



County of Fairfax, Virginia

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

November 7, 2007

Scot McBroom
Robert Bentley Adams & Associates, P.C.
405 South Washington Street
Alexandria, Virginia 22314

Re: Interpretation for VC 88-V-048, Tax Map 102-3 ((1)) 38,
Dinh Residence, 816 Arcuturus on the Potomac Road, Alexandria: Building Addition

Dear Mr. McBroom:

This is in response to your letter of July 23, 2007, (attached) requesting an interpretation of the variance plat and development conditions imposed by the Board of Zoning Appeals in conjunction with the approval of VC 88-V-048. As I understand it, the question is whether the proposed addition to the existing poolhouse would be in substantial conformance with the variance plat and development conditions. This determination is based on your letter of July 23, 2007, and attached materials, which include 3 sheets of photographs of the existing house, property, and pool house, as well as a 3-sheet set of architectural drawings with demolition plan attached, entitled "Addition & Alterations, Dinh Residence," which are prepared by Robert Bentley Adams & Associates, P.C. and are dated May 4, 2007.

VC 88-V-048 was approved by the Board of Zoning Appeals on June 14, 1988, to permit the one-story accessory structure currently functioning as a poolhouse (approved as a "boathouse") to be located 3 feet from the property line, which is approximately 14.67' by 25.67', and contains 378 square feet of floor area. You are requesting to build an addition to this structure for guest accommodations which would include 459 square feet. You have stated that the addition would be constructed of materials to match the existing structure.

Development condition #1 approved in conjunction with VC 88-V-048 states: "This variance is approved for the location and the specific addition shown on this plat included with this application and is not transferable to other land." Although your proposed addition does not further encroach into the side yard setback, it would more than double the size of the existing structure, which is a significant change in what was previously illustrated on the variance plat.

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/

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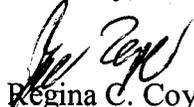
Mr. Scot McBroom

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It is my determination that the proposed addition to the poolhouse as shown would not be in substantial conformance with the variance plat and development conditions associated with VC 88-V-048. In order to allow the proposed addition, the submission and approval of a variance amendment application to the Board of Zoning Appeals would be required. 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 Cathy Belgin at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

RCC/cbelgi/VCI VC 88-V-048, ARCTURUS ON POTOMAC

Attachments: A/S

cc: Members, Board of Zoning Appeals

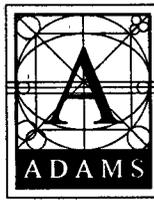
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ

Ken Williams, Plan Control, Land Development Services, DPWES

Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES

Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ

File: VC 88-V-048, VCI 0707 006, Imaging, Reading File



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RECEIVED
Department of Planning & Zoning

JUL 25 2007

Zoning Evaluation Division

23 July 2007

Attn: Kevin Guinaw
Dept. of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Dear Mr. Guinaw:

I am writing to request a zoning interpretation for a proposed addition to a structure built by approved variance (case #VC88V048). The project is located at 816 Arcturus on the Potomac Rd. in an R-2 zone.

The main house, built in 1914 as a vacation and fishing cottage, is a rather small architectural gem. The new owners, needing room for visiting family and guests, would like to add two bedrooms. As the main house is difficult to add to because of its architectural style and pure four-square form, we would like to make the guest bedroom addition to the existing outbuilding.

The existing outbuilding, originally built as a boathouse, is presently a pool house. This existing structure is 378 s.f. The proposed addition is 459 s.f. The proposed new roof will align the eaves and be no higher than the existing (approx. 16 feet). The exterior materials (stucco and painted wood trim) will match the existing structure. The entire addition will be built beyond the R-2 zone side yard requirement.

Please find attached:

- Photographs (3 sheets) of the existing house and accessory structure
- Set of drawings (3 sheets) including
 - Site Plan and Existing Plan
 - Proposed Plan and Roof Plan
 - Proposed Exterior Elevations

Thank you for giving this project your careful attention.

