



**FAIRFAX
COUNTY**

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

August 25, 2003

Keith C. Martin
Walsh Colucci Lubeley Emrich & Terpak PC
Courthouse Plaza
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, VA 22201-3359

Re: Interpretation for SE 2003-SU-001 (Mulford School)
Relocation of Temporary Trailers and Modifications to Limits of Clearing and Grading

Dear Mr. Martin:

This is in response to your letter of July 11, 2003, requesting an interpretation of the Special Exception (SE) Plat and development conditions approved by the Board of Supervisors in conjunction with SE 2003-SU-001 on April 28, 2003. As I understand it, the question is whether the proposed relocation of the approved temporary trailers and modifications to the limits of clearing and grading, resulting from final engineering design, would be in substantial conformance with the SE Plat and development conditions. This determination is based on your letter of July 11, 2003, and a follow-up letter of July 25, 2003, from Johnny Lim of Bowman Consulting, and the plat and dimension exhibits enclosed with these letters which depict the revised limits and the relocated trailers. Copies of these letters and the SE development conditions are attached for reference.

The approved SE Plat depicts limits of clearing and grading designed to minimize the amount of disturbance on the site due to its R-C zoning. Condition No. 23 requires a strict adherence to the approved limits, with no more land being disturbed than is shown on the SE Plat. In Mr. Lim's letter, he states that, under the proposed revised limits, the total clearing and grading will be reduced by 0.10 acres. It is my understanding that this decrease is being achieved primarily by placing the stormwater management facility underground and increasing the tree save area at the rear of the site. It is my further understanding that no healthy trees, originally intended for preservation, will be removed with the revised limits of clearing and grading. Finally, it is my understanding that the additional area of undisturbed land will be 21,368 square feet and the proposed disturbed area which formerly was undisturbed as part of the Special Exception will be 9,694 square feet, resulting in a net gain of 11,674 square feet of additional undisturbed area. The majority of the new undisturbed area is to the rear of the site which is the most heavily forested and most important area for tree preservation. Because the land to be disturbed is less than originally approved, it is still in keeping with the "strict adherence" clause of Condition No. 23.

Keith C. Martin
Page Two

The approved development conditions included an exhibit which showed the temporary trailers located behind the existing house. In your letter, you state that the approved location is in conflict with proposed sanitary sewer laterals and a storm drainage pipe. It is my understanding that the proposed location will avoid these utilities without damaging any of the trees intended to be preserved.

It is my determination that the proposed relocation of the temporary trailers and modifications to the limits of clearing and grading, resulting from final engineering design, would be in substantial conformance with the SE Plat and development conditions. 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 Kristen Shields at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
Ron Koch, Planning Commissioner, Sully District
John Crouch, Deputy Zoning Administrator
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: SE 2003-SU-001, SEI 0307 039, Imaging



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

August 25, 2003
Mr. Hubert W. Turner
Senior Project Manager/Associate
Christopher Consultants, Ltd.
9900 Main Street, Fourth Floor
Fairfax, VA 22031-3907

Re: Interpretation for RZ 2000-HM-025
Dulles Consolidation/Great Oak: Entry Feature

Dear Mr. Turner:

This is in response to your letter of July 8, 2003 requesting an interpretation of proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 2000-HM-025 and the Final Development Plan and development conditions approved by the Planning Commission in conjunction with FDP 2000-HM-025. As I understand it, the question is whether the proposed entry feature would be in substantial conformance with the proffers and final development plan. Copies of the proffers, final development plan and conditions are attached.

Proffer 7 states that "The architecture of the approved units, streetscaping and other site amenities shall be in substantial conformance with the general themes and building materials illustrated on Sheets 7-13 of the CDP/FDP package..." The entry statement approved with the FDP comprised an open view iron fence with brick columns at the entry median, brick posts on either side of the entry/exit roads, brick monument signs with brick support columns on either side of the entry sidewalks, landscaping within the entry median and along the street frontage, and decorative paving.

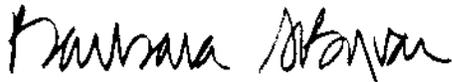
It is my understanding that the entry statement as proposed includes all of those elements but adds additional fencing and posts along the street frontage, a multi-level brick planter on the northwest side of the entry, and additional landscaping. The detail sheets submitted show that the fencing proposed is four (4) ft. tall. There are gateposts (four total) on each side of the entry/exit roads which will exceed four (4) ft. in height. All other fence posts will be four (4) ft. in height. Rather than the two monument signs approved, this proposal includes one \pm 18 square foot oval sign within the eight (8) ft. tall brick planter and one \pm 12 square foot leaf sign on the iron fence in the entry median.

Mr. Hubert W. Turner
Page 2

It is my determination that the entry feature proposed as shown on the sheet titled "Entry Feature Perspective", dated April 22, 2002, prepared by Lewis Scully Gionet and detailed on sheets D-1 through D-3, titled "Great Oak Entry Feature", dated April 2, 2003, as revised through August 20, 2003, prepared by Snyder Egbue Associates, Inc. is in substantial conformance with the proffers. 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 Kristen Shields at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

N:\ZED\SHIELDS\Interpretations\PI 0307 098 Dulles Consolidation, LLC.doc

Attachments: A/S

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
William E. Shoup, Zoning Administrator
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Bonds and Agreements Branch, Office of Site Development Services, DPWES
File: RZ 2000-HM-025, FDP 2000-HM-025