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

September 12, 2003

Mr. Kevin Washington
Christopher Consultants, LTD.
9900 Main Street, Fourth Floor
Fairfax, Virginia 22031

Re: Interpretation for PCA/FDPA 89-C-060-02; Dulles Greene

Dear Mr. Washington:

This is in response to your letter of August 21, 2003, (attached) requesting an interpretation of the proffers and Conceptual Development Plan Amendment (CDPA) accepted by the Board of Supervisors in conjunction with the approval of Proffered Condition Amendment PCA 89-D-060-02 and the Final Development Plan Amendment (FDPA) and development conditions approved by the Planning Commission with FDPA 89-D-060-02. As I understand it, the question is whether the location of Building EE is in substantial conformance with the proffers and the CDPA/FDPA. This determination is based on Sheet 4 of the Conceptual/Final Development Plan entitled "Dulles Greens," prepared by Christopher Consultants, LTD. which is dated February 5, 1999, as revised through October 1, 1999, and Sheet 4 of the Site Plan entitled "Dulles Greens Land Bays 2 & 3," prepared by Christopher Consultants, LTD., which is dated November 1999, and attached to your letter of August 21, 2003.

The approved CDPA/FDPA for PCA 89-D-060-02 depicted a dimension of sixty-five feet between Building EE and the boundary of Land Bays 2 & 3. The CDPA/FDPA further depicted approximately a seventy-five foot separation between Building EE and Building K in Land Bay 1. Building EE is internal to the Dulles Greene development. The site plan for the project was approved with a fifty-four foot setback between Building EE and the boundary of Land Bays 2 & 3 and approximately seventy-five feet in separation between Building EE and Building K. It is my understanding that the Building EE location was modified to accommodate utilities and to match the setback of adjacent Building AA in order to provide a uniform street and streetscape.

It is my determination that the proposed Building EE location is in substantial conformance with the proffers and Conceptual/Final Development Plan Amendment. 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 William Mayland at (703) 324-1290.

Sincerely,

Barbara Byron

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Stuart Mendelsohn, Supervisor, Dranesville District
Joan DuBuois, Planning Commissioner, Dranesville District
Daryl Varney, 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: PCA/FDP 89-D-060-2; PCA 89-D-060-3; PI 0309 119; Imaging; Reading File

christopher consultants
engineering · surveying · land planning

August 21, 2003

RECEIVED
Department of Planning & Zoning
AUG 26 2003
Zoning Evaluation Division

Ms. Barbara A. Byron
Director
Fairfax County
Department of Planning and Zoning
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

RE: Interpretation for PCA/FDPA 89-D-060-2
Dulles Greens Land Bays 2 & 3
Project #961907.00

Dear Ms. Byron:

This is a request for an interpretation of the +/- 65' dimension shown on the Proffer Interpretation Plan dated February 5, 1999 and last revised on October 1, 1999, prepared by christopher consultants, ltd. This dimension is from the northern property line to Building "EE" on the above referenced plan. The final site plan titled "Dulles Greens Land Bays 2 & 3", Fairfax County Plan #9479-SP-04, was approved with a +/- 54' setback at this location. Subsequently, Building "EE" was built per the approved site plan and honored the setback shown on the approved site plan. We believe this interpretation is justified based upon Proffer 2a and Section 16-403, paragraph 4 which 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.

The justification is based upon the following:

- The +/- 65' setback shown on the CDPA/FDPA is "internal" to the site and not located at the periphery boundary of the site. This zone does not have a setback requirement as it is PDH-20. In the PDH-20 zone, peripheral lot setbacks are required and we have met all of those.

- There is approximately 75' between Building "EE" and the adjacent building located in Dulles Greens Land Bay 1. The approved CDPA/FDPA had shown approximately 10' from the property line to the Building in Land Bay 1. That would have provided a total setback of 65' as shown on Land Bay 2 and 10 from Land Bay 1 for a total of 75'. Therefore, the intent of "special" separation between buildings has been maintained.

- The adjoining building, (Building "AA") along San Moritz Circle has a 50' setback from the same internal property line. By reducing the setback for Building EE to match that of Building "AA", a uniform street section and treescape is created.

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9900 main street, fourth floor
fairfax virginia 22031-3907

voice 703 273 6820
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web site www.christopherconsultants.com

- The minimum parking spaces required per the approved plan have been provided onsite.

- Final engineering of the utilities required shifting of Building "EE" to the north to accommodate the required utility easement width and maintain the loading plane distance with the storm sewer pipe located on the southern side of the building. Thus, final engineering of the site is the principal cause of this shift.

We feel that the reduction to the setback represents a minor modification and that the resulting plan is in conformance with the design intent of the approved CDPA/FDPA. Attached you will find the approved CDPA/FDPA plan and approved site plan for Dulles Greens Land Bays 2 & 3 to assist with your review of this interpretation. Should you need any additional information or have any questions please contact us.

Sincerely,

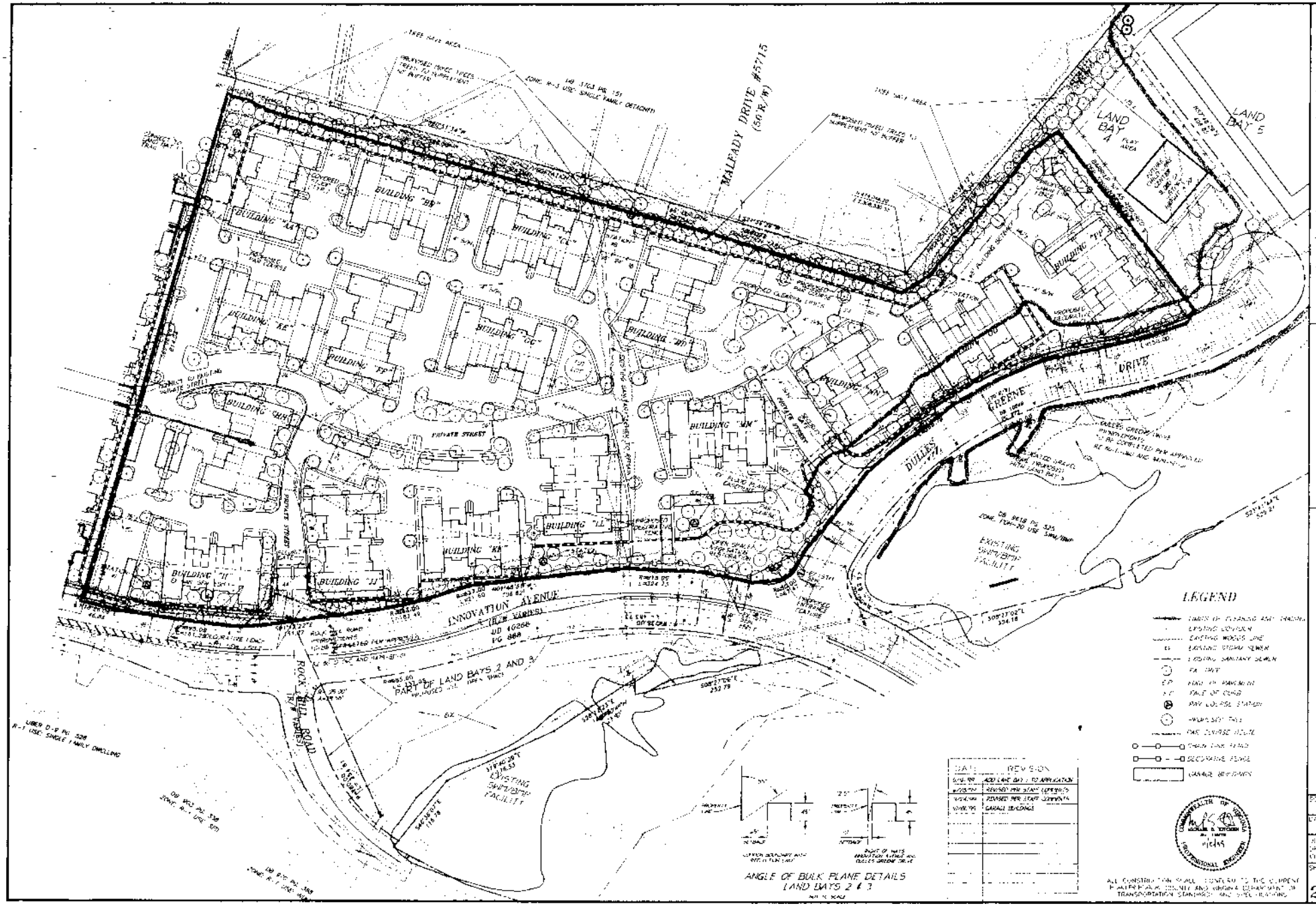
Kevin M. Washington

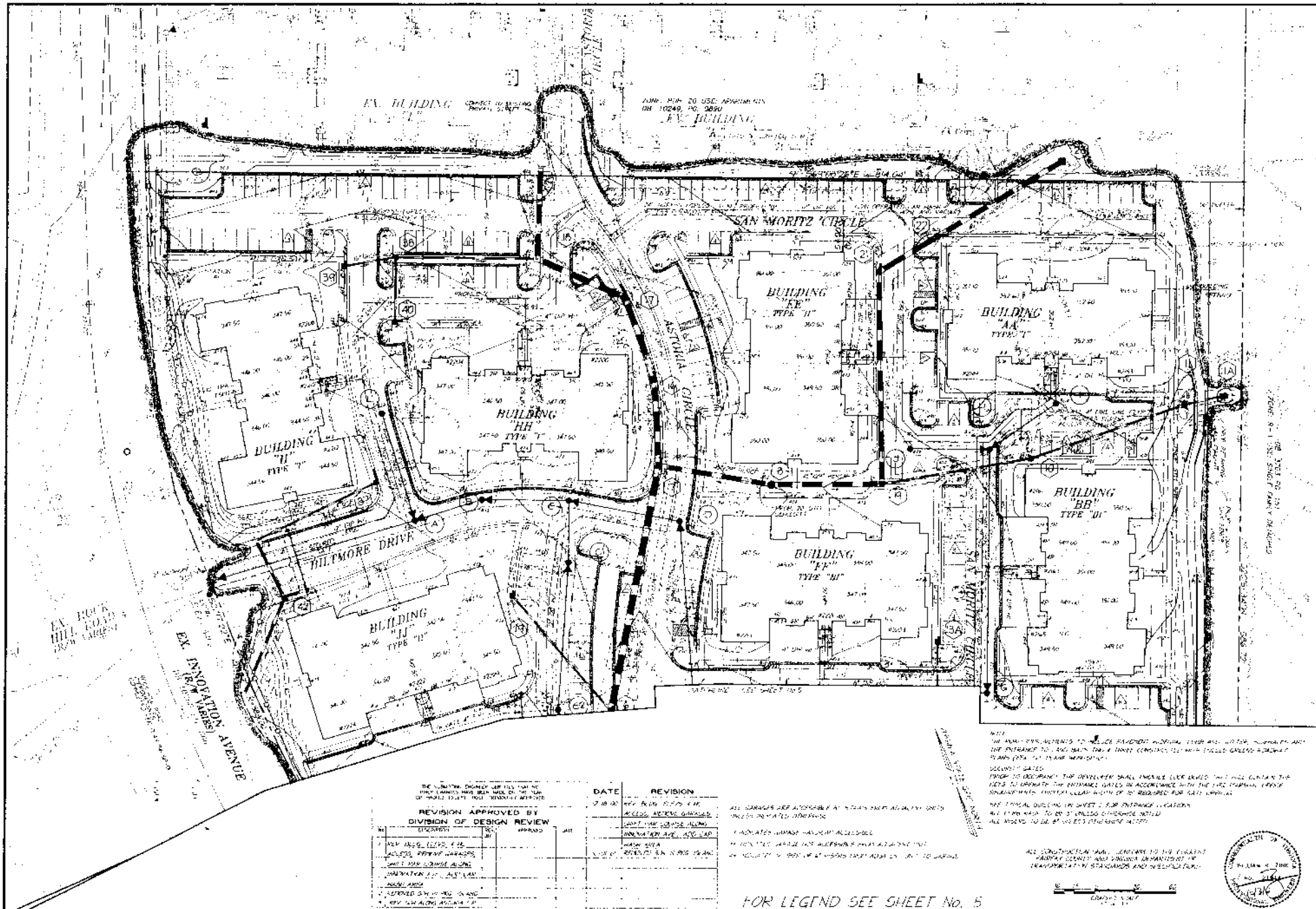
Kevin M. Washington
Senior Project Manager / Associate

