



***Special Use Permit #2024-00091
2701 Cameron Mills Road
Westminster Presbyterian Church***

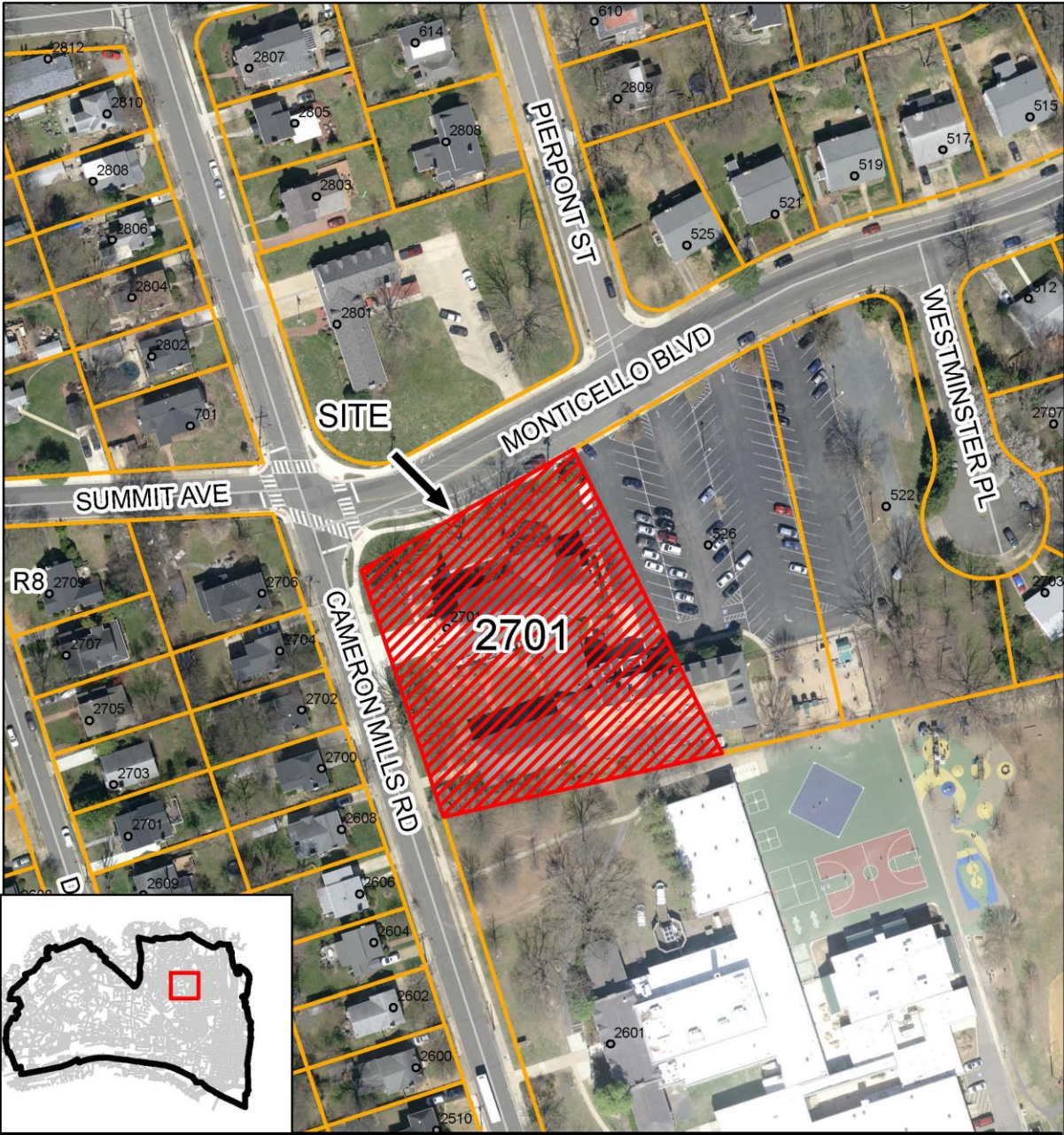
Application	General Data	
Public hearing and consideration of a Special Use Permit for a cemetery and lot modifications.	Planning Commission Hearing:	March 4, 2025
	City Council Hearing:	March 15, 2025
Address: 2701 Cameron Mills Road	Zone:	R-8 Residential
Applicant: Westminster Presbyterian Church of Alexandria, Inc.	Small Area Plan:	Northridge/Rosemont

Staff Recommendation: Approval subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Mavis Stanfield, mavis.stanfield@alexandriava.gov
Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, MARCH 4, 2025: On a motion by Commissioner Brown, seconded by Commissioner Koenig, the Planning Commission voted to recommend approval, subject to all conditions, code requirements, and ordinances. The motion carried on a vote of 6-0-1, with Commissioner Ramirez abstaining.

Reason: The Planning Commission agreed with the staff analysis.



SUP#2024-00091
2701 Cameron Mills Road



0 50 100 200 Feet

I. DISCUSSION

The applicant, Westminster Presbyterian Church of Alexandria, Inc., requests Special Use Permit approval to construct a cemetery, consisting of a columbarium. The location of the columbarium within the side yard setback and a front yard fence over four feet in height both require lot modifications, as discussed below.

SITE DESCRIPTION

The subject site is a corner, where the SUP requests are located, rectangular lot of record and has 201 feet of frontage on Cameron Mills Road, 193 feet on Monticello Boulevard, 228 feet of depth, and a total lot area of approximately 49,776 square feet. The 40,000 square-foot church building, part of which extends to the adjacent lots, 526 and 522 Monticello Boulevard to the east, comprises the entire church property. A 124-space parking lot is located east of the church building and an 8,000 square foot fenced playground is located to the south of the parking lot (Figure 1).



Figure 1: Site context

The 2.9-acre church properties are surrounded by single-unit homes to the east and west, single unit homes and the Alexandria Fire Station 203 to the north, and the George Mason Elementary School and Park to the south.

BACKGROUND

Real estate assessment records indicate that the church was constructed in 1945, however the church's records indicate that the southern portion of the church was constructed earlier in 1942. While no plans for this development are found in City records, aerial photography indicates that the original church structure, which includes the proposed location of the columbarium, was present in 1949.

At the time of construction of the original part of the church, which is the subject of this application, the 1939 Zoning Ordinance governed the property and required a seven-foot side yard setback. The building was constructed 12.2 feet from the southern lot line.

During the review of this SUP report, staff identified that the existing setback for the late-addition education wing, partially located at 526 Monticello Boulevard, did not comply with the 25-foot setback requirement. As such, staff had initially planned to include an after-the-fact approval for a side yard lot modification to bring all the church buildings into zoning compliance and included the 526 Monticello Boulevard address in the legal ad docket language. Ultimately, staff found a BZA #488 approval from 1960 for a 10-foot setback, learning the existing setback area had been already approved. Therefore, the Monticello Boulevard address is no longer relevant to the request and reference to it is not included in this staff report.

On September 26, 1962, City Council approved Special Use Permit #510, for a preschool with 40 children, for four hours per day, five days a week. On July 29, 1975, Special Use Permit #1008 was granted by City Council for a half-day, day care center for 55 children. On September 23, 1975, City Council approved Special Use Permit #1019 to increase the hours of operation of the day care center from 9 a.m. to 12 noon to 9 a.m. to 3:30 p.m., also for 55 children.

On April 11, 1985, the BZA approved variance Case #5171 to locate an air conditioner condenser to within three feet of the southern lot line, which is at the southeastern end of the 1960 variance addition.

On April 10, 2023, staff administratively approved SUP #2023-00022 to increase the number of children permitted in the existing day care center from 55 children to 75 children. The number of employees increased from 13 to a maximum of 17 individuals.

PROPOSAL

The applicant is requesting Special Use Permit approval for a cemetery, consisting of an approximately 200-niche columbarium, surrounded by a six-foot high fence constructed with a brick base and an iron rail above, located along part of the southwest corner of the site (Figures 2-4).

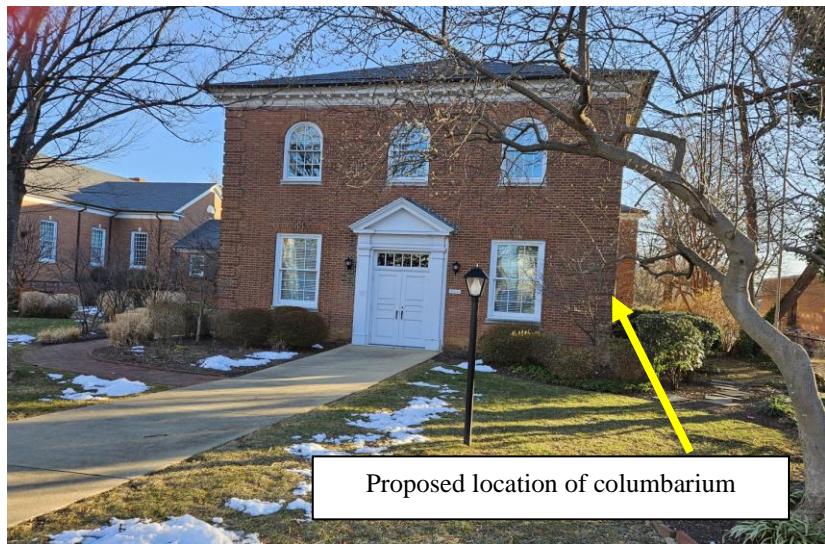


Figure 2: View of chapel entrance

The applicant also requests SUP approval for two lot modifications. The first is to locate the columbarium 13 feet from the side lot line, where a 25-foot setback is required. Second, a six-foot, semi-enclosed fence proposed in the required front yard requires modifications as it exceeds the allowable four-foot maximum height for open fences.

The columbarium would consist of approximately 200 niches located on the south wall of the existing chapel building surrounding existing windows, as shown in Figure, having a depth of roughly 1.3 feet and a height of 6.8 feet. The columbarium would be accessed via a new sidewalk that would connect to the existing sidewalk for the chapel, as can be seen in Figure 4. Three benches would be located along the southern lot line and two benches would surround a fountain at the southwest corner next to the right of the chapel entrance. Brick pavers would extend from the walkway to the edge of chapel/parlor structure and create a space for small gatherings of between five to 15 people who would attend services that would take place between the hours of 10 a.m. and 2 p.m. The fence would extend around the walkway and the area for gatherings.

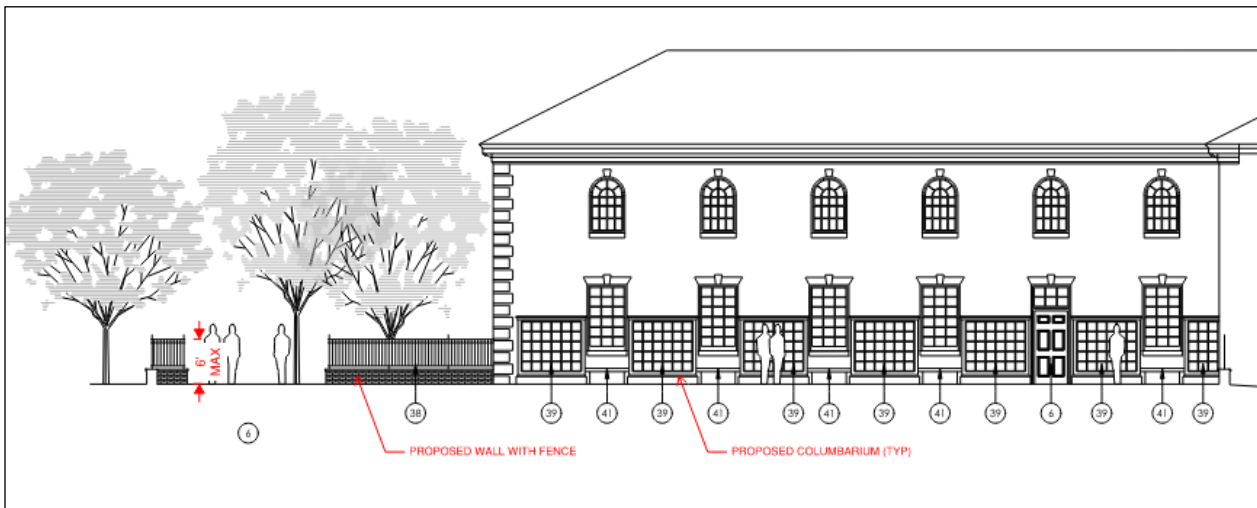


Figure 3: Rendering of south elevation showing proposed columbarium and fence locations

The applicant has indicated that there were a number of considerations in the church's choice to locate the columbarium near the southern side lot line. There is an existing columbarium located in the narthex of the existing chapel and maintaining proximity to this columbarium was important to the church. Additionally, the chapel is used to conduct memorial services, so locating the columbarium with direct access to the chapel was a key consideration. The church discussed the courtyard on the north side of the chapel as an alternative location, but that space is used for many alternative functions, for both the church and neighbors. It was felt that a number of these functions, including the walking of dogs and various gatherings, would not be conducive to the quiet, reflective space sought for the columbarium. Areas of the site to the north and east of the church placed the columbarium distant to the chapel as well as adjacent to large areas of parking or heavier street traffic. It was felt that the south side of the chapel offered a more secluded, private space that could be screened effectively and accommodate the adjacencies to the existing columbarium and chapel.

