



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

March 17, 2005

Reid M. Dudley, P.E.
Runyon, Dudley, Associates, Inc.
10650 Main Street, Suite 301
Fairfax, Virginia 22030

Re: Interpretation for Variance VC 97-D-027, Tax Map 13-1 ((1)) 72E, 72F and 72G (formerly Lot 72D):
Removal of Existing Houses; Location of New Houses

Dear Mr. Dudley:

This is in response to your letter of January 3, 2005, and supplemental information submitted on March 9, 2005, (copies attached) requesting an interpretation of the variance plat and development conditions approved by the Board of Zoning Appeals (BZA) in conjunction with the approval of Variance VC 97-D-027 on November 11, 1997. As I understand it, the question is whether the proposed removal of existing houses on Lots 2 and 3 and the proposed new house locations for Lots 1, 2 and 3 are in substantial conformance with the Variance Plat and development conditions. This determination is based on the plat entitled "Interpretation Plan of Approved Amendment Plat #VC 97-D-027, Great Falls Vineyard," prepared by Runyon Dudley Associates, Inc., and dated March 8, 2005.

It is my determination that the removal of the existing dwellings and the proposed new house locations for Lots 1, 2 and 3 are in substantial conformance with the Variance Plat and development conditions. These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator.

Should you have additional questions, please contact Mavis Stanfield at (703) 324-1222.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

Attachment: A/S

cc: Board of Zoning Appeals
Leslie Johnson, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management, ZED, DPZ
File: VC 97-D-027, Imaging, Reading File

January 3, 2004

Ms Barbara A. Byron, Division Director
Zoning Evaluation Division
12055 Governmental Center Parkway
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning

JAN 10 2005

Re: Great Falls Vineyard,
Tax Map: 13-1-((1))-72E, 72F & 72G
Dranesville District

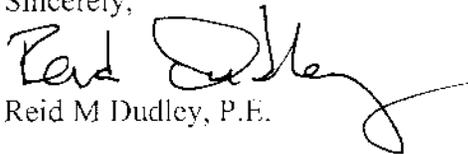
Zoning Evaluation Division

Dear Barbara:

On behalf of your client, the contract owner of the above property, we are requesting an interpretation on the following points as they may pertain to the above mentioned property. The three lots of Great Falls Vineyard were recorded in the DB: 11669 PG: 1109. The subdivision is subjected to the approval of a lot width variance, #VC-97-D-027 approved, March 14, 2003. The approved variance plat, prepared by this office, and the conditions of approval are attached for your help in this matter. Further, Great Falls Vineyard, three lots subdivision still under bond and is subjected to the approved subdivision plan, 9692-SD-01. The development of each lot will be reviewed as overlaid grading plans in a bonded subdivision. The concerns we both have are due to the building of three new single family homes on the lots within the R-E zone. The first point of concern is that will the developer be able to remove the existing single family homes on Lots 2 and 3 and construct new single family homes. Our second point of concern has to do with any additional limitations to the standard setbacks of the R-E zone that were established by conditions of the variance. To assist in this matter the developer of the property has had this office prepare the attached plan showing a proposed house sitting on each of the lots with a pool. The client believes that his final grading plans would be within the proposed footprint. The house shown is the same as the house that our client has most recently completed in the subdivision of Deerfield Farms, Great Falls, also on a R-E zoned lot.

If this office can be on any further help in this matter, please contact us and we will respond. Since the approval and conformation of building envelopes, as shown on our attached plan are most important to the sale of the lots, we request your attention as soon as possible.

Sincerely,


Reid M Dudley, P.E.