



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

(703) 324-1290 TTY 711 (Virginia Relay Center) Fax (703) 324-3924

V I R G I N I A

May 9, 2005

Mike Jaskiewicz, AICP
William H. Gordon Associates, Inc.
4501 Daly Drive
Chantilly, VA 20151

Re: Interpretation for RZ/FDP 2001-SP-041, Dix-Cen-Gato (Fairfield at Fairchase Garden Apartments
Tax Map 56-1 (1) 11B: Utility Room (telecommunication) Addition

Dear Mr. Jaskiewicz:

This is in response to your letter of March 30, 2005, and supplemental information submitted on April 26, 2005, requesting an interpretation of the Conceptual/Final Development Plan (CDP/FDP), and proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 2001-SP-041 and the Final Development Plan and development conditions approved by the Planning Commission in conjunction with the approval of FDP 2001-SP-041. As I understand it, the question is whether the addition of a 10x10 feet (100 square feet) utility room to Building 6 would be in substantial conformance with the CDP/FDP, proffers and development conditions. This determination is based on the plan attached to your letter of April 26, 2005, which is entitled, "Site Plan, Fairfield at Fair Chase Garden Apartments," which is dated March 1, 2003, and revised through January 25, 2005, and the building elevations submitted on April 26, 2005, both prepared by William H. Gordon Associates, Inc. Copies of the letter and a reduction of the plan are attached for reference.

As I understand it, you are proposing to construct a one-story addition to Building 6 to house main cable and fiber optic lines and the necessary equipment pertaining to telecommunication services to be used only by the complex management company. You have stated that the proposed addition will measure 10x10x12.9 feet and will match the architecture and building materials of Building 6. You have further stated that the proposed building would serve the needs of the entire project and no other rooms of this type would be needed in the Fair Chase development.

Par. 4 of Sect. 16-403 of the Zoning Ordinance states that minor modifications to an approved final development plan may be permitted when it is determined by the Zoning Administrator that such are in substantial conformance with the approved final development plan. Par. 4A (6) further stipulates that any building addition shall not exceed one (1) percent of the approved gross floor area when the total gross floor area shown on the approved final development plan is 50,000 square feet or more. In this instance, the approved gross floor area for the Fairfield at Fairchase Garden apartment project is calculated to be 278,864 square feet. Therefore, the proposed increase of 100 square feet falls within the limitation of the above provisions.

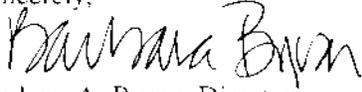
It is my determination that the proposed building addition would be in substantial conformance with the CDP/FDP, proffers and the development conditions, provided that the architecture and materials are the same as that approved for Building 6. The notice package informing adjacent property owners of the proposed modification has been reviewed by staff and satisfies the requirements of the Zoning Ordinance. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Mike Jaskiewicz

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If you have any questions regarding this matter, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BABKSMINTERP, Fairfield at Fairchase Apartments

Attachments: A/S

cc: Elaine McConnell, Supervisor, Springfield District
Peter F. Murphy, Jr., Planning Commissioner, Springfield District
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permits Review Branch, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: RZ/FDP 2001-SP-041, PI 0504 046, Imaging, Reading File



William H. Gordon Associates, Inc.

The Gordon Building
4501 Daly Drive
Chantilly, Virginia 20151
703-263-1900
(fax) 703-263-0766

March 30, 2005

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
12055 Government Center Parkway
Suite 800
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning
MAR 30 2005
Zoning Evaluation Division

Re: Minor Modification Request for Site Plan SP 1619-SP-04 (Fairfield at Fair Chase Garden Apartments)

Dear Ms. Byron:

On behalf of Fair Chase Development, LLC, the purpose of this letter is to request your administrative approval of a minor modification to add a utility room to the western end of Building 6 within the Fairfield at Fair Chase Garden Apartments located in the Dix-Cen-Gato development in Fairfax.