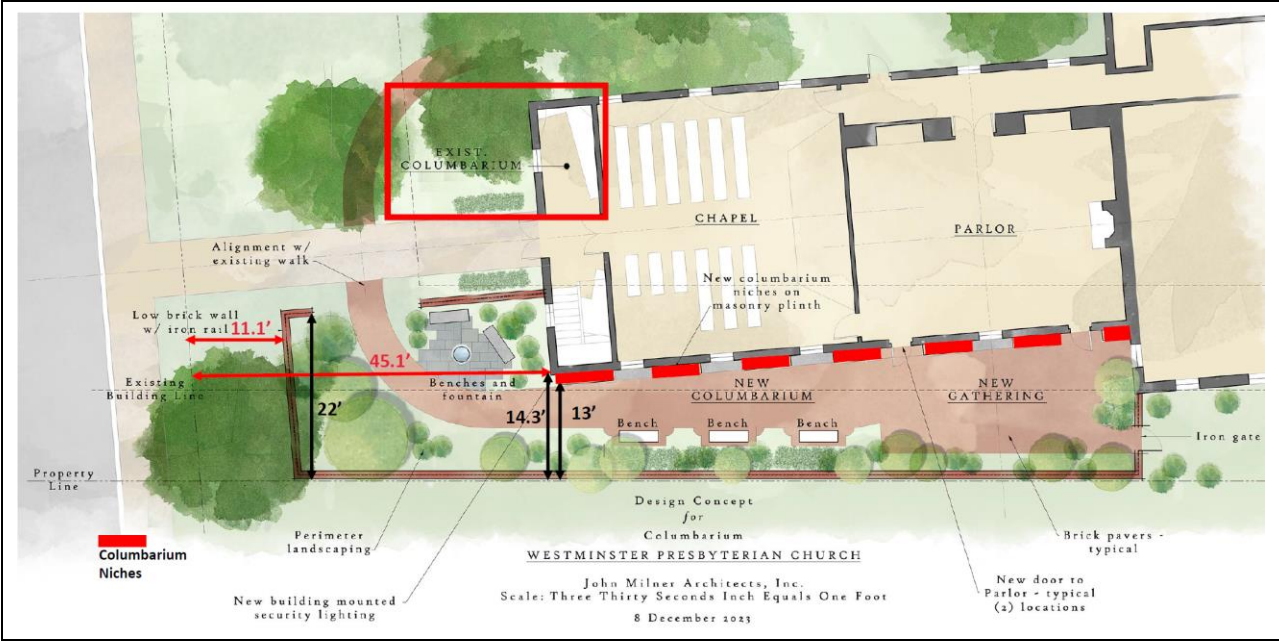


Figure 4: Design concept for the columbarium and fence locations

PARKING

The 124-space parking area was deemed to be in compliance at the time the church sanctuary was constructed. The proposed columbarium will not affect parking, as it is a continuation of the existing church use.

ZONING/MASTER PLAN DESIGNATION

The property is located in the R-8, Residential Zone. Cemeteries, which include columbariums, require special permit approval, pursuant to Section 3-303(A) of the Zoning Ordinance. A closed and up to six-foot side yard fence alongside the columbarium is permitted according to Section 7-202(C)(1).

Section 11-416(C) allows review of lot modifications for minimum lot requirements, such as setbacks and yards, in association with a special use permit request. Table 1 indicates the minimum lot modifications requested:

TABLE 1: Lot modification requests

<i>Modification</i>	<i>Required</i>	<i>SUP Request</i>
Front Yard (fence)	Four-foot fence height and open <i>Section 7-202(A)(1)</i>	Up to six-foot fence height and semi-closed
Side Yard Setback (south side with addition of columbarium)	25-foot minimum <i>Section 3-206(A)(2)</i>	13 feet

The proposed use is consistent with the Northridge/Rosemont Small Area Plan chapter of the Master Plan, which designates the property for Institutional use. Institutional uses include cemeteries.

II. STAFF ANALYSIS

Staff supports the applicant’s request for a cemetery, consisting of an approximately 200-niche columbarium, and for lot modifications related to a minor reduction in the side yard setback and a six-foot brick and iron rail fence in the front yard.

Neighborhood impacts are not expected from the columbarium addition as the service hours would be limited to between 10 a.m. and 2 p.m. and with an expectation of no more than 15 congregants at a service. Other times the area would serve as a place of quiet visitation. The columbarium use is a distance away for the school at approximately 130 feet from the closest school building section. Residential uses, also are not nearby. Staff agree that this is a reasonable location for the columbarium at only 1.3 additional feet closer to the side yard lot line than the existing building face.

As noted in the proposal, the semi-closed six-foot side and front yard fence would be composed of brick and iron railings in an attractive design. The fence, along with shrubs and trees, would provide a screen to the areas where mourners would gather. Staff support the lot modification for a 22-foot long front yard fence height of up to six feet and semi-closed, as opposed to a permitted open and four foot fence, to provide privacy for congregants during funeral services. Additionally, this six-foot section of fence would only occupy 10% of the overall church frontage, and as such, would keep open the lovely view of the church property and open space.

Three conditions, somewhat unique to this site, have been also included in the staff report. As the potential for artifacts related to historic or prehistoric settlements may exist, Condition #3 was added to require the applicant's contractors to cease construction activities and immediately contact the City's Alexandria Archaeology department if any historical evidence is unearthed. Condition #4 prohibits metal detectors or artifact collection without authorization from Alexandria Archaeology and Condition #5 requires that the language of Conditions #3 and #4 appear on all site plans that involve that demolition and ground disturbance.

Other standard conditions are included that require the proposal to be consistent with the application (Condition #2) and Condition #6 requires reviews for compliance after one year and every three years thereafter by the Director.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The location and specifications of the columbarium development shall be substantially consistent as submitted in the application on January 9, 2025. (P&Z)
3. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of historic or prehistoric artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. (Archaeology)
4. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. (Archaeology)
5. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements. (Archaeology)
6. The Director of Planning and Zoning shall review the special use permit one year after it has been operational, and then again every three years for compliance with all conditions and may docket the matter for consideration by the planning commission and city council if there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse

zoning impact on the surrounding community; or the director has determined that new or revised conditions are needed to offset land use impacts not addressed in the City Code.
(P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Mavis Stanfield, Urban Planner

Staff Note: In accordance with section 11-506(C) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. This includes any sound from the bell tower. (OEQ/T&ES)
- C-2 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)
- C-3 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

Code Enforcement:

- C-1 A building permit is required.

Fire:

- C-1 Fire lanes and emergency vehicle access (EVE) shall remain accessible during construction.
- C-2 In the event water supply is shutdown - Prior to water being shutdown to surrounding fire hydrants contact Jack Hoffman with the fire department at Jack.Hoffman@alexandriava.gov.

Health:

No comments received.

Parks and Recreation:

No comments received.

Police Department:

No comments received.

Archaeology:

- F-1 Between the 1860s and 1939, historic maps suggest that this particular area of Alexandria remained undeveloped. During the Civil War a detailed map of the area shows several roads crisscrossing the property, and the John Lloyd estate located several hundred feet to the east. Aerial maps throughout the first half of the twentieth century indicate that the tract of land was forested until 1942 when the church was built. While there is no direct evidence of historic activity taking place on the property prior to construction of the church, the elevated, well drained tract could have attracted settlement before the Civil War. Also, given its location on a terrace overlooking tributaries of Four Mile Run and Timber Branch, the setting is the type of landform that often attracted temporary prehistoric settlement.
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of historic or prehistoric artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 2701 Cameron Mills Road

TAX MAP REFERENCE: 023.04-10-01, 02, 03 **ZONE:** R-8

APPLICANT:

Name: Westminster Presbyterian Church of Alexandria, Inc.

Address: 2701 Cameron Mills Road

PROPOSED USE: Lot modifications for Existing Church with proposed Columbarium Cemetery Fence greater than 4FT in height

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Lavinia Davis-Laux
 Print Name of Applicant or Agent
2701 Cameron Mills Road
 Mailing/Street Address
Alexandria, VA 22302
 City and State Zip Code

01/09/2025
 Signature Date
██████████ n/a
 Telephone # Fax #
██
 Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of 2701 Cameron Mills Road, I hereby
(Property Address)
grant the applicant authorization to apply for the Cemetery Columbarium Fence use as
(use)
described in this application.

Name: Lavinia Davis-Laux

Phone: [REDACTED] ext. 110

Please Print

Address: 2701 Cameron Mills Road

Email: [REDACTED]

Signature: 

Date: 01/09/2025

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Westminster Presbyterian Church of Alexandria, Inc.

2701 Cameron Mills Road

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Westminster Presbyterian Church of Alexandria, Inc	2701 Cameron Mills Road	100%
2. Lavinia Davis-Laux	2701 Cameron Mills Road	Director of Finance & Administration
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2701 Cameron Mills Road (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Westminster Presbyterian Church of Alexandria, Inc.	2701 Cameron Mills Road	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click [here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Westminster Presbyterian Church of Alexandria, Inc.	None	None
2. Lavinia Davis-Laux	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

01/09/2025

Lavinia Davis-Laux

Date

Printed Name


 Signature

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

a new use requiring a special use permit,

an expansion or change to an existing use without a special use permit,

an expansion or change to an existing use with a special use permit,

other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Typical number for a columbarium style cemetery with approximately 200 niches.

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

Typical management for church grounds including church clergy personnel

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

7

Hours:

24

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Typical for conventional mechanical equipment and visitors to a cemetery

B. How will the noise be controlled?

City noise ordinance and building management

8. Describe any potential odors emanating from the proposed use and plans to control them:

None

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Typical cemetery and church trash

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

Typical for cemetery and church use

C. How often will trash be collected?

D. How will you prevent littering on the property, streets and nearby properties?

Building management

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.

No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Building maintenance and cleaning supplies typical for a church or cemetery use.

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Building lighting and building management staff. Traditional door locks for the church.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

118 Standard spaces
 _____ Compact spaces
6 Handicapped accessible spaces.
 _____ Other.

Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (*check one*)

on-site
 off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? 0

Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____ Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

B. Where are off-street loading facilities located? N/A

C. During what hours of the day do you expect loading/unloading operations to occur?

N/A

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Access is adequate and no new public improvements are required

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No Along the exterior wall of the existing building

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total) No floor area is proposed with the SUP cemetery use

19. The proposed use is located in: *(check one)*

a stand alone building

a house located in a residential zone

a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: Along the southern wall of the existing church on the exterior of the building.

