



County of Fairfax, Virginia

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

July 31, 2006

Robert R. Cochran
VIKA Incorporated
8180 Greensboro Drive, Suite 200
McLean, VA 22102

Re: Interpretation for Variance VC 94-D-153, Commonwealth Homes Property
Tax Map 7-2 ((1)) 39: Lot Line Adjustment and Driveway Consolidation

Dear Mr. Cochran:

This is in response to your letter of April 7, 2006, and subsequent revised letter dated July 12, 2006, requesting an interpretation of the Variance (VC) Plat and development conditions approved by the Board of Zoning Appeals in conjunction with VC 94-D-153. As I understand it, the question is whether the proposed lot line adjustment between Lots 1 and 2, and consolidation of the two driveways, would be in substantial conformance with the VC Plat and the development conditions. This determination is based on your letter and submitted plan entitled, "Lot 1 Grading Plan, Kearney Property," prepared by VIKA Incorporated, which is dated November 2004, as revised July 25, 2005. Copies of the letter and a reduction of the plan are attached for reference.

In a previous determination dated October 28, 2004, building setbacks for Lots 1 and 2 as shown on the attached sketch were determined to be in substantial conformance with the Variance Plat and development conditions. You are proposing to shift portions of the eastern lot line of Lot 2 and the western lot line of Lot 1. This shift would result in an even exchange of 6,468 square feet between the lots. You are also proposing to consolidate the previously approved two driveways into one common driveway, as shown on your plan, resulting in a reduction of one curb cut on Walker Road. Building setbacks for the peripheral lot lines and between the structure on Lot 1 and the southern lot line have been maintained as previously approved. The existing drainfield on Lot 1 would be removed and a new drainfield would be located on the east side of the house on Lot 1.

It is my determination that the proposed lot line adjustment between Lots 1 and 2 and consolidation of the driveways would be in substantial conformance with the VC Plat and the 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 matter, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

BAB\O:\ksandh\INTERPRE\ Commonwealth Homes Property, Lot line Adjustment

cc: Board of Zoning Appeals
Joan M. DuBois, Supervisor, Dranesville District
Leslie B. Johnson, Senior Deputy Zoning Administrator
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: VC 94-D-153, VCI 0604 011, Imaging, Reading File

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

REVISED July 12, 2006

April 7, 2006

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

**RE: Lots 1 and 2
Commonwealth Homes, LLC.
Drainsville District
Fairfax County, VA
Fairfax County #VC-94-D-153
VIKA #6733**

Dear Ms. Bryon:

The above referenced property is subject to an approved variance and letter of interpretation for VC 94-D-153 by your office, dated October 28, 2004.

The property owner would like to modify the interior lot line between lots 1 and 2 by way of a lot line adjustment plat, as shown on the attached exhibit. The proposed lot line would improve the usable rear yard of lot 1, based on the final house location approved by your office with the letter of interpretation. The resulting lot areas would remain the same and the setbacks from the dwellings to the exterior lot lines would not be diminished.

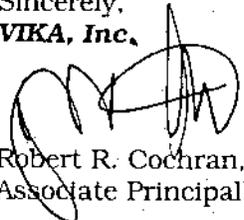
In addition, the owner would like to change the driveway location to that shown on the attached grading plans—Lot #1, seal/dated 7/25/05 & Lot #2, seal/dated 6/21/05. The driveway would be a common driveway in an ingress/egress easement for the first 160 feet.

Lastly, the existing drain field on Lot #1 will be removed.

This letter and the enclosed attachments serve to request your determination that the aforementioned lot line adjustment will be in substantial conformance with the Approved Variance Plat (VC-94-D-153) and conditions. I have indicated the proposed lot lines in the previously approved variance plat for comparison.

Please feel free to contact me if you have any questions.

Sincerely,
VIKA, Inc.


