County of Fairfax, Virginia

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

March 5, 2007

Michael J. Gallagher, P.E.
Senior Project Manager
Urban, Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003

Re: Interpretation for RZ 2003-DR-031, Stockwell Manor, Tax Map Number 40-2 ((1)) 20, 21, 22, 22A, 22B, 23, 24A and 40-2 ((34)) A; re: Sunroom

Dear Mr. Gallagher:

This is in response to your letter of February 5, 2007, (attached) requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 2003-DR-031, and of the Final Development Plan (FDP) and development conditions approved by the Planning Commission in conjunction with FDP 2003-DR-031. As I understand it, the question is whether the proposed location of the rear sunroom on dwelling unit 93 is in substantial conformance with the proffers and the CDP/FDP. This determination is based on the plans attached to your letter of February 5, 2007, entitled "Exhibit A, CDP/FDP Stockwell Manor" which is a portion of Sheet 3 of 10 of the approved CDP/FDP with additional notes added, which is date stamped received by the Zoning Evaluation Division on February 8, 2007, "Exhibit B" which is prepared by Urban Engineering and Associates and is dated 02/05/07, and the faxed drawing entitled "Grading Plan, Stockwell Manor", prepared by Urban Engineering and Associates and is dated 2/23/07.

RZ 2003-DR-031 was approved by the Board of Supervisors on April 26, 2004, with proffers dated April 7, 2004; FDP 2003-DR-031 having been approved by the Planning Commission on April 7, 2004 with development conditions dated March 12, 2004. There are no references to on the location of sunrooms within the development conditions.

Proffer 33 states:

> "The applicant shall be permitted to construct sunroom extensions as shown on the CDP/FDP provided that, within areas on the subject Property where single-family detached lots are situated back-to-back, sunroom extension locations shall be staggered so as to not be directly across from one another."

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/

Exhibit B shows the proposed location for a sunroom on unit 93, which is located back-to-back with unit 84. The sunrooms are shown on opposing sides of the rears of those dwellings, however there is a proposed 5 foot visual "overlap" of the two sunrooms. The proposed sunroom on dwelling unit 93 is not located all the way flush with the side wall of the house. As illustrated on your faxed drawing dated 2/23/07, this location is constrained by the location of a rear exit stairwell from the basement of this dwelling, and the proposed sunroom is staggered as much as possible from that of unit 84.

It is my determination that the proposed sunroom location for dwelling unit 93, as illustrated on Exhibit B and your faxed drawing of 2/23/07, would be in substantial conformance with the proffers and CDP/FDP for RZ 2003-DR-031. 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 Cathy Belgin at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/ N:\CATHY B TEMP\PI RZ 2003-DR-031 STOCKWELL MANOR.DOC

Attachments: A/S

cc: Joan M. DuBois, Supervisor, Dranesville District
Nancy Hopkins , Planning Commissioner, Dranesville District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: No. RZ 2003-DR-031, PI 0702 018, Imaging, Reading File

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FEB 08 2007
Zoning Evaluation Division

February 5, 2007

Barbara Byron
Fairfax County Department of Planning and Zoning
Zoning Evaluation Division
Suite 801
12055 Government Center Parkway, 8th Floor
Fairfax, VA 22035

RE: Stockwell Manor
(RZ 2003-DR-031) 040-2((1))-20,21,22,22A,22B,23 & 24A and 040-2((34))-A

