



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 26, 2006

Gerald R. Burke, Agent
Wakefield Chapel Recreation Association
P.O. Box 1248
Springfield, VA 22151

Re: Interpretation for SPA 76-A-022-2, Wakefield Chapel Recreation Association, Inc., Tax Map 70-1 ((1)) 16
(4627 Holborn Avenue): Tennis court reduction

Dear Mr. Burke:

This is in response to your letter of May 11, 2006, requesting an interpretation of the development conditions and Special Permit Amendment (SPA) Plat approved by the Board of Zoning Appeals (BZA) with the above referenced application. As I understand it, the question is whether the elimination of one tennis court that was approved pursuant to SPA 76-A-022-2, would be in substantial conformance with the approval. This determination is based on your letter; the SPA Plat and development conditions; an undated exhibit entitled "THE LAND OF WAKEFIELD CHAPEL RECREATION ASSOCIATION, INC." prepared by Huntley, Nycc & Associates, Ltd. and received in this office on May 12, 2006; and, an undated exhibit entitled "KEYSTONE RETAINING WALLSYSTEMS" that was e-mailed to this office on June 22, 2006. Copies of your letter and relevant exhibits are attached.

According to your letter, in order to reduce impacts on the Resource Protection Area (RPA) and post-development runoff, you have decided to eliminate one of the additional tennis courts that were approved pursuant to SPA 76-A-022-2. Your exhibit shows the proposed tennis court rotated 90 degrees. The tennis court is proposed to be constructed within the area that was approved for the construction of two additional tennis courts. There is no change in the limits of clearing and grading. The existing tennis courts are not proposed to change. In addition, your exhibit shows a retaining wall located north of the additional tennis court which appears to be approximately 4-5 feet in height. This retaining wall was not shown on the SPA Plat. A note indicates that a separate permit will be required for the retaining wall. You have stated that the wall will be constructed of keystone as shown on the KEYSTONE exhibit and that its maximum height will be 5 feet.

It is my determination that the elimination of one (1) of the two (2) approved additional tennis courts, and construction of a keystone retaining wall having a maximum height of 5 feet and located as shown on the submitted exhibit are in substantial conformance with SPA 76-A-022-2. 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 contact Mary Ann Godfrey at (703) 324-1290.

Sincerely, 

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Members, Board of Zoning Appeals
Leslie Johnson, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: SPA 76-A-022-2, SPI 0605 011

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 8
Fairfax, Virginia 22035-5500
Phone 703 324-1290
FAX 703 324-3500

Wakefield Chapel Recreation Association

PO Box 1248 Springfield, VA 22151

May 11, 2006

RECEIVED
Department of Planning & Zoning

MAY 12 2006

Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Fairfax, VA 22035

Zoning Evaluation Division

Re: Letter of Interpretation
Wakefield Chapel Recreation Association, Inc.
PO Box 1248, Springfield, VA 22151
Tax Map: 70-1((1)) 16
Special Permit: SPA 76-A-022-02

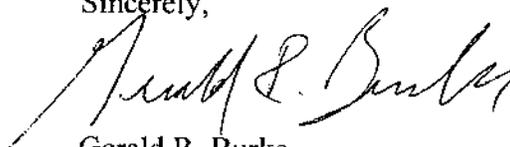
To Whom It May Concern:

Wakefield Chapel Recreation Association is asking to receive a letter of interpretation for SPA 76-A-022-02. The referenced Special Permit (as amended November 2004) needs to be modified to reflect our decision to reduce the number of proposed additional tennis courts from two, which are shown on the special permit application, to one, which is shown on the site plan 8067-SP-01. (The facility currently has two courts and they will remain in place. We had planned on adding two more courts, and that plan was approved in 2004. We are now reducing our addition to one court, which will leave a total of three courts on the property.)

The change was made to reduce the impact to the Resource Protection Area as well as to reduce the post-development runoff. It was the engineer's opinion (Huntley, Nyce & Associates) that it would be difficult to comply with Fairfax County Storm Water Management and Chesapeake Bay Preservation ordinances if the two additional courts were constructed as shown on the Amended Special Permit. Please see the attached Site Plan sheets for graphical representation of the changes.

We trust the fact that the impact of the proposed site plan is less than the impact shown on the previously-approved Special Permit amendment will result in a favorable response to our request. Thank you for your consideration.

Sincerely,



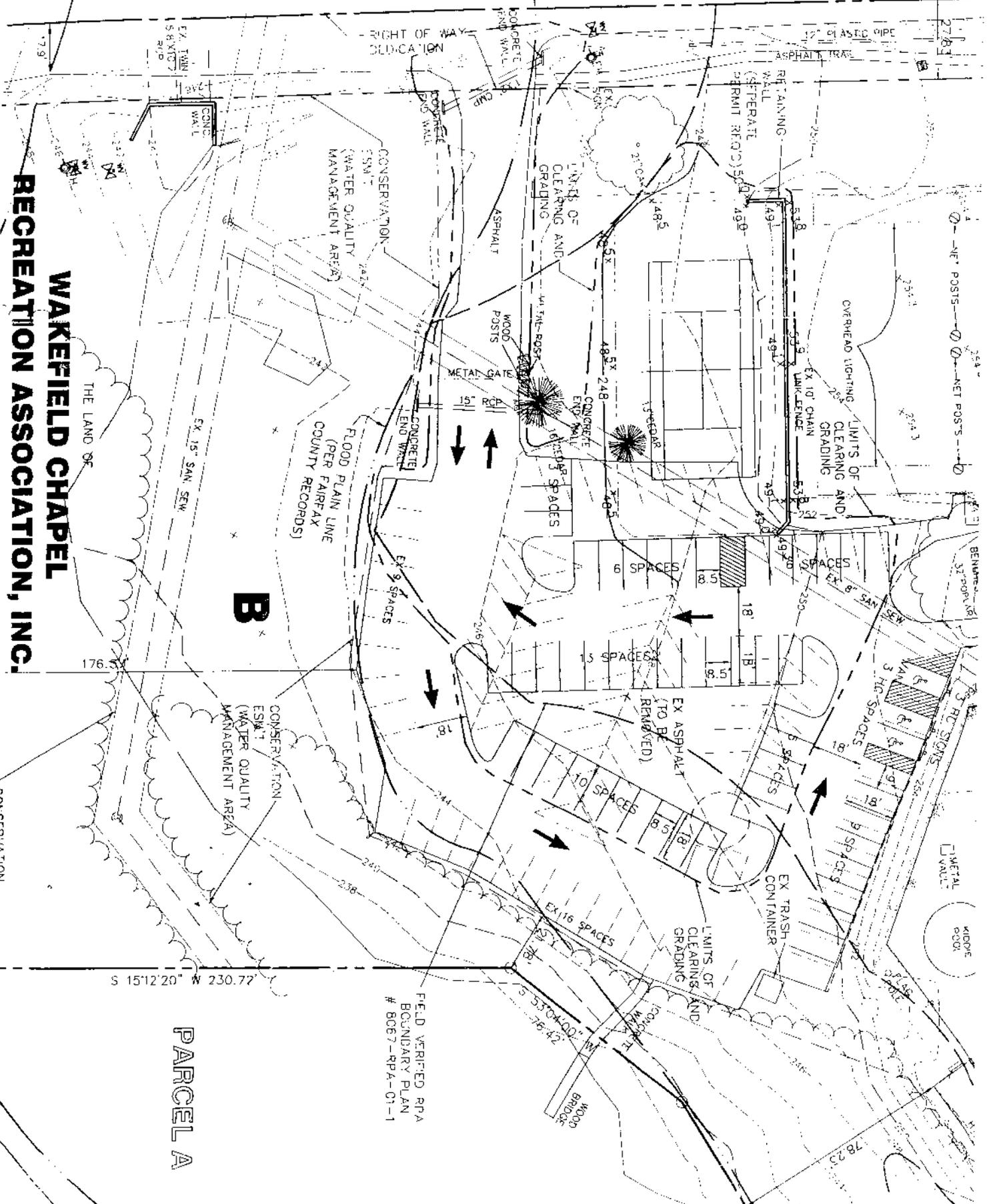
Gerald R. Burke
Agent
Huntley, Nyce and Associates

c:
Gerald Burke, Huntley, Nyce & Associates
Brian George, President, WCRA

HOLBORN AVENUE ROUTE

POSTED SPEED : M/T = 25mph (WIDTH VARIES)

S 13°38'50" W 571.34'



WAKEFIELD CHAPEL
RECREATION ASSOCIATION, INC.

