

BEN LOMOND,

2-23.

Philly -

Week ago Thurs. Church business meeting
came to a conclusion of about.

Want to offer to the Hist. Soc. or like organiz.
the buildg, if it wants to move it or reconstruct it.

move the driveway? Will consider it -

in Cherry Chase

(Ridge Development is
a subdiv. of
Weaver.)

Weaver Brothers Inc. & ~~Chas~~ Manhattan own the
property below them & have

They approved it 5th Feb.

- Sorenson offered to trade the lower property.

6.8 acres but much was in the flood plain.

Site prep. would be lower costing.

but their plans are already finalized & master plan
would have to be changed.

but site is altogether too low & in danger of flooding.

Sorenson would have to adjust the upper line.

No turnoff there. Church would have to put in
deceleration. \$5,000 - 10,000.

a turnoff lane & make a new cut.

Main objection is the flood problems.

\$ Paid 1,500 + \$3,000 for the site plan.

~~Zoning~~ Church Zoning would have to be requested for new site
said to take up to a year.

INT. ZONING
ORDINANCE

Filed SITE
PLAN with
26 Feb 1979

Mr. Clark
in
assessment

353

site plan to be completed this week.

permits will be applied for as soon

\$5-8,000 to restore the bldg. (Mr. Sorenson)

woodwork inside is deter.

at the ga

new doors, windows, ^{concrete} ~~but~~ floor.

If County or H.C. provided funds (make an offer) & Philby would go back to church & ask them. Congr. control.

Sorenson mentioned possibility for the street to divide & lanes go around it on each side.

75 feet by perhaps 1 to 4 feet high.

— French thinks bldg. could be moved - Dig down & put beams under & jacks, raise it up, put it on wheels; bands around it. Would cost a minimum \$5-10,000.

Church is paying for the

sewerage, paving, grading & water hookup \$50,000. If Sorenson's

offer good, sew. costs would drop costs to \$30-40,000

Now, the

- offer would have to include additional prop. on higher side. Flood considerations.
- Financial incentives. - Value of other property is less than property they have. Less than 4 acres of usable land on new prop. They have 5 acres.
\$20,000 an acre.

minimum of 50 feet on high side plus some

longer you wait, the higher the costs.

Bldg est. \$137,000 44 x 124 Apr 78

\$158,000 same size Oct

costs would increase \$15,000 by this spring
increasing 1,000 + per month.

had to go down to 38 x 100 size.

wait 1 year they pay \$15 to 20,000 extra.

Lease in April = \$10. - 12.00 per foot

Jan 79 15.00 per - 20.00 per foot

add power, sewage, grading, incr. in bldg.

took in ~~\$17,500~~ ^{for building fund.} ~~\$17,500~~ last yr. \$1,500 per month.

up \$21,000 \$5.00 per foot
~~must~~ ~~500 feet~~ 800-900 feet
sewage costs.

hopes that Manassas Assoc. can share costs.
would put in sewage lines up to church + tie in.
would cut off 300-400 ft. at 20 ft = \$8,000

Present Bldg.

\$115,000 estimate for the building: based on Oct 78
(30.00 sq. ft.) In these $9\frac{1}{2}$ months gone to \$133,000.
newest breakdown arrived yesterday.
38 x 100 size, 1 story.

now holding services

Stonewall Middle school. rents the cafeteria:
rent one day

6 years ago bought for \$66,000. may have
doubled in the meantime.
owe \$54,000 on it.

34,000 churches

Estim. 13 million membership. not counting children.

For church
Facilities

125 people per acre. max. without being crowded.

seating capacity: 600 at least. need

800-900 in educational program.

could go to 2,000 membership church.

aver⁴⁰ 50% of total membership attend every Sunday.

— church would have to be attractive.

older churches, inner downtown churches less attendance.

sq feet
repts.

{ 8 sq. feet per adult for educational space
20 sq. feet per person for preschool + children.

8 sq. feet (or more) per person - sanctuary.

choir lofts, baptistry, rostrum
aisles, etc.

downtown church would be multi-story.

1st unit will be one-story; next units will
be 2 stories.

→ now have 42 families - pastoral duties are
lessened.

A. Church member father — Lillian Fife 60 yrs. old.
was manager of the Ben Lomond Farm.

PWC Park Authority response to the letter.
Regret disposing of it.

26 acres altogether. set aside manor house as
a historic site

20 acres @ \$20,000 per acre.

Developer is not going to give the county. \$1/4
million.

Property on the other side of Lomond House
beside Linclain School. may belong to the
school.

→ NO SEWAGE PROBS.

owner? may be part of 26 acres
would change in that direction.

Let Ridge developers have the whole
other side

parking reqts. — min. ^{1@5} ~~20~~ parking places.
footage + one space: 9'x20'

Planning now ^{for} 37 parking places.
1@5 persons.

need, 2 acres