Yours truly,

Scot McBroom, Project Architect



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Addition & Alterations
Dinh Residence
816 Arcturus on the Potomac Rd.
Alexandria, Virginia 22308



Pool House - East Side



Pool House - South Side

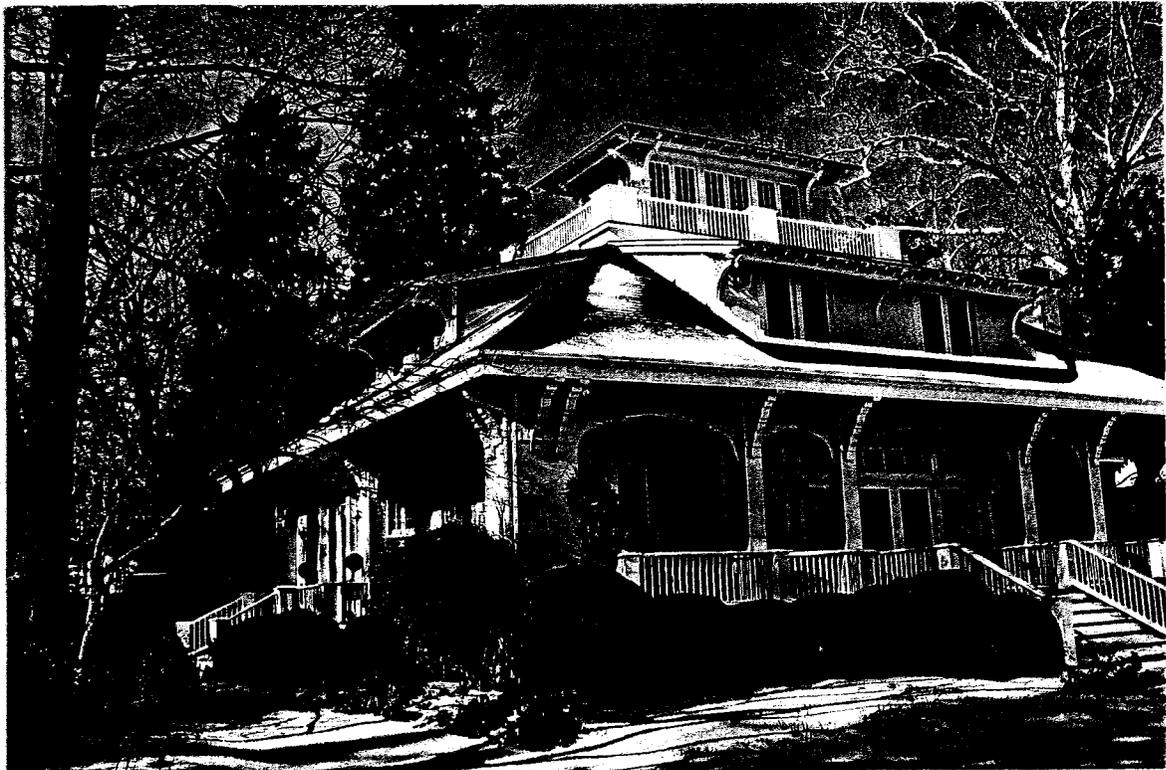


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Main House - Front (West)



Main House - Rear (East)



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Pool House - West Side



View from Pool House to Potomac River

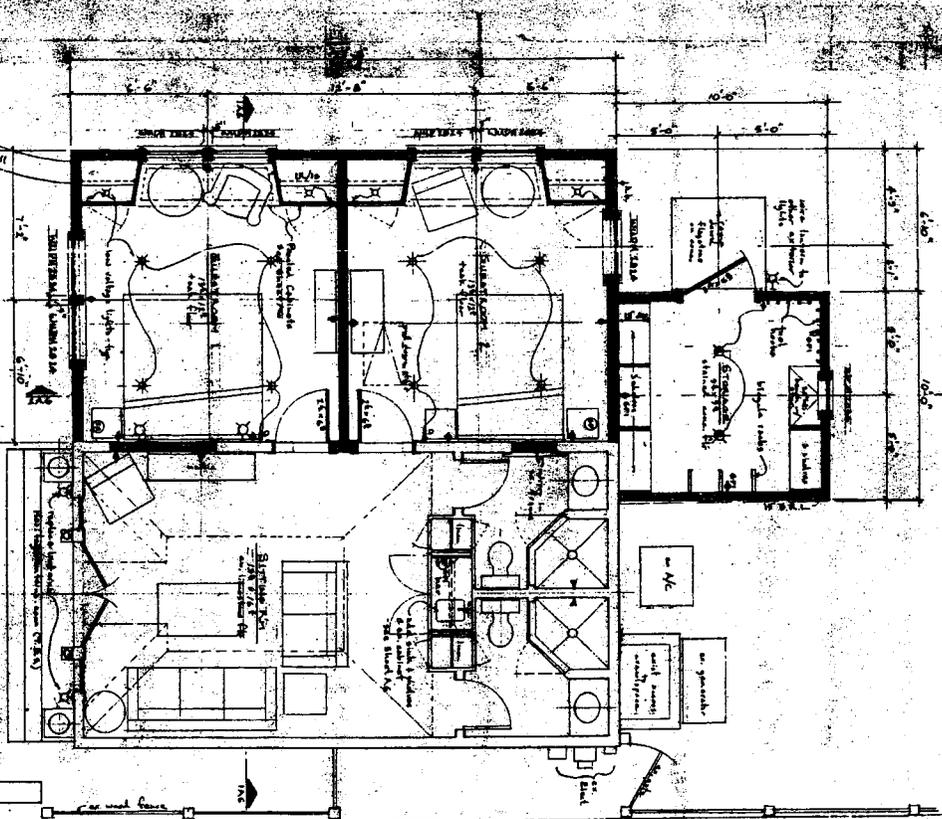
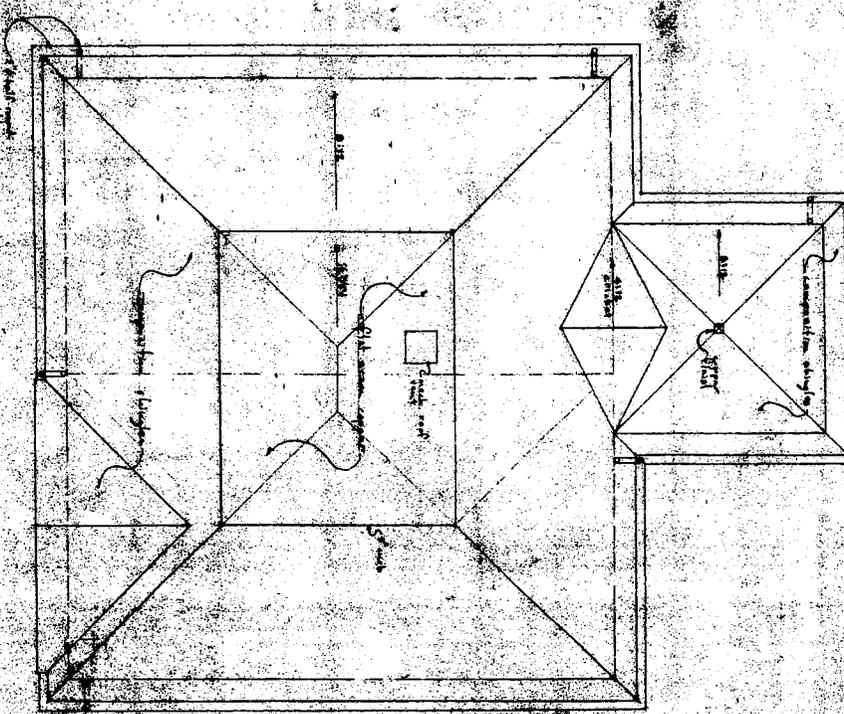
Material Specifications for Selected Items

