



County of Fairfax, Virginia

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

June 25, 2008

Edward E. Wagaman
VIKA Incorporated
8180 Greensboro Dr., Suite 200
McLean, VA 22102

Re: Interpretation for SEA 85-D-097-5, Potomac School, Tax Map 31-1 ((1)) 5, 7, 8 and 12A:
Driveway Relocation

Dear Mr. Wagaman:

This is in response to your letter of May 21, 2008, and addendum of June 9, 2008, requesting an interpretation of the Special Exception Amendment Plat and development conditions approved by the Board of Supervisors in conjunction with the approval of SEA 85-D-097-5. As I understand it, the question is whether the proposed relocation of the driveway to provide access to the Ramsey House would be in substantial conformance with SEA 85-D-097-5. This determination is based on your letters; Sheets 1 and 41 of the Special Exception Amendment Plat titled "The Potomac School," dated as revised July 18, 2007, depicting approved and proposed driveway locations; an exhibit titled "Potomac School, Desired Driveway Location," dated May 7, 2008; a graphic titled "Exhibit 1-Tree Removal-Sizes of Trees To Be Removed," dated June 9, 2008; an exhibit titled "Potomac School, Driveway Per SEA," dated May 7, 2008; a graphic titled "Exhibit 2-Tree Removal," prepared June 9, 2008; and a copy of the signed document titled "Amendment to Occupancy Agreement," signed between the parties "The Potomac School" and "Jane E. Ramsey," dated June 6, 2008. All plans and exhibits were prepared and/or provided by VIKA. Copies of your letters and relevant documents are attached.

The subject area is depicted on the approved SEA Plat in the northwest portion of the site relative to Building K, a single-family residential structure (Ramsey House), and the associated driveway access on the west side of Maintenance Facility Buildings "S" and "T," which begins from the west end of the parking area and extends north and east to the house. According to your letters and exhibits, the applicant proposes to relocate the driveway from to the west side of the maintenance facility buildings to the east side of the buildings. The proposed 12-foot wide asphalt drive is proposed to begin on the east side of the maintenance facility parking area, extend north and west to approach and terminate at the house. You have stated that the proposed driveway relocation is designed to provide additional tree preservation compared to the location shown on the SEA Plat. It would also avoid the removal of trees which serve as part of the screening on the west side of the property adjacent to existing residential development. According to information presented with

Department of Planning and Zoning
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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Integrity * Teamwork * Public Service

Edward Wagaman

Page 2

Exhibits 1 and 2, a comparison of the number, size and types of trees affected by the relocation of the driveway from the approved location demonstrates the reduced impact to the site with the relocated driveway. You have also stated the relocation of the driveway results in a safer and more efficient access to the house, and that the relocation is supported by the resident of the house, as signified by the attached occupancy agreement. You have stated there are no impacts to on-site parking, uses, screening and buffering. According to additional information provided verbally by John Amatetti of VIKA, an equivalent amount and type of landscape plantings to that shown on the approved SEA landscape plan will be provided and disbursed within the area adjacent to the relocated driveway.

It is my determination that the proposed relocation of the driveway, as discussed above, would be in substantial conformance with SEA 85-D-097-5, subject to approval of Urban Forest Management (UFM), Department of Public Works and Environmental Services (DPWES), and provided that the landscaping within the area of the relocated driveway shall be installed consistent with the SEA landscape plan, also subject to the evaluation, review and approval of UFM. This determination has been coordinated with UFM and 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 Carrie Lee at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division

RCC/CDL /O:\clee01\ActionAssignments\Interpretations\SEI\Potomac School_driveway relocation.doc

Attachments: A/S

cc: John W. Foust, Supervisor, Dranesville District
Jay Donahue, Planning Commissioner, Dranesville District
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Assad Ayoubi, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
Heather Finch, Urban Forester II, Urban Forest Management Division, DPWES
File: SEA 85-D-097-5, SEI 0805 027, Imaging, Reading File



May 21, 2008

Ms. Regina Coyle, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

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Department of Planning & Zoning

MAY 22 2008

Zoning Evaluation Division

**RE: Potomac School Special Exception
SEA 85-D-097-5
VIKA #6577Q**

Dear Ms. Coyle:

The purpose of this letter is to request the approval of minor modifications to the conditioned approval of minor modifications to the conditioned special exception plat in accordance with paragraph 4 of section 9-004 of the Fairfax County Zoning Ordinance. This request is made on behalf of my client and owner, The Potomac School.

The referenced application was approved on August 6, 2007 and the property is identified among the Fairfax County Tax Map Records as 31-1, DC 1, Parcels 5, 7, 8, 10A, 10B, 10C, and 12A comprising 90 acres. I have enclosed at a copy of the approved SEA and conditions for your convenience.

My client wishes to construct a driveway to serve the Ramsey residence at a revised and improved location to that shown on the approved special exception plat. A copy of detailed grading design for the special exception location versus the desired location is included herein as reference.

The desired location represents significant tree save advantage relative to the SEA location. The new location has no impact to the environmental quality corridor and provides a more cost efficient and safer access to the Ramsey residence. The location is more in harmony with the topographic constraints in the area. Per SEA condition # 40, we have walked the alignments of both options with representatives of the Fairfax County Urban Forestry office. The desired option has been endorsed by the Fairfax County Urban Forestry office from a tree preservation standpoint as a result of this meeting.

The proposed minor modification meets the limitations set forth in Z.O. Section 9-004, paragraph 4(B) as follows:

- There will be no impact to the hours of operation.
- Has no impact to parking spaces, number of seats, or students.
- Has no impact to those uses approved under the special exception.
- Has no negative impact to screening, buffering, open space, or landscaping.
- Improves the relationship of the development to adjacent property.
- Does not impact an increase to clearing and grading associated with a stormwater management facility.
- Does not add additional buildings or accessory structures.

VIKA Incorporated

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

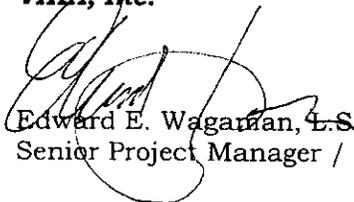
Mclean, VA ■ Germantown, MD

Ms. Regina Coyle, Director
Fairfax County Department of Planning & Zoning
RE: Potomac School Special Exception
SEA 85-D-097-5
VIKA #6577Q

May 21, 2008
Page 2 of 2

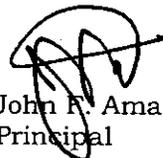
In consideration of the above, I am asking for your administrative approval of the minor modifications described herein as being in substantial conformance with the special exception and the approved for the subject property. Should you have any questions regarding this request, or require additional information, please do not hesitate to give me a call. Given that my client is currently in a critical period to construct this driveway access. I would appreciate a response at your earliest convenience. As always, I appreciate your cooperation and assistance.

Sincerely,
VIKA, Inc.



Edward E. Wagaman, L.S.
Senior Project Manager / Senior Associate

Approved by:



John R. Amatetti, P.E.
Principal

EEW/ rafs

Enclosures: Exhibit "A" - Special Exception Driveway Alignment
Exhibit "B" - Desired Driveway Alignment
Approved Special Exception
Approved Conditions

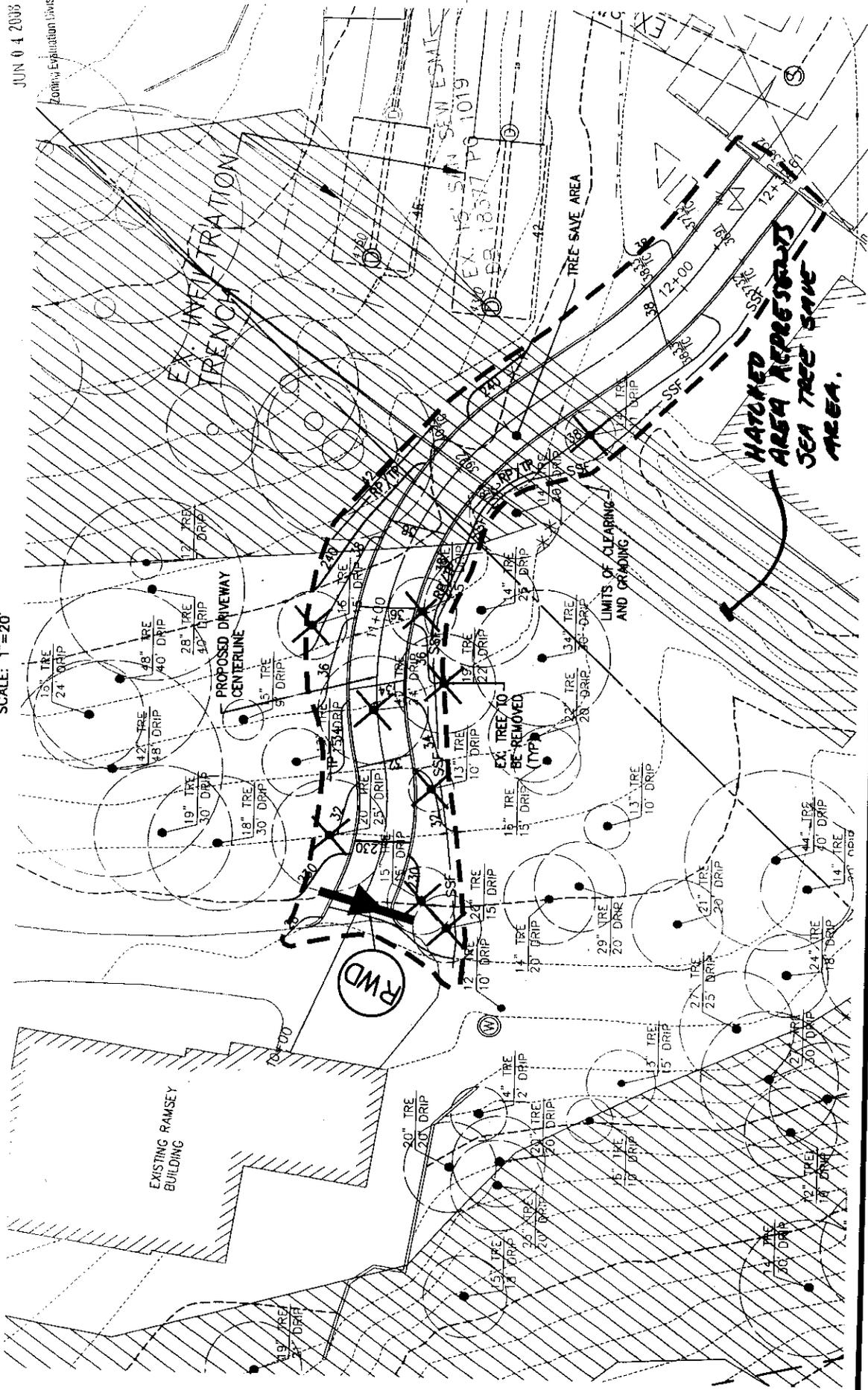
cc: Rick Deming, JFW, Inc.
Perry Swope, Potomac School

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EXHIBIT 1 DESIRED DRIVEWAY LOCATION

SCALE: 1"=20'



EX. INVENTION
TRENCH

HATCHED
AREA REPRESENTS
SEA TREE SAVE
AREA.

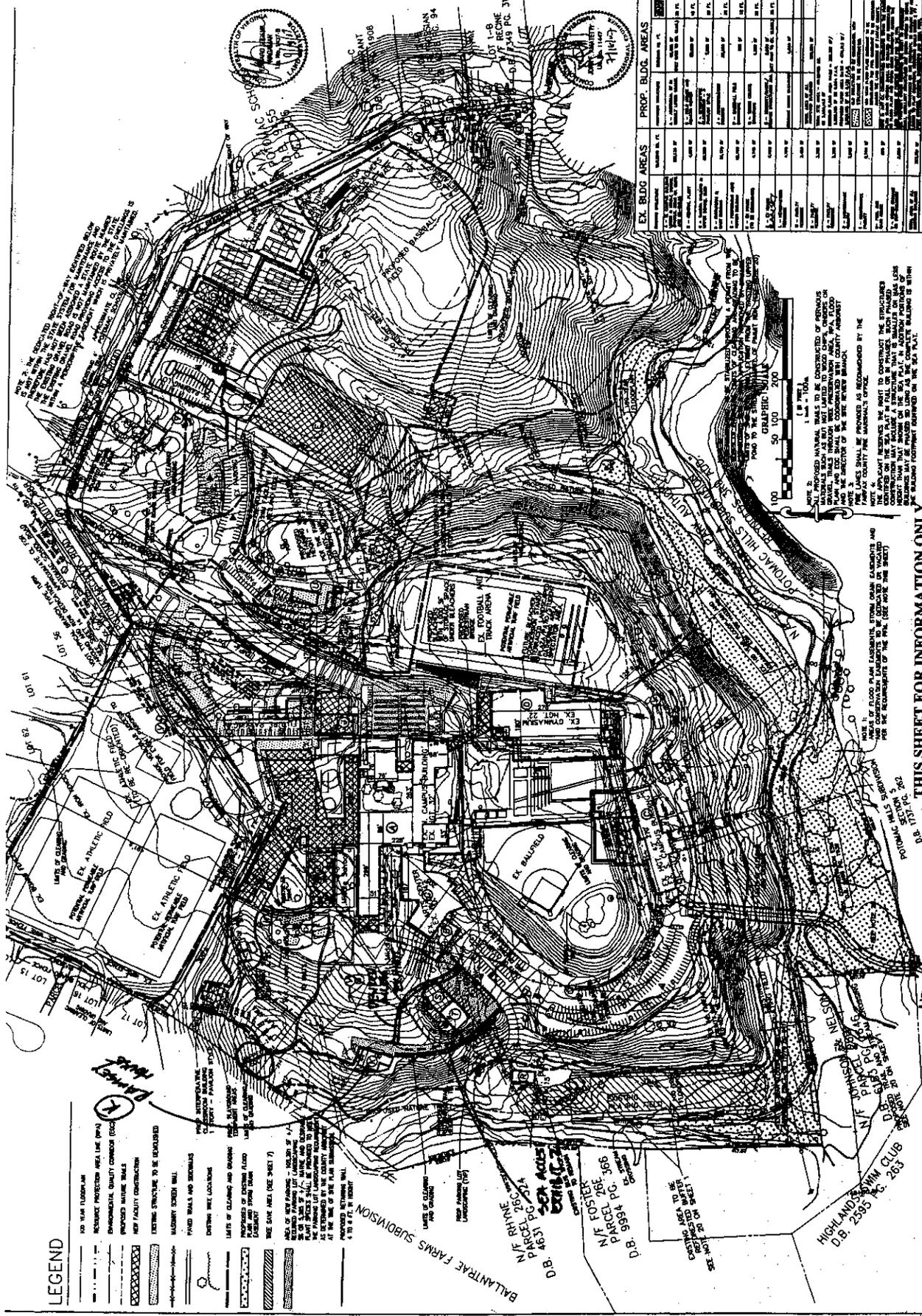
LIMITS OF CLEARING
AND GRADING

RWD

EXISTING RAMSEY
BUILDING

TREE SAVE AREA

EX. 15' SAN SEM ESMTS
EX. 15' SAN SEM ESMTS
EX. 15' SAN SEM ESMTS



EX. BLDG. AREAS	PROP. BLDG. AREAS
1. EX. BLDG. AREAS	1. EX. BLDG. AREAS
2. EX. BLDG. AREAS	2. EX. BLDG. AREAS
3. EX. BLDG. AREAS	3. EX. BLDG. AREAS
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19. EX. BLDG. AREAS	19. EX. BLDG. AREAS
20. EX. BLDG. AREAS	20. EX. BLDG. AREAS

LEGEND

- 1. EX. YEAR TYPHOGRAPHY
- 2. EX. PROPOSED PROTECTION AREA LINE (MVA)
- 3. EX. ENVIRONMENTAL QUALITY CONTROL (EQC)
- 4. EX. PROPOSED MAINTENANCE TRAILS
- 5. EX. NEW FACILITY CONSTRUCTION
- 6. EX. EXISTING STRUCTURE TO BE DEMOLISHED
- 7. EX. EXISTING STRUCTURE
- 8. EX. EXISTING DRIVE
- 9. EX. EXISTING DRIVE
- 10. EX. EXISTING DRIVE
- 11. EX. EXISTING DRIVE
- 12. EX. EXISTING DRIVE
- 13. EX. EXISTING DRIVE
- 14. EX. EXISTING DRIVE
- 15. EX. EXISTING DRIVE
- 16. EX. EXISTING DRIVE
- 17. EX. EXISTING DRIVE
- 18. EX. EXISTING DRIVE
- 19. EX. EXISTING DRIVE
- 20. EX. EXISTING DRIVE

THIS SHEET FOR INFORMATION ONLY

HIGHLANDS SWIM CLUB
 D.B. 2585 P.C. 283

N. J. JUNGSON & SONS
 PARCEL P.C. 368
 N/E 105' X 266'
 D.B. 6964 P.C. 283

GRAPHIC SCALE
 1" = 100'
 0 50 100 200

THE APPLICANT AGREES TO CONSTRUCT THE STRUCTURES AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE CITY OF FREDERICKS, MARYLAND. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FREDERICKS, MARYLAND. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FREDERICKS, MARYLAND. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FREDERICKS, MARYLAND.

EX. INFILTRATION
TRENCH

EX. 15' SAN SEW ESMT
EX. BB 18377 PG 1019

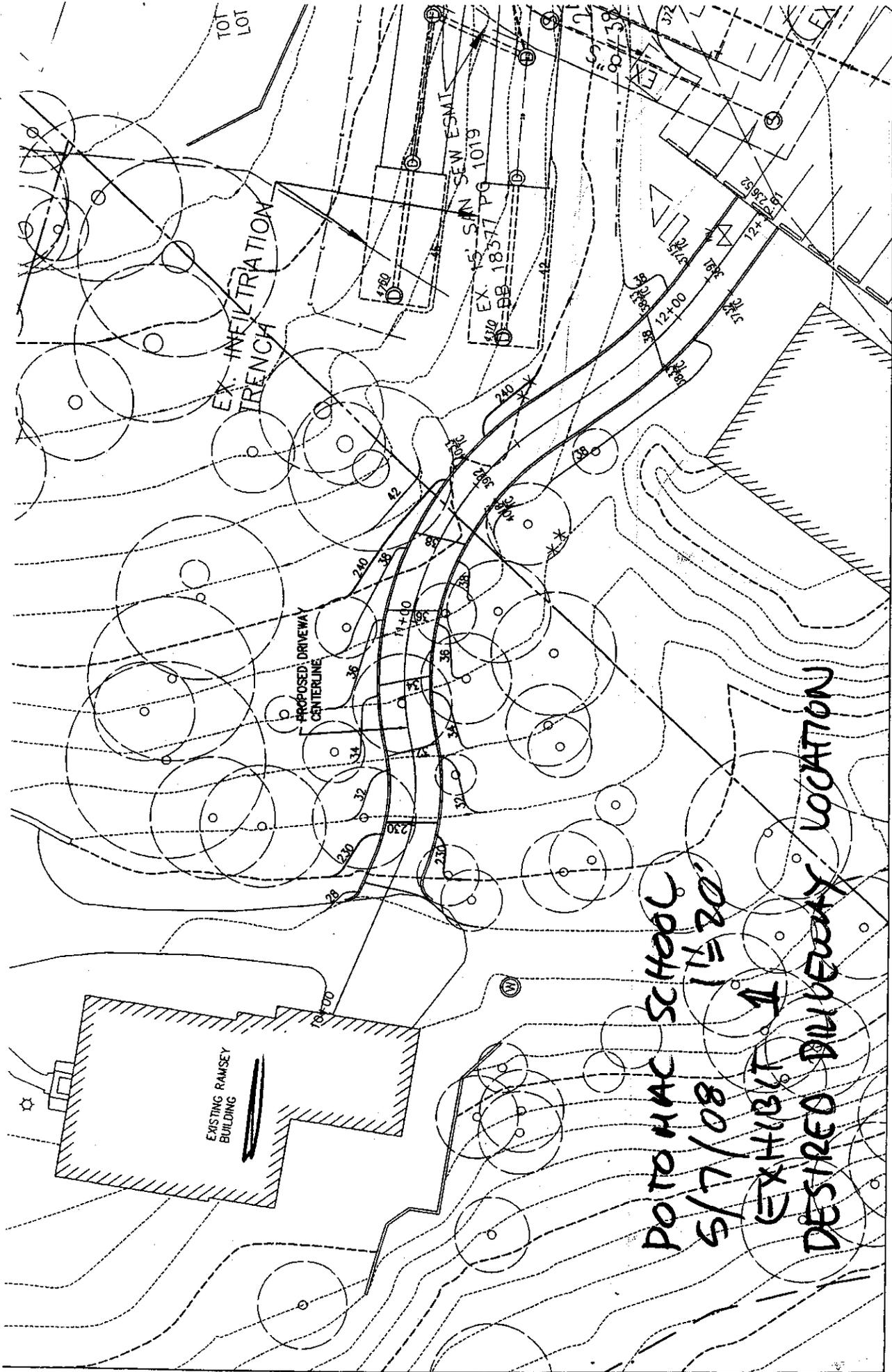
PROPOSED DRIVEWAY
CENTERLINE

EXISTING RAMSEY
BUILDING

POTOMAC SCHOOL
6/7/08 11:20'

EXHIBIT 1

DESIRED DRIVEWAY LOCATION





June 9, 2008

Ms. Carrie Lee, Planner
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

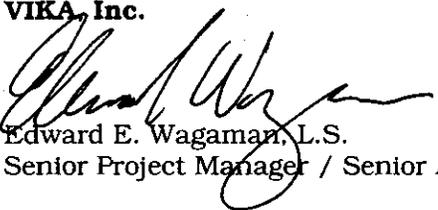
**Re: Potomac School Special Exception
Ramsey Access Interpretation Request
SEA 85-D-097-5
VIKA #6577Q**

Dear Ms. Lee,

We received your request for additional information regarding the interpretation request for the subject property. We have added tree removal lists for both options that show less tree removal for the desired access provided with exhibit #1 in terms of the number and size of trees. You had also requested that we review parking relative to this request as three parking spaces are lost to construct the desired driveway (exhibit 1). The special exception alignment would have resulted in 3 or more existing spaces removed. The realignment therefore results in no net loss of parking per the SEA. The SEA parking is not impacted and the overall school parking requirements are not compromised. As requested, a copy of the signed realignment agreement is enclosed. The tenant is aware of and in fact pursued this agreement to provide a relocated access matching the location represented on exhibit #1.

Please call should you have additional information you need to continue processing this request. All exhibits are dated June 9th, 2008.

Sincerely,
VIKA, Inc.


Edward E. Wagaman, L.S.
Senior Project Manager / Senior Associate

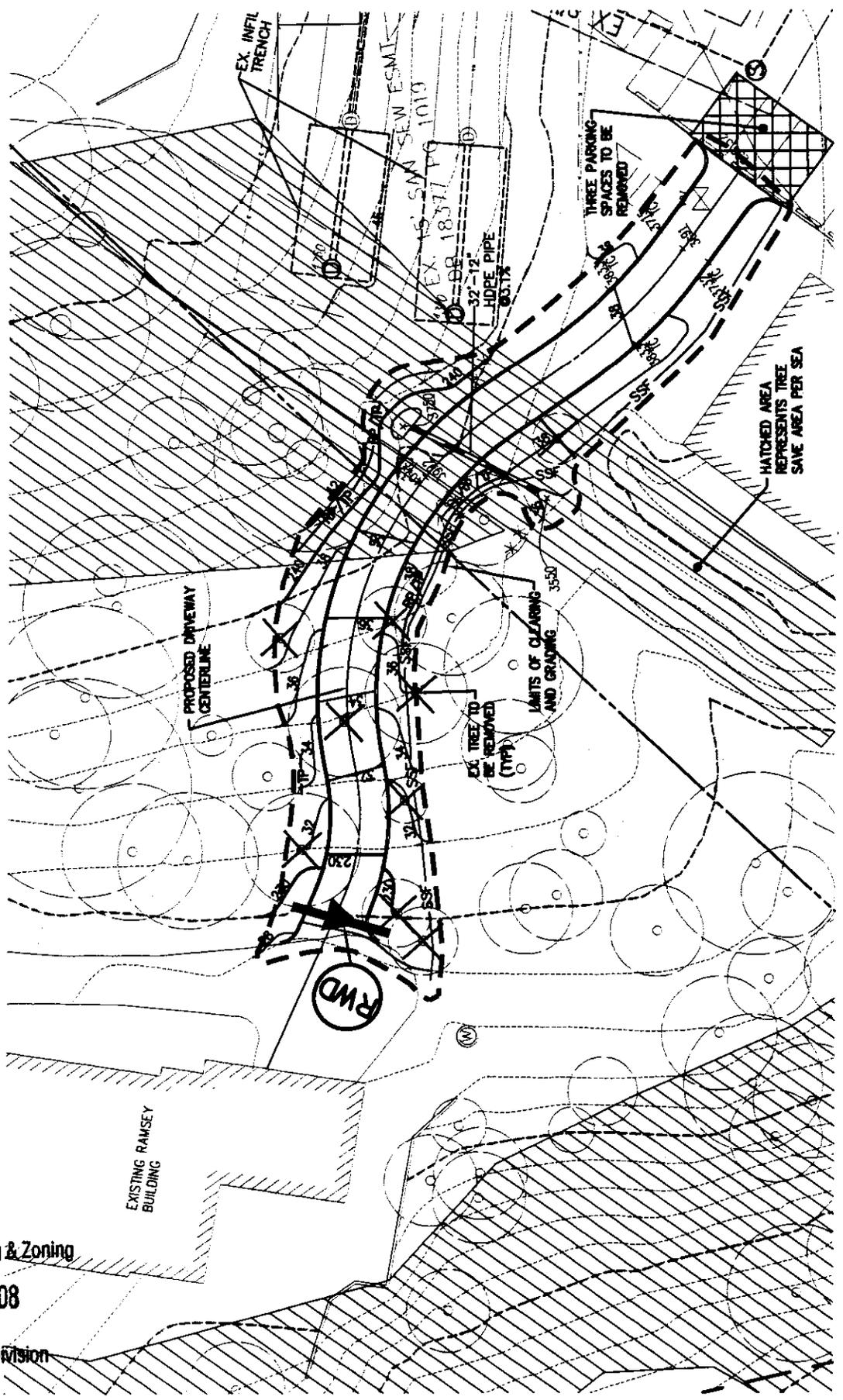
EEW/ rafs

Enclosures: Exhibit 1 (8 ½ x 11)
Exhibit 2 (8 ½ x 11)
Exhibit 1 – The removal list
Exhibit 2 – The removal list
Partial SEA Exhibit (8 ½ x 11)
Amendment to Occupancy Agreement

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JUN 10 2008
Zoning Evaluation Division

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EXHIBIT 1
DESIRED DRIVEWAY LOCATION
SCALE: 1"=20'
DATED: JUNE 9, 2008



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JUN 10 2008
Zoning Evaluation Division



EXHIBIT No 1 - TREE REMOVAL

SIZES OF TREES TO BE REMOVED

- 1 - 14" CALIPER / 11' DIA CANOPY
- 2 - 19" CALIPER CODOMINANT / 15' DIA CANOPY
- 3 - 19" CALIPER / 22' DIA CANOPY
- 4 - 40" CALIPER CODOMINANT / 24' DIA CANOPY
- 5 - 16" CALIPER / 15' DIA CANOPY
- 6 - 20" CALIPER / 25' DIA CANOPY
- 7 - 13" CALIPER / 10' DIA CANOPY
- 8 - 15" CALIPER / 15' DIA CANOPY
- 9 - 20" CALIPER / 15' DIA CANOPY

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□ 8180 Greensboro Drive, Suite 200, McLean, Virginia 22102703-442-7800 ■ Fax No. 703-761-2787
□ 20251 Century Boulevard, Suite 400, Germantown, Maryland 20874301-916-4100 ■ Fax No. 301-916-2262
□ 44115 Woodridge Parkway, Suite 150, Leesburg, Virginia 20176703-726-6930 ■ Fax No. 703-726-6934

EXHIBIT NO 2 - TREE REMOVAL

- 1 - 20" CALIPER / 15' DIA CANOPY
- 2 - 12" CALIPER / 10' DIA CANOPY
- 3 - 29" CALIPER / 20' DIA CANOPY
- 4 - 21" CALIPER / 20' DIA CANOPY
- 5 - 27" CALIPER / 25' DIA CANOPY
- 6 - 24" CALIPER / 18' DIA CANOPY
- 7 - 26" CALIPER / 25' DIA CANOPY
- 8 - 14" CALIPER / 20' DIA CANOPY
- 9 - 44" CALIPER / 40' DIA CANOPY
- 10 - 15" CALIPER / 10' DIA CANOPY
- 11 - 20" CALIPER / 27' DIA CANOPY
- 12 - 72" CALIPER / 30' DIA CANOPY

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JUN 10 2008
Zoning Evaluation Division

AMENDMENT TO OCCUPANCY AGREEMENT

THIS AMENDMENT TO OCCUPANCY AGREEMENT ("Amendment") is made as of this 6th day of June, 2008, by and between The Potomac School, a District of Columbia corporation, ("Landlord"), whose address is 1301 Potomac School Road, McLean, Virginia 22101; and JANE E. RAMSEY ("Tenant"), whose address is 1300 Potomac School Road, McLean, Virginia 22101.

RECITALS

R.1. Pursuant to that certain Residential Occupancy Agreement, dated March 3rd, 2006 ("Lease"), the Landlord agreed to lease to Tenant that certain real property known as 1300 Potomac School Road, McLean, Virginia 22101 (Fairfax County Tax Map No. 031-1-01-0010-C) (hereinafter the "Premises"), for the term of four (4) calendar years, commencing on March 3, 2006 and expiring at 11:59 p.m. on March 2, 2010.

R.2. As described in Section 33 of the Lease, the Landlord is engaged in construction of a series of improvements to the Potomac School, commonly known as the "Lower School Expansion." Said expansion will involve construction activities that may be proximate, and visible to the Premises.

R.3. In connection with the Lower School Expansion, and as described in Section 8 of the Lease, the Landlord and the Tenant desire to agree to a reasonable relocation of the existing access to the Premises to the location shown on the attached Exhibit A, subject to the conditions specified herein. The parties acknowledge such relocated access shall be fully in place prior to the discontinuance of the existing access road and shall remain in place for the duration of Tenant's occupancy of the Premises.

Therefore, in consideration of the mutual promises and covenants set forth below, as well as other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree to modify the Lease as follows:

jer 1. **RELOCATED ACCESS.** Tenant agrees that Landlord may relocate the existing access road serving the Premises to the location shown on Exhibit A (the "Driveway") and that such location and the provisions below, fully comply with all provisions of Section 8 of the Lease, subject to the following conditions:

jer a. *Design.* Driveway shall be a minimum of twelve (12') feet in width and covered with an all-weather surface of compacted crush stone of a uniform depth and material. Driveway shall be designed, graded, and constructed to reasonably ensure proper drainage. It shall further be understood that, notwithstanding the foregoing, the parties agree that the final Driveway design and location is subject to certain permitting requirements of Fairfax County and that final design may require some variation from that described on Exhibit A, or in this Agreement to meet County requirements. Tenant agrees to any such change required by the County, so long as such change does not adversely affect, in a material manner, the ease, convenience or effectiveness of Tenant's access. A relocation of the Driveway that maintains access from the parking lot adjacent to the Performing Arts Center to the existing Cobblestone Drive shall be consistent with this provision.

b. *Snow Removal.* Landlord shall provide snow removal on the Driveway and on

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Department of Planning & Zoning

JUN 10 2008

Zoning Evaluation Division

WITNESS the following signatures and seals:

LANDLORD

TENANT

THE POTOMAC SCHOOL
a District of Columbia corporation

By: [Signature] (SEAL)
Name: [Signature]
Title: Chairman of Board

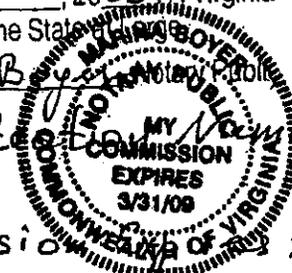
By: [Signature] (SEAL)
Name: Geoffrey A. Jones
Title: Head of School

[Signature] (SEAL)
JANE ELLEN RAMSEY

State of Virginia
County of Fairfax
sworn to and subscribed before me, in my presence
this 30th day of May, 2008. A Virginia
Notary Public. In and for the State of Virginia

Marina V. Boyer Notary Public

Notary Registered to
305273
My Commission Expires: 3/31/2009

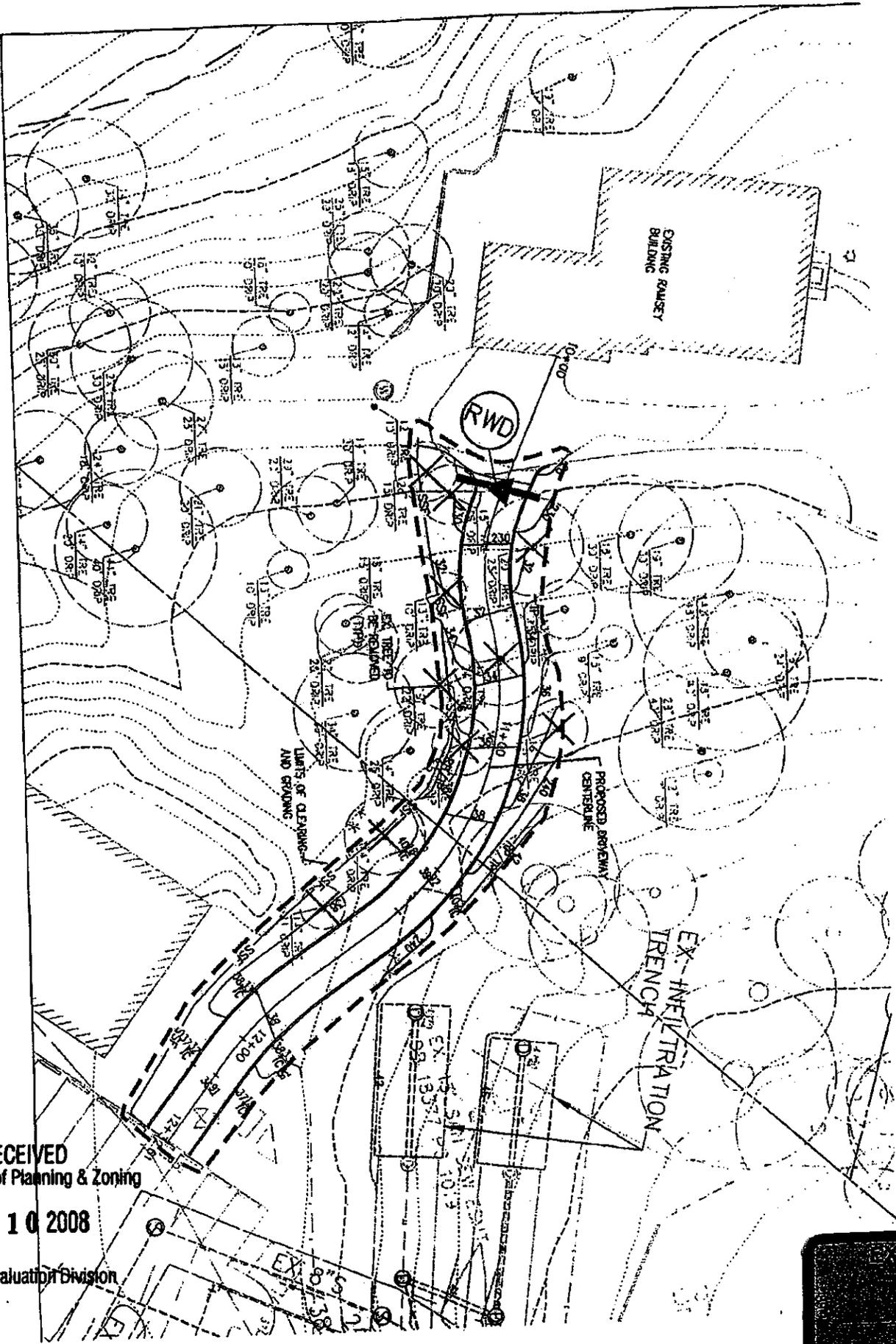


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Department of Planning & Zoning

JUN 10 2008

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JUN 10 2008

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