Robert R. Cochran, L.S.
Associate Principal

RRC/jr

Enclosures

X:\Data\6000-6999\6733a\Letter\Byron Ltr (7-12-06)rev.doc

VIKA Incorporated

8180 Greensboro Drive, Suite 200 ■ McLean, VA 22102 ■ (703) 442-7800 ■ Fax (703) 761-2787

McLean, VA Germantown, MD



April 7, 2006

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

**RE: Lots 1 and 2
Commonwealth Homes, LLC.
Drainsville District
Fairfax County, VA
Fairfax County #VC-94-D-153
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Sincerely,
VIKA, Inc.

Robert R. Cochran, L.S.
Associate Principal

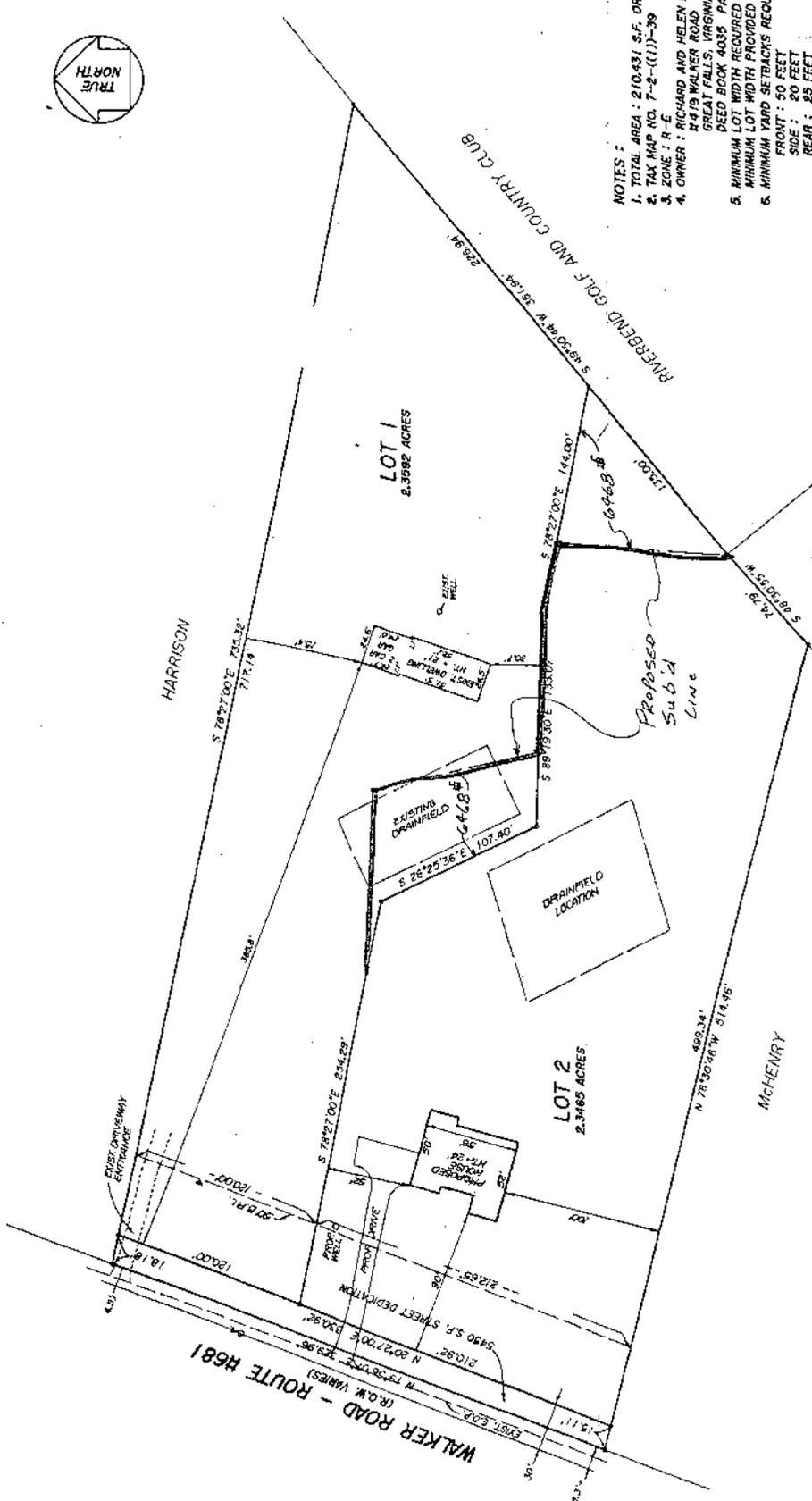
RRC/jr

Enclosures

RECEIVED
Department of Planning & Zoning

APR 14 2006

Zoning Evaluation Division



- NOTES:
1. TOTAL AREA: 210,431 SF. OR 4.8308 AC.
 2. TAX MAP NO. 7-2-(11)-39
 3. ZONE: R-1E
 4. OWNER: RICHARD AND HELEN KEARNEY
1419 WALKER ROAD
GREAT FALLS, VIRGINIA 22086
 5. DEED BOOK 4035 PAGE 462
 6. MINIMUM LOT WIDTH REQUIRED: 200 FEET—INTERIOR LOT
MINIMUM LOT WIDTH PROVIDED: 120.00 FEET—INTERIOR LOT
 7. MINIMUM YARD SETBACKS REQUIRED:
FRONT: 50 FEET
SIDE: 20 FEET
REAR: 25 FEET

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO APPARENT GRAVES OR BURIAL SITES ON THIS PROPERTY.
9. F.E.M.A. FLOOD DATA:
COMMUNITY NO.: 515895
PANEL NO.: 0080 D
FLOOD ZONE: X
EFFECTIVE: MARCH 09, 1990
10. OFF-STREET PARKING & SPACES PER LOT
11. SITE SERVED BY PRIVATE SEWER AND WATER.
12. PROPERTY ADDRESS: 1419 WALKER ROAD

RECORDED
OFFICE OF THE CLERK OF COURTS
NOV 9 1994
DEPT. OF RECORDS & ADMINISTRATION

VARIANCE PLAT
ON THE PROPERTY OF
RICHARD & HELEN KEARNEY
DANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 80' DATE: 11-06-1994

RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE 4301 FAIRFAX, VA 22030