End of Application



Department of Planning & Zoning
Special Use Permit Application Checklist

Supplemental application for the following uses:

- Automobile Oriented
- Parking Reduction
- Signs
- Substandard Lot
- Lot modifications requested with SUP use

Interior Floor Plan

- Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- Plan for outdoor uses

Contextual site image

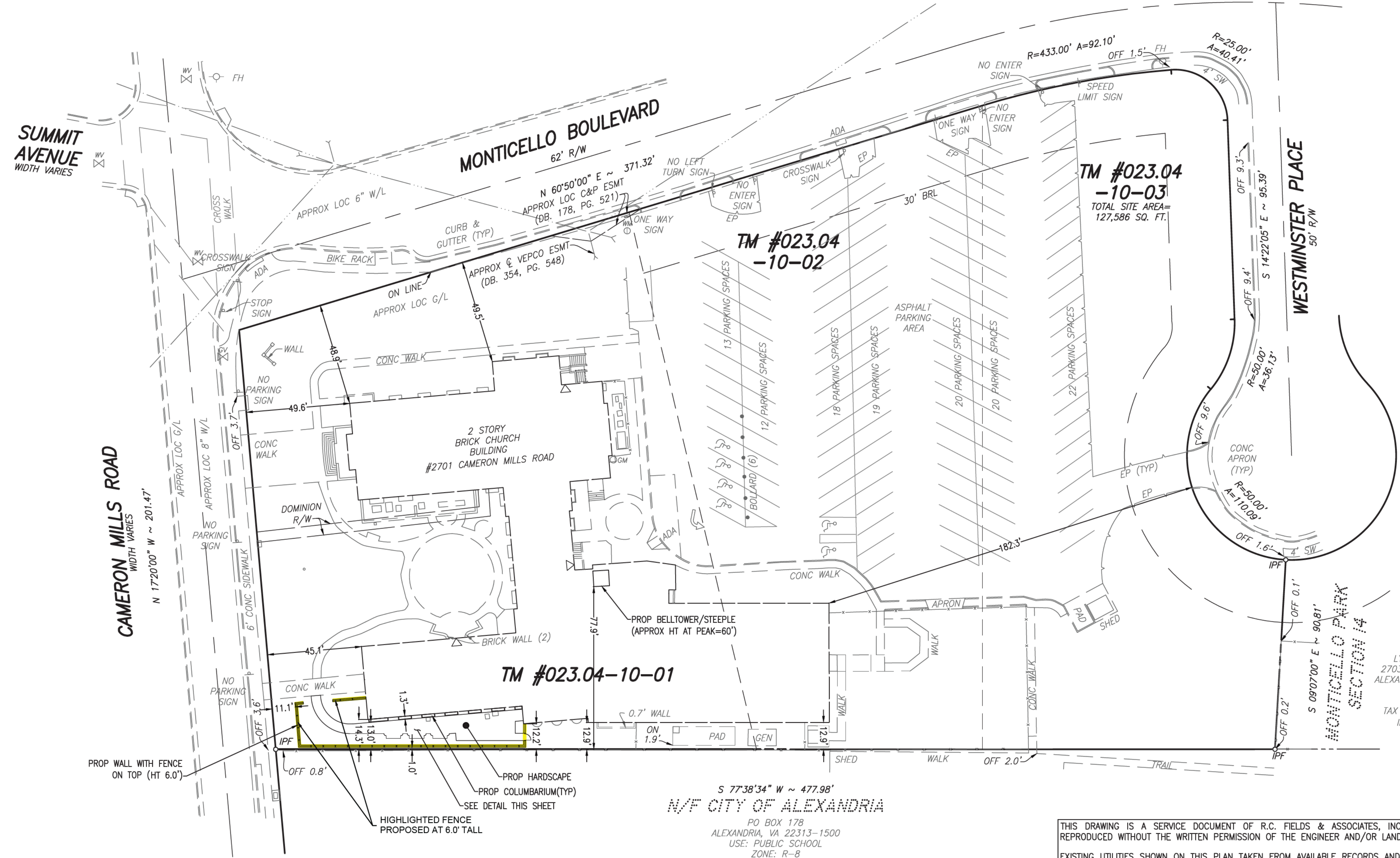
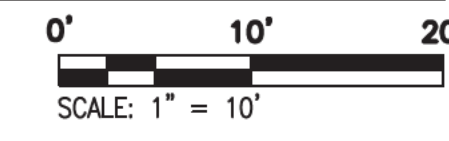
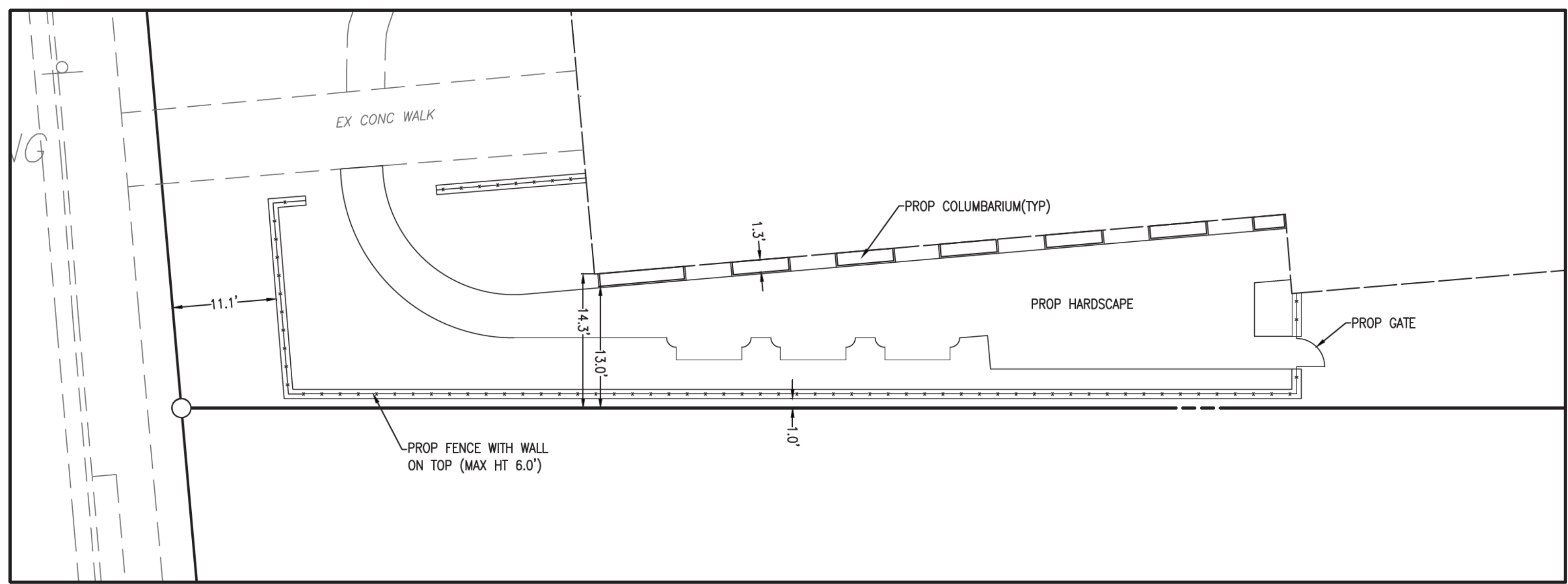
- Show subject site, on-site parking area, surrounding buildings, cross streets

SPECIAL USE PERMIT
WESTMINSTER PRESBYTERIAN CHURCH
 2701 CAMERON MILLS ROAD
 CITY OF ALEXANDRIA, VIRGINIA

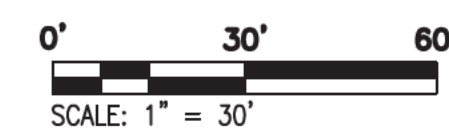
DATE	REVISION

DESIGN: TJD
 CHECKED: TJD
 SCALE: 1"=30'
 DATE: DEC 2024

PROPOSED CONDITIONS
 SHEET **2** OF **2**
 FILE: **24-133**



S 77°38'34" W ~ 477.98'
 N/F CITY OF ALEXANDRIA
 PO BOX 178
 ALEXANDRIA, VA 22313-1500
 USE: PUBLIC SCHOOL
 ZONE: R-8
 TAX MAP: 023.04-10-20
 DB. 142, PG. 475



THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.
 © 2024 R.C. FIELDS & ASSOCIATES, INC.

NOT FOR CONSTRUCTION

GENERAL NOTES

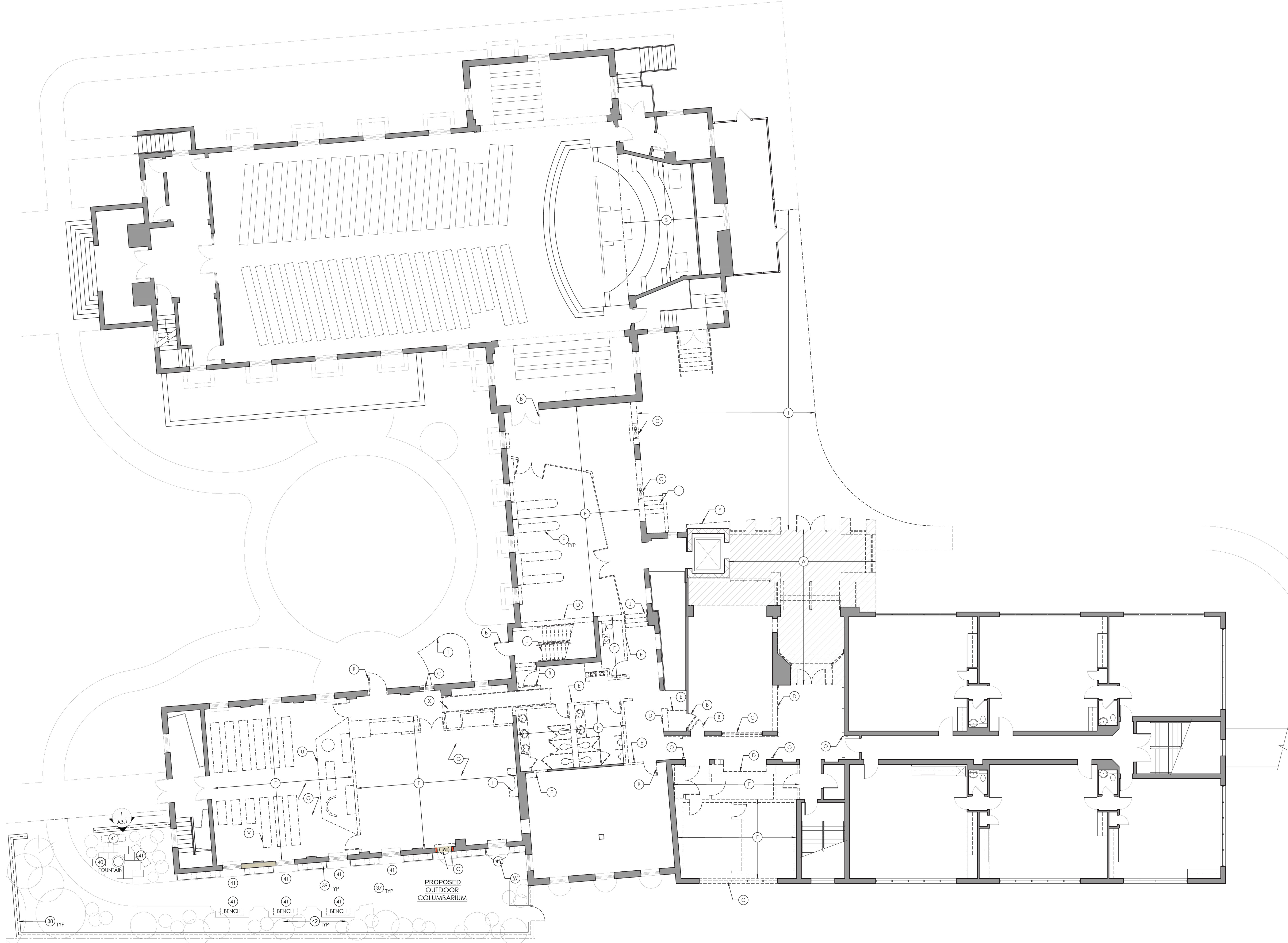
1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CMU, MASONRY, WOOD STUDS OR TO FINISH FACE OF EXISTING WALLS.
2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

GENERAL DEMOLITION NOTES

1. COORDINATE SHUT-OFF and CAPPING of ALL UTILITIES AS REQUIRED by SCOPE of DEMOLITION.
2. REFER TO MECHANICAL, ELECTRICAL and PLUMBING DRAWINGS for ADDITIONAL MEP DEMOLITION SCOPE. INFORMATION SHOWN on THE ARCHITECTURAL DRAWINGS RELATIVE TO MEP SCOPE IS for GENERAL REFERENCE ONLY.
3. CONTRACTOR IS RESPONSIBLE for ALL NECESSARY SHORING, TEMPORARY SUPPORT and PROTECTIONS REQUIRED for THE IDENTIFIED SCOPE of DEMOLITION WORK.
4. REMOVAL of EXISTING FINISHES SHALL BE AS REQUIRED by THE SCOPE of WORK OUTLINED on THE NEW WORK DRAWINGS.
5. ADDITIONAL CUTTING and PATCHING of FINISHES WILL BE REQUIRED BASED on THE SCOPE of STRUCTURAL and MEP WORK. CONTRACTOR SHALL COORDINATE CUTTING and PATCHING BASED on STRUCTURAL and MEP REQUIREMENTS. PATCHING of FINISHES SHALL MATCH ADJACENT EXISTING to REMAIN MATERIALS UNLESS OTHERWISE NOTED.