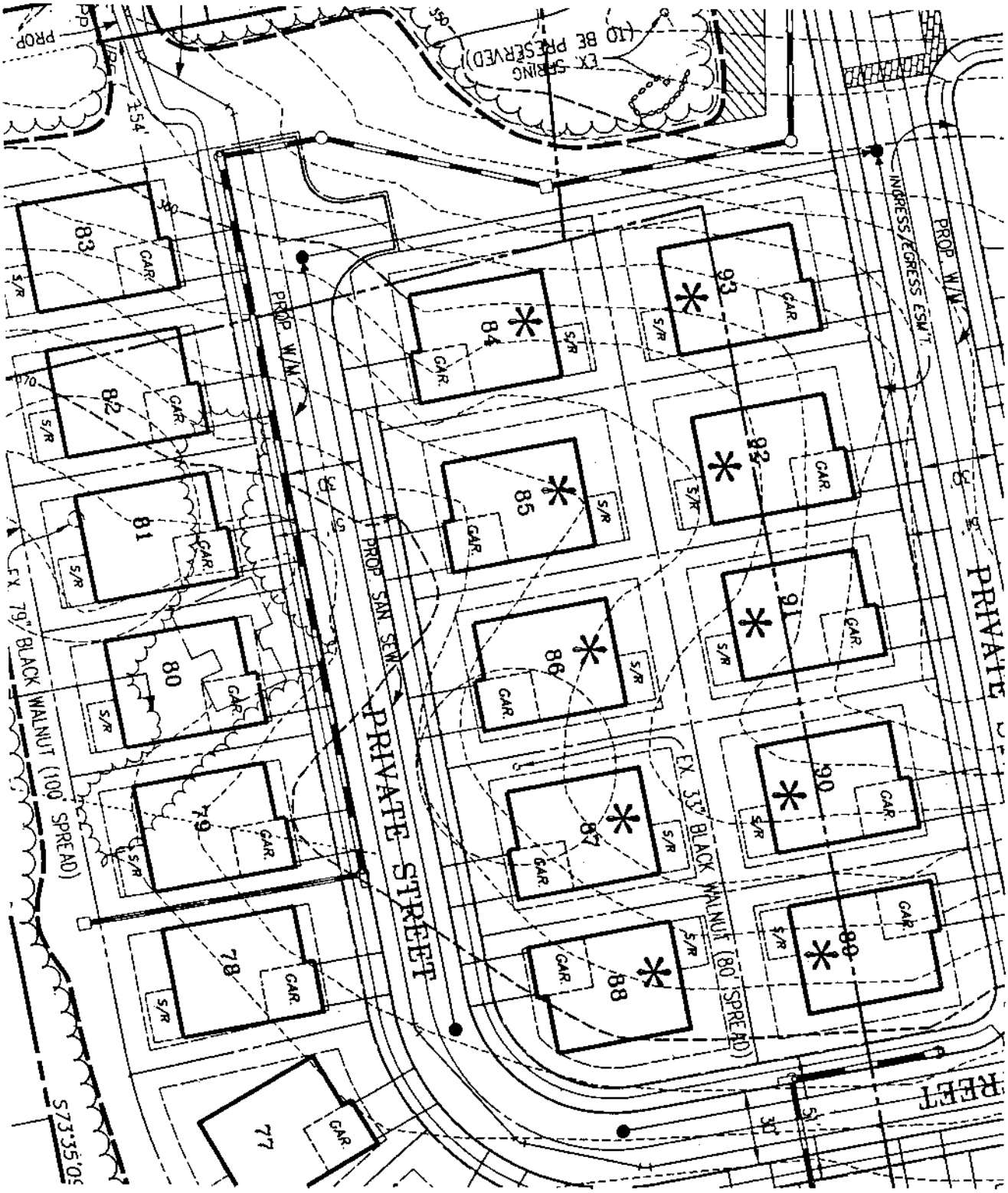
Dear Ms. Byron,

On behalf of Winchester Homes, we are submitting a request for an interpretation of Proffer 33 of the above referenced project. The proffer states that on lots where single family detached units are sited back-to back (i.e. lots 84-93), that the sunrooms must be staggered such that no two sunrooms are situated directly across from one another other. Neither the proffers, nor the CDP define what "directly across from each other" means. Exhibit A shows excerpts from the rezoning plan and proffers. There is no graphic that depicts a condition where sunrooms are staggered; to the contrary the CDP shows sunrooms directly opposite each other but has a note (denoted by a large astrix) that refers to Proffer #33.

We are requesting and interpretation to determine if there can be any overlap between two sunrooms similar to that shown on Exhibit B. Recently a permit was requested to build a screened porch on Lot 93 but was denied because it was determined by the zoning administrator that there can be no overlap in the stagger of sunrooms. We believe that the intention of the proffer is to minimize the bulk of the houses in the rear yards. We believe that Exhibit B meets the intent of the proffer and is in substantial conformance of the CDP/FDP because the sunrooms are (i) staggered and they are (ii) not directly across from one another. We ask for your concurrence and look forward to your response. If you have any questions, or need additional information, please do not hesitate to call.

Sincerely,
Urban, Ltd

Michael J. Gallagher, P.E.
Senior Project Manager



NOTE: PROPOSED UTILITY LINE AND RETAINING WALL LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

* SUNROOM EXTENSIONS FOR UNITS 84–93 SHALL BE LOCATED IN ACCORDANCE WITH PROFFER PARAGRAPH 33.

