

HOPKE & ASSOCIATES

■ ARCHITECTURE/PLANNING/INTERIORS

March 23, 2020

Paul Holt Planning Director
James City County
101-A Mounts Bay Road
Williamsburg, Virginia 23185
via: email

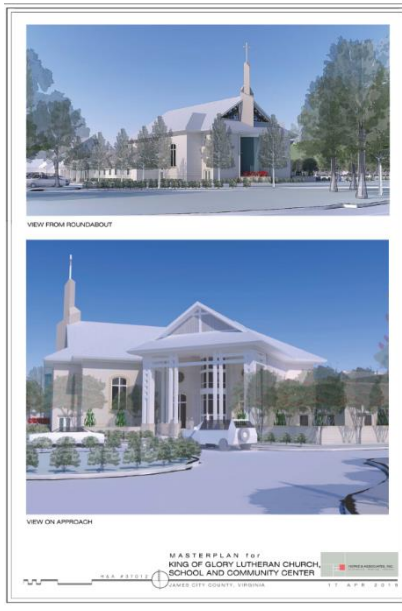
re: King of Glory Lutheran Church, School and Community Center
H&A #37012

Dear Mr. Holt,

This letter is a formal request for a waiver to the spire/steeple height limitations of Section 24-261 of the Zoning Ordinance, which reads:

Church spires, belfries, cupolas, monuments, water towers, athletic field lighting, chimneys, flues, flagpoles, home television antennas and home radio aerials may be erected to a total height of 60 feet from grade. Upon application for a height limitation waiver, the payment of appropriate fees, notification of adjacent property owners and following a public hearing, the board of supervisors may grant a height limitation waiver for these structures to exceed 60 feet in height but not to exceed 100 feet, from grade to the top of the structure upon finding that:

- a. Such structure will not obstruct light to adjacent property;
- b. Such structure will not impair the enjoyment of historic attractions and areas of significant historic interest and surrounding developments;
- c. Such structure will not impair property values in the surrounding area;
- d. Such structure is adequately designed and served from the standpoint of safety, and the county fire chief finds that the fire safety equipment to be installed is adequately designed and that the building is reasonably well located in relation to fire stations and equipment, to offer adequate protection to life and property; and
- e. Such structure will not be contrary to the public health, safety and general welfare.



A schematic design of the proposed Church was submitted with an SUP application. The SUP application was approved and it was noted at the time that an application for a waiver for the spire height would be required. At left is an image of the spire included in that submission:

Since that time, the design has been developed and working drawings are nearing completion. Minor refinements to the building footprint and position of the spire have been made that have not impacted the size, parking requirements or visibility of the building. Below is a current image:

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1156 Jamestown Road, Suite C
Williamsburg, VA 23185
p(757)229-1100
f(757)229-0869
www.hopke.com



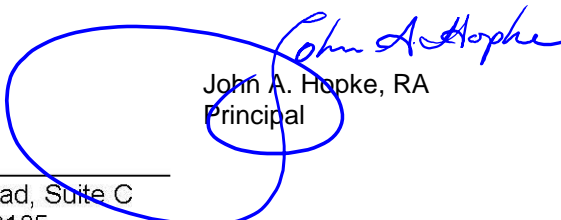
The spire height proposed will be approximately 90'-0" above grade at the main entrance to the church. We request this waiver noting the following:

- a. The spire is located toward the center of the worship space, which is located well into the interior of the site. As such it will not obstruct light to any of the adjacent properties.
- b. For similar reasons the spire will not impair the visibility or setting of any of the surrounding developments. There are no historic properties that would be impacted.
- c. For similar reasons, the spire will not negatively impact surrounding property values.
- d. The spire is being designed of non-combustible construction and is located within the portion of the building which is fully sprinklered, in accordance with NFPA-13. Moreover, fire-water is available at existing and proposed fire hydrants. Additionally, the nearest fire station is located less than 1 mile from the site, on Olde Town Road.
- e. The spire will have no negative impact on public health, safety and welfare of the public.

Please find attached additional graphics documenting the design and height of the spire. Let me know if any additional information is needed and we look forward to your review.

Thanks again,

Very truly yours,
HOPKE & ASSOCIATES, Inc.


John A. Hopke, RA
Principal