



County of Fairfax, Virginia

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

October 6, 2006

Ernie Sears, President
Home and Leisure, Inc.
T/A Backyard America and Cottage Outfitters
8527 Phoenix Drive
Manassas, VA 20110

Re: Interpretation for FDP 74-2-068-2, Sully Station Phase II: Storage Addition

Dear Mr. Sears:

This is in response to your letter of September 7, 2006, requesting an interpretation of Final Development Plan FDP 74-2-068-2. As I understand it, the question is whether an addition to the existing bath house to be used for storage is in substantial conformance with the Final Development Plan and development conditions. This determination is based on your letter with attachments which include photographs of the existing pool and bath house and five (5) sheets of plans and specs prepared by Home and Leisure, Inc., and a site plan entitled "Sully Station Phase II Recreation Center" prepared by Dewberry & Davis and dated February 12, 1988. Copies of your letter and relevant exhibits are attached.

The letter states that the proposed storage addition will be 10' X 24' (240 square feet) and will be built on a new slab foundation. The addition is proposed to be located at the northeast corner of the bath house, which contains 1,785 square feet. The siding, roofing, and trim are to match the existing bathhouse. You have stated that the height of the addition will be approximately 13 feet. You also state that no trees will be removed and no utilities will be relocated.

Final Development (FDP) 74-2-068-2, which was approved in 1987, subject to development conditions, pertained to the PDH-4 portion of Sully Station II, which totaled approximately 201 acres. In addition to 989 dwelling units, the PDH-4 area includes the recreation center in which the proposed addition is located. Development Condition #11 (attached) addressed the recreation center and provided for tree save, environmental issues affecting the pool, number of employees, parking, hours of operation, the use of loudspeakers, transitional screening, interior parking lot landscaping, and lighting. Exhibit 9, which is attached to the development conditions, shows a layout for the proposed recreation center and tree save areas. There are no other requirements for the recreation center and there are no tabulations or dimensions set forth for the structures within the recreation center. According to Exhibit 9, the proposed location of the storage addition is not located in a tree save or transitional screening area.

As such, it is my determination that the proposed storage addition described above is in substantial conformance with FDP 74-2-068-2, provided that the addition is built using the same building materials and design as the bathhouse to which it will be attached. 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

O:\mgodfr\PI Interpretation\PI SullyStationII. (FDP 74-2-068-2)storage addition.doc

Attachments:

cc: Michael Frey, Supervisor, Sully District
Ronald Koch, Planning Commissioner, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, DPZ
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Assad Ayoubi, Director, Site Review West, DPWES
Audrey Clark, Director, Building Plan Review Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: FDP 74-2-068-2, PI 0609 136, Imaging, Reading File

Department of Planning and Zoning

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

Tel. (703) 324-1290, TTY 711 (Virginia Relay Center), FAX (703) 324-3924

www.fairfaxcounty.gov/dpz/



September 7, 2006

RECEIVED
Department of Planning & Zoning
SEP - 8 2006
Zoning Evaluation Division

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

Dear Ms. Byron:

This letter is a request for a determination of substantial conformance. Our company, Home & Leisure, Inc., T/A Backyard America, has been contracted by the Board of Directors of the Sully Station II Community Association to build a 10' x 24' storage shed. We believe that this structure should be classified as an accessory structure for zoning purposes. We have attached photos, the site plan, and construction drawings to assist in making the determination. A summary of the pertinent information follows:

Location: 5501 Sully Park Dr., Centerville, VA 20120, Tax Map No. 054117 Z

FDP Number: 784-2-068-2

Description of Modification: 10' x 24' storage shed attached to existing bath house. Shed is to be built on new slab foundation with wood framing in conformance with Fairfax County Building Codes. Siding, roofing, and trim is to match existing structures. Building is to be used to store swim team and lifeguard equipment.

Property Impact: The approved building plans dated 9/18/89 allow for 7200 square feet of building. The existing structures total 3828 sq. ft. The closest property lines after the shed is built are 80' to the east and 92' to the south.

No removal of trees will be required. No utilities will be relocated. Construction will require some minor excavation. The project will not increase light pollution and there will be no impact on parking or traffic.

HOME & LEISURE, INC.
T/A BACKYARD AMERICA & COTTAGE OUTFITTERS
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The shed will be attached to the existing bath house and share 6' of common wall. The design can be modified if necessary to make the shed completely detached if that is required for a determination that the shed is an accessory structure.

Contact Information: Questions and request for additional information should be directed to the construction manager, Bill Morris at 703.392.5152. Other contact information can be found below.

Sincerely,

A handwritten signature in cursive script that reads "Ernie Sears".

Ernie Sears
President, Home & Leisure, Inc.

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