



County of Fairfax, Virginia

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

August 28, 2006

John L. Carter
13633 Birch Drive
Chantilly, VA 20151

Re: Interpretation for CP 86-C-121-3, Reston YMCA, Tax Map 17-3 ((1)) 1B, Building Addition

Dear Mr. Marvin:

This is in response to your letter of July 8, 2006, requesting an interpretation of the Conceptual Plan (CP) approved by the Board of Supervisors in conjunction with CP 86-C-121-3. As I understand it, the question is whether the proposed establishment of a Coffee & Tea Shop within the existing YMCA building would be in substantial conformance with the approved Conceptual Plan. This determination is based on your letter and the plan entitled, "Greenberry's, YMCA Reston," prepared by Merrick Brent Fredman Architects, which is undated. Copies of the letter and a reduction of the plan are attached for reference.

As I understand it, you are proposing a 180 square foot area inside the existing YMCA building for serving coffee and tea to the YMCA members. You have indicated that the proposed facility will replace current Vending machines and would be accessed from inside the building. The proposed use would not increase gross floor area. The proposed Coffee and Tea shop would be an accessory service use to the YMCA.

It is my determination that the proposed coffee and tea shop within the existing YMCA building would be in substantial conformance with the approved Conceptual Plan. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this matter, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division

BAB\O:\ksandh\INTERPRE\ Reston YMCA Bldg.Addition

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank A. de la Fe, Planning Commissioner, Hunter Mill District
Leslie B. Johnson, Senior Deputy Zoning Administrator
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: CP 86-C-121-3, PI 0607 113, Imaging, Reading File

Greenberry's Coffee & Tea Company

11790-A Baron Cameron Avenue
Reston, VA 20191

Subject Property Location: Greenberry's Coffee & Tea Company

YMCA Building
12196 Sunset Hills Road
Reston, VA 20190

RECEIVED
Department of Planning & Zoning

JUL 13 2006

July 8, 2006

Zoning Evaluation Division

Ms. Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5508

Permit #: 61810199
Tax Map #: 0173 01 0001B
Zoning District: PRC
Zoning Case #: RZ 86-C121
Plan #: Q-06-2599

Ms. Barbara A. Byron,

Please favorably interpret my request to provide the YMCA of Reston a coffee & tea shop within the existing building. I have been asked by the YMCA to provide an on-site coffee facility for the purposes of better serving their members. Our facility will not change existing automobile traffic, place any burden on the surrounding businesses or the flow of pedestrian traffic as Greenberry's Coffee & Tea will be within the existing building for the sole use of the YMCA's current paying members.

Our build-out will be within the YMCA's current structure and require approximately 180 square feet located in an area where members are currently gathering for drinks from vending machines. The YMCA in conjunction with it's members have requested I re-model the vending machine area and provide a more professional area to serve a better product to it's existing member base.

Finally, as I interpret the following to support a favorable reply:

IBC 2003

Section 303

Assembly Group A

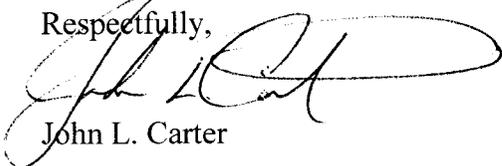
303.1 Assembly Group A. *Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering together of persons for purposes such as civic, social or religious functions, recreation, food or drink consumption or awaiting transportation. A room or space used for assembly purposes by less than 50 persons and accessory to another occupancy shall be included as part of that occupancy.*

Please contact me as soon as possible. I can be reached at the following:

John L. Carter, Owner
13633 Birch Drive
Chantilly, VA 20151

Direct Number: 703-589-8909

Respectfully,



John L. Carter

180°

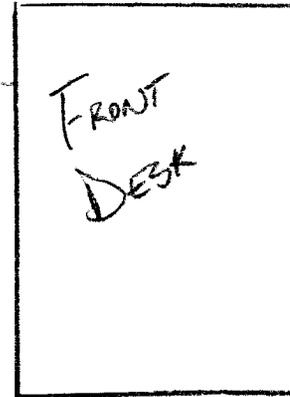
PROPOSED GREENBERRY'S SITE

YMCA RESTON

CURRENTLY VENDING MACHINES



SECURITY GATES

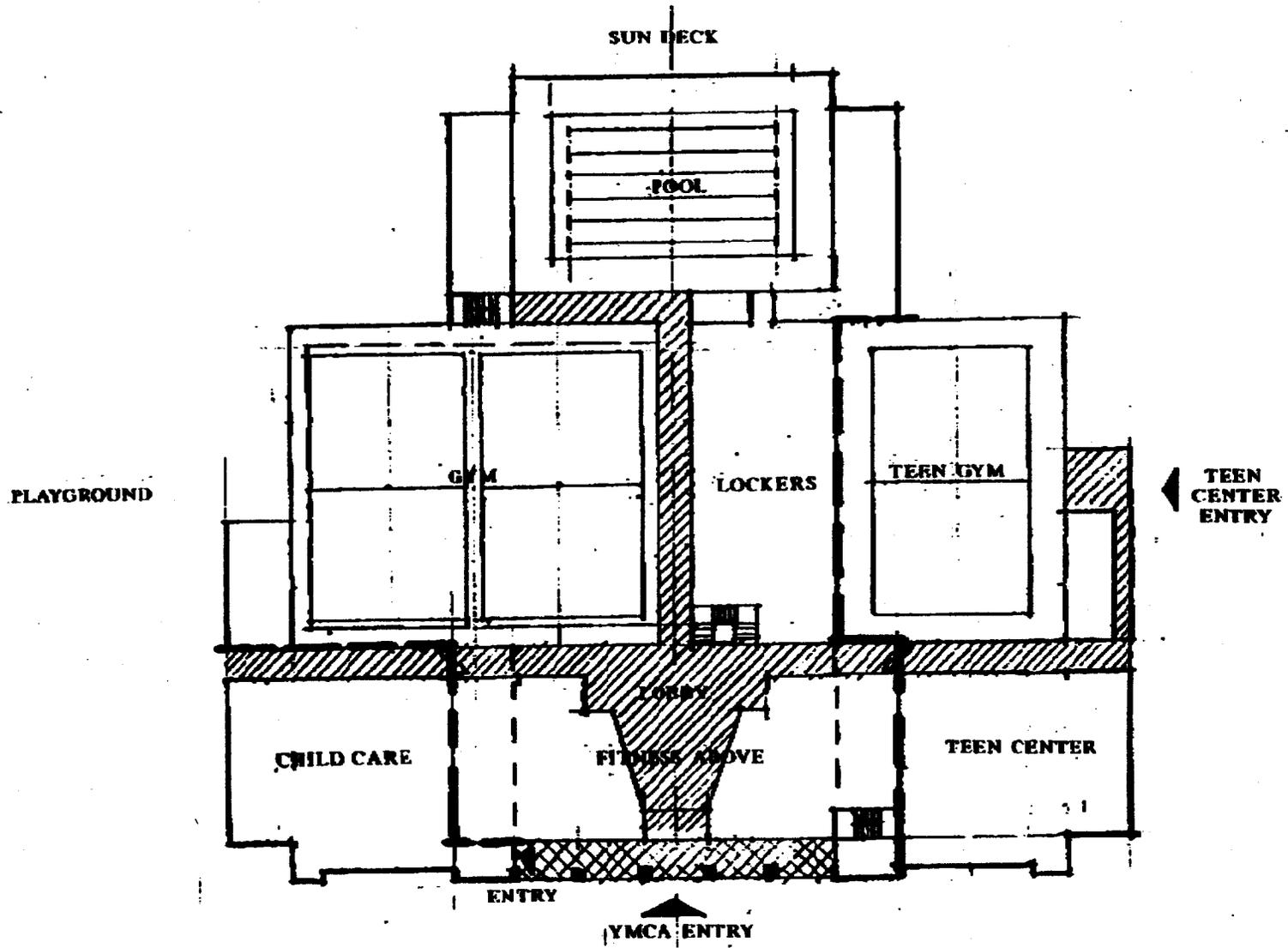


FRONT
DESK



FRONT

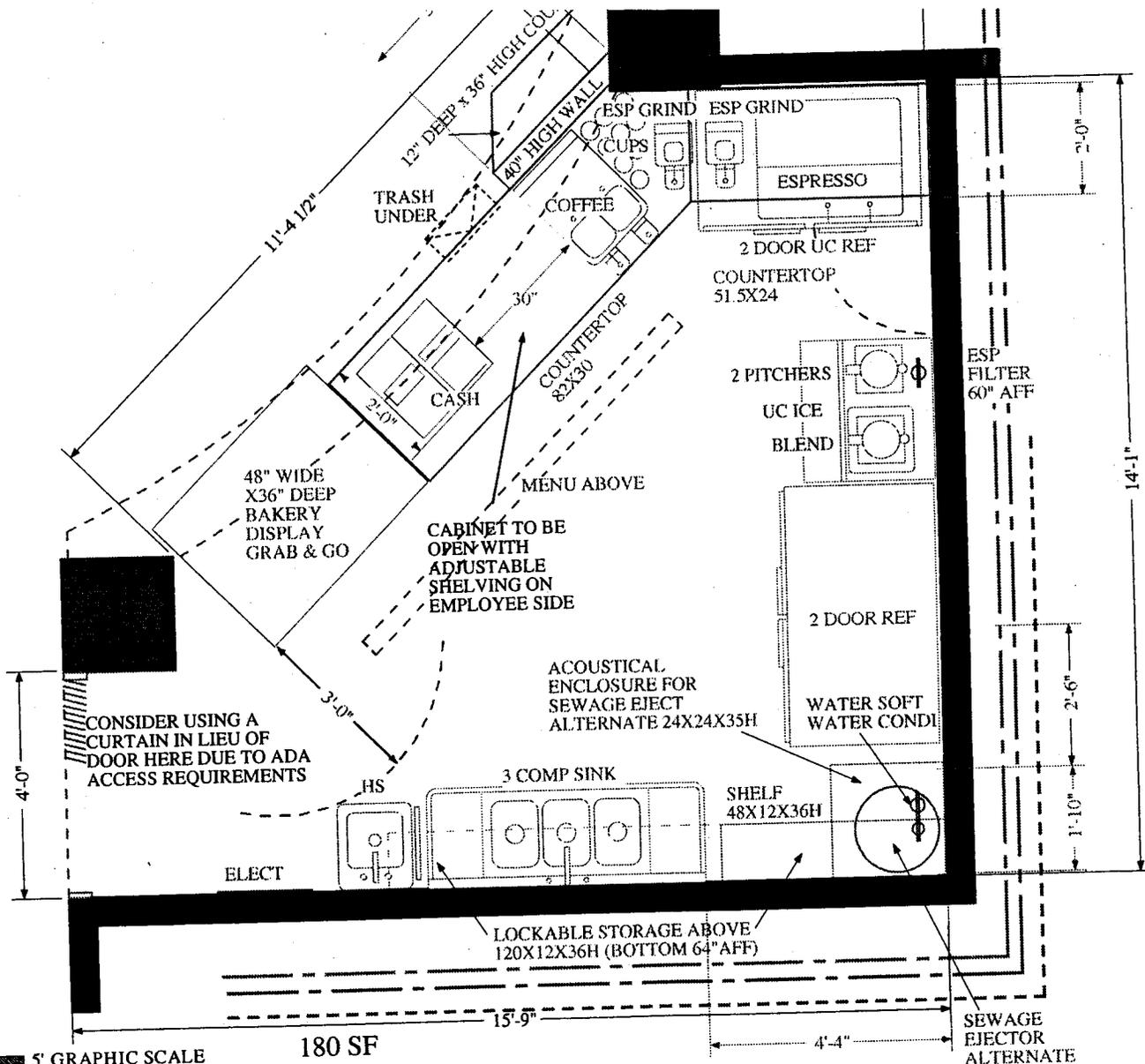
DOORS



Y M C A RESTON



HUGHES GROUP ARCHITECTS, INC.
 4360 WILLOW FOND PLAZA
 STERLING, VIRGINIA 20164
 703-437-6600



FLOOR PLAN
FIXTURES

5' GRAPHIC SCALE

180 SF



MERRICK BRENT FREDMAN ARCHITECTS AIA
 tel: 703-796-0550 11611 Chapel Cross Way
 fax: 703-880-0951 Reston VA 20194-1242
 MBFA@fredmanarc.com www.fredmanarc.com
 GREENBERRY'S - YMCA RESTON VA



