applicant/Title Owner</b>                    |
|             | Tri-Tek Engineering                              | 690 Center Street, Suite 300<br>Herndon, Virginia 20170         | Engineer/Agent                                  |
|             | M.J. Wells & Associates, LLC                     | 1420 Spring Hill Road, #600<br>McLean, VA 22102                 | Transportation<br>Consultant/Agent              |
|             | J.C. Consulting, Inc.                            | 932 Edwards Ferry Road, #47<br>Leesburg, VA 20176               | Well Consultant/Agent                           |
|             | Frazier Consultants, Inc.                        | 5181 Lee Highway<br>Warrenton, VA 20187                         | Soils Consultant/Agent                          |
|             | Walsh, Colucci, Lubeley, Emrich<br>& Walsh, P.C. | 1 E. Market Street, 3 <sup>rd</sup> Floor<br>Leesburg, VA 22042 | Attorneys/Planners/<br>Agent                    |

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

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

    Real Parties of Interest information is continued on an additional copy of *page B-1*.

**LISTING OF INDIVIDUAL AGENTS**

1. **Washington Immanuel Presbyterian Church**  
Hyunbong Son  
Je Soon Park
  
2. **Tri-Tek Engineering**  
Danny E. Osteen
  
3. **M.J. Wells & Associates, LLC**  
Jennifer N. Carpenter
  
4. **J.C. Consulting, Inc.**  
Stephen S. McFadden
  
5. **Frazier Consultants, Inc.**  
J. T. Frazier
  
6. **Walsh, Colucci, Lubeley, Emrich & Walsh, PC**  
J. Randall Minchew, Esq.  
William J. Keefe  
Michael G. Romeo  
Christine E. Gleckner  
Kimberlee Welsh Cummings  
Andrew A. Painter

If multiple copies of this page are provided please indicate Page 2 of 2 pages.

APPLICATION NUMBER: \_\_\_\_\_

**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the shareholders of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all officers and directors of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

**Washington Immanuel Presbyterian Church  
10511 Judicial Drive, Fairfax, VA 22030**

Description of Corporation:

*There are 100 or fewer shareholders and all shareholders are listed below.*

*There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

*There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| A non-stock, non-shareholder entity. |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last)                                                                  | Title (e.g. President, Treasurer) |
|-------------------------------------------------------------------------------------------|-----------------------------------|
| Trustees: David D. Ahn, Ok Y. Kim, Je Soon Park, Tae Ik Chang, Seong K. Kim, HyunBong Son |                                   |
|                                                                                           |                                   |

Check if applicable:

Additional shareholder information is continued on an additional copy of Page B-2

If multiple copies of this page are provided please indicate Page 1 of 7 pages.

APPLICATION NUMBER: \_\_\_\_\_

**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the shareholders of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all officers and directors of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

**Tri-Tek Engineering**  
**690 Center Street, Suite 300, Herndon, Virginia 20170**

---

Description of Corporation:

*There are 100 or fewer shareholders and all shareholders are listed below.*

*There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

*There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| Theodore D. Britt                    |                                      |
| Kevin E. Murray                      |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
|                          |                                   |
|                          |                                   |
|                          |                                   |
|                          |                                   |

Check if applicable:

Additional shareholder information is continued on an additional copy of Page B-2

If multiple copies of this page are provided please indicate Page 2 of 7 pages.

APPLICATION NUMBER: \_\_\_\_\_

**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the shareholders of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all officers and directors of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

**J.C. Consulting, Inc.**  
**932 Edwards Ferry Road, #47, Leesburg, VA 20176**

Description of Corporation:

*There are 100 or fewer shareholders and all shareholders are listed below.*

\_\_\_ *There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

\_\_\_ *There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

\_\_\_ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| Frederick N. Josties                 |                                      |
| Brooke E. Josties                    |                                      |
| Stephen S. McFadden                  |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
|                          |                                   |
|                          |                                   |
|                          |                                   |
|                          |                                   |

Check if applicable:

Additional shareholder information is continued on an additional copy of Page B-2

If multiple copies of this page are provided please indicate Page 3 of 7 pages.

APPLICATION NUMBER: \_\_\_\_\_

**2. NAMES OF CORPORATION SHAREHOLDERS**

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Name and Address of Corporation (complete name, street address, city, state, zip)

**Frazier Consultants, Inc.**  
**5181 Lee Highway, Warrenton, VA 20187**

Description of Corporation:

*There are 100 or fewer shareholders and all shareholders are listed below.*

*There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

*There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| J. T. Frazier                        |                                      |
| J. Earl Frazier                      |                                      |
| Otelia T. Frazier                    |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |
|                                      |                                      |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
|                          |                                   |
|                          |                                   |
|                          |                                   |
|                          |                                   |

Check if applicable:

Additional shareholder information is continued on an additional copy of Page B-2

If multiple copies of this page are provided please indicate Page 4 of 7 pages.

APPLICATION NUMBER: \_\_\_\_\_

**2. NAMES OF CORPORATION SHAREHOLDERS**

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Name and Address of Corporation (complete name, street address, city, state, zip)

**M. J. Wells & Associates, LLC**  
**1420 Spring Hill Road, Suite 600, McLean, VA 22102**

Description of Corporation:

*There are 100 or fewer shareholders and all shareholders are listed below.*

*There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

*There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last)       | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------------|--------------------------------------|
|                                            |                                      |
| M.J. Wells & Associates, Inc., Sole Member |                                      |
|                                            |                                      |
|                                            |                                      |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
|                          |                                   |
|                          |                                   |
|                          |                                   |
|                          |                                   |

Check if applicable:

Additional shareholder information is continued on an additional copy of Page B-2

If multiple copies of this page are provided please indicate Page 5 of 7 pages.

APPLICATION NUMBER: \_\_\_\_\_

**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

**M.J. Wells & Associates, Inc.**  
**1420 Spring Hill Road, Suite 600, McLean, VA 22102**

Description of Corporation:

*There are 100 or fewer shareholders and all shareholders are listed below.*

*There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

*There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last)                                                                                                                                            | SHAREHOLDER NAME (First, M.I., Last) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. [All employees are eligible plan participants; however, no one employee owns more than 1% of any class of stock.] |                                      |
|                                                                                                                                                                                 |                                      |
|                                                                                                                                                                                 |                                      |
|                                                                                                                                                                                 |                                      |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
|                          |                                   |
|                          |                                   |

Check if applicable:

Additional shareholder information is continued on an additional copy of Page B-2

If multiple copies of this page are provided please indicate Page 6 of 7 pages.

APPLICATION NUMBER: \_\_\_\_\_

**2. NAMES OF CORPORATION SHAREHOLDERS**

The following constitutes a listing of the shareholders of all corporations disclosed in this affidavit who own 1% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all officers and directors of such corporation (Include sole proprietorships, limited liability companies and real estate investment trusts).

Name and Address of Corporation (complete name, street address, city, state, zip)

**Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.**  
**1 E. Market Street, 3<sup>rd</sup> Floor, Leesburg, Virginia 20176**

Description of Corporation:

*There are 100 or fewer shareholders and all shareholders are listed below.*

*There are more than 100 shareholders, and all shareholders owning 1% or more of any class of stock issued by said corporation are listed below.*

*There are more than 100 shareholders but no shareholder owns 1% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

*There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

Names of shareholders (first name, middle initial and last name)

| SHAREHOLDER NAME (First, M.I., Last) | SHAREHOLDER NAME (First, M.I., Last) |
|--------------------------------------|--------------------------------------|
| David J. Bomgardner                  | E. Andrew Burcher                    |
| Thomas J. Colucci                    | Peter M. Dolan, Jr.                  |
| Jay du Von                           | Jerry K. Emrich                      |
| William A. Fogarty                   | John H. Foote                        |
| H. Mark Goetzman                     | Bryan H. Guidash                     |
| Michael D. Lubeley                   | J. Randall Minchew                   |
| M. Catharine Puskar                  | John E. Rinaldi                      |
| Lynne J. Strobel                     | Garth M. Wainman                     |
| Nan E. Walsh                         | Martin D. Walsh                      |

Names of Officers and Directors (first name, middle initial and last name & title, e.g. President, Secretary, Treasurer, etc.)

| NAME (First, M.I., Last) | Title (e.g. President, Treasurer) |
|--------------------------|-----------------------------------|
|                          |                                   |
|                          |                                   |
|                          |                                   |

Check if applicable:

Additional shareholder information is continued on an additional copy of Page B-2  
 If multiple copies of this page are provided please indicate Page 7 of 7 pages.

APPLICATION NUMBER: \_\_\_\_\_

**3. PARTNERSHIP INFORMATION**

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

Partnership name and address (complete name, street address, city, state, zip)

**None** \_\_\_\_\_

\_\_\_ (check if applicable) The above-listed partnership has no limited partners.

Names and titles of the Partners (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

| NAME (First, M.I., Last) | Title (e.g. General Partner, Limited Partner, etc) |
|--------------------------|----------------------------------------------------|
|                          |                                                    |
|                          |                                                    |
|                          |                                                    |
|                          |                                                    |
|                          |                                                    |
|                          |                                                    |
|                          |                                                    |
|                          |                                                    |
|                          |                                                    |
|                          |                                                    |

Check if applicable:

\_\_\_ Additional Partnership information is included on an additional copy of page B-3.

**4. One of the following options **must** be checked**

\_\_\_ In addition to the names listed in paragraphs B. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in B. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, and beneficiary of a trust) 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

\_\_\_ Additional information for Item B. 3. is included on an additional copy of page B-3.

**C. VOLUNTARY DISCLOSURE**

- 1. That no member of the Loudoun County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (If none, so state).

- 2. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household and family, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 1% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$100 or more, singularly or in the aggregate with any of those listed in Section B, above.

EXCEPT AS FOLLOWS: (If none, so state).

- 3. The following constitutes a listing of names and addresses of all real parties in interest in the real estate which is the subject of this application, including the names and addresses of all persons who hold a beneficial interest in the subject property, who have, within five years of the application date, contributed, by gift or donation, more than one hundred dollars to any current member of the Board of Supervisors:

| NAME (First, M.I., Last) | ADDRESS (Street, City, State, Zip Code) |
|--------------------------|-----------------------------------------|
|                          |                                         |
|                          |                                         |
|                          |                                         |
|                          |                                         |
|                          |                                         |

\_\_\_ Additional County-Official information for Item C is included on an additional page C-1.

DATE AFFIDAVIT IS NOTARIZED: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**D.**

That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 1% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Section C. above, that arise on or after the date of this application.

WITNESS the following signature:



check one: [ ] Applicant or [✓] Applicant's Authorized Agent

Hyunbong Son, Agent

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 21<sup>ST</sup> day of NOV. 2007, in the State/Commonwealth of VA., in the County/City of ARLINGTON

  
Notary Public

My Commission Expires: 8/31/2008

Reg # 296240

# Receipt of Payment

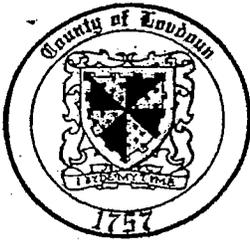
**Receipt Number :** 070020863  
**Transaction Number :** A000000004214  
**Payment Method:** CHECK  
**Check Number:** 2843



**Date:** 2007-12-13  
**Amount:** \$2,530.00  
**Check Escrow Flag:** N  
**Check Writer:** WASINGTON IMMANUEL

## Detail Information

2,530.00      SPEX-2007-0053      TOTAL FEE



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

RECEIVED  
DEC 12 2007  
BUILDING AND DEVELOPMENT

RECORD OF PRE-APPLICATION CONFERENCE

|                                            |                                                                    |        |
|--------------------------------------------|--------------------------------------------------------------------|--------|
| PRE-APPLICATION CASE NUMBER/NAME/CASE TYPE | PRAP 2007-0061<br>Washington Immanuel Presbyterian Church (church) | SPEX   |
| DATE OF CONFERENCE                         | Evergreen Mill/Red Hill community 5/22/07                          | 4:00pm |

ATTENDANCE LISTING

| NAME                   | AFFILIATION                   |
|------------------------|-------------------------------|
| Claire Gron            | B & D Zoning Admin.           |
| <del>RDO</del>         |                               |
| <del>Kim A. Park</del> |                               |
| Hyunbong Song          |                               |
| DAVID AHN              |                               |
| Paul Annowe            | Barlow                        |
| Se Soon Park           |                               |
| Art Smith              | Loudoun OTS                   |
| Steve McFadden         | JC Consulting                 |
| JOE GORNEY             | LOUDOUN COUNTY PLANNING DEPT. |

Michael Romeo

Walsh Colucci

I verify that a pre-application conference on the above-referenced proposal has been conducted in accordance with Article VI of the Loudoun County Zoning Ordinance. No matters discussed shall be binding on either the applicant or the County. A copy of this form shall be submitted by the applicant with the official application for checklist review. A summary of issues discussed is not required to be submitted with the official application.

Director, Department of Planning or Designee:

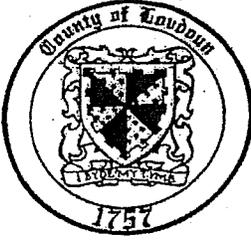
*John McFadden*

Date:

*22 May 2007*

Application Fee:

*\$2,530*



## Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

### SYNOPSIS OF PRE-APPLICATION CONFERENCE ISSUES DISCUSSED

|                                               |                                                                    |        |
|-----------------------------------------------|--------------------------------------------------------------------|--------|
| PRE-APPLICATION CASE<br>NUMBER/NAME/CASE TYPE | PRAP 2007-0061<br>Washington Immanuel Presbyterian Church (church) | SPEX   |
| DATE OF CONFERENCE                            | Evergreen Mill/Red Hill community 5/22/07                          | 4:00pm |

#### 1. ISSUES RAISED BY THE APPLICANT

Property adjacent to Evergreen Mill Rd. Site is A-3. Church proposed on 10 acre. Previously used as commercial nursery. Being existing 8,000 square foot structure. Church would like to use facility prior to SPEX approval. 250 families & congregation - meeting once/week on or two events per week for children & their families.

#### 2. COMPREHENSIVE PLANNING ISSUES DISCUSSED

Site is in Rural zoning area. Civic uses such as churches are encouraged. Site is not optimal since not integrated into community. Encourage environmental protection - minimize parking, avoid wetlands, protect & utilize pond. Compatibility with neighbors - need to elaborate on proposed functions, services, activities.

3. ZONING ISSUES DISCUSSED 1972 1993  Revised 1993 Zoning Ordinance

Zoned A-3 - church permitted by special exception. There are moderately steep slopes on site. Church activities do not qualify as a special event because they are regular - ongoing activities. Any proposal to expand facility would have to be shown a SPEX plot.

4. TRANSPORTATION ISSUES DISCUSSED

Proposal may require a commercial entrance. A traffic study will be required. Right turn lane may also be required. At 621 - a major collector road with 4 lanes and <sup>(undivided)</sup> 120 feet of right-of-way. Would support reservation of right-of-way rather than dedication. Traffic signal to be installed at Ryan Road.

To scope traffic study, contact George Phillips, Office of Transportation Services 703-737-8624.

5. OTHER ISSUES DISCUSSED

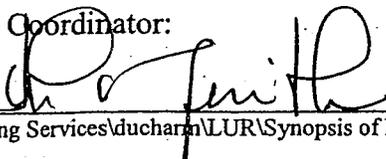
Central utilities not supported in A-3 by policy or ordinance.

Any interim use of site has to be permitted use.

6. REVIEW AND PROCESSING PROCEDURES DISCUSSED

Final SPEX - 4-6 months ~~after~~ after acceptance. 30 day staff review - public hearing & Planning Commission and Board

Conference Coordinator:



Date:

22 May 2007

# **PRAP 2007-0061, Presbyterian Church – Evergreen Mills Road May 22, 2007**

**Joe Gorney, Community Planning  
703-777-0246**

## Project Details

- Existing building
- Convert to church
- Want option to expand in future

## Land Use

- Planned land use is Rural (one dwelling unit per 20 acres)
- Small churches are considered a civic use; generally located within the community
- The Rural Policy Area is envisioned as a permanent rural landscape
- Uses are to preserve the rural character and are to be compatible with the dominant rural land use pattern

## Transportation: Evergreen Mills Road (Route 621)

- Countywide Transportation Plan (CTP) Road
- Baseline Connecting Road for the Bicycle & Pedestrian Mobility Master Plan – 10-foot trail anticipated along these roadways
- Traffic generation and safety are prime considerations

## Green Infrastructure

- Water resources
  - Hydric soils- these generally correspond with natural drainageways; avoid disruption
  - Opportunities for LID adjacent to impervious surfaces
  - Parking – consider use of pervious pavers
  - Pond - buffer
  - No net loss to wetlands
- Steep and moderately steep slopes – avoid
- Inventory and avoid forest resources and historic resources

## Issues

- Scale
- Intensity
- Buffering from adjoining uses
  - Aesthetics
  - Enhance the plant materials; improve the site
- Public health and safety
  - Adequate wastewater - drainfield capacity
  - Adequate water supplies – fire suppression
  - Well location – consider water quality
- Outdoor functions – describe intentions
  - Services
  - Festivals
  - Walking path



Michael G. Romeo  
Planner  
(571) 209-5772  
mromeo@ldn.thelandlawyers.com

WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

May 11, 2007

**Via Hand Delivery**

Mr. John Merrithew, AICP  
Chief, Land Use Review Division  
Loudoun County Department of Planning  
1 Harrison Street, S.E., Third Floor  
Leesburg, VA 20177

**Re: Washington Immanuel Presbyterian Church Special Exception Pre-Application Conference Materials**

Dear John:

I have attached seven copies of a revised Request for Formal Pre-Application Conference form that has been scheduled for May 22, 2007 at 4:00 p.m. The following information is included for this Pre-Application Conference:

1. Sketch map(s) of the site.  
Seven copies are attached.
2. Description of proposed project or use.  
The property is comprised of 10 acres of land zoned A-3, as governed by the Revised 1993 Loudoun County Zoning Ordinance. The property abuts the southern side of Evergreen Mills Road, just south of its intersection with Ryan Road. Washington Immanuel Presbyterian Church is proposing to use the Elk Lodge structure that currently exists on the property for church services and proposes only minor alterations to the interior and exterior of the building. A special exception will be required to accommodate the proposed church use. Washington Immanuel Presbyterian Church plans to expand their use at some point in the future, but would prefer to begin operating on the property as soon as possible by using the existing structure and facilities.
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known.  
Please view the attached environmental, topographical and structural mapping images for a visual description of the site.
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known.  
Seven copies of a sketch map and aerial of the property are attached.

PHONE 703 737 3633 ■ FAX 703 737 3632 ■ WWW.THELANDLAWYERS.COM  
1 E. MARKET STREET, THIRD FLOOR ■ LEESBURG, VA 20176-3014

ARLINGTON OFFICE 703 528 4700 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

Mr. John Merrithew, AICP

May 11, 2007

Page 2 of 6

---

5. List of issues to be discussed at the conference.

1. What is the status of the pump and haul system that currently exists on the property and would this system be able to accommodate a church use if the structure is not enlarged? Would any additional permits be required to continue operation of the pump and haul system? Will Joe Lock be able to attend the Pre-Application Conference?
2. This property is located in the Red Hill Community of Loudoun County. What is the status of Loudoun County locating a school in the Red Hill Community and how will this affect the extension of water and sewer services to the Red Hill Community?
3. If Washington Immanuel Presbyterian Church chose to begin offering church services immediately following their purchase of their property, yet prior to approval of the Special Exception, what would be the best process to follow? Could temporary event permits be issued for a significant amount of events – more than would typically be issued for a temporary use – to accommodate their services?
4. Does the proposed Special Exception use comply with the Revised General Plan?
5. What, if any, transportation or parking improvements would be necessary to accommodate a church use that would occupy the existing structure on this property?
6. Washington Immanuel Presbyterian Church does plan to expand the existing structure at some point in the future, but has no timetable or plans for an expansion at this time. Given that there are no plans for expansion of the existing structure at this time, what would be the best way to represent a potential future expansion in the currently proposed Special Exception application in order to avoid applying for an additional Special Exception in the future?

We look forward to meeting with you to discuss these issues and any additional issues Staff may identify at the Pre-Application Conference.

Sincerely,

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



Michael G. Romeo  
Planner

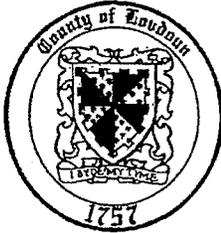
Enclosures, as stated

cc: Je Soon Park, O.M.D.

HyunBong Son

Andrew D. Park

J. Randall Minchew, Esq., Walsh, Colucci, Lubeley, Emrich and Walsh, P.C.



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3<sup>rd</sup> Floor, P.O. Box 7000, Leesburg, VA 20177-7000  
Telephone (703) 777-0246 • Metro 478-8416 • Fax (703) 777-0441

REQUEST FOR FORMAL PRE-APPLICATION CONFERENCE  
PLEASE PRINT IN INK OR USE TYPEWRITER

Applicant Washington Immanuel Presbyterian Church Phone (703) 821-1798

Applicant's Address 2102-C Gallows Road, Vienna, VA 22182

Representative (Contact Person) Michael Romeo, Planner Phone (703) 737-3633

Representative's Company Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

Representative's Address One East Market Street, Leesburg, Virginia 20176

Current Property Owner Loudoun VA Lodge No. 2406 of BPOE

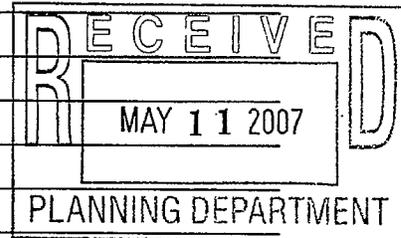
Owner's Address PO Box 1397 Sterling, VA 20167

Name of Subdivision, Development, or Business Red Hill Community

LCTM # (Loudoun County Tax Map #) Tax Map 91, Parcel 8A

MCPI # (Map Cell Parcel Indicator #) 243-49-8730

Proposal/Request Special Exception to permit a church use in the Revised 1993 A-3 zoning district



Project Location Red Hill Community, abutting Evergreen Mills Rd. just south of its intersection with Ryan Rd.