DEMOLITION KEYNOTES

- A. REMOVE EXISTING CONSTRUCTION IN ITS ENTIRETY, INCLUDING ALL DOORS, WINDOWS, FLOOR and ROOF FRAMING and ASSOCIATED FOUNDATIONS. COORDINATE SHUT-OFF and CAPPING of ALL UTILITIES. OWNER to IDENTIFY ANY ITEMS FOR SALVAGE PRIOR to START of DEMOLITION.
- B. REMOVE EXISTING DOOR(S), FRAMES, HARDWARE and ASSOCIATED CASING in THEIR ENTIRETY.
- C. REMOVE EXISTING WINDOW FRAME and ASSOCIATED CASINGS, TRIM and SILL.
- D. REMOVE PORTION of EXISTING CMU WALLS AS INDICATED. COORDINATE with REQUIREMENTS of NEW WORK SHOWN on ARCHITECTURAL and STRUCTURAL DRAWINGS.
- E. REMOVE EXISTING FRAME WALLS as INDICATED. COORDINATE with REQUIREMENTS of NEW WORK.
- F. REMOVE EXISTING BUILDING CONSTRUCTION INCLUDING INTERIOR WALLS, CEILINGS, DOORS, WINDOWS, FLOORING, FIXTURES, EQUIPMENT, and FINISHES THROUGHOUT AS INDICATED, UNLESS NOTED OTHERWISE. COORDINATE with REQUIREMENTS of NEW WORK SHOWN on ARCHITECTURAL DRAWINGS.
- G. EXISTING CEILING to REMAIN.
- H. REMOVE PORTION of EXISTING FOUNDATION WALLS, FOOTINGS and FLOOR SLAB as REQUIRED by NEW WORK.
- I. REMOVE EXISTING STEPS, CONCRETE SLAB, WALKWAYS, ETC. FINAL SCOPE of REMOVAL to be COORDINATED w CIVIL CONSULTANT.
- J. REMOVE EXISTING STAIR in ITS ENTIRETY.
- K. REMOVE PORTION of EXISTING CONCRETE FLOOR SLAB as REQUIRED by NEW WORK.
- L. REMOVE PORTION of EXISTING ROOF AS INDICATED. COORDINATE with REQUIREMENTS of NEW WORK.
- M. SAW-CUT AREA of EXISTING SLAB TO ACCESS SANITARY as NECESSARY.
- N. SAW-CUT SLAB FOR COLUMN FOUNDATIONS TO CARRY NEW LINTELS. TYP.
- O. REMOVE EXISTING DOOR JAMB, TYP.
- P. REMOVE EXISTING CASEWORK in ITS ENTIRETY.
- Q. REMOVE PORTION of EXISTING SIDEWALK and PAVING, COORDINATE w/ CIVIL DRAWINGS.
- R. REMOVE EXISTING STAIR FOUNDATIONS.
- S. INCIDENTAL WALL and CEILING DEMOLITION THIS AREA to be FINALIZED DURING NEXT PHASE w/ ORGAN and ACOUSTIC CONSULTANTS.
- T. REMOVE EXISTING FIREPLACE.
- U. REMOVE EXISTING CHANCEL PLATFORM and FURNITURE. CONFIRM SALVAGE ITEMS with OWNER PRIOR to START of WORK.
- V. REMOVE EXISTING PEWS and CHANCEL FURNITURE. CONFIRM SALVAGE ITEMS with OWNER PRIOR to START of WORK.
- W. REMOVE EXISTING WINDOW WELL.
- X. REMOVE EXISTING RAMP.
- Y. REMOVE EXISTING EXTERIOR CLADDING.



Revisions:	No.:	Date:	Status:
2024-11-18	As Noted		
	Drawn:	LJM/JDK	
	Checked:	JDK	
			Status: SCHEMATIC DESIGN

Renovation and Addition to
Westminster Presbyterian Church
 2701 Cameron Mills Road, Alexandria, Virginia, 22302
JOHN MILNER ARCHITECTS, INC.
 104 Lakeview Drive, Chadds Ford, Pennsylvania, 19317 610-388-0111

SECOND FLOOR DEMOLITION PLAN

D1.1

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

NOT FOR CONSTRUCTION

GENERAL NOTES

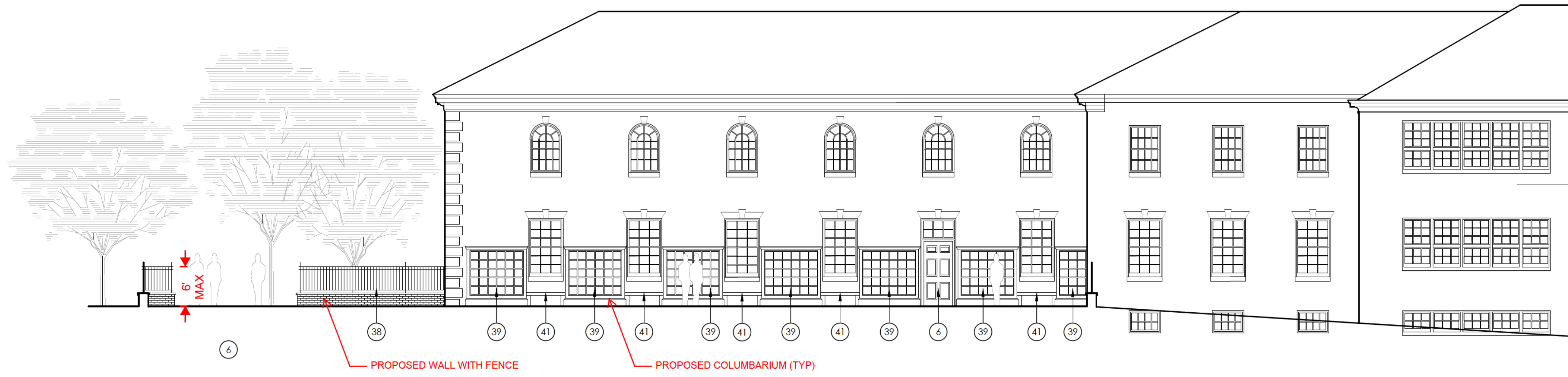
1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CMU, MASONRY, WOOD STUDS OR TO FINISH FACE OF EXISTING WALLS.
2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

GENERAL NEW WORK NOTES

1. REFER TO STRUCTURAL and MEP DRAWINGS for ADDITIONAL SCOPE.
2. SITE WORK SHOWN on THE ARCHITECTURAL DRAWINGS IS for GENERAL COORDINATION PURPOSES ONLY. SITE RELATED SCOPE of WORK to be DEVELOPED by CIVIL CONSULTANT DURING NEXT PHASE of WORK.

NEW WORK KEY NOTES

1. NEW FINISHES (FLOORING, PAINT, CEILINGS) and LIGHTING THROUGHOUT. TYPICAL of SPACE INDICATED.
2. NEW FOLDING ACOUSTICAL PARTITION.
3. NEW WINDOW w/ INFILL CMU BELOW. PROVIDE NEW CONC. FLOOR SLAB at LOCATIONS of EXISTING SLAB REMOVAL. PROVIDE 1 HR FIRE-RATED WINDOWS in EDUCATION WING (NON-SPRINKLERED).
4. NEW CASEWORK.
5. NEW / INFILL WALL to MATCH EXIST. TYPICAL WHERE INDICATED BY HATCH.
6. NEW DOOR. PROVIDE FIRE RATINGS at NEW FIRE BARRIER.
7. NEW ELECTRONIC ACCESS CONTROL of DOOR. TYPICAL of FIRST FLOOR PRE-SCHOOL ENTRY and FIRST and SECOND FLOOR EDUCATION CORRIDORS.
8. NEW EXTERIOR WINDOW in CONFIGURATION to MATCH EXISTING.
9. NEW FINISHES, FIXTURES and LIGHTING THROUGHOUT. ASSUME CERAMIC TILE FLOORING and WAINSCOT, PAINTED METAL TOILET PARTITIONS (WHERE APPLICABLE), STAINLESS STEEL RESTROOM ACCESSORIES and SOLID SURFACE COUNTERTOPS. TYPICAL of NEW RESTROOMS.
10. NEW ROD and SHELF. TYPICAL.
11. NEW CONCRETE FLOOR SLAB. TYPICAL THROUGHOUT AREAS INDICATED for SLAB REMOVAL and AS REQUIRED for STRUCTURAL and MEP SCOPES.
12. NEW GATE at EAST END of PLAYGROUND. NOT SHOWN.
13. NEW OPEN STAIR.
14. NEW RAMPED FLOOR for ACCESSIBLE ACCESS to MUSIC SPACE.
15. NEW ENTRY PORTICO.
16. 2 HR FIRE RATED BARRIER
17. NEW KITCHEN CABINETRY, APPLIANCE and FIXTURES as INDICATED.
18. NEW INTERIOR STEPS and RAILINGS
19. NEW INTERIOR RAMP and RAILINGS
20. NEW MOVEABLE CHANCEL PLATFORM.
21. NEW GAS FIREPLACE.
22. NEW LIBRARY SHELVING at PERIMETER.
23. NEW DRINKING FOUNTAIN.
24. EXISTING ELEVATOR REFURNISHED to ACCOMMODATE ADJUSTED LOBBY ENTRANCE.
25. NEW ANTI-PHONAL ORGAN CHAMBERS. DESIGN to be FINALIZED w/ ORGAN CONSULTANT.
26. NEW HARD SURFACE FLOORING THROUGHOUT. TYPICAL.
27. NEW PEW CUSHIONS. TYPICAL THROUGHOUT.
28. NEW EXTERIOR ACOUSTICAL STORM WINDOW.
29. NEW ACOUSTICAL LINER PANELS at INTERIOR of MECHANICAL ENCLOSURE.
30. NEW SOUND REFLECTING PANELS AT NORTH AND SOUTH TRANSEPT WALLS. DESIGN to be FINALIZED w/ ACOUSTICAL CONSULTANT.
31. RECONFIGURE ORGAN LOFT and CHOR SIDE WALLS AS REQUIRED to ACCOMMODATE NEW ORGAN INSTALLATION. GENERALLY TYPICAL of HATCHED AREA. DESIGN to be FINALIZED w/ ORGAN CONSULTANT.
32. NEW CEILING INFILL AT COFFERS. TYPICAL of AREA ABOVE CHANCEL.
33. NEW EXTERIOR STEPS and RAILINGS.
34. NEW EXTERIOR RAMP and RAILINGS.
35. NEW SIDEWALK and CURBING to be FINALIZED w/ CIVIL.
36. NEW TERRACE w/ PAVERS over COMPACTED FILL.
37. BRICK PAVERS at NEW COLUMBARIUM.
38. LOW BRICK RETAINING WALL w/ IRON FENCING.
39. MASONRY PLINTH w/ BRONZE COLUMBARIUM NICHES.
40. NEW FOUNTAIN.
41. NEW BENCHES.
42. PERIMETER LANDSCAPING by OTHERS.
43. NEW FLAT EPDM ROOF over TAPERED INSULATION.
44. NEW SLOPED ASPHALT SHINGLE ROOF.
45. NEW ROOF ACCESS STEPS.
46. NEW BELL TOWER EXTENSION of EXISTING ELEVATOR TOWER. PVC MILLWORK to be DEVELOPED FURTHER DURING NEXT DESIGN PHASE.
47. BRICK VENEER over CMU STRUCTURAL WALL. TYPICAL of ADDITION.
48. COPPER GUTTERS and DOWNSPOUTS.