CONCEPTUAL PLAN APPLICATION

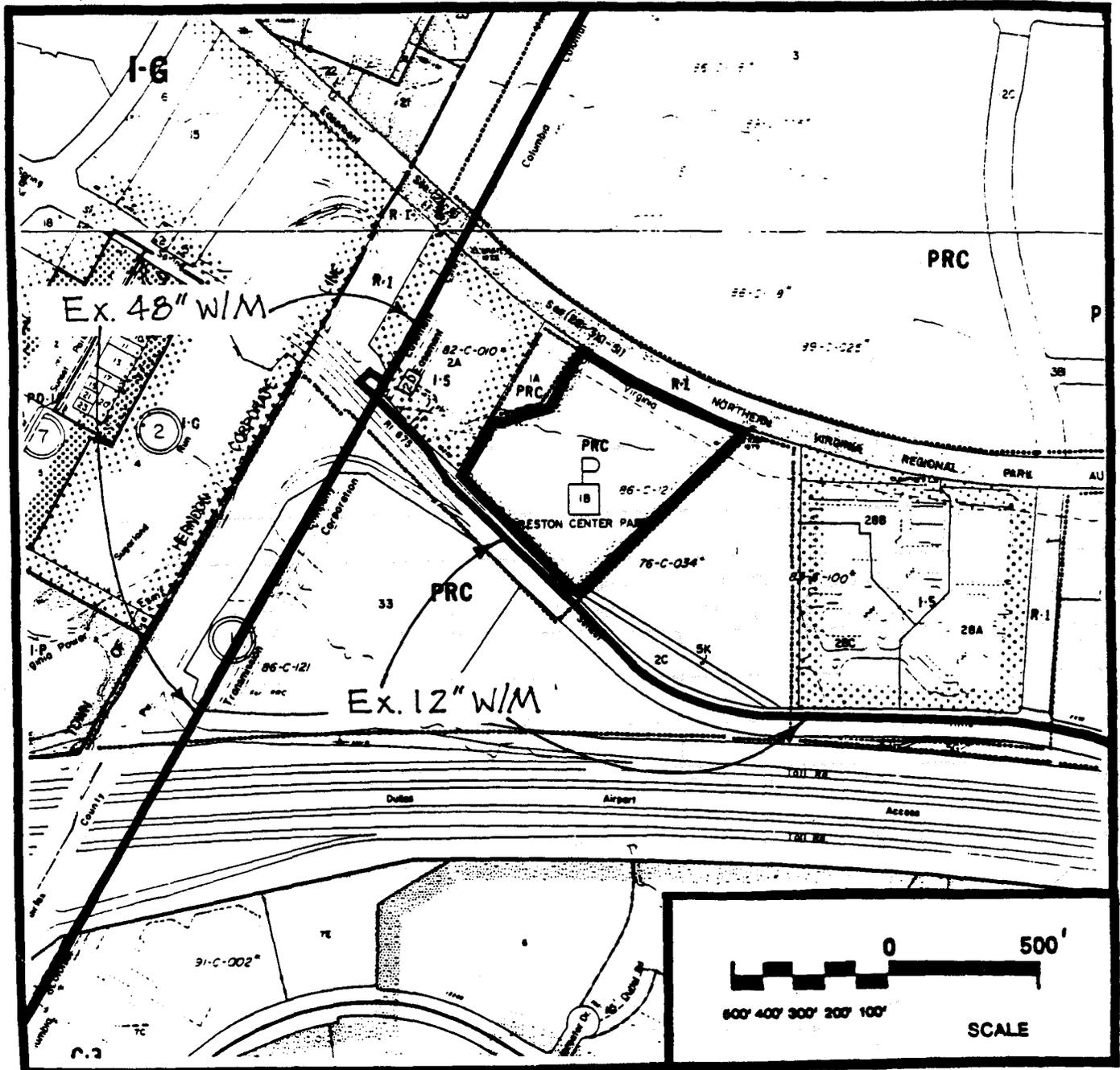
CP 86-C-121-3

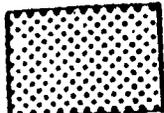
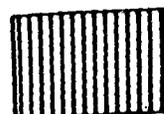
CP 86-C-121-3
FILED 11-15-95

