



# County of Fairfax, Virginia

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

June 8, 2007

Charles F. Dunlap  
Walter L. Phillips, Inc.  
207 Park Avenue  
Falls Church, VA 22046

Re: Proffer Interpretation for RZ 2005-SP-012, Ethel's Pond  
Tax Map 55-2 ((3)) R-3: Architectural Elevations

Dear Mr. Dunlap:

This is in response to your letter dated January 31, 2007, and your supplemental e-mail dated May 16, 2007, requesting an interpretation of the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of the above-referenced application. As I understand it, the question is whether the attached building elevations for the proposed single-family dwellings are in substantial conformance with the proffers and the GDP. This determination is based on your original letter and supplemental e-mail; a copy of the set of full-size elevation sheets 1, 3, 4 and 5, titled "Ethel's Pond Unit A," and sheets 1 and 2 titled "Ethel's Pond B," dated as received January 31, 2007, depicting front, side and rear elevations, and prepared by Rast Architectural Studio, Inc.; and a copy of the subdivision plan #4606-SD-001 prepared by Walter L. Phillips, Inc., dated July 1, 2005. Copies of your letters with the relevant plans and documents are attached.

On November 21, 2005, the Board of Supervisors approved RZ 2005-SP-012, subject to the proffers dated November 9, 2005. Proffer #1.4 states: "*Architectural Theme. In order to ensure a consistent theme and character throughout the Property, Applicant shall utilize a combination of building materials and architectural design features for all building facades (front, side and rear) which are consistent with the facades shown on Exhibit A hereto; and, Applicant shall incorporate common landscaping features, walkways, signage, lighting and other common design elements. Applicant shall show compliance with this proffer at or prior to final subdivision plan approval by submission of architectural elevations to the DPWES. Applicant shall adopt restrictive covenants applicable to all lots within the Property with the objective to create a coordinated image for the Property.*"

The proposed elevations for the single-family dwellings illustrate two available Unit Types, A and B, depicting traditional architecture with gables, pitched roofs, two options for exterior entry

**From:** Chuck Dunlap [mailto:cdunlap@wlpinc.com]  
**Sent:** Wednesday, May 16, 2007 2:17 PM  
**To:** Lee, Carrie D.  
**Subject:** Re: Ethel's Pond Exterior Elevations Interpretation

Carrie,

Thanks for your email. I forwarded it to my client; and, his response is as follows:

"Chuck,

The exteriors will have brick, stone or brick and stone on the fronts. Some gables or corners above garages, etc may have siding. The sides and rears will have Hardiplank type siding.

Jeff"

Hope this answers your questions. please let me know if you need anything else.

Thanks, Chuck