- Exterior**
- Walls: stucco on masonry to match existing as closely as possible. Contractor to submit samples for review and approval by Architect and Owner.
 - Trim: fully primed wood and/or Aztec.
 - Roof: composition shingles to match existing (submit samples for review); flat seams copper at upper roof; copper flashing.
 - Windows: Marvin, wood ultimate double hung and casement, 7/8" minimum s.d., low-e glass, sizes and types per plans, main configurations per elevation, full screen for all operable units, hardware to be oil-rubbed bronze.
 - Door @ Storage: Jeld-Wen 1035 fit w/ins, painted; hardware by Baldwin.
 - Gutters and Downspouts: copper half-round gutter system, round downspouts with goosenecks and accessories by Berger or equal.
- Interior**
- Built-in: per architectural drawings, painted wood. Submit shop drawings to Architect for review and approval. Hardware to be oil-rubbed bronze by Waterford or equal (C.B.A.).
 - Wood Base and Casing to match existing.
 - Wood Floor in addition to be used - submit samples for approval.
 - Interior Doors: 1 3/8" thick by Wood Harbor, Tru-style, or equal. Three panel door and hardware to match existing.
 - HVAC: examine existing air handler and condenser to determine if adequate for addition, and crawl space conditioning; if not, propose new system.

ELECTRICAL NOTES

- X Recessed 4" x 4" Low Voltage (MR16 fit lamps) by Creative Systems Lighting (1-800-533-8939) or Equal. White finish of shade and diffuser. Contractor to coordinate & conceal all necessary transformers.
- X Withdraw or relocate electrical - see site above.
- X Recessed 4" (A-type) white trim by Light-O-Lite or equal.
- X Ceiling Mounted Recessed Fixtures (fiberglass or enamel painted).
- X Wall Mounted Switch (fiberglass or enamel painted); see interior & exterior elevations for mounting height.
- X ~~Waterproof film covered (concrete block) [illegible]~~

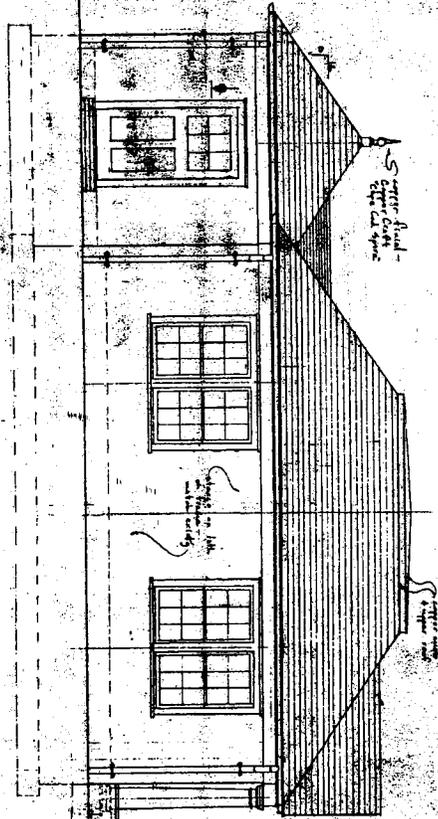
- Q2 Switch & Cable Neutral. Distribute conductors of battery bank up.
- Q3 Switch - top will want to be 400V, when small toggle (small).
- All switches to have side on toggle. However, except telephones (some are lever-actuated type), gongs, pushers, fans, hand switches & clocks.
- Q4 Switch - top will want to be 400V (GFI or GFCI) where indicated above, where noted by code. All switches shall to have non-fault circuit interrupter.
- When switches & wall plates to be painted with color - except one bronze by Kelly-McCain. Hardware above listed on separate sheet of plate/rose like.
- Note: Provide electrical supply for all Appliances per manufacturer's requirements.
- Q5 Electrical Pan.
- Q6 Fresh Air Loop.



