



# FAIRFAX COUNTY

## DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
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V I R G I N I A

February 7, 2005

William S. Blair, Project Manager  
Sunset Hills Tower, LLC  
11465 Sunset Hills Road, Suite 630  
Reston, VA 20190

Re: Interpretation for CPA 86-C-121-10, Sunset Hills Tower, Tax Map 17-3 ((1)) 37: Rooftop shade structures

Dear Mr. Blair:

This is in response to your letter of December 20, 2004, (attached), requesting an interpretation of the Conceptual Plan Amendment (CPA) and CPA Notes approved by the Planning Commission in conjunction with the approval of CPA 86-C-121-10 on July 11, 2002. The subject property is identified as Tax Map number 17-3 ((1)) 37, located in the southwest quadrant of the intersection of Sunset Hills Road and Reston Parkway. As I understand it, your question is whether proposed rooftop shade structures for the residents of Sunset Hills Tower would be in substantial conformance with the CPA and CPA Notes. This determination is based on your letter and ten (10) page exhibit which is entitled "Sunset Hills Tower," is dated November 1, 2004, and prepared by Advanced Structural Concepts, a separate sheet entitled "Proposed Shade Structures," which is dated December 20, 2004, and prepared by you, and two colored renderings entitled "Sunset Hills Tower Reston, Al Fresco" which is not dated. Copies of your letter and the relevant exhibits are attached.

This property was rezoned to the PRC District on March 9, 1987, pursuant to RZ 86-C-121, as part of one of the four rezoning applications collectively referred to as the "Reston Town Center Rezoning." These approvals included development plans which specified general information such as land uses, as well as maximum heights and floor areas, but did not include specific development details such as building footprints, vehicular or pedestrian circulation, or landscaping. Included in the proffers accepted by the Board of Supervisors in conjunction with the approval of these rezonings was a provision for approval by the Planning Commission of Conceptual Plans, prior to receiving approval of a site plan, which would include the more detailed plans for development of each area, and provide Conceptual Plan Notes containing specific commitments from the developer.

An interpretation letter dated October 15, 2004, determined that the rooftop pool was in Substation conformance with the Conceptual Plan.

Your question, as I understand it, is whether the two (2) rooftop shade structures described in your letter and exhibits would be in substantial conformance with the proffers and development plan and the conceptual plan governing the Carlton House high-rise residential facility.

William S. Blair

Page 2

Your exhibits show both of the proposed shade structures located on the 13<sup>th</sup> floor, which is the rooftop, of the Carlton House. As I understand it, the shade structures consist of ventilated fabric panels supported by brushed stainless steel framing and intended to provide shaded areas on the roof of the building which will contain a pool and an area of outdoor dining.

One of the structures is proposed to be located adjacent to the pool, generally in the center of the roof. The proposed structure measures 25 feet in width and 9.5 feet in depth. It is attached to the eastern edge of the pool deck and will not be visible from the ground at any angle.

The second shade structure measures 22 feet in width and 19.5 feet in depth and proposed to be located over the rooftop alfresco dining area, adjacent to the resident party room. The bases of the four shade panels are attached to the western masonry wall of the elevator mechanical room at a height of 8 feet above the roof deck. The panels are shown to cantilever away from the wall to a maximum height of 14 feet. At its highest point the structure is located approximately 15 feet from the rooftop parapet wall which is 5 feet high. According to your letter, only a portion of this structure would be visible from the ground and then only from points to the northwest and west of the intersection of Reston Parkway and Sunset Hills Road.

It is my determination that construction of the two (2) proposed shade structures on the roof of Carlton House would be in substantial conformance with the CPA and CPA Notes for CPA 86-C-121-10 and proffers and development plan for RZ 86-C-121. 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 or the requirement for a conceptual plan amendment, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director  
Zoning Evaluation Division

*BAB/MAG/O:\mgodfr\SunsetHills Tower(CPA 86-C-121-10) interp.doc*

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District  
Frank de la Fe, Planning Commissioner, Hunter Mill District  
Leslie Johnson, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ  
Michelle Brickner, Director, Office of Site Development Services, DPWES  
Angela Rodeheaver, Section Chief for Site Analysis, DOT  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
File: CPA 86-C-121-10, PI 0412 172, Imaging, Reading File

# Sunset Hills Tower, LLC

December 20, 2004

Ms. Barbara Byron  
Zoning Evaluation Division  
County of Fairfax  
Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, Virginia 22035

RECEIVED  
Department of Planning & Zoning  
DEC 20 2004  
Zoning Evaluation Division

Re: CPA-86-C-121-10 – Sunset Hills Tower, LLC

Dear Ms. Byron:

This letter is written to request your assistance in the processing of a permit application for two shade structures which we propose to install on the rooftop of Carlton House, the high-rise residential tower which Sunset Hills Tower, LLC is developing at the corner of Sunset Hills Road and the Reston Parkway. We have been advised that the permit application requires an interpretation by your office to determine if the two structures are in substantial conformance with the CPA and the CPA notes for the project.

The proposed structures are functional, elegant and striking, and appropriate for the uses for which they are intended. The materials chosen for the structures are in keeping with the materials and colors used elsewhere in the design of this important residential building in the Reston Town Center.

The two proposed shade structures are described as follows:

**Al Fresco Dining Area.** This is a shade structure composed of brushed stainless steel framing which supports 4 individual ventilated fabric panels, colored beige and light brown to compliment the project masonry. The entire structure is approximately 22 feet wide by 19.5 feet deep. The structure is located above the roof top alfresco dining area, immediately adjacent to the 13<sup>th</sup> floor resident party room. It is intended to provide shade for the six small dining tables to be located in that area of the roof top. The bases of the 4 shade panels are attached to the western masonry wall of the elevator mechanical room at a height of 8 feet above the roof deck, and the panels, supported by stainless steel tensor rods, cantilever away from that wall to a maximum height of approximately 14 feet. This shade structure, at its farthest extension, is approximately 15 feet from the rooftop parapet wall. The rooftop parapet wall is masonry and stands approximately 5 feet above the roof deck. It is likely that only a small portion of this shade structure will be visible from ground level, and then only from points to the northwest and west of the intersection of Reston Parkway and Sunset Hills Road. For three months of the year, this structure will be largely screened from street level view by mature trees.

**Pool Deck.** This is a shade structure also composed of brushed stainless steel framing which supports 3 individual ventilated fabric panels, also colored beige and light brown.

This structure is approximately 25 feet wide and 9.5 feet deep. It is located at the eastern edge of the roof top pool deck, and should not be visible from ground level at any angle.

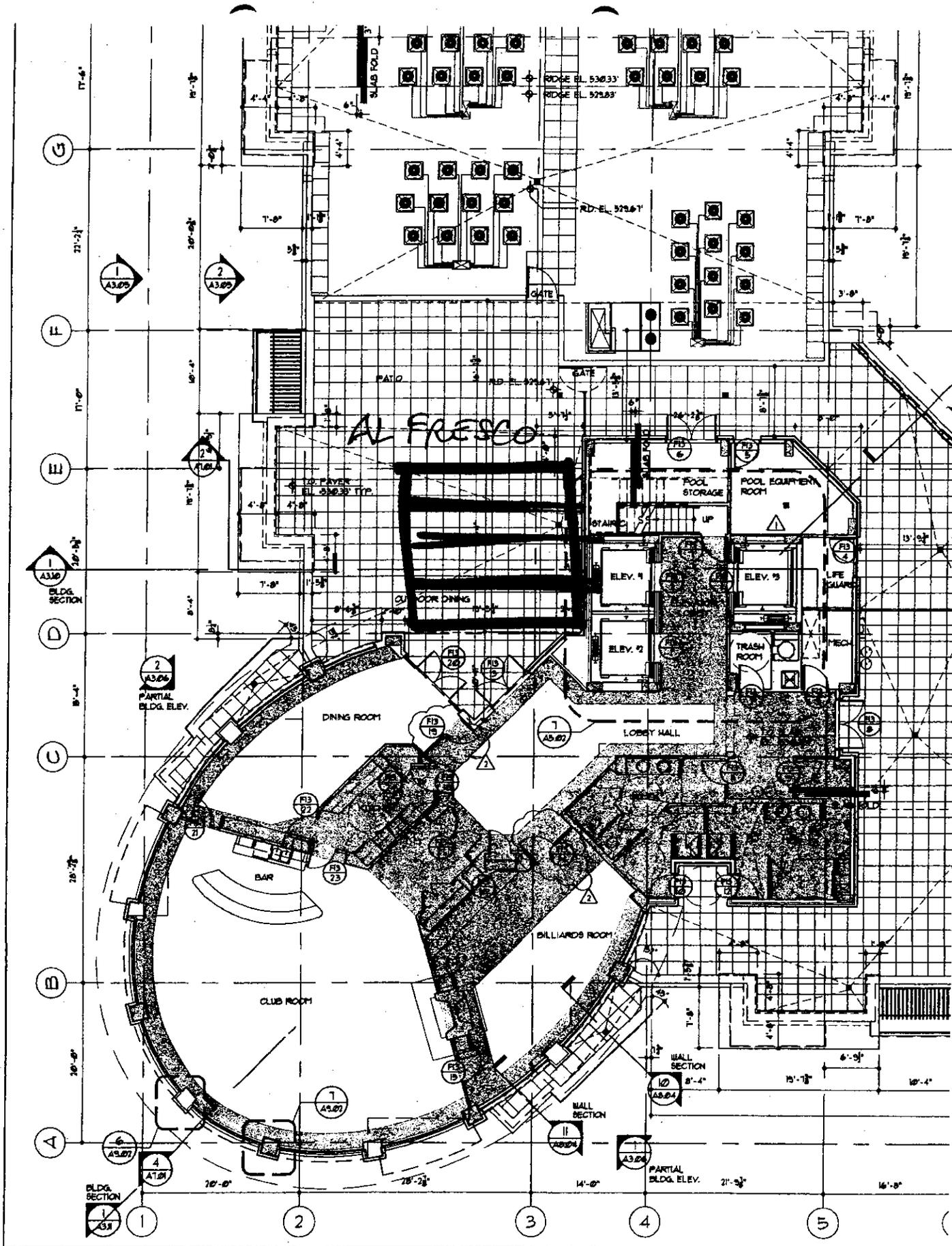
I have attached computer generated renderings, plan views, and shop drawings of the shade structures for your background. Please note that the colors shown by the designer in the computer renderings do not represent the actual colors that are proposed for the fabric panels or for the brushed stainless steel framework.

In your letter to us of October 15, 2004, you determined that the roof top pool at Carlton House was in substantial conformance with the CPA and CPA Notes, and while detailed design of the shade structures had not been determined (or contemplated) at that time, we ask that after your review, you make a similar determination of the conformance of these items to the intent of the approved CPA and CPA notes.

Please call me if you have any questions.

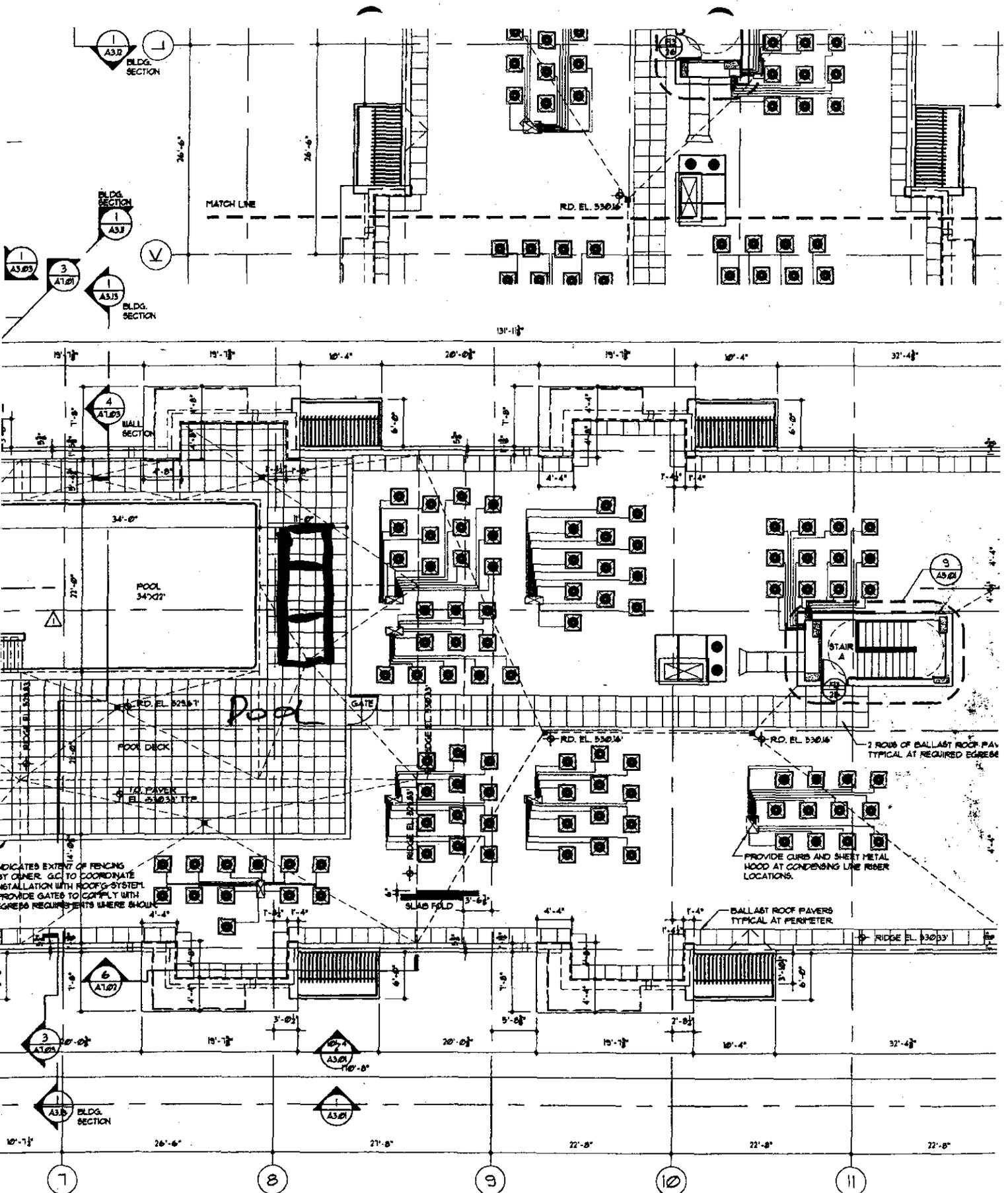
Sunset Hills Tower, LLC

  
By: William S. Blair  
Project Manager



AL FRESCO

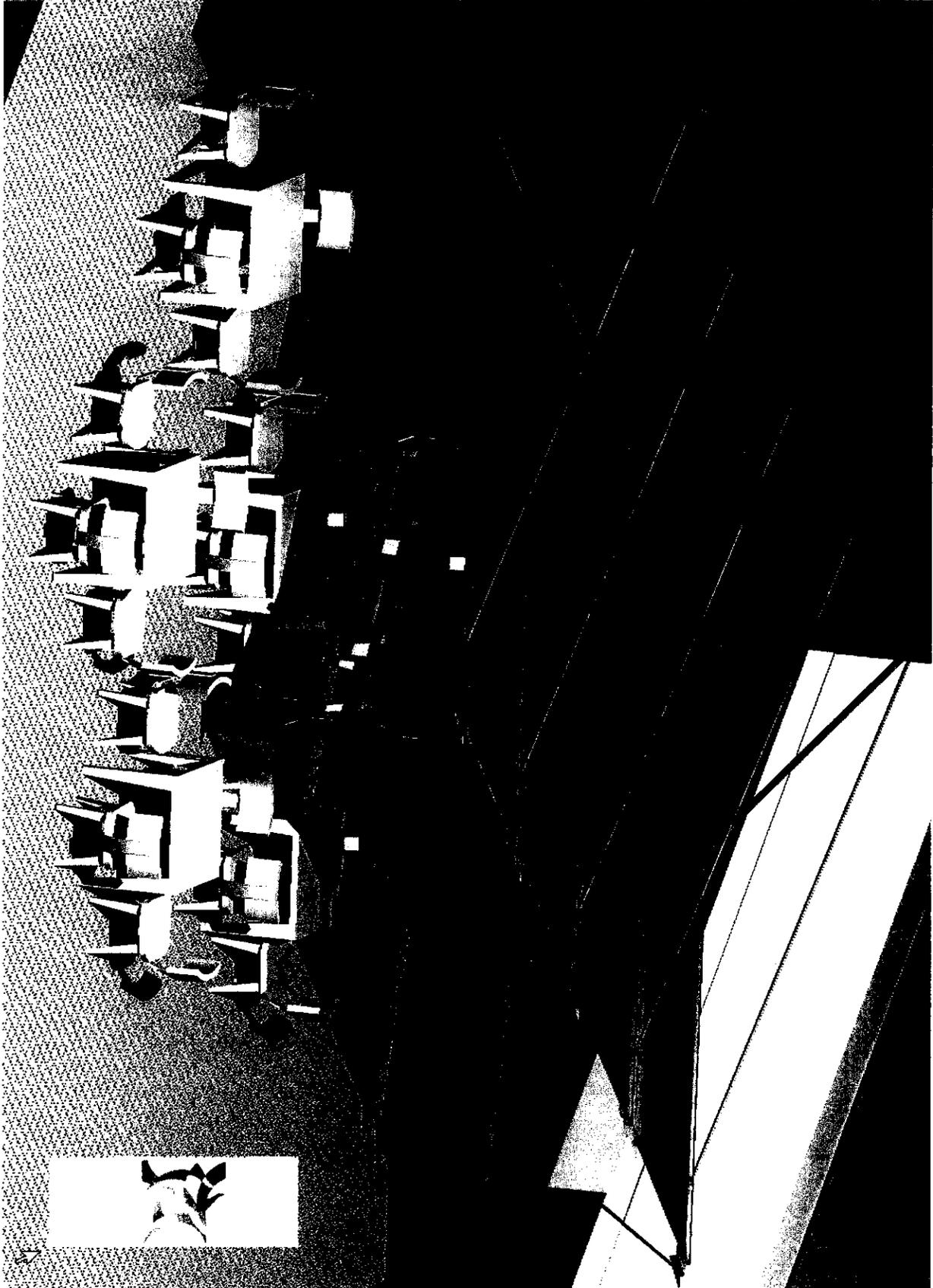
13TH FLOOR PLAN



PROPOSED SHADE STRUCTURES  
 CARLTON HOUSE  
 12-20-04

SUNSET HILLS TOWER @ RISTON

AL FRESCO



SUNSET HILLS TOWER @ RESTON

AL FRESCO