Existing Zoning A-3 Project Acreage 10 Election District Dulles

Zoning Ordinance Reference for Requested Use (ie: Table 2-1303 Pet Farms; or Section 3-103E

Community Center): 2-403 (C) Church, synagogue and temple

Rezoning: From existing zoning district N/A to proposed zoning district N/A

Proposed Application Type:

ZMAP        ZCPA        ZMOD        SPEX   X   CMPT         
(Zoning Map Amendment Petition) (Zoning Concept Plan Amendment) (Zoning Ordinance Modification) (Special Exception) (Commission Permit)

PLEASE SUBMIT 7 COPIES OF ALL REQUIRED INFORMATION TO THE LAND USE REVIEW DIVISION MANAGER IN THE DEPARTMENT OF PLANNING

Please attach to this request form:

1. Sketch map(s) of the site
2. Description of proposed project or use
3. Description of existing environmental, topographical, and structural features on the site to the extent they are known
4. Graphics illustrating the scale, location and design of any buildings or structures to the extent they are known
5. List of issues to be discussed at the conference

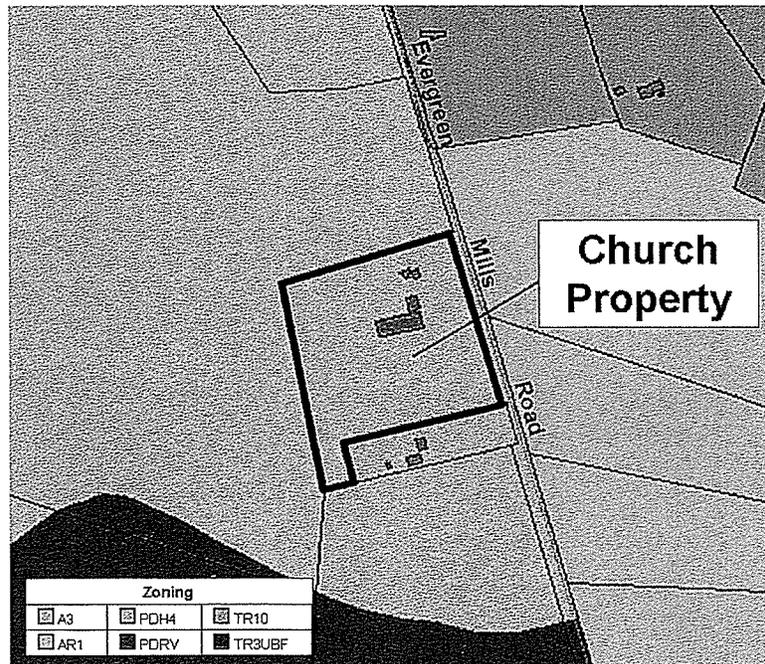
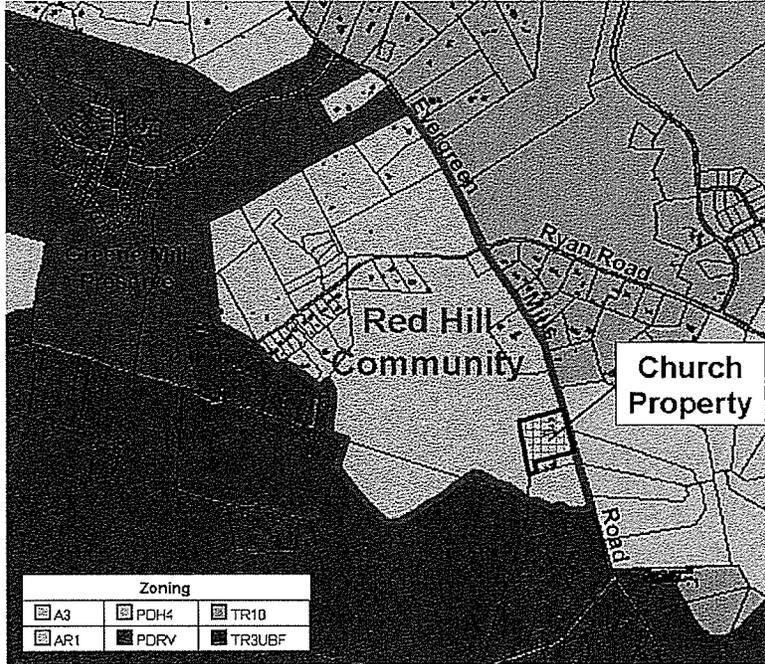
Pursuant to Article VI of the 1993 Zoning Ordinance, I request a pre-application conference to discuss my intentions with regard to this proposed application and any questions regarding the procedures or substantive requirements of the Zoning Ordinance. I understand that no matters discussed at this meeting shall be binding on either the applicant or the County.

Applicant's Signature *Michael Romeo*

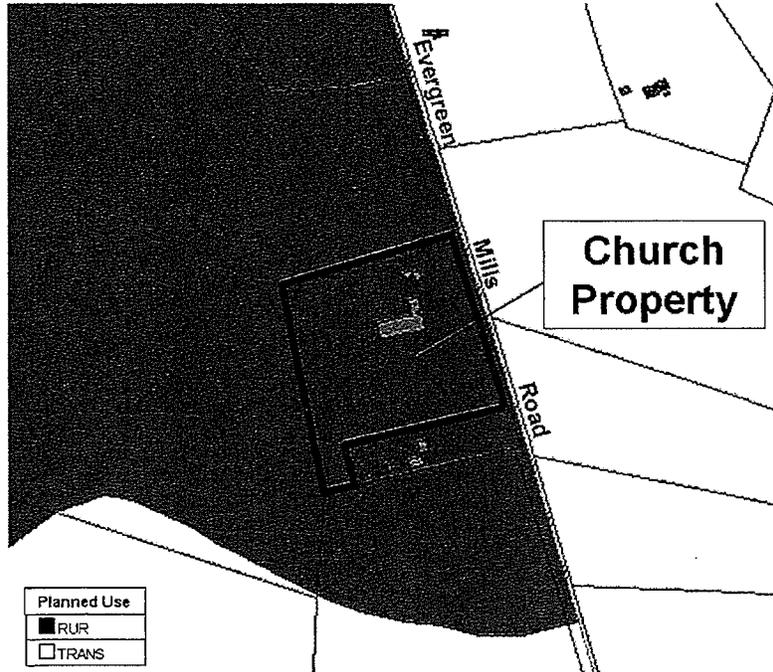
Date 5/11/07

Revised 1/4/05

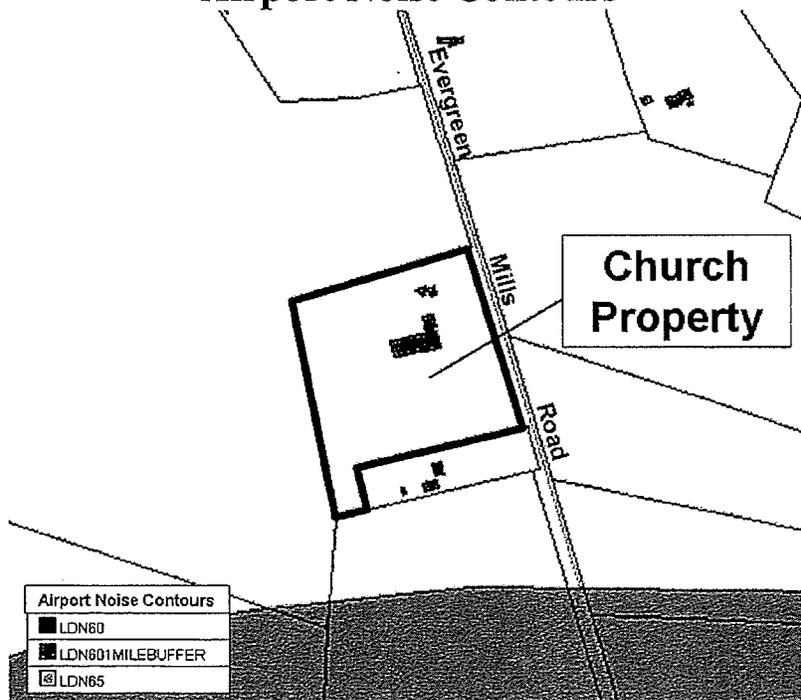
## Zoning

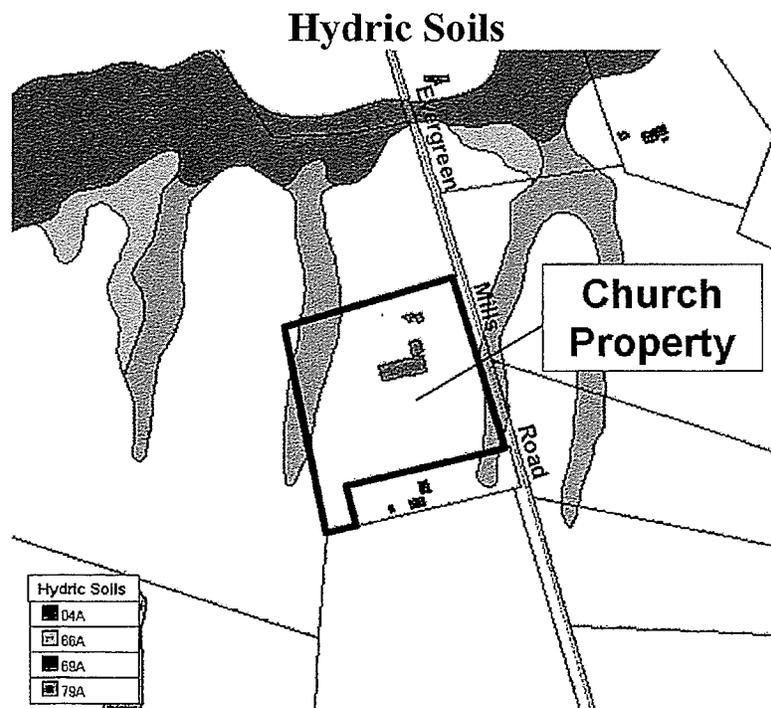
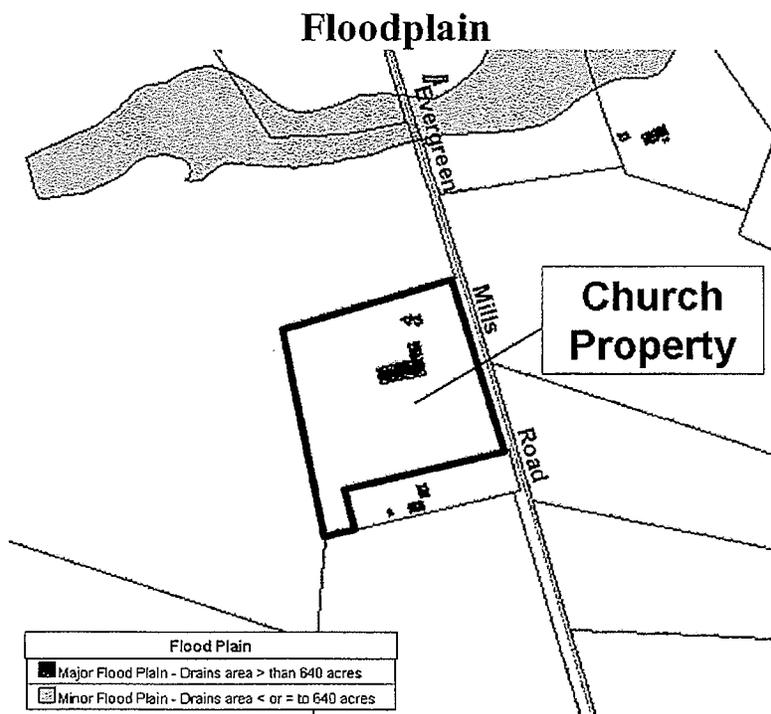


### Planned Use

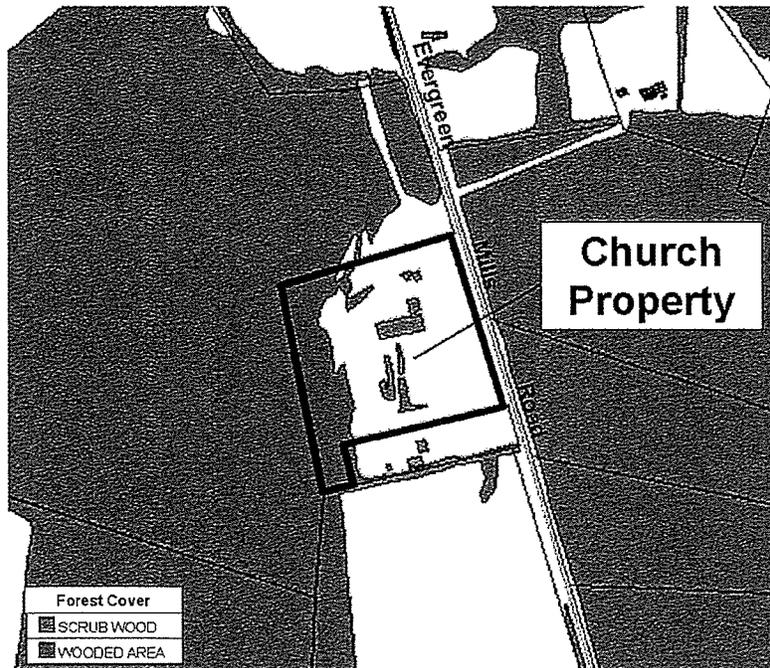


### Airport Noise Contours

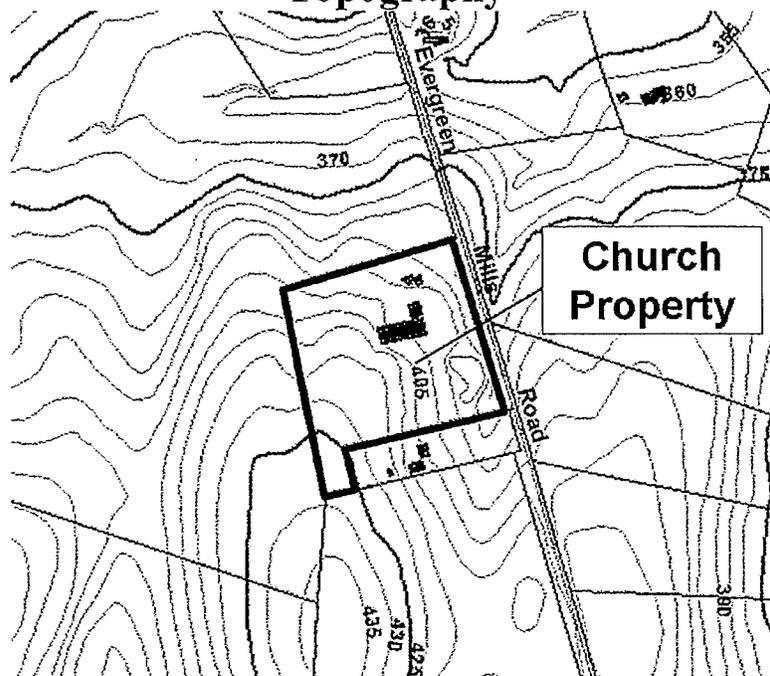




### Forest Cover



### Topography





JUN 27 2003 15:17

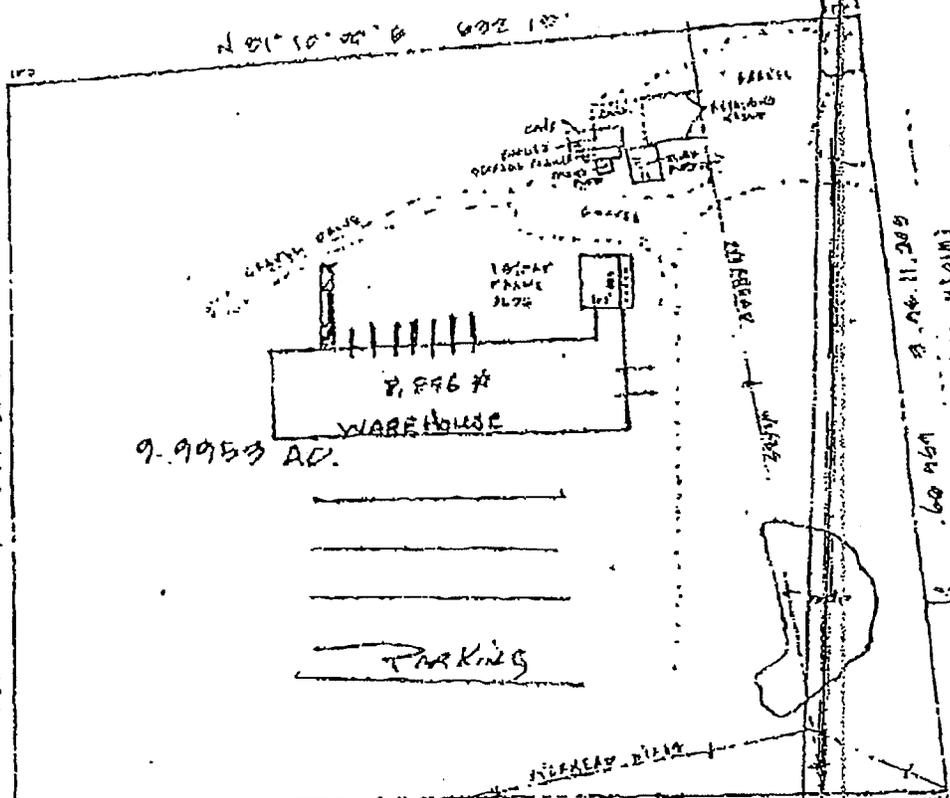
REMAX DISTINCTIVE

7099519464

P-5

06/27/03  
10:57 AM  
JUN 27 2003 15:17

NATI 88247  
0560 9000 1231 1486



Disturbance of  
DEED BOOK 1000-1005

N 02° 30' 00" W  
769.10'

502° 36' 40" W  
107.45'  
RICHARD W LAPP &  
MARIE PAULY GRER  
DEED BOOK 1000-1005

CHARLES A McCLELLAN  
DEED BOOK 1000 79

IFP - IRON PIPE FOUND  
IPG - IRON PIPE SET  
DEED BOOK 1000-1007  
LUDOVIC COUNTY TAX MAP 7:  
BOND & AREA OF MINIMAL  
F.E.M. & COMMUNITY-PANEL N  
MAP REVISED - NOVEMBER  
NO TITLE REPORT FURNISHED

ROUTE NO. 101  
EVERGREEN MILLS ROAD  
(WITH JUNCTION)

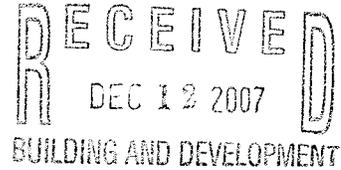
TO FRONT SIDE  
PLASTERED FENCE

# STATEMENT OF JUSTIFICATION

## Special Exception to permit a church use in the A-3 Zoning District

Section 2-403(C)  
PIN: 243-49-8730

December 6, 2007



---

### I. Introduction

The Applicant, **Washington Immanuel Presbyterian Church**, (hereinafter, the “Applicant”), requests a special exception, per section 2-403 (C) of the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”) to permit a church use within an existing building in the A-3 zoning district. The Applicant proposes to locate the church in the Rural Policy Area on approximately ten acres abutting Evergreen Mills Road, south of its intersection with Ryan Road, and north of its intersection with Fleetwood Road (the “Property”) (See attached vicinity maps).

### II. Project Summary

The existing building that will accommodate the church use consists of approximately 10,646 square feet and was formerly a warehouse that serviced an agricultural hydroponics use. Following the building’s use as an agricultural warehouse, an Elks Lodge assumed control and utilized the building for gathering purposes. Despite the Elks Lodge use of the building as a gathering space, an assembly use was never established and the Elks Lodge was never a legally established use.

The Applicant intends to retrofit the existing building to serve as a 250-seat assembly area for church services. In addition to the retrofit of the existing warehouse building, the Applicant will construct a new entrance drive (to meet sight distance requirements) and additional parking to serve the Property. The construction of the entrance drive and parking areas will not affect any forest stands and encompasses an area that is essentially devoid of vegetation. An existing pond is located in the southeastern portion of the Property and will accommodate the Property's storm water runoff.

In order to address the Property's sanitary sewer needs, an existing pump & haul operation will have to be approved to permanent status. The Property is located in the Rural Policy Area, which forbids the extension of water and sewer to private institutional uses. A study to determine the suitability for a drain field on the Property verified that due to unsuitable soil conditions and a lack of area, a drain field is not considered a viable option. Therefore, due to policy restrictions and the lack of a suitable area to accommodate a drain field, the Applicant will be applying for a separate permanent pump & haul permit to accommodate the Property's sanitary sewage needs. An existing well is also located on-site and will be studied at the site plan stage of review to determine if the well meets current standards or a new well is needed.

### **III. Special Exception Issues for Consideration**

The following items are addressed in accordance with section 6-1310 of the Zoning Ordinance:

**(A) Whether the proposed special exception is consistent with the Comprehensive Plan.**

The Property is designated for rural uses in the Revised General Plan (the “RGP”). The proposed special exception proposes a church use, which is considered an institutional use and complies with the following rural economy policies of the RGP:

- 14) New non-rural commercial uses that are not compatible with the dominant agricultural land use pattern will be allowed to locate only in Towns. The County may permit non-agriculturally related commercial uses by special exception in the Rural Policy Area if the use is agriculturally and rurally compatible in scale and intensity, poses no threat to public health, safety and welfare, and if the use helps to preserve farmland and open space and continue agricultural operations.
- 17) Expansions to existing institutional uses will be permitted in the Rural Policy Area if the proposed expansion is compatible with neighboring uses and poses no serious public health or safety problems and if the necessary infrastructure and supporting or ancillary activities can be provided cost-effectively.

**(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.**

The Applicant is not proposing any new building construction in conjunction with this special exception and does not foresee any conflicts with fire hazards.

- (C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.**

The proposed special exception does not include any use that will result in noise emanating from the site. All congregation activities are planned for indoor use and any outdoor functions will not result in negative impacts on the uses in the immediate area.

- (D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.**

The proposed special exception does not include any use that will emit glare or light that negatively affects uses in the immediate area.

- (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.**

The proposed special exception is compatible with the rural economy policies as stated above as well as the existing uses on adjacent parcels. The adjacent parcels consist of the following: vacant parcels to the north and west that consist primarily of vegetation; undeveloped large-lot parcels to the east of

Evergreen Mills Road; and one existing large-lot residential parcel to the south.

The proposed church use is anticipated to be compatible with these existing uses.

- (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.**

The Applicant will provide the necessary landscaping, buffering, and screening to accommodate Zoning Ordinance requirements.

- (G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.**

With the exception of the construction of a new driveway entrance and parking areas on previously disturbed portions of the Property, the application does not include any site disturbance that will negatively affect the preservation of any topographic, or physical, natural, scenic, archaeological or historic features of significant importance.