PARCEL A

FIELD VERIFIED RPA
BOUNDARY PLAN
BC67-RPA-01-1



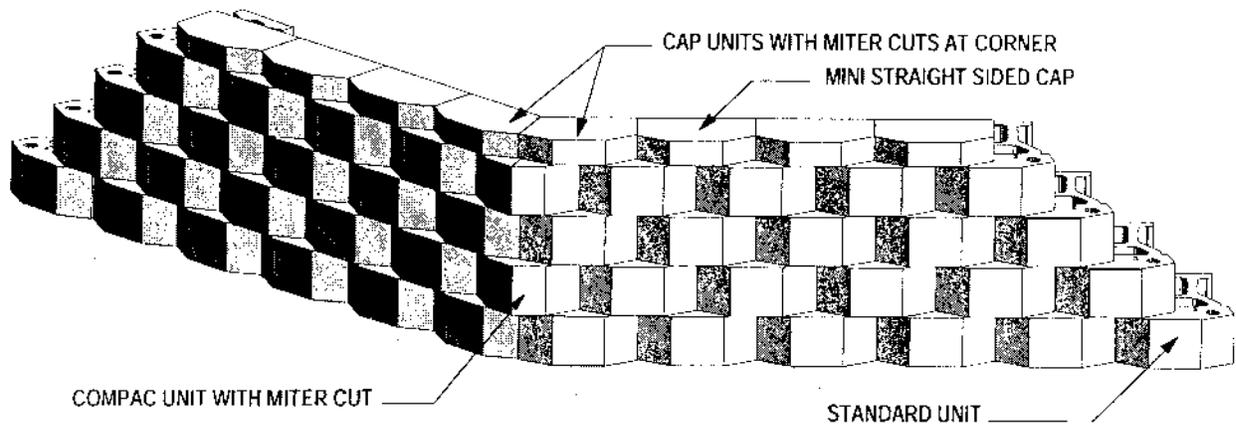
The first to last

▷ 135° OUTSIDE CORNER OPTION

The following information will provide a general explanation of construction techniques for building retaining walls with a 135° corner angle using Standard or Compac Keystone® Unit types.

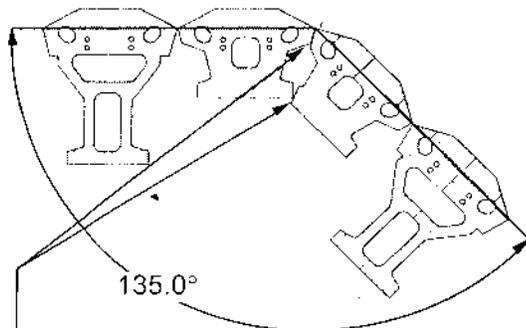
INSTALLATION PROCEDURES:

- ▷ Follow standard installation instructions for preparation of sub grade and leveling pad.
- ▷ Place units tight to each other. Corner Units will need to be cut to size for each course to maintain proper alignment. The amount of modification is determined by the batter selection chosen. In "near vertical" setback position, amount of cutting of units should be similar for all courses. With full setback position, each successive course will require greater and greater removal of material at the corner unit.
- ▷ Secure corner with Keystone® Kapseal™ adhesive or other bonding agent.
- ▷ Follow standard installation instructions for back filling and placement of additional courses.
- ▷ If geogrid reinforcement is used, refer to manufacturers recommendations for proper placement of this material along curves corners.



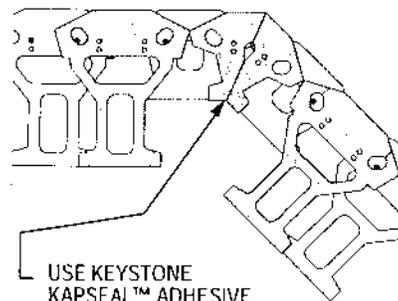
NOTE: All units shown with Sculptured Rock Face finish.

▷ FIRST COURSE



TRIM COMPAC UNIT AS REQUIRED. NOTE: STANDARD UNITS MAY ALSO BE USED WITH TAILS CUT OFF.

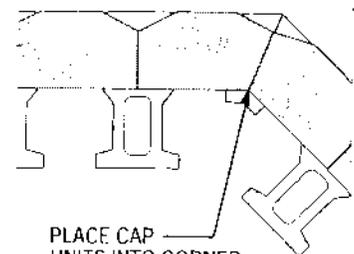
▷ SECOND COURSE



CUT LINE



▷ CAP COURSE



The information contained herein has been compiled by Keystone Retaining Wall Systems, Inc. and to the best of our knowledge, accurately represents the Keystone product use in the applications where it is installed. Final determination of the suitability for the use contemplated and its proper installation are the sole responsibility of the user. Structural design and analysis shall be performed by a qualified engineer.

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