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Status:	
Revisions:	No. Date:
2024-11-18	As Noted
Scale:	Drawn: LJM/JDK
Date:	Checked: JDK
	Status: SCHEMATIC DESIGN

Renovation and Addition to
Westminster Presbyterian Church
 2701 Cameron Mills Road, Alexandria, Virginia, 22302

JOHN MILNER ARCHITECTS, INC.
 104 Lakeside Drive, Chadds Ford, Pennsylvania, 19317
 610-388-0111

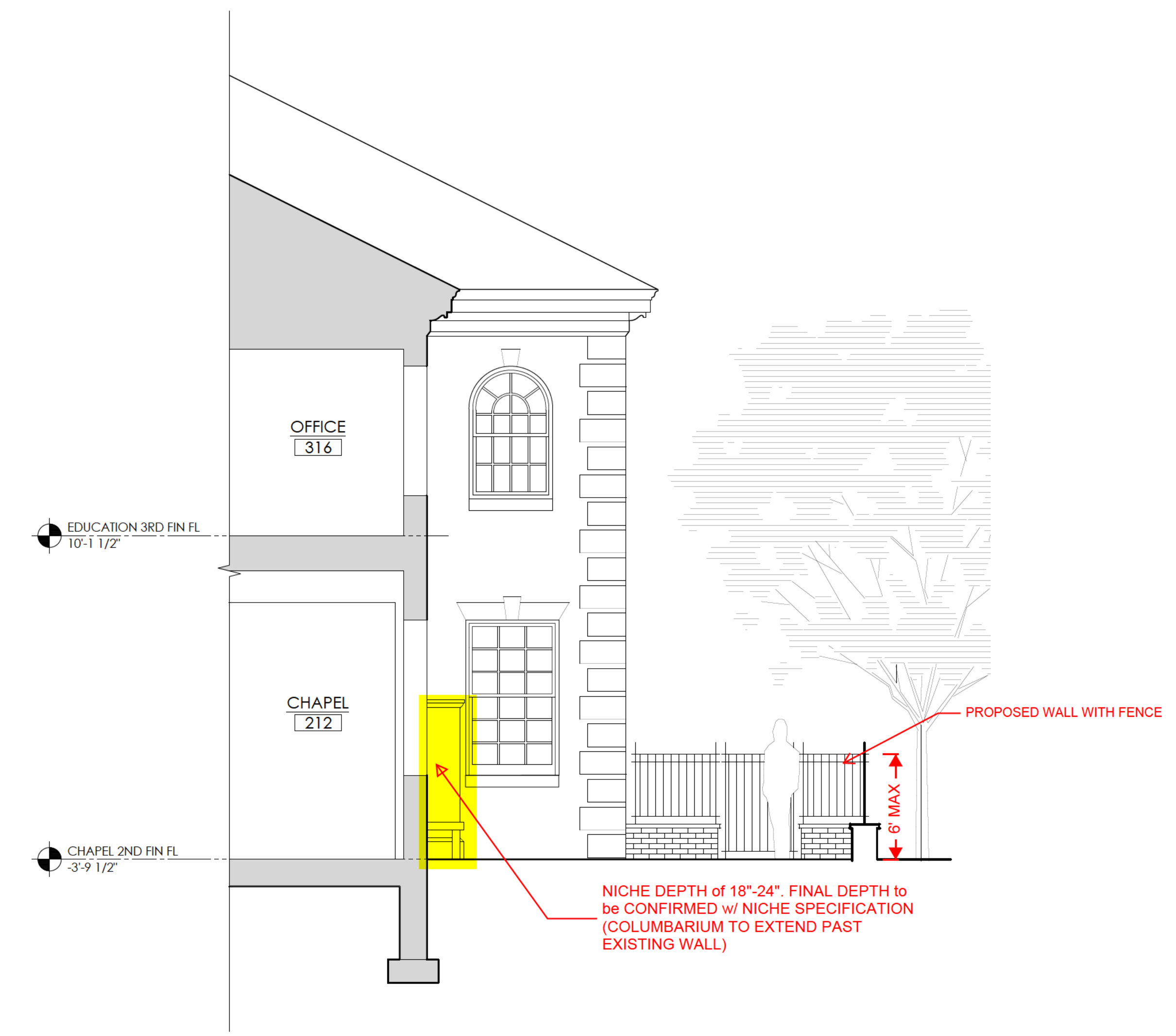
ELEVATION

A2.1

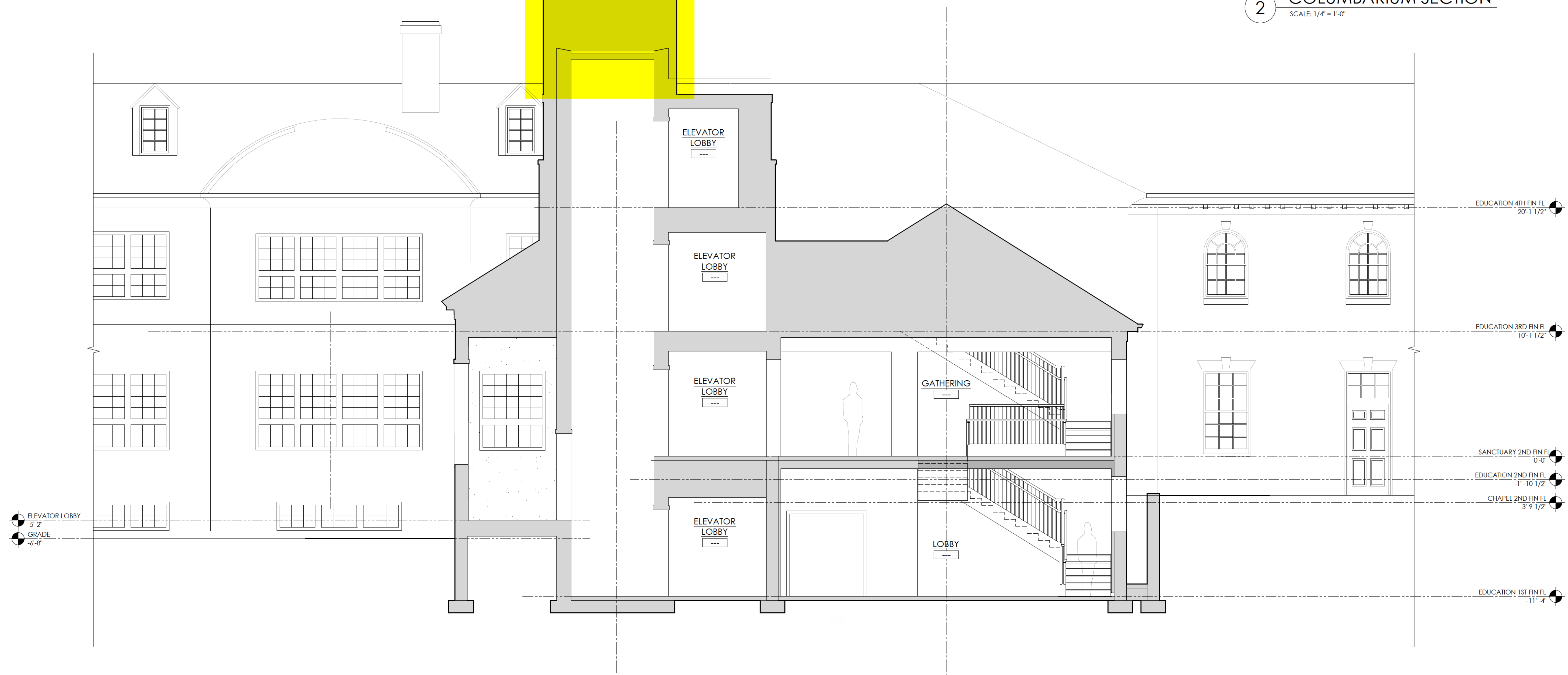
- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CMU, MASONRY, WOOD STUDS OR TO FINISH FACE OF EXISTING WALLS.
 2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

NOT FOR CONSTRUCTION

Revisions:	No.:	Date:	Status:
2024-11-18	As Noted		
Date:	Scale:	Drawn:	Checked:
		LJM/JDK	JDK
Status: SCHEMATIC DESIGN			



2 COLUMBARIUM SECTION
SCALE: 1/4" = 1'-0"



1 ELEVATOR SECTION
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

Renovation and Addition to
Westminster Presbyterian Church
2701 Cameron Mills Road, Alexandria, Virginia, 22302
JOHN MILNER ARCHITECTS, INC.
104 Lakeside Drive, Chadds Ford, Pennsylvania, 19317 610-388-0111

ELEVATOR SECTION

A3.2

NOT FOR CONSTRUCTION

GENERAL NOTES

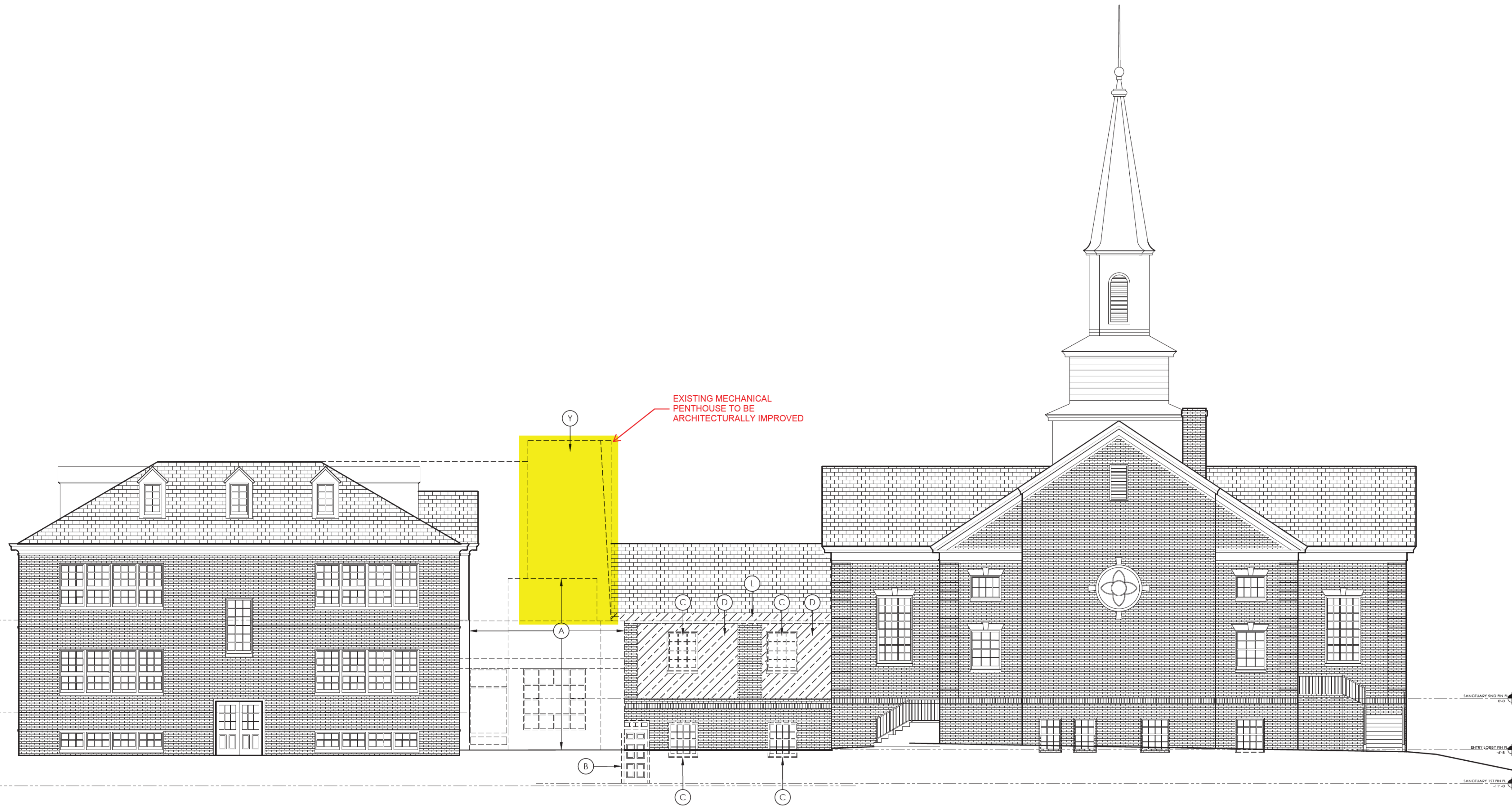
1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CMU, MASONRY, WOOD STUDS OR TO FINISH FACE OF EXISTING WALLS.
2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

GENERAL DEMOLITION NOTES

1. COORDINATE SHUT-OFF and CAPPING of ALL UTILITIES AS REQUIRED by SCOPE of DEMOLITION.
2. REFER TO MECHANICAL, ELECTRICAL and PLUMBING DRAWINGS for ADDITIONAL MEP DEMOLITION SCOPE, INFORMATION SHOWN on THE ARCHITECTURAL DRAWINGS RELATIVE TO MEP SCOPE is for GENERAL REFERENCE ONLY.
3. CONTRACTOR is RESPONSIBLE for ALL NECESSARY SHORING, TEMPORARY SUPPORT and PROTECTIONS REQUIRED for THE IDENTIFIED SCOPE of DEMOLITION WORK.
4. REMOVAL of EXISTING FINISHES SHALL BE AS REQUIRED BY THE SCOPE of WORK OUTLINED on THE NEW WORK DRAWINGS.
5. ADDITIONAL CUTTING and PATCHING of FINISHES WILL BE REQUIRED BASED on THE SCOPE of STRUCTURAL and MEP WORK. CONTRACTOR SHALL COORDINATE CUTTING and PATCHING BASED on STRUCTURAL and MEP REQUIREMENTS. PATCHING of FINISHES SHALL MATCH ADJACENT EXISTING to REMAIN MATERIALS UNLESS OTHERWISE NOTED.

DEMOLITION KEYNOTES

- A. REMOVE EXISTING CONSTRUCTION IN ITS ENTIRETY, INCLUDING ALL DOORS, WINDOWS, FLOOR and ROOF FRAMING and ASSOCIATED FOUNDATIONS. COORDINATE SHUT-OFF and CAPPING of ALL UTILITIES. OWNER to IDENTIFY ANY ITEMS FOR SALVAGE PRIOR to START of DEMOLITION.
- B. REMOVE EXISTING DOOR(S), FRAMES, HARDWARE and ASSOCIATED CASING in THEIR ENTIRETY.
- C. REMOVE EXISTING WINDOW FRAME and ASSOCIATED CASINGS, TRIM and SILL.
- D. REMOVE PORTION of EXISTING CMU WALLS AS INDICATED. COORDINATE with REQUIREMENTS of NEW WORK SHOWN on ARCHITECTURAL and STRUCTURAL DRAWINGS.
- E. REMOVE EXISTING FRAME WALLS as INDICATED. COORDINATE with REQUIREMENTS of NEW WORK.
- F. REMOVE EXISTING BUILDING CONSTRUCTION INCLUDING INTERIOR WALLS, CEILINGS, DOORS, WINDOWS, FLOORING, FIXTURES, EQUIPMENT, and FINISHES THROUGHOUT AS INDICATED, UNLESS NOTED OTHERWISE. COORDINATE with REQUIREMENTS of NEW WORK SHOWN on ARCHITECTURAL DRAWINGS.
- G. EXISTING CEILING to REMAIN.
- H. REMOVE PORTION of EXISTING FOUNDATION WALLS, FOOTINGS and FLOOR SLAB as REQUIRED BY NEW WORK.
- I. REMOVE EXISTING STEPS, CONCRETE SLAB, WALKWAYS, ETC. FINAL SCOPE of REMOVAL to be COORDINATED w/ CIVIL CONSULTANT.
- J. REMOVE EXISTING STAIR in ITS ENTIRETY.
- K. REMOVE PORTION of EXISTING CONCRETE FLOOR SLAB as REQUIRED BY NEW WORK.
- L. REMOVE PORTION of EXISTING ROOF AS INDICATED. COORDINATE with REQUIREMENTS of NEW WORK.
- M. SAW-CUT AREA of EXISTING SLAB TO ACCESS SANITARY as NECESSARY.
- N. SAW-CUT SLAB FOR COLUMN FOUNDATIONS TO CARRY NEW LINTELS, TYP.
- O. REMOVE EXISTING DOOR JAMB, TYP.
- P. REMOVE EXISTING CASEWORK in ITS ENTIRETY.
- Q. REMOVE PORTION of EXISTING SIDEWALK and PAVING, COORDINATE w/ CIVIL DRAWINGS.
- R. REMOVE EXISTING STAIR FOUNDATIONS.
- S. INCIDENTAL WALL and CEILING DEMOLITION THIS AREA to be FINALIZED DURING NEXT PHASE w/ ORGAN and ACOUSTIC CONSULTANTS.
- T. REMOVE EXISTING FIREPLACE.
- U. REMOVE EXISTING CHANCEL PLATFORM and FURNITURE. CONFIRM SALVAGE ITEMS with OWNER PRIOR to START of WORK.
- V. REMOVE EXISTING PEWS AND CHANCEL FURNITURE. CONFIRM SALVAGE ITEMS with OWNER PRIOR to START of WORK.
- W. REMOVE EXISTING WINDOW WELL.
- X. REMOVE EXISTING RAMP.
- Y. REMOVE EXISTING EXTERIOR CLADDING.



1 EAST DEMOLITION ELEVATION
SCALE: 1/8" = 1'-0"



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

Status:

Revisions:
No.: | Date:

Date: 2024-11-18

Scale: As Noted

Drawn: LJM/JDK

Checked: JDK

Status: SCHEMATIC DESIGN

Renovation and Addition to
Westminster Presbyterian Church
2701 Cameron Mills Road, Alexandria, Virginia, 22302

JOHN MILNER ARCHITECTS, INC.
104 Lakewood Drive, Chadds Ford, Pennsylvania, 19317
610-388-0111

EAST DEMOLITION ELEVATION

D2.0

NOT FOR CONSTRUCTION

GENERAL NOTES

1. ALL DIMENSIONS ARE TO OUTSIDE FACE OF CMU, MASONRY, WOOD STUDS OR TO FINISH FACE OF EXISTING WALLS.
2. ALL GYPSUM BOARD IS 5/8" TYP., U.N.O.

GENERAL NEW WORK NOTES

1. REFER TO STRUCTURAL and MEP DRAWINGS for ADDITIONAL SCOPE.
2. SITE WORK SHOWN on THE ARCHITECTURAL DRAWINGS IS for GENERAL COORDINATION PURPOSES ONLY. SITE RELATED SCOPE of WORK to be DEVELOPED by CIVIL CONSULTANT DURING NEXT PHASE of WORK.

NEW WORK KEY NOTES

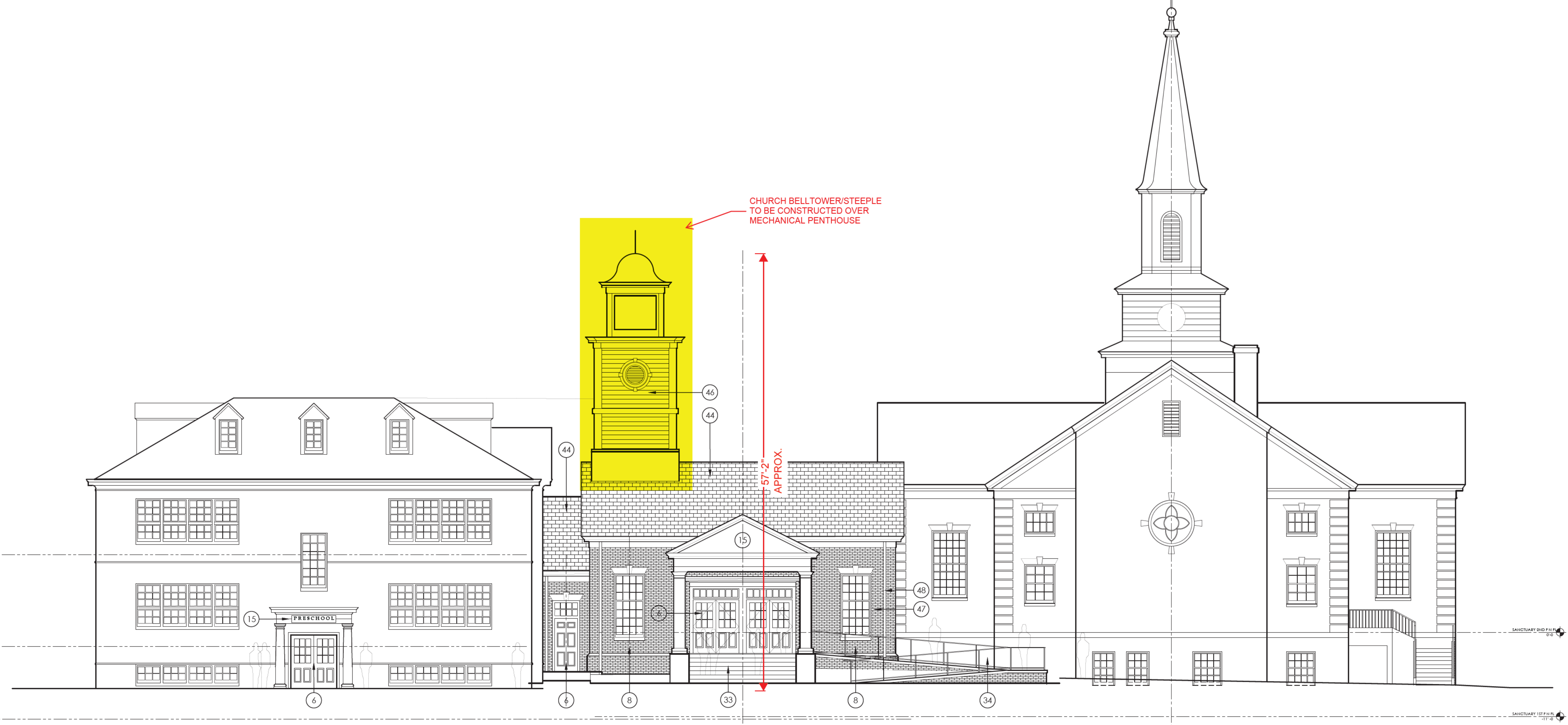
1. NEW FINISHES (FLOORING, PAINT, CEILINGS) and LIGHTING THROUGHOUT. TYPICAL of SPACE INDICATED.
2. NEW FOLDING ACOUSTICAL PARTITION.
3. NEW WINDOW w/ INFILL CMU BELOW. PROVIDE NEW CONC. FLOOR SLAB at LOCATIONS of EXISTING SLAB REMOVAL. PROVIDE 1 HR FIRE-RATED WINDOWS in EDUCATION WING (NON-SPRINKLERED).
4. NEW CASEWORK.
5. NEW / INFILL WALL to MATCH EXIST. TYPICAL WHERE INDICATED BY HATCH.
6. NEW DOOR. PROVIDE FIRE RATINGS at NEW FIRE BARRIER.
7. NEW ELECTRONIC ACCESS CONTROL of DOOR. TYPICAL of FIRST FLOOR PRE-SCHOOL ENTRY and FIRST and SECOND FLOOR EDUCATION CORRIDORS.
8. NEW EXTERIOR WINDOW in CONFIGURATION to MATCH EXISTING.
9. NEW FINISHES, FIXTURES and LIGHTING THROUGHOUT. ASSUME CERAMIC TILE FLOORING and WAINSCOT, PAINTED METAL TOILET PARTITIONS (WHERE APPLICABLE), STAINLESS STEEL RESTROOM ACCESSORIES and SOLID SURFACE COUNTERTOPS. TYPICAL of NEW RESTROOMS.
10. NEW ROD and SHELF. TYPICAL.
11. NEW CONCRETE FLOOR SLAB. TYPICAL THROUGHOUT AREAS INDICATED for SLAB REMOVAL and AS REQUIRED for STRUCTURAL and MEP SCOPES.
12. NEW GATE at EAST END of PLAYGROUND. NOT SHOWN.
13. NEW OPEN STAIR.
14. NEW RAMPED FLOOR for ACCESSIBLE ACCESS to MUSIC SPACE.
15. NEW ENTRY PORTICO.
16. 2 HR FIRE RATED BARRIER.
17. NEW KITCHEN CABINETRY, APPLIANCE and FIXTURES as INDICATED.
18. NEW INTERIOR STEPS and RAILINGS.
19. NEW INTERIOR RAMP and RAILINGS.
20. NEW MOVEABLE CHANCEL PLATFORM.
21. NEW GAS FIREPLACE.
22. NEW LIBRARY SHELVING at PERIMETER.
23. NEW DRINKING FOUNTAIN.
24. EXISTING ELEVATOR REFURBISHED to ACCOMMODATE ADJUSTED LOBBY ENTRANCE.
25. NEW ANTI-PHONAL ORGAN CHAMBERS. DESIGN to be FINALIZED w/ ORGAN CONSULTANT.
26. NEW HARD SURFACE FLOORING THROUGHOUT. TYPICAL.
27. NEW PEW CUSHIONS. TYPICAL THROUGHOUT.
28. NEW EXTERIOR ACOUSTICAL STORM WINDOW.
29. NEW ACOUSTICAL LINER PANELS of INTERIOR of MECHANICAL ENCLOSURE.
30. NEW SOUND REFLECTING PANELS AT NORTH AND SOUTH TRANSEPT WALLS. DESIGN to be FINALIZED w/ ACOUSTICAL CONSULTANT.
31. RECONFIGURE ORGAN LOFT and CHOR SIDE WALLS AS REQUIRED to ACCOMMODATE NEW ORGAN INSTALLATION. GENERALLY TYPICAL of HATCHED AREA. DESIGN to be FINALIZED w/ ORGAN CONSULTANT.
32. NEW CEILING INFILL AT COFFERS. TYPICAL of AREA ABOVE CHANCEL.
33. NEW EXTERIOR STEPS and RAILINGS.
34. NEW EXTERIOR RAMP and RAILINGS.
35. NEW SIDEWALK and CURBING to be FINALIZED w/ CIVIL.
36. NEW TERRACE w/ PAVERS over COMPACTED FILL.
37. BRICK PAVERS of NEW COLUMBARIUM.
38. LOW BRICK RETAINING WALL w/ IRON FENCING.
39. MASONRY PLINTH w/ BRONZE COLUMBARIUM NICHES.
40. NEW FOUNTAIN.
41. NEW BENCHES.
42. PERIMETER LANDSCAPING by OTHERS.
43. NEW FLAT EPDM ROOF over TAPERED INSULATION.
44. NEW SLOPED ASPHALT SHINGLE ROOF.
45. NEW ROOF ACCESS STEPS.
46. NEW BELL TOWER EXTENSION of EXISTING ELEVATOR TOWER. PVC MILLWORK to be DEVELOPED FURTHER DURING NEXT DESIGN PHASE.
47. BRICK VENEER over CMU STRUCTURAL WALL. TYPICAL of ADDITION.
48. COPPER GUTTERS and DOWNSPOUTS.