This request is being made at the direction of Mr. Kul Sandu, after his conversations with Kevin Guinaw and Bill Mayland of your office and Arun Gan of DPWES. The utility room situation came to light during Arun Gan's review of the Site Plan for the property.

Four (4) exhibits are included with this request for your review:

- o Exhibit '1' is a copy of the Fair Chase site plan (from Sheet 6 of 26) currently under review by DPWES that shows the subject utility room (highlighted in yellow);
- o Exhibit '2' is a copy of Sheet 4 from the approved Dix-Cen-Gato CDP/FDP (RZ 2001-SP-041) that includes the Building 6 area in question and the Site Tabulations graphic.;
- o Exhibit '3' is a copy of the proffers adopted pursuant to the approval of RZ 2001-SP-041; and
- o Exhibit '4' includes a copy of the February 25, 2003 William H. Gordon Associates (WHGA) request for minor modification to the approved CDP/FDP and your approval, dated April 25, 2003, of this request – items that are wholly contained on Sheet 26D of the current Site Plan. This exhibit is included as it details the approval of the current design changes to the land plan, and should be noted when comparing the layout presented in the CDP/FDP versus the layout presented on the Site Plan given the very minor nature of this request.

The utility room, sized at approximately ten feet square (100 gsf), will house the main cable and fiber optic feed lines and the equipment necessary for distribution of the resultant drop lines to

each residential building in the Fairfield complex. This room will only be utilized by and accessible to the complex's management company, and will not be accessible by or available to individual complex renters or homeowners. Its architecture and building materials are the same as that of the adjoining Building 6, it is one story with a sloping roof, it has an outside secure entrance, and it is of sufficient size to serve the needs of the entire complex – thus similar such rooms will not be needed elsewhere in the Fair Chase development.

Pursuant to the provisions of Paragraph 4 of Section 16-403 of the Zoning Ordinance, this modification would be permitted with your administrative approval, as follows:

1. The modification would not permit a more-intensive use of the property, as it is to simply add a 100-square-foot utility room appendage to the end of one of the residential apartment buildings. This room will neither increase nor further decrease the number of dwelling units (and thus residential density) that, pursuant to the April 25, 2003 minor modification approval (see Exhibit 4), in itself was a 19.7 percent reduction in multifamily dwellings from the amount (and thus density) approved pursuant to the CDP/FDP (from 755 approved DUs to 609 DUs).
2. The modification will not result in an increased parking requirement since the utility room is only occasionally accessed by service personnel. No additional parking is required or proposed.
3. The modification will not permit uses other than those approved pursuant to the Rezoning. This request does not propose any new uses from what is presently established and approved by the governing CDP/FDP. The utility room is an accessory use.
4. The modification will not reduce the effectiveness of the approved transitional screening, buffering, landscaping, or open space. The resultant loss in overall open space due to the reduction of 100 square feet attributable to the proposed utility room is almost immeasurable (0.0023 acres) – a reduction to a resultant amount of provided open space that already exceeds the required open space by 2.99 acres (reference the yellow highlighted portion of the Site Tabulation on Sheet 4 in Exhibit 2).
5. The modification will not permit changes to bulk, mass, orientation or location that adversely impact the relationship of the development to the adjacent properties.
6. The modification will not result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads that reduces non-stormwater management open space, tree save, and/or landscaping area on the lot. The request is simply to add a small utility room to the end of one residential building.
7. The modification will not include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that the sum total of all such structures or additions

not exceed one (1) percent of the approved gross floor area when the total gross floor area shown on the approved final development plan is 50,000 square feet or more nor exceed the maximum permitted density. The rezoning to PDH-12 was approved for a specified number of units and not a specified square footage. The previous approved minor modification resulted in a reduction in intensity from 755 DUs to 609 DUs; therefore this request for a utility room is not applicable.

Please call me (263-1900) if you have any questions, or if I may provide you with additional information. Your prompt attention to this matter is appreciated

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.