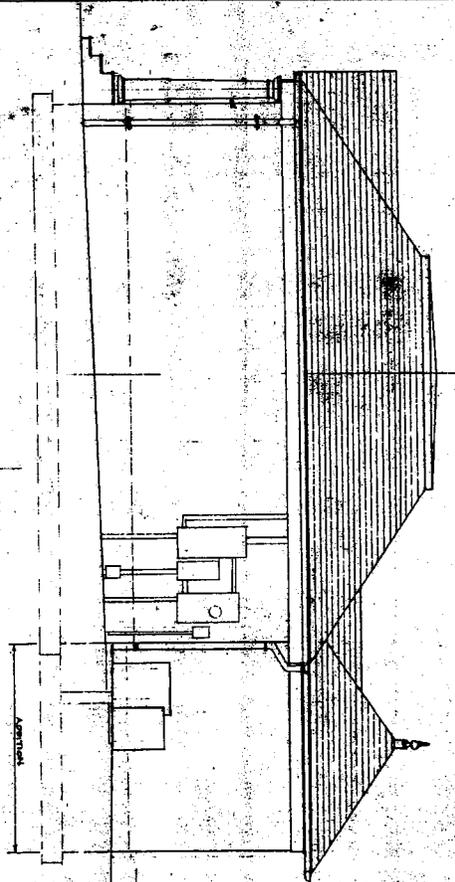
1st Floor Plan of Annex

Additions & Alterations
Bligh Residence
 618 Arcurus on the Potomac Rd.
 Alexandria, Virginia 22304

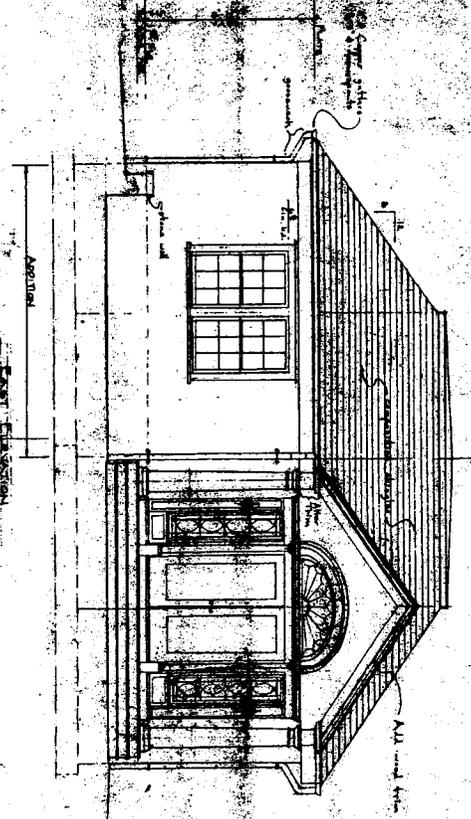
ROBERT H. KELLY ARCHITECTS
 400 South ...
 Tel. 703 531-1111



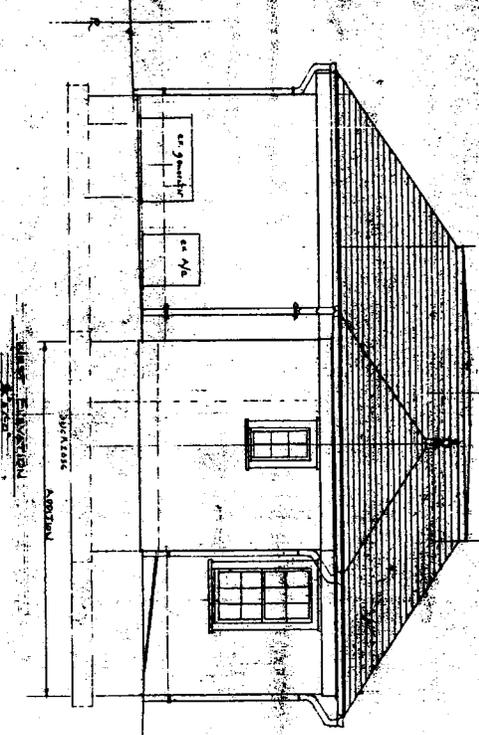
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

1/4" = 1'-0"

A5

May 07

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