

Statement of Justification

Since 1996 Dominion Christian School has operated on the property of Whole World Fellowship and Church at Northern Virginia on Vale Road. The School now operates under SEA 2005-SU-020, which was granted by the Board of Supervisors on August 3, 2009. That Special Exception Amendment permits on the Church's property a church, a private school for general education, and a telecommunications facility. Under the development conditions, the School is limited to 135 students enrolled in kindergarten through tenth grade and to 17 employees on site at any one time.

By this application, Dominion Christian School seeks to amend SEA 2005-SU-020 to permit 232 students in kindergarten through twelfth grade and to permit a maximum of 29 employees on site at any one time. The School also seeks the right to locate on the property two classroom modules at the location shown on the Special Exception Amendment Plat. As a result of the addition of the classroom modules, the FAR will be 0.047, which is considerably less than the 0.15 permitted for nonpublic institutional uses in in the R-E zoning district. No change is sought for the School's hours of operation. It will continue to operate from 8:30 a.m. to 4 p.m., Monday through Friday.

No change is proposed for either the telecommunications facility or the church use. The Church will continue to have 430 seats and a maximum of seven (7) employees on the property at any one time. Worship services will continue to be held Sunday mornings and Wednesday evenings, and the church office will continue be open from 9 a.m. to 5 p.m., Monday through Friday. According to ITE figures the Church now generates (and will continue to generate) 170 trips a day.

The School's proposed increase in enrollment will not have a significant effect on traffic in the area. According to the ITE figures, the School will generate approximately 575 vehicle trips per day, 188 in the a.m. peak hour, 135 in the p.m. peak hour. (With 135 students currently, the School now generates 335 daily trips.) As a practical matter, the School will generate significantly fewer trips than 575 since so many of its students are siblings and so many students are driven to and from school in carpools.

The application conforms to the general standards for special exceptions set out in Section 9-006, the standards for churches and schools set out in Section 9-210, and the standards for telecommunications facilities set out in section 9-105.

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

The application conforms to all applicable ordinances, regulations, adopted standards, and applicable conditions except the transitional screening and barrier requirements and the parking requirements. The School is seeking confirmation of the prior waiver of the transitional screening and barrier requirements granted in conjunction with SE 2005-SU-020 and will seek approval of an appropriate shared parking arrangement with the Church.