KMW/ch

Enclosures

cc: Mr. Andrew Spencer, Toll Brothers Realty Trust


MALFADY DRIVE #57715
(56' R/W)
INNOVATION AVENUE
(R/W VARIES)
DB 10266
PG 868
PART OF LAND BAYS 2 AND 3
ROCK HILL ROAD
(R/W VARIES)
LAND BAY 4
LAND BAY 5
DULLES GREENE DRIVE
BUILDING "AA"
BUILDING "BB"
BUILDING "CC"
BUILDING "DD"
BUILDING "EE"
BUILDING "FF"
BUILDING "GG"
BUILDING "HH"
BUILDING "II"
BUILDING "JJ"
BUILDING "KK"
BUILDING "LL"
BUILDING "MM"
BUILDING "NN"
BUILDING "OO"
BUILDING "PP"
BUILDING "QQ"
PRIVATE STREET
EXISTING SWM/BMP FACILITY
LEGEND
ANGLE OF BULK PLANE DETAILS
LAND BAYS 2 & 3
DATE
REVISION
ADD LAND BAY 5 TO APPLICATION
REVISED PER STAFF COMMENTS
GARAGE BUILDINGS
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS
christopher consultants ltd.
CONCEPTUAL/FINAL
DEVELOPMENT PLAN
AMENDMENT
PCA-FDPA-89-D-060-2
DULLES GREENS
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA
SHEET
2 of 4
C - 3490



REVISION APPROVED BY DIVISION OF DESIGN REVIEW

No.	DESCRIPTION	REV. BY	APPROVED	DATE
1	REV. BLDG. FLEVS. & FR.			
	ACCESS, REMOVE GARAGES			
	SHIFT PAR COURSE ALONG			
	INNOVATION AVE., ADD CAP			
	HASH AREA			
2	REMOVED S/W IN BLDG. ISLAND			
3	REV. S/W ALONG ASTORIA CIR.			

DATE	REVISION
12-18-00	REV. BLDG. FLEVS. & FR.
	ACCESS, REMOVE GARAGES
	SHIFT PAR COURSE ALONG
	INNOVATION AVE., ADD CAP
	HASH AREA
3-15-01	REMOVED S/W IN BLDG. ISLAND

ALL GARAGES ARE ACCESSIBLE BY STAIRS EXCEPT ADJACENT UNITS UNLESS OTHERWISE NOTED

INDICATES GARAGE HAS NOT ACCESSIBLE

INDICATES GARAGE NOT ACCESSIBLE EXCEPT ADJACENT UNIT

INDICATES GARAGE NOT ACCESSIBLE EXCEPT ADJACENT UNIT TO GARAGE

NOTE:
THE PUBLIC ENTRANCE TO ANGLE PAVEMENT WIDENING LINE AND WATER, SIGNATURE AND THE ENTRANCE TO LAND BAYS THAT ARE CONSTRUCTED WITH CYCLED GREENS ROADWAY PLANS (EEA 1) IS AND MAINTAINED.

SECURITY GATES
PRIOR TO OCCUPANCY THE DEVELOPER SHALL PROVIDE LOCK BOXES THAT WILL CONTAIN THE KEYS TO OPERATE THE ENTRANCE GATES IN ACCORDANCE WITH THE FIRE PARSONS OFFICE REQUIREMENTS. PROVIDE CLEAR WIDTH OF 10' REQUIRED FOR GATE OPENING.

SEE TYPICAL BUILDING ON SHEET 2 FOR ENTRANCE LOCATIONS
ALL CURB HAND TO BE 3' UNLESS OTHERWISE NOTED
ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS

christopher consultants, ltd.

SITE PLAN

DULLES GREENS
LAND BAYS 2 & 3
DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

SCALE
DATE
DESIGN
DRAWN
CHECKED
SHEET No.
4 of 32

C - 3790