PROFFER:

33. Sunroom Extensions. The Applicant shall be permitted to construct sunroom extensions as shown on the CDP/FDP provided that, within areas on the subject Property where single-family detached lots are situated back-to-back, sunroom extension locations shall be staggered so as not to be directly across from one another.

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Zoning Evaluation Division

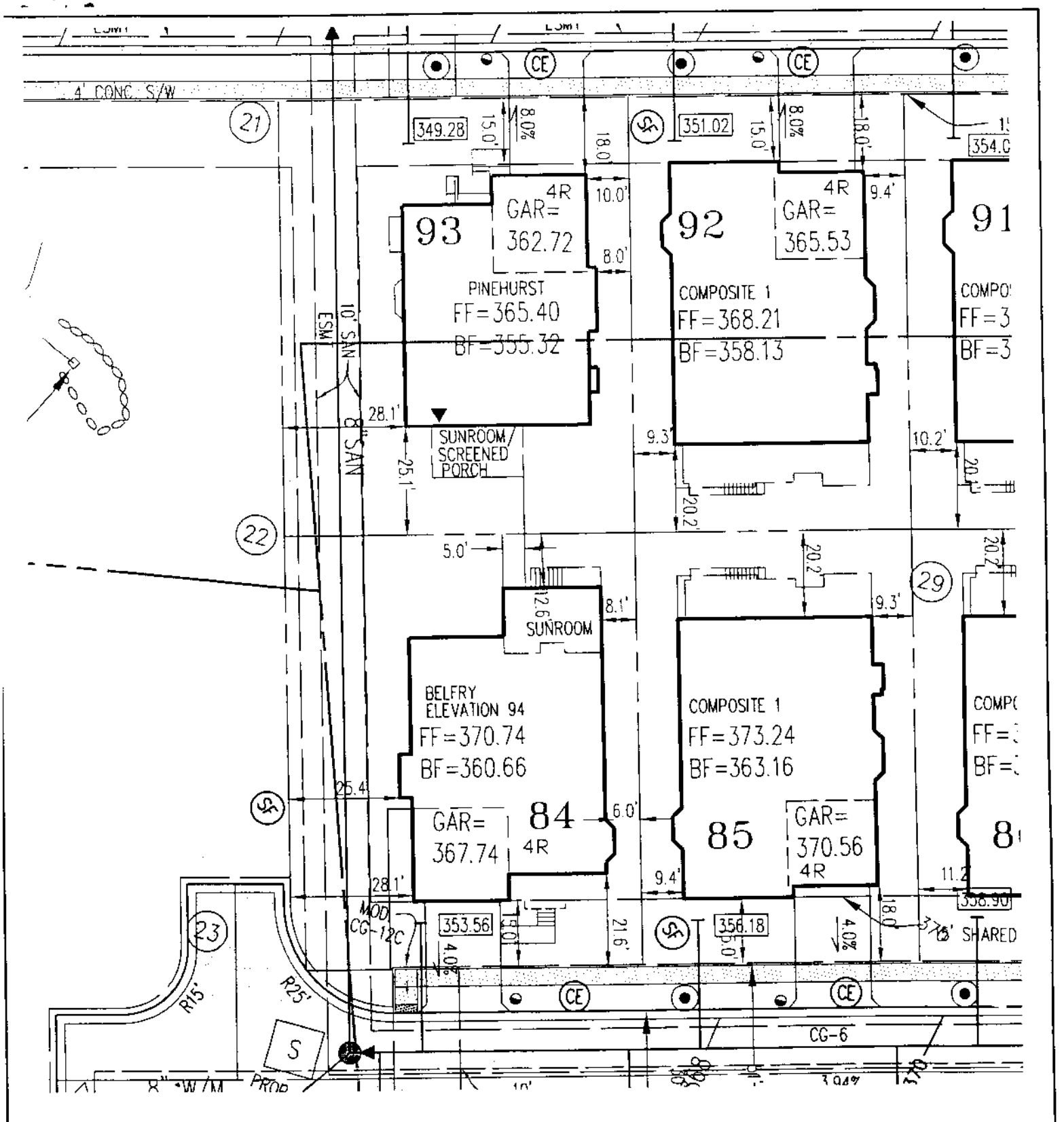


EXHIBIT B

SCALE: 1"=30'

