



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
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V I R G I N I A

March 7, 2005

Craig Courtney, Senior Community Manager
Sequoia Management Company, Inc.
13998 Parkeast Circle
Chantilly, VA 20252-2283

Re: Interpretation for FDP 74-2-067, Poplar Tree Estates, Home Owners Association
Tax Map 45-3 ((3)) I: Playground

Dear Mr. Courtney:

This is in response to your letter of January 25, 2005, requesting an interpretation of the Final Development Plan (FDP) adopted by the Planning Commission with the approval of FDP 74-2-067. There are no proffers associated with the referenced rezoning. As I understand it, the question is whether installation of a playground area on Parcel 45-3 ((3)) I would be in substantial conformance with the FDP 74-2-067 approved by the Planning Commission on June 3, 1976. This determination is based on your letter, a copy of which is attached for reference.

The FDP indicates Parcel I as common open space for the Poplar Tree Home Owners Association (HOA). Part of this parcel on the north side is designated as Resource Protection Area (RPA). As I understand it, you are proposing a 35x65 foot playground area consisting 4 swing sets, a climbing structure, picnic table and a park bench. You have indicated that the playground is proposed to be located on the east side of the existing trail and would not disturb any existing vegetation. No part of the propose playground is permitted in the designated RPA. The approved FDP does not preclude the development of active recreation facilities in the HOA open space on the referenced parcel.

It is my determination that the establishment of a playground at the location proposed would be in substantial conformance with FDP 74-2-067 provided it does not disturb the existing vegetation and does not intrude into the RPA area. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

BAB/Sandhu/InterpPoplarTree Estates, Playgound

cc: Michael Frey, Supervisor, Sully District
Ronald W. Koch, Planning Commissioner, Sully District
Leslie B. Johnson, Deputy Zoning Administrator, 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: FDP 74-2-067, PI 0502 008, Imaging, Reading File



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January 25, 2005

Barbara Bryon, Director
Fairfax County Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Re: Case #74-2-067

Dear Ms. Bryon:

I am the Managing Agent of the Poplar Tree Homeowners Association. The Board of Directors is considering the installation of a playground area on a portion of the Association's common area, indicated as Parcel 1 on the attached plat, located to the east of Poplar Tree Elementary School on Melville Lane. The proposed playground area would be approximately 35 feet by 65 feet and consist of a 4-position swing set, climbing structure, picnic table and park bench. No trees would be disturbed and very little, if any, grading would be required.

Could you provide me with a determination if there are any proffers that would prohibit our proposed playground installation? Please feel free to contact me if you have any questions.

Sincerely,

Craig Courtney, PCAM®
Senior Community Manager