PHONE: (703) 591-4606 - FAX: (703) 591-3882

Application No. VC 74-D-152

VARIANCE
APPROVED SEWER PLAT

SEE DEVELOPMENT CONDITIONS

Date of Order (22A) prepared 2/21/95

Site Coordinator [Signature]

Sheet 1 of 1





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

October 28, 2004

Martin D. Walsh
Walsh, Colucci, Lubeley, Emrich & Terpak
Courthouse Plaza
2200 Clarendon Blvd, 13th floor
Arlington, Va. 22201-3359

Re: Interpretation for VC 94-D-153, Kearney Property: house locations and setbacks

Dear Mr. Walsh:

This is in response to your letter of October 25, 2004, (attached) requesting an interpretation of the Variance Plat and development conditions approved by the Board of Zoning Appeals in conjunction with the approval of VC 94-D-153. As I understand it, the question is whether the proposed new house locations and setbacks for Lots 1 and 2 are in substantial conformance with the Variance Plat and development conditions. This determination is based on the graphic submitted with your letter, entitled "Variance Interpretation Exhibit, Lots 1 and 2 Kearney Property," prepared by VIKA and dated October 21, 2004.

It is my determination that the proposed new house locations and setbacks for Lots 1 and 2 are in substantial conformance with the Variance 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 these requirements, please feel free to contact Kevin Guinaw at (703) 324-1290.

Sincerely,

Barbara A Byron, Director
Zoning Evaluation Division, DPZ

BAB/Initials/VCI FROM BAB.DOC

Attachments: A/S

cc: Members, Board of Zoning Appeals
Leslie Johnson, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: VC 94-D-153, Imaging, Reading File