Status: _____

Revisions: No.: _____ Date: _____

Date: 2024-11-18 As Noted

Scale: _____ Drawn: LJM/JDK Checked: JDK Status: SCHEMATIC DESIGN



1 EAST ELEVATION SCALE: 1/8" = 1'-0"



1 WEST ELEVATION SCALE: 1/8" = 1'-0"

Renovation and Addition to
Westminster Presbyterian Church
 2701 Cameron Mills Road, Alexandria, Virginia, 22302

JOHN MILNER ARCHITECTS, INC.
 104 Lakeview Drive, Chadds Ford, Pennsylvania, 19317 610-388-0111

EAST ELEVATION

A2.0

From: Joshua Kiehl <jkiehl@johnmilnerarch.com>
Sent: Friday, February 7, 2025 4:12 PM
To: Mavis E Stanfield <mavis.stanfield@alexandriava.gov>; Taylor Doyle <tdoyle@rcfassoc.com>
Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>
Subject: RE: [EXTERNAL] RE: SUP 2024-00091, 2701 Cameron Mills Road

Mavis,

The original church had its first service in 1942. This consisted at least in part of the existing chapel (green area below). There was an annex constructed in 1948. I am not sure if this was the transept portion of the chapel located east of the nave or not. We do not have drawings.

The current sanctuary was originally constructed c. 1952 (blue) and included a link to the existing church (converted to chapel). It underwent significant renovations in 2006.

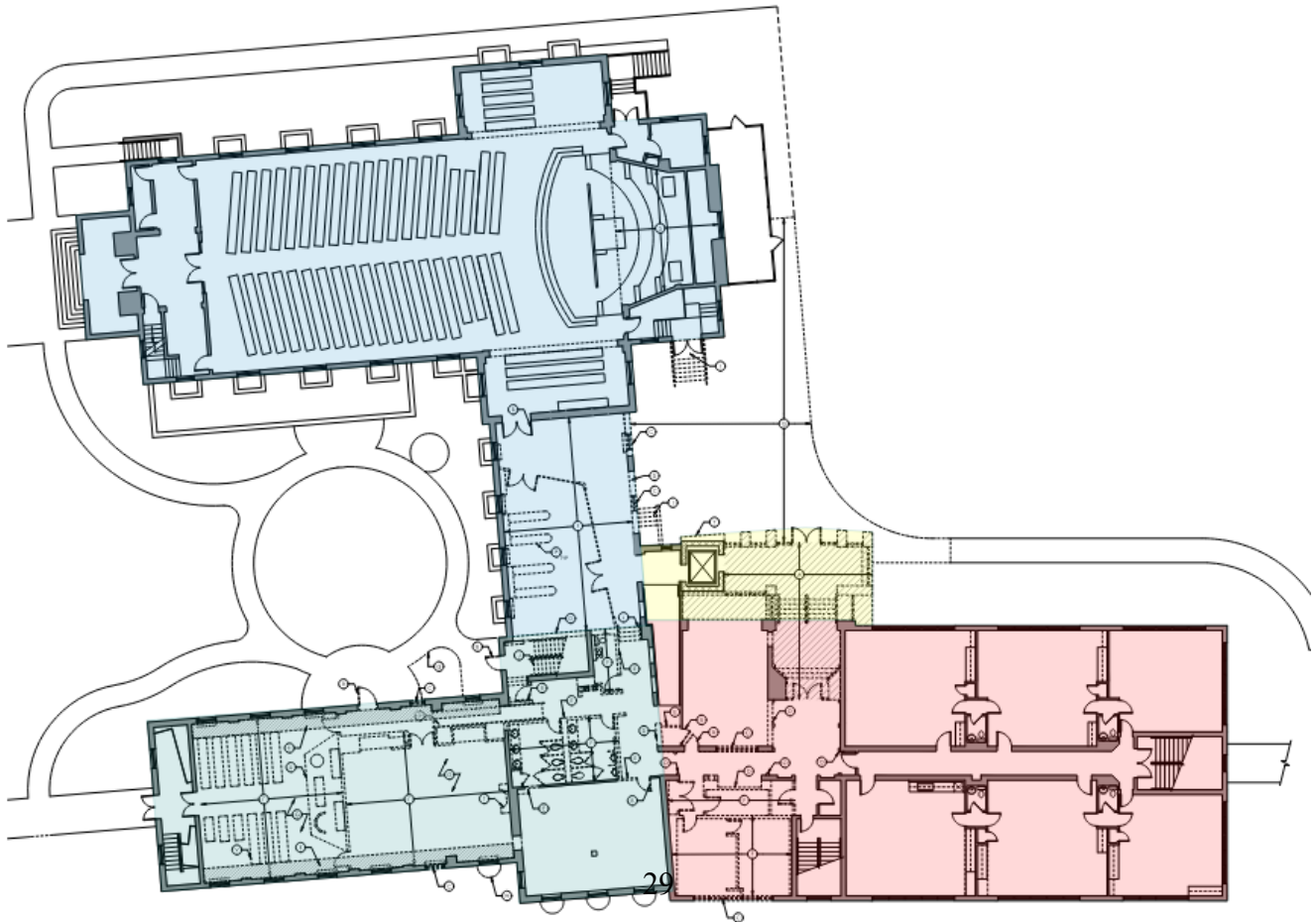
The education wing was constructed c. 1960 (red).

The elevator and current entry were constructed c. 1992 (yellow).

Various other renovations have occurred over the years, but those are the major building campaigns that I am aware of.

The chapel is located off of Cameron Mills Road – south of the intersection with Monticello and directly north of the George Mason Elementary School. It is the original church building (in green on my sketch) and shown in the aerial view you provided.

Hope this helps,
Joshua



Joshua D. Kiehl, AIA, NCARB
Senior Associate

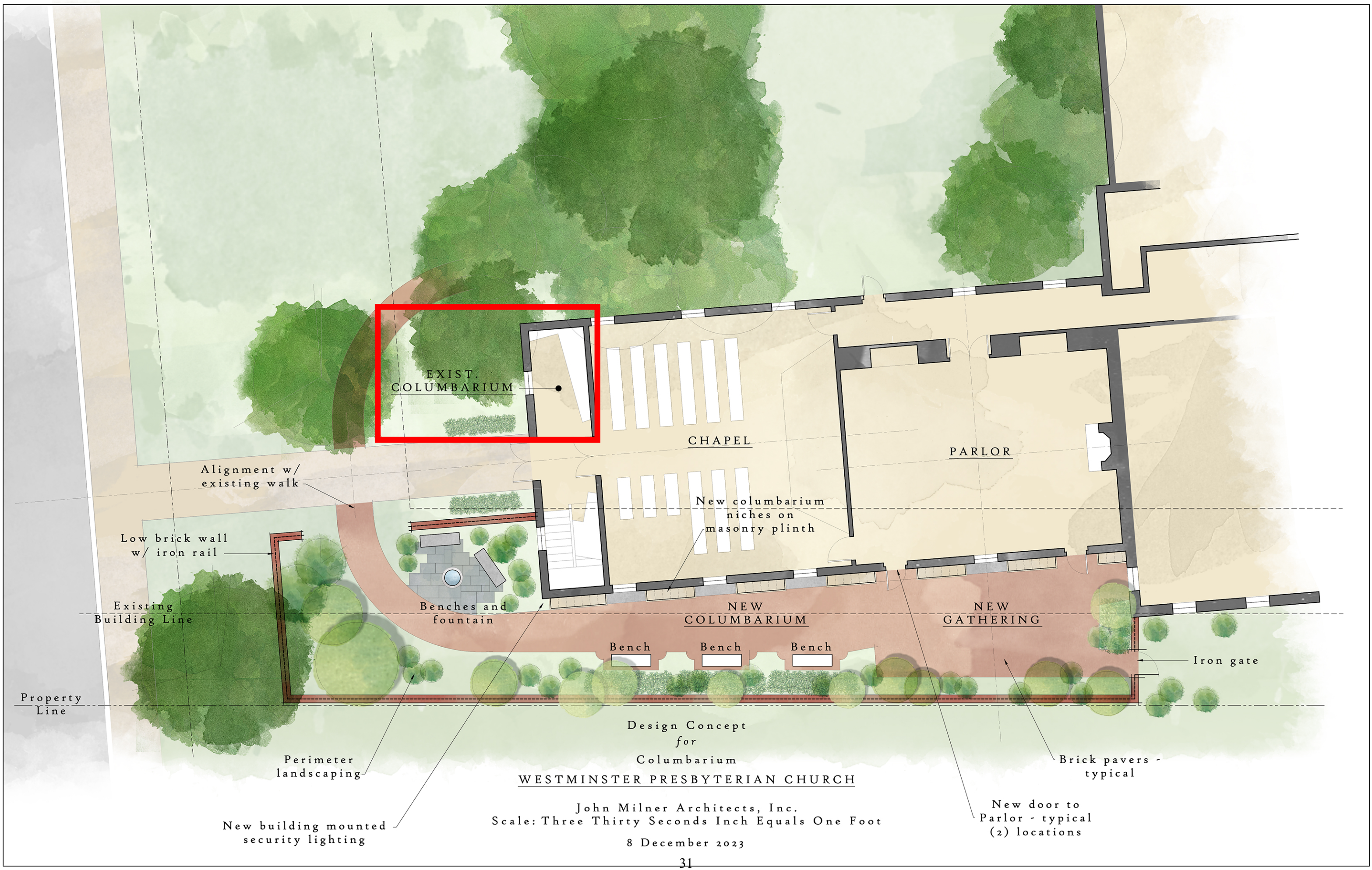
John Milner Architects, Inc.
104 Lakeview Drive, Chadds Ford, PA 19317
Office 610 388-0111, x 634, Mobile 717 572-5474
johnmilnerarchitects.com

From: Taylor Doyle <taylor@rcfassoc.com>
Sent: Monday, February 3, 2025 12:26 PM
To: Mavis E Stanfield <mavis.stanfield@alexandriava.gov>
Cc: Ann Horowitz <ann.horowitz@alexandriava.gov>; Joshua Kiehl <jkiehl@johnmilnerarch.com>
Subject: RE: SUP 2024-00091, 2701 Cameron Mills Road

Mavis,

I have copied Joshua, the architect, on this email and have provided his detailed description for how this area was selected below. Let us know if you need any additional information.

There is an existing columbarium located in the narthex of the existing chapel (see attached). Maintaining proximity to this columbarium was important to the church. Additionally, the chapel is used to conduct memorial services, so locating the columbarium somewhere with direct access to the chapel was a key consideration. We discussed the courtyard on the north side of the chapel as an alternative location, but that space is used for many alternative functions, for both the church and neighbors. It was felt that a number of these functions, including the walking of dogs and various gatherings would not be conducive to the quiet, reflective space sought for the columbarium. Areas of the site to the north and east of the church placed the columbarium distant to the chapel as well as adjacent to large areas of parking or heavier street traffic. It was felt that the south side of the chapel offered a more secluded, private space that could be screened effectively, and which could accommodate the adjacencies to the existing columbarium and chapel.