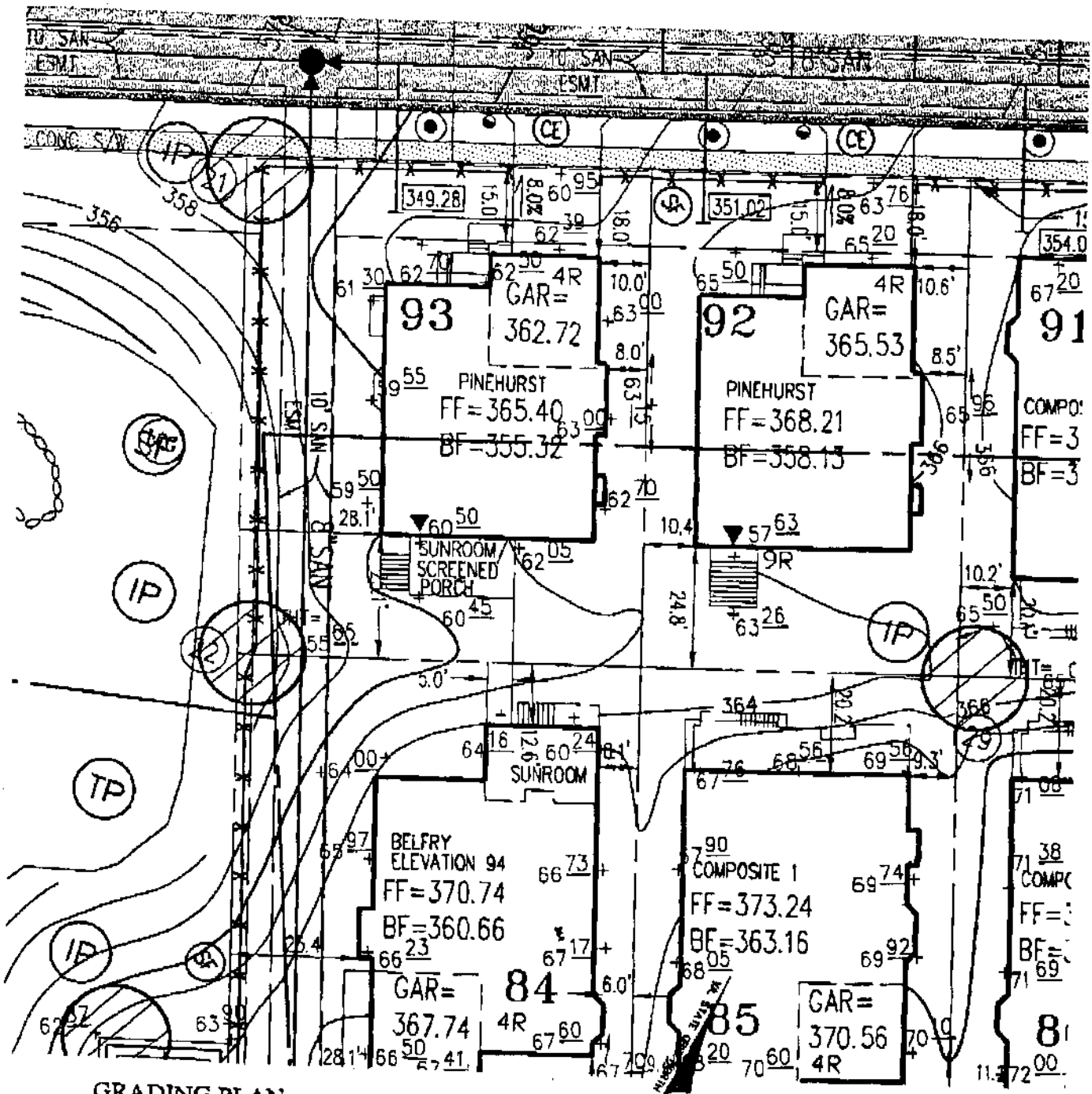
DATE: 02-05-07

Urban Engineering & Associates, Inc.

CIVIL ENGINEERS LANDSCAPE ARCHITECTS LAND SURVEYORS

7712 LITTLE RIVER TURNPIKE

ANNANDALE, VIRGINIA 22030 (703) 642-8080



GRADING PLAN
STOCKWELL MANOR
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LOT 93

SCALE: 1"=30'

DATE: 02-23-07

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