A handwritten signature in black ink that reads "Mike Jaskiewicz". The signature is written in a cursive, flowing style.

Mike Jaskiewicz, AICP
Senior Planner

Attachments

cc: Scott Peterson
Jay Johnson
Steve Smith
File



William H. Gordon Associates, Inc.

The Gordon Building
4501 Daly Drive
Chantilly, Virginia 20151
703-263-1900
(fax) 703-263-0766

Fax Cover Page

Date: April 26 05 3:35pm
To: Kul Sandhu
Company:

Fax Number 703-324-3924
Pages 4, incl. cover

From: Mike Jaskiewicz
Re:

Project No. Fair Chase Utility room minor modification
(interpretation)

- Reply Necessary
- Hard copy being Sent by mail

Notes:

Kul - you had 3 ?'s of me.

- ① Height of utility room: 12'-9" to top of roof - see drawings
- ② Any architectural elevations? - 2 sheets attached
- ③ Project area/density.

Overall Dix-cent-gate was approved for 1087 dws.
 No square footage on CDP/#DP - just dws.
 Steve Gleason's previous okayed interpretation
 allowed a reduction from 755 dws to 606 - new
 overall total = 938 dws. Fairfield @ Fair Chase
 has 6 bldgs with 278,864 sq.ft total. Utility room
 adds in 100 sq.ft. - see added sheet.