EXIST. COLUMBARIUM

CHAPEL

PARLOR

Alignment w/
existing walk

New columbarium
niches on
masonry plinth

Low brick wall
w/ iron rail

Benches and
fountain

NEW
COLUMBARIUM

NEW
GATHERING

Existing
Building Line

Bench Bench Bench

Iron gate

Property
Line

Perimeter
landscaping

Brick pavers -
typical

Design Concept
for
Columbarium
WESTMINSTER PRESBYTERIAN CHURCH

New building mounted
security lighting

New door to
Parlor - typical
(2) locations

John Milner Architects, Inc.
Scale: Three Thirty Seconds Inch Equals One Foot

8 December 2023

Thanks,
Taylor Doyle, PE | Principal



T: 703.549.6422
D: 571.933.6907
E: tdoyle@rcfassoc.com
W: www.rcfassoc.com

From: Mavis E Stanfield <mavis.stanfield@alexandriava.gov>
Sent: Wednesday, January 29, 2025 9:39 AM
To: Taylor Doyle <tdoyle@rcfassoc.com>; Ann Horowitz <ann.horowitz@alexandriava.gov>
Cc: Joshua Kiehl <jkiehl@johnmilnerarch.com>
Subject: RE: SUP 2024-00091, 2701 Cameron Mills Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Taylor,

I have a couple of questions that I know are difficult to answer, as they may vary tremendously, but in round terms:

1. Will there be services held in the columbarium area?

Yes

2. If so, how many people would be expected?

5-15 people

3. What times of the day/week would the services occur?

There is currently no restriction on the day of the week, but services occur between 10AM and 2PM.

Thanks so much!

Mavis

MEMORANDUM

TO: Karl Moritz, Mavis Stanfield, Ann Horowitz, Rob Kerns, Maya Contreras, Maggie Cooper

FROM: Dave Brown

SUBJECT: Front Yard Fences: Dkt. #Nos. 4 & 6 (PC Hearing 3/3/25)

DATE: March 2, 2025

I have given further thought to the issue of front yard fences, which is implicated in both Consent Docket Items 4 and 6 on Tuesday. I begin by noting that both cases propose construction of 6' high fences in the front yard. The following Ordinance provisions are directly implicated in both:

3-106(A)(1) and 3-306(A)(1).

Front yard requirement for nonresidential use: 70' in R-20; 30' in R-8

7-101(H) & 7-103(B) A fence is an accessory structure that is not permitted in a required front yard except as provided in 7-202.

7-202(A)(1) Open fence up to 4' high permitted in front yard. [under 7-202(C)(1), open or closed fences up to 6' high permitted in other yards]

Dkt. # 4: Westminster Presbyterian Church Columbarium

Proposal is a 6' high semi-enclosed fence in the front yard to secure privacy for columbarium services that will be held just beyond the fence. The current front yard at this location is 45.1' and it will be reduced to 11.1' along 22' of the front yard, where the requirement is 30'. The required front yard in this area is reduced by 19.9', or 66.3%. Considering that the width of the entire front yard is a little over 200', as staff notes, only about 10% is below the minimum 30' and thus the modification will "keep open the lovely view of the church property and open space." Staff Report at 4. I further agree that Staff has correctly referenced 7-202(A)(1) as the Ordinance provision for which modification is sought. This, however, is not, as Staff suggests, a "lot modification request." The lot is not being modified by the fence; the fence would not be permitted in the R-8 zone without its being approved under the SUP criteria, which are implicated here because a cemetery (including a columbarium) is permitted in the R-8 zone only via an SUP,

as set forth in 303(A). I agree with the Staff that the SUP criteria, as specified in 11-500, are met in this case.

Dkt. # 6: Beth El Hebrew Congregation

Proposal is for a 6' high (75%) open fence in the front yard, to be installed for unidentified security and safety purposes. The fence will be along the entirety of the front yard (340'), with an indented sliding gate entrance and an indented swing gate exit. The gates will be open at all times except when an emergency lockdown has been declared. It is not a perimeter fence and much of the rest of the perimeter is not proposed for fencing. Across Seminary Road, there are no front yard fences visible in either direction. On the same side of Seminary, at Karig Place, there is a 4' front yard fence along both Seminary and Karig at Seminary. At Fort Williams Parkway, there is a 6' enclosed fence along Seminary. How (or if) that latter fence was approved is not disclosed in the Staff Report, which mentions neither of these nearby fences.

In this case, the front yard fence rules are the same as they are for the R-8 zoned property in Dkt. # 4, except that the front yard requirement is 70', not 30'. At present, the front yard is actually 82', but the proposal is to reduce it to 6', all across the front yard. That would reduce the required front yard by 64', for over 90% of the entirety of the front yard. No cogent case is made for such a drastic reduction, and the Staff claim that a very long, 6' fence close to Seminary Road will have no detrimental impact on neighboring properties is not supported by the record. There is a cryptic reference to the fact that the fence is going to be funded by a grant from the Department of Defense, but the specific rationale or need for the fence grant is not disclosed. If the unspecified concern is about a possible attack by assault rifle during synagogue service, along the lines of the tragic attack in 2018 of the Tree of Life Synagogue in Pittsburgh, PA, the described plans would seem to do little to hinder that possibility.

[I note also that while Staff did not delineate the actual magnitude of the modification requested, it correctly did not regard the application as merely a two-foot change in the fence height, as suggested by the applicant. As detailed above, a 6-foot fence in the front yard is not a permitted use in the residential zones. Further, modification of the site plan that controls development on this property is governed by 11-416, as staff acknowledges. The Commission's modification authority, as set forth in 11-416(A)(1), is limited to modifying minimum development requirements, including numerical frontage, yard, and open space requirements. The Commission does not have the authority to authorize, as a site plan modification, an accessory use where it is expressly prohibited—in this case, a 6' fence in the front yard.]

City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 3, 2025

TO: VICE CHAIR MCMAHON AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL W. MORITZ, DIRECTOR *Karl W. Moritz*
DEPARTMENT OF PLANNING & ZONING

SUBJECT: DOCKET ITEM #4 – SUP #2024-00091, 2701 CAMERON MILLS BLVD.
DOCKET ITEM #6 – DSP #2025-00003, 3830 SEMINARY ROAD

Staff response to Commissioner Brown’s March 2 memorandum, regarding front yard modification requests to install fences over the permitted four-foot height, is featured in this memorandum.

As background, Section 11-416 of the zoning ordinance provides the public hearing review paths for the modification requests in docket items #4 and #6. Section 11-416(A)(1) allows for modifications of minimum frontage, yard, open and usable space or other minimum requirements imposed by the ordinance for site plans, applying directly to DSP #2025-00003. Section 11-416(C) allows the same modification review when associated with an SUP use, such as the SUP #2024-00091 cemetery request.

Docket Item #4 – 2701 Cameron Mills Blvd.

Regarding SUP #2024-0009, Land Use Services staff clarifies that the six-foot fence at 2701 Cameron Mills Blvd. is a modification of the lot’s front yard requirement, also referred to in the staff report as a lot modification. Nonetheless, staff believes the description of the modification in the staff report clearly and specifically identifies the request as related to the front yard requirement and generically to the lot. Staff maintains its recommendation of approval.

Docket Item #6 - 3830 Seminary Road

Staff continues to recommend approval of the applicant’s request. It is Staffs’ belief that the Planning Commission does have the authority to grant a modification that decreases the minimum yard requirement as it does not change nor impact lot area, floor area, or density. An important distinction is the definition of a “*front yard*” versus the definition of a “*required front yard*”. A front yard is anything between the front building wall and the front property line, while a required front yard varies substantially based on the zone and the primary use of the principal building.

Per 7-101, a fence is a permitted accessory structure. Per 7-103(A), a fence is allowed to be forward of a front building wall when the use of the principal building is non-residential. 7-202 outlines

the different structures that are permitted to be within the required yards “as not to obstruct light and ventilation”. Section 7-202(A) states that open fences which do not exceed four feet in height are the only fences that can be within a required yard. This means a six-foot closed fence could be constructed by-right 71 feet from the front property line and in front of the principal building.

Because a fence cannot exceed four feet in height within a required front yard, the applicant requested a modification to the required front yard to be decreased to six feet instead of 70 feet. Section 11-416(A)(1) states that the Planning Commission may modify the minimum yard requirements, which staff interpret to mean Planning Commission can decrease the depth of a required yard. Section 11-416(A)(2) reinforces this interpretation, as it states that the Planning Commission does not have the authority to approve a site plan when a building or structure would exceed maximum FAR, maximum density, or maximum height regulations of the zone- the fence would not exceed any of those maximums. Section 11-416(A)(2) also states that it is the “the intent of this section to allow regulations expressed as minimums such as yard dimensions to be relaxed in the proper case but not to allow regulations expressed as maximums such as density to be increased.” It is Staffs’ belief that the Planning Commission does have the authority to grant a modification that decreases the minimum yard requirement as it does not change nor impact lot area, floor area, or density.

Due to the traffic and width along Seminary Road, as well as the existing nearby closed fences, and the substantially open design of the proposed fence, staff found the request to be both reasonable and supportable.

To ensure additional clarification, Staff recommend a new condition: The requested modification would only allow the proposed fence.

Additional notes:

- The entirety of the property is currently fenced with the exception of the front yard area, where the new fence is proposed. The rear property fence connects with a fence along the shared property line with Karig Estates and along the shared property line with 3800 Seminary, (the owner Mr. Gant Redmon provided a letter of support).
- The fence at 3570 Seminary Road was constructed prior to 1992, which was when the City’s current fence rules were enacted.
- The applicants provided this additional statement:
 - o While the modification would bring the fence closer to the street, the purpose is twofold: enhancing security and ensuring the safety of the children who use the front lawn. The existing open space is currently underutilized due to safety concerns from both the congregation and parents, given the proximity of Seminary Road. A six-foot fence would provide a necessary barrier that allows children to safely enjoy the space while also serving as a security enhancement in alignment with best practices for places of worship.

MEMORANDUM

TO: Karl Moritz, Mavis Stanfield, Ann Horowitz, Rob Kerns, Maya Contreras, Maggie Cooper

FROM: Dave Brown

SUBJECT: Front Yard Fences: Dkt. #Nos. 4 & 6 (PC Hearing 3/3/25)

DATE: March 3, 2025

I am briefly responding to the Memorandum from Director Moritz (“Memo”) received earlier today. I regret not having been more clear in expressing my views in my memo of yesterday. The Memo is devoted mostly to defending points where I thought I had clearly expressed agreement with the staff’s approach. So I will try to clarify where there is agreement and where there is not.

Dkt. # 4 – 2701 Cameron Mills Blvd

I am fully supportive of the staff recommendation of approval in this case. I discussed this case primarily to contrast it with Dkt. No. 6, so as to illustrate what I regard as a set of facts where I thought the front yard reduction was appropriate, and where I thought the staff had properly evaluated the request and recommended approval. In fact, the only point of disagreement is an inconsequential one here: I do not think of a modification of a front-yard requirement as a “lot modification.”

Dkt. # 6 – 3830 Seminary Road

Most of the Memo is devoted to points where staff and I were in agreement, and no response was necessary. First, the Memo notes that the Commission “does have the authority to grant a modification that decreases the minimum yard requirement.” I agree and did not say otherwise. My disagreement with the staff is not about authority; it is about the conclusion reached in considering whether it should be favorably exercised in this case. Further, nothing in the first two paragraphs of the Memo is about any matter where there is any disagreement.

The Memo’s third paragraph states that “the applicant requested a modification to the required front yard to be decreased to six feet instead of 70 feet.” But in the application materials attached to the staff report, no such specific request

is made. All that is provided in the “Proposed Use” paragraph is the following: “We are zoned for a 4 foot fence and we are requesting an extension to install a 6 foot fence for safety and security.” The most plausible interpretation of this request is that the applicant thought it was merely requesting authority to change the height of the allowed 4-foot fence to 6 feet. I pointed out in a parenthetical aside at the end of my memo that this was not a permissible approach to approval, in that the Commission does not have the authority to authorize a use explicitly not permitted in the front yard, i.e., a 6-foot fence. The Memo does not disagree with this point, and in fact, staff properly used the same approach in this case as it did in Dkt. # 4, i.e., evaluating the appropriateness of the rather drastic modification of the front yard, made necessary so that the 6-foot fence would not be in it. Where we disagree is over whether the request is reasonable and supportable.

On the merits, I wish to add a few rebuttal points. **First**, a 4-foot high wrought iron fence (such as the one around the corner lot nearby at Seminary and Karig, which would require no zoning relief) strikes me as perfectly adequate for enhancing the play safety of the children of the congregation. **Second**, it is not correct to say that the entirety of the property outside where the new fence is proposed is currently fenced. Beyond the impenetrable wall of invasive bamboo along Karig, there is a completely open, unfenced area adjacent to Karig that can be easily crossed on foot. **Third**, I have seen no supplemental information that raises the prospect of a security concern that likely would not be shared by virtually every place of worship in the City. Put another way, I see no reason why, if this request is approved, a six-foot high security fence around every yard of every church could be rejected anywhere in the City—a terrible precedent for what today remains an open, welcoming place for residents and visitors alike.