- (H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.**

With the exception of the construction of a new driveway entrance and parking areas on previously disturbed portions of the Property, the application

does not include any site disturbance that will negatively affect the existing animal habitat, vegetation, water quality or air quality.

**(I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.**

The proposed special exception will contribute to and promote the welfare and convenience of the public by providing an institutional use that will serve as a gathering place in the A-3 zoning district of the Rural Policy Area.

**(J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.**

Per the November 27, 2007 traffic study drafted by Wells & Associates, the proposed church use would generate 8 AM peak hour trips, 7 PM peak hour trips, and 164 Sunday peak hour trips, which should be adequately served by Evergreen Mills Road.

**(K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.**

The existing warehouse will be converted into a church use that will accommodate approximately 250 seats. An architect will be hired by the Applicant to survey the existing building and provide oversight in its renovation.

All necessary building permits will be obtained and the necessary County inspections will take place to meet all Loudoun County code requirements.

**(L) Whether the proposed special exception will be served adequately by essential public facilities and services.**

The proposed special exception will be served adequately by private facilities and services, namely for storm water, sanitary sewer and well water. As stated above, an existing pond is located in the southeastern portion of the Property and it will accommodate the Property's storm water runoff. In order to address the Property's sanitary sewer needs, an existing pump & haul operation will have to be approved to permanent status. The Property is located in the Rural Policy Area, which forbids the extension of water and sewer to private institutional uses. A study to determine the suitability for a drain field on the Property verified that due to unsuitable soil conditions and a lack of area, a drain field is not considered a viable option. Therefore, due to policy restrictions and the lack of a suitable area to accommodate a drain field, the Applicant will be applying for a separate permanent pump & haul permit to accommodate the Property's sanitary sewage needs. An existing well is also located on-site and will be studied at the site plan stage of review to determine if the well meets current standards or a new well is needed.

**(M) The effect of the proposed special exception on groundwater supply.**

The proposed special exception will have no effect on groundwater supply considering that the existing pond located in the southeastern portion of the Property will accommodate the site's storm water runoff.

**(N) Whether the proposed use will affect the structural capacity of the soils.**

The proposed special exception will have no effect on the structural capacity of the soils.

**(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.**

The proposed special exception will not overly burden the AM or PM peak hour periods on Evergreen Mills Road. The proposed special exception will have a considerable impact on Sundays, but the amount of trips will not negatively affect the performance of the road as the amount of Sunday trips is far less than the weekday AM and PM peak hour periods.

**(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.**

The proposed special exception will provide employment for the church staff, but will not serve as an encouragement of economic development. The

proposed special exception does comply with the intentions and policies of the RGP.

**(Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.**

The proposed special exception proposes a church use and does not address the needs of agriculture, industry, and businesses in future growth.

**(R) Whether adequate on and off-site infrastructure is available.**

Adequate on-site infrastructure is available, but will require additional permits and review before it can be utilized.

**(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.**

The proposed special exception will not produce any odors.

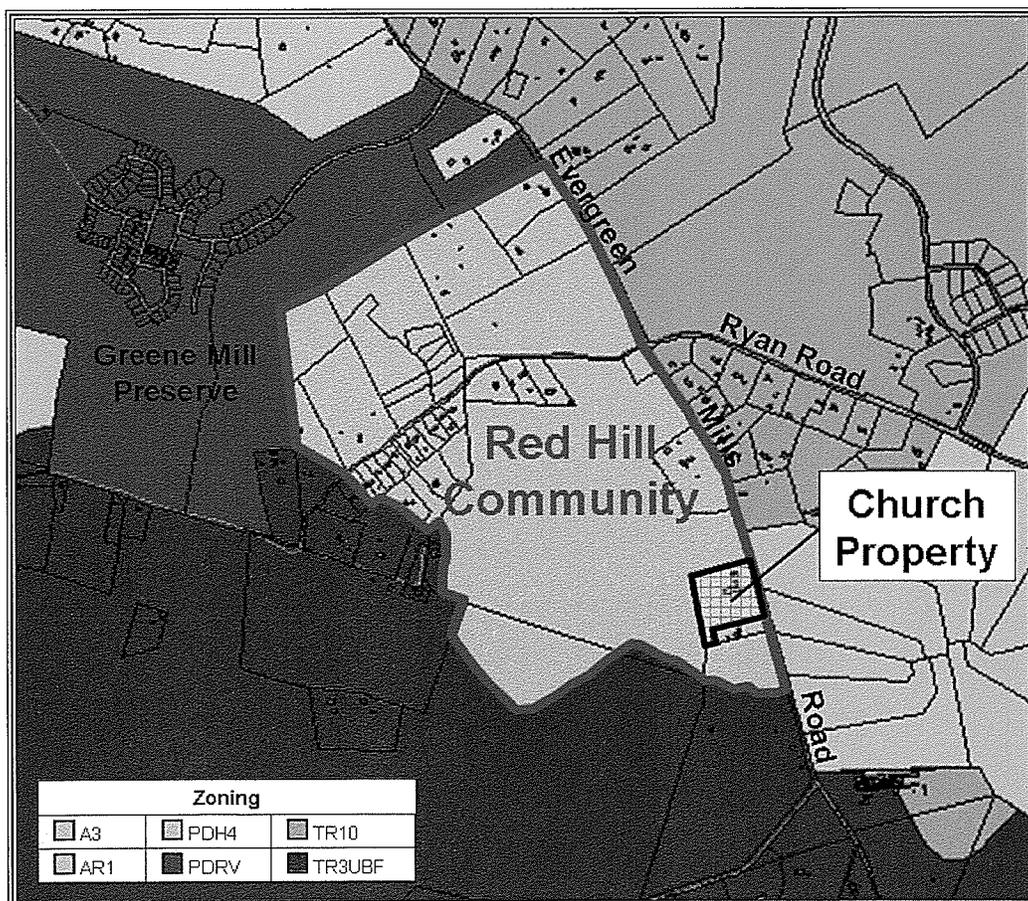
**(T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.**

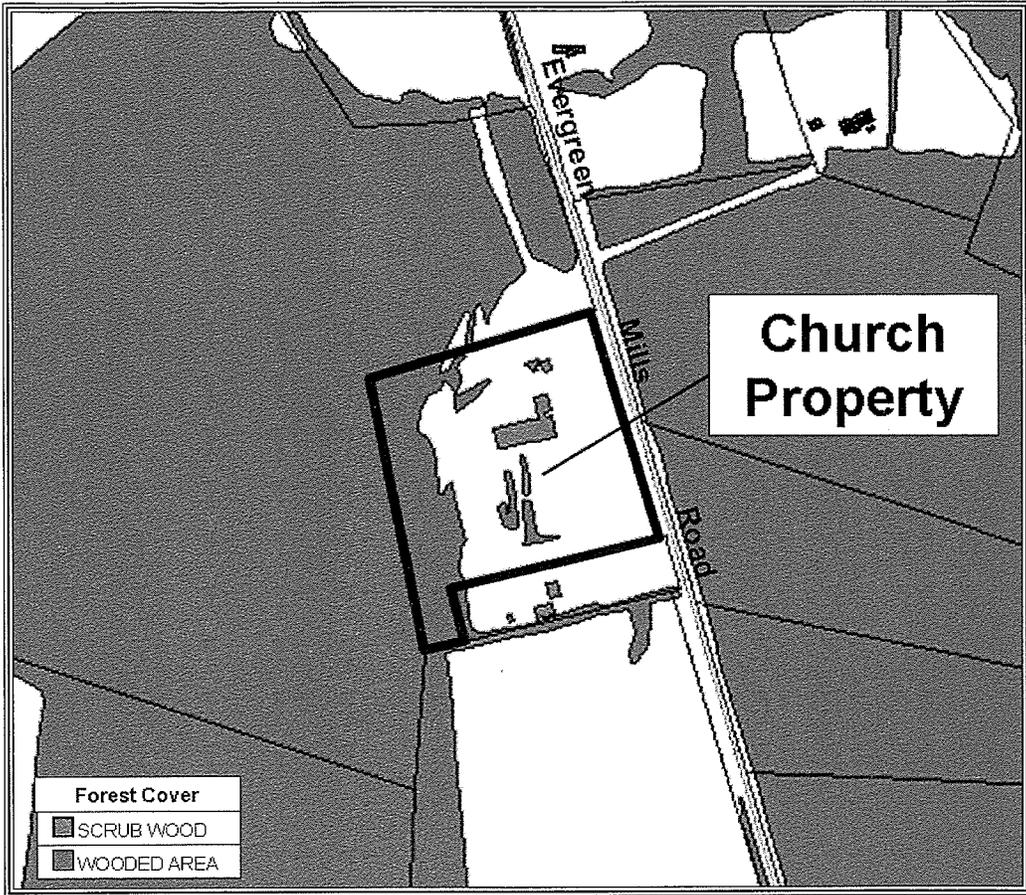
Any construction traffic that will access the site will do so via Evergreen Mills Road and will not have an impact on neighborhoods or school areas.

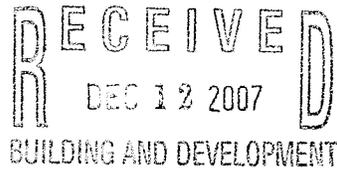
**IV. Conclusion**

The special exception application to permit a church use in the A-3 zoning district will comply with the policies of the RGP and serve to improve the Property through the renovation and upgrade of existing structures. The location of the Property on a major collector road that divides the transition and rural policy areas will serve as an appropriate location for a 250-seat church. The church use will have a negligible impact on the AM and PM weekday peak hour periods and will be utilized primarily on Sundays when traffic has less of an impact on Evergreen Mills Road.

**Vicinity Maps**







December 6, 2007

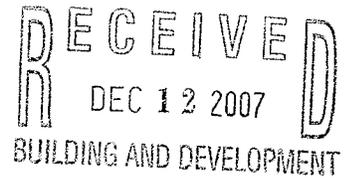
## **PROPOSED SCHEDULE OF COMMUNITY MEETINGS**

### **Special Exception for Washington Immanuel Presbyterian Church**

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In advance of any public hearing for the Special Exception Application for Washington Immanuel Presbyterian Church, the Applicant will be willing to contact or meet with the following citizens or organizations:

1. Neighboring property owners;
2. Local homeowners associations; and
3. Other local landowners as needed.



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|                                                                                                                       |                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| PIN: 243-49-8730-000<br>Tax Map Number: /91////////8A<br>Year: 2007                                                   | <b>Property Address</b><br>23219 EVERGREEN MILLS RD<br>LEESBURG VA 20175                                          |
| <b>Current Owner Name/Address</b><br>WASHINGTON IMMANUEL PRESBYTERIAN CH<br>10511 JUDICIAL DR<br>FAIRFAX VA 22030     | <b>Current Legal Description</b><br>ARCOLA<br>200708070058428<br>1367-1767<br>Acreage: 10.00                      |
| <b>Land Book Owner As of Jan 1, 2007</b><br>LOUDOUN VA LODGE NO.2406 OF BPOE<br>PO BOX 1397<br>STERLING VA 20167-8441 | <b>Land Book Legal Description</b><br>ARCOLA--NON-TAX 58.1-3606<br>200310270142288<br>1367-1767<br>Acreage: 10.00 |

**Sales Information/Group# 111**

|                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|
| Recordation Date: 08/07/2007<br>Sale Price: \$1,900,000<br>Most recent Instrument ID: 200708070058428<br>Deed Year: 2007 |
|--------------------------------------------------------------------------------------------------------------------------|

**Total Parcel Assessment Information**

|                                                                                               |
|-----------------------------------------------------------------------------------------------|
| Land: \$452,400<br>Improvements: \$704,200<br>Fair Market Total: \$1,156,600<br>Land Use: \$0 |
|-----------------------------------------------------------------------------------------------|

**Miscellaneous**

|                                                                                                                           |                                                                     |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| State Use Classification: EXEMPT<br>Billing District: DULLES<br>Election District: DULLES<br>Affordable Dwelling Unit: NO | Agricultural District: N/A<br>Tax District:<br>Tax Code: CHRTBLE OT |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|

**Structure Information #1**

| Assessment: \$704,200<br>Year Built:<br>Total Living Area: 1,426<br>Occupancy Code: MIS IMP                                                                   | <b>Address:</b><br>23219 EVERGREEN MILLS RD<br>LEESBURG VA 20175                                                                                                                                                                                                                       |                   |                |            |             |        |     |             |                   |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------|------------|-------------|--------|-----|-------------|-------------------|-------|
| <b>Primary Area</b><br>Construction: WOOD FRAME<br>Stories: 1.0<br>Attic: NO<br>Basement: NO<br>Area Square Feet: 1426<br>Total Rooms: 0<br>Total Bedrooms: 0 | <table border="1"> <thead> <tr> <th>Structure Feature</th> <th>Structure Type</th> <th>Area Sq Ft</th> </tr> </thead> <tbody> <tr> <td>Misc Improv</td> <td>GARAGE</td> <td>720</td> </tr> <tr> <td>Misc Improv</td> <td>1STYWD/METGENBARN</td> <td>70718</td> </tr> </tbody> </table> | Structure Feature | Structure Type | Area Sq Ft | Misc Improv | GARAGE | 720 | Misc Improv | 1STYWD/METGENBARN | 70718 |
| Structure Feature                                                                                                                                             | Structure Type                                                                                                                                                                                                                                                                         | Area Sq Ft        |                |            |             |        |     |             |                   |       |
| Misc Improv                                                                                                                                                   | GARAGE                                                                                                                                                                                                                                                                                 | 720               |                |            |             |        |     |             |                   |       |
| Misc Improv                                                                                                                                                   | 1STYWD/METGENBARN                                                                                                                                                                                                                                                                      | 70718             |                |            |             |        |     |             |                   |       |

|                                                                                        |                                                  |
|----------------------------------------------------------------------------------------|--------------------------------------------------|
| House Openings:<br>Basement Openings:                                                  |                                                  |
| <b>Basement</b><br>Total Basement: 0<br>Finished Basement: 0<br>Basement Entrance: NO  | <b>Bath Count</b><br>1/2 Bath: 0<br>Full Bath: 2 |
| <b>Heating</b><br>Heat Type: FORCED AIR<br>Air Conditioning: NO<br>Fuel Type: ELECTRIC | <b>Fireplaces</b><br>Chimneys:<br>Woodstoves:    |

*Date of Query: 11/27/2007*



MCPI #243-49-8730  
Washington Immanuel Presbyterian  
Church  
10511 Judicial Drive  
Fairfax, VA 22030

MCPI #242-18-1260  
Randolph D. Rouse, Trustee  
6407 Wilson Boulevard  
Arlington, VA 22205-1506

MCPI #244-45-3850 & 243-20-0865  
Madison at Broad Run Village, LLC  
c/o Greenvest, LC  
8614 Westwood Center Dr., Ste. 900  
Vienna, VA 22182

MCPI #243-30-0294  
Charles A. McClellan  
23283 Evergreen Mills Road  
Aldie, VA 20105-2479

MCPI #220-35-4550, #243-40-6613  
& #200-45-5740  
Brambleton Group, LLC  
42395 Ryan Rd., Ste. 301  
Brambleton, VA 20148-4867