Garden

FAIRFIELD AT FAIRCHASE - GARDEN APARTMENTS

BUILDING DATA CHART
FAIRFIELD AT FAIRCHASE

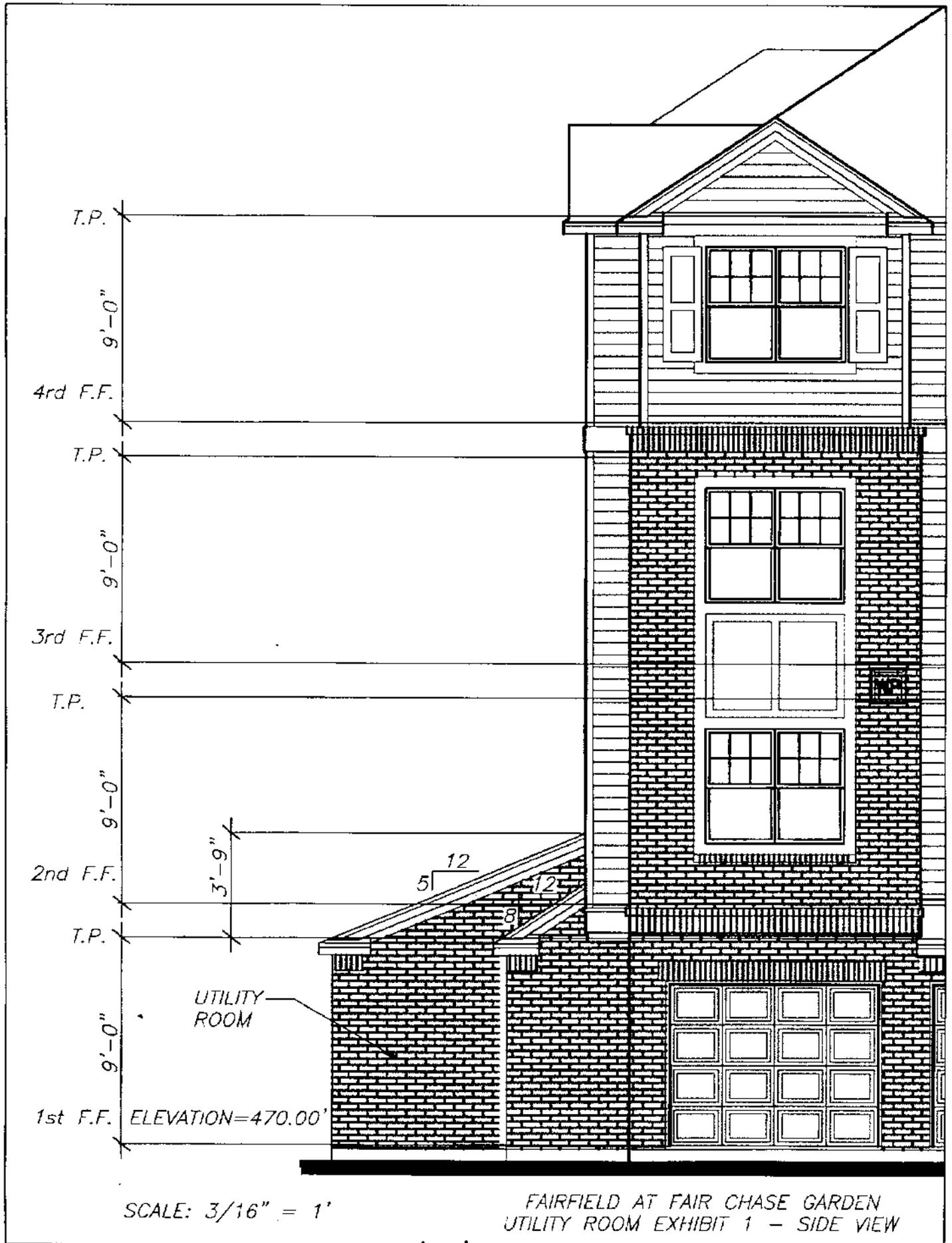
BUILDING	# FLOORS OR LEVELS	BLDG HEIGHT	FOOTPRINT AREA (SF)	GFA (SF)	NET FLOOR AREA (SF)	CONSTR. CLASS	BOCA CODE USE GROUP	TOTAL # OF APTS.	EFF. APTS.	1BR APTS.	2BR APTS.	3BR APTS.	FIRE SUPPRESSION SYSTEM	FIRE SUPPRESSION SYSTEM
BLDG #1	4	47'-3"	6,310	24,360	16,668	5A	R2	14	0	0	14	0	FULL SPKLR-NFPA13R	FULL SPKLR-NFPA13R
BLDG #2	4	47'-3"	15,680	85,920	42,702	5A	R2	44	0	15	28	0	FULL SPKLR-NFPA13R	FULL SPKLR-NFPA13R
BLDG #3	4	47'-3"	13,351	50,753	34,784	5A	R2	42	0	34	8	0	FULL SPKLR-NFPA13R	FULL SPKLR-NFPA13R
BLDG #4	4	47'-3"	11,582	44,484	37,050	5A	R2	28	0	0	14	14	FULL SPKLR-NFPA13R	FULL SPKLR-NFPA13R
BLDG #5	4	47'-3"	10,082	42,584	42,584	5A	R2	32	0	15	16	0	FULL SPKLR-NFPA13R	FULL SPKLR-NFPA13R
BLDG #6	4	47'-3"	13,351	60,763	34,784	5A	R2	42	0	34	6	0	FULL SPKLR-NFPA13R	FULL SPKLR-NFPA13R
TOTALS			70,366	278,884	203,592			202	0	100	88	14		

10

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NOTE: AFFORDABLE DWELLING UNITS WILL BE LOCATED IN THE MULTI-FAMILY SECTIONS OF THE FAIRCHASE DEVELOPMENT. 40 ADU'S ARE PROPOSED WITH THE GARDEN STYLE APARTMENTS PER THIS PLAN. THE REMAINDER OF THE ADU'S WILL BE PROVIDED BY THE FUTURE COURTYARD STYLE APARTMENTS.



SCALE: 3/16" = 1'

FAIRFIELD AT FAIR CHASE GARDEN
UTILITY ROOM EXHIBIT 1 - SIDE VIEW

South elev.



SCALE: 3/16" = 1' 1st F.F. ELEVATION=470.00'

FAIRIFIELD AT FAIR CHASE GARDEN UTILITY ROOM EXHIBIT 2 - FRONT VIEW

West elev.