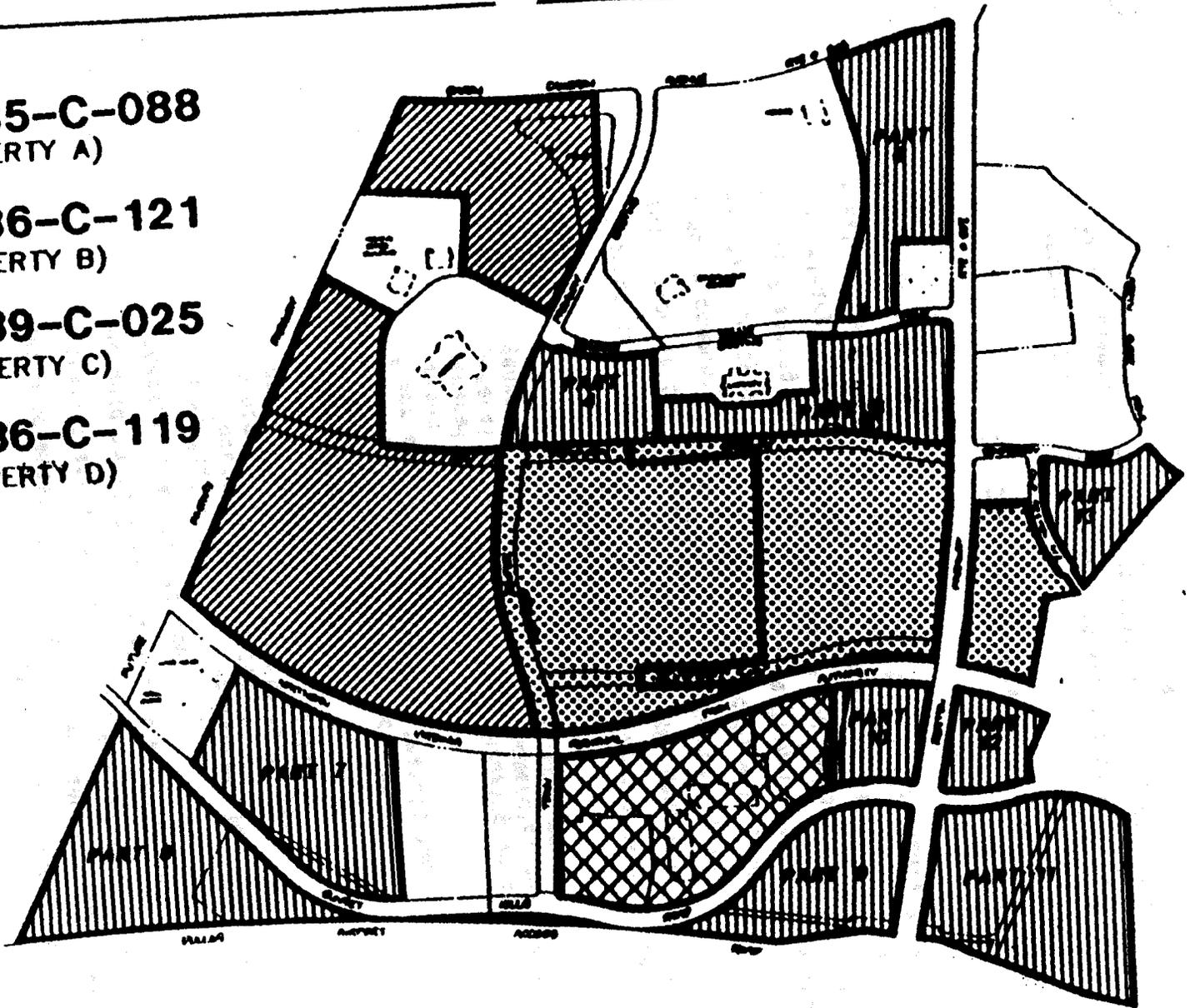
YMCA OF METROPOLITAN WASHINGTON
COMMUNITY RECREATIONAL FACILITY
9.00 ACRES OF LAND: DISTRICT - HUNTER MILL
LOCATED: ON THE N. SIDE OF SUNSET HILLS RD., APPROX.
1,600 FT. W. OF TOWN CENTER PKWY.

ZONED: PRC
OVERLAY DISTRICT(S):
17-3 ((1)) 1B

TAX MAP



-  **RZ 85-C-088**
(PROPERTY A)
-  **RZ 86-C-121**
(PROPERTY B)
-  **RZ 89-C-025**
(PROPERTY C)
-  **RZ 86-C-119**
(PROPERTY D)



PLAT SHOWING
PROPERTIES A, B, C, D
TOWN CENTER
RESTON
PREPARED BY
 RESTON LAND DEVELOPMENT
 ENGINEERS, INC.
 RESTON, VIRGINIA

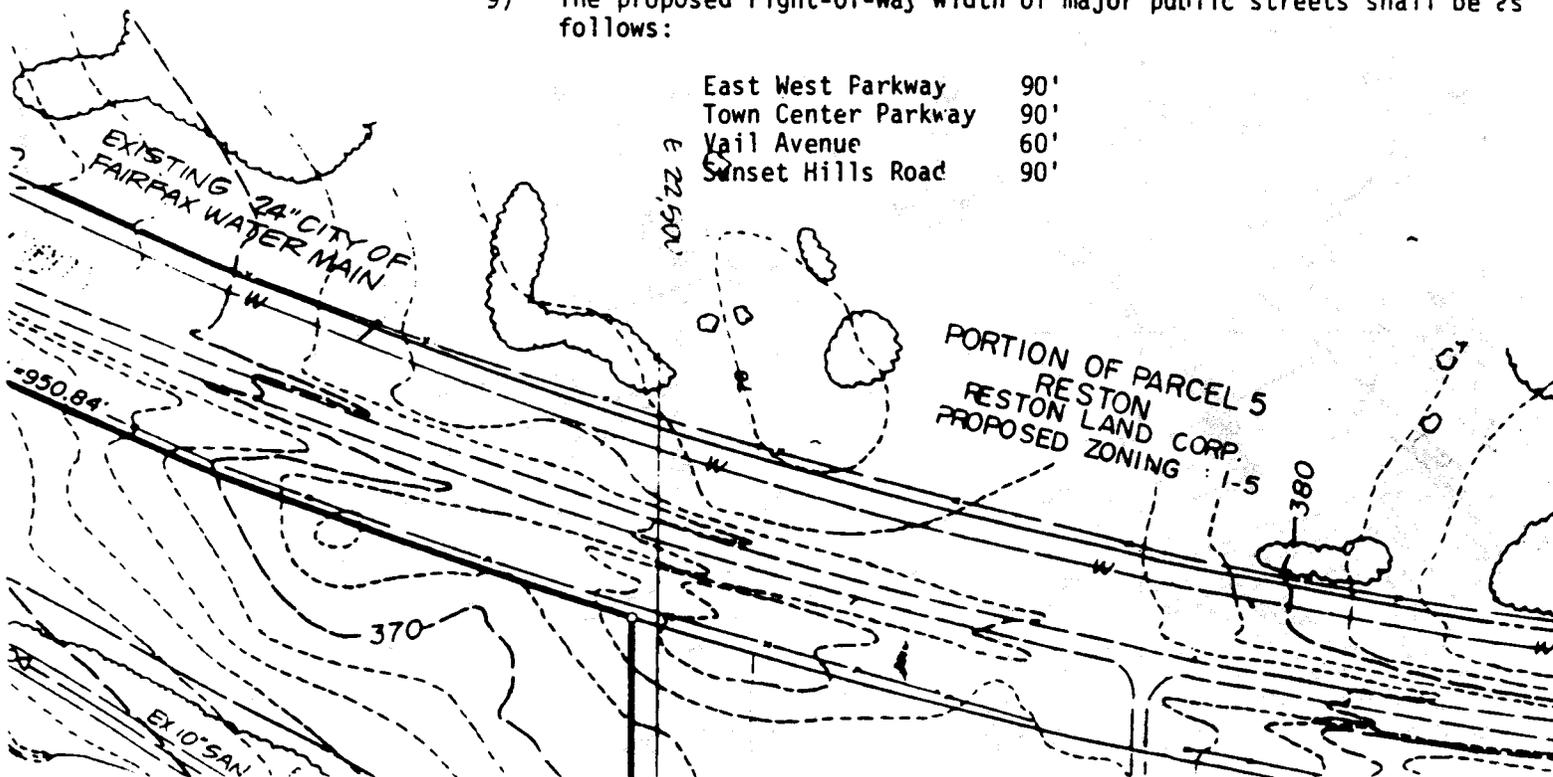
APPENDIX I

NOTES

Part 7

- 1) The maximum gross floor area of commercial space shall not exceed 615,000 square feet.
- 2) Maximum overall non-residential FAR shall not exceed .7.
- 3) Maximum building height shall not exceed 10 stories (120 ft.).
- 4) Parking will be provided in accordance with Fairfax County Zoning Ordinance requirements. Applicant may seek reductions in parking consistent with the Zoning Ordinance and subject to Board of Supervisors' approval.
- 5) A comprehensive pedestrian circulation system shall be provided within Town Center linking this property with the balance of Town Center. This system shall consist of sidewalks and pathways as appropriate and shall be finalized as to location and materials at the time of site plan review.
- 6) Construction of Town Center Study Area commenced in 1983 and is expected to be completed in late 1990's.
- 7) All site plans shall be submitted to Reston Community Association's Planning and Zoning Committee for review. This process currently exists and shall be continued for the Town Center Study Area.
- 8) All site plans as well as architectural drawings of all buildings and structures (including parking structures) shall be submitted to the appropriate design review board. Landscaping, lighting, materials, colors and signage also shall be submitted to the design review for review and approval.
- 9) The proposed right-of-way width of major public streets shall be as follows:

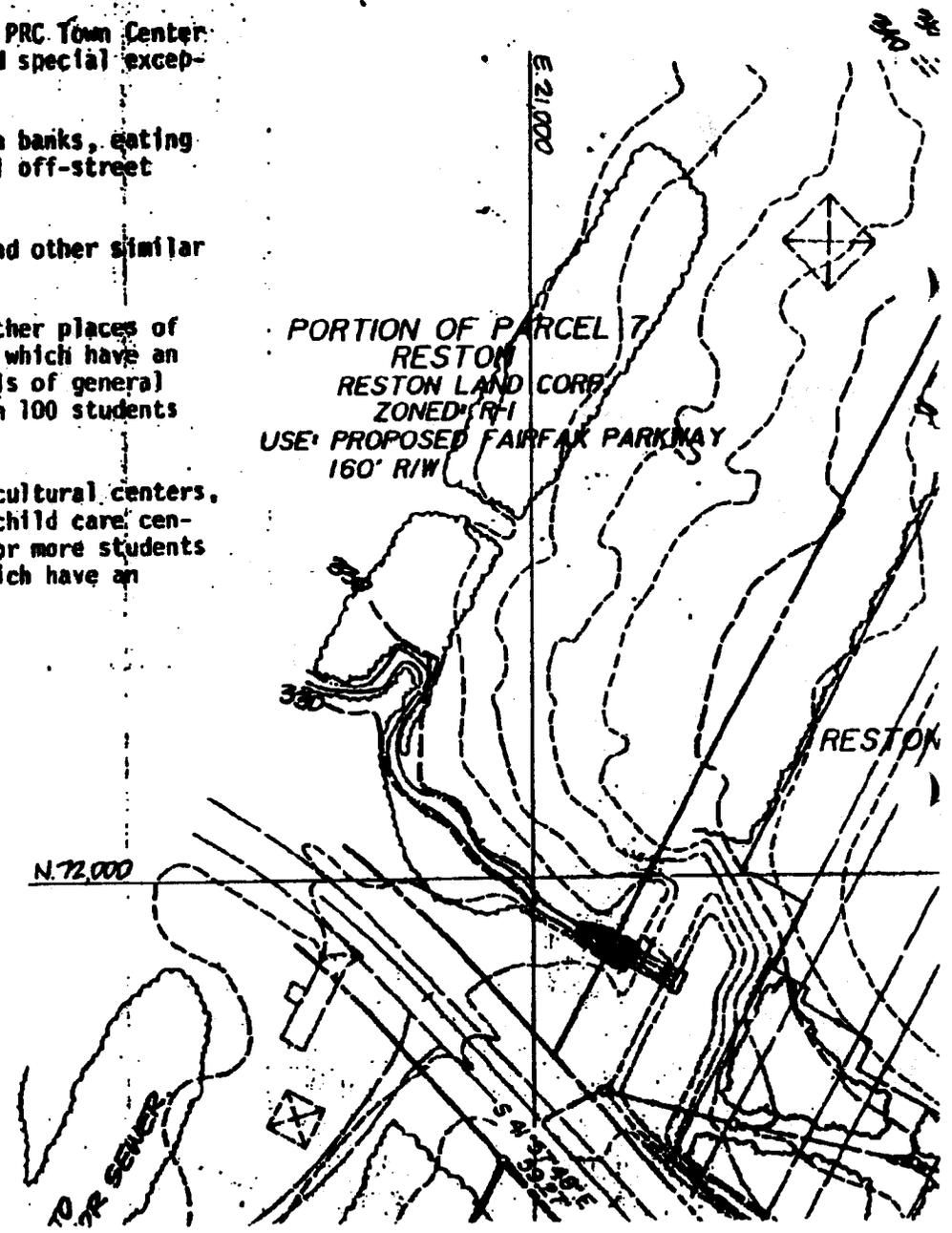
East West Parkway	90'
Town Center Parkway	90'
Vail Avenue	60'
Sunset Hills Road	90'



PART 7 and 8 USES

Uses will include all of those permitted by right within the PRC Town Center zoning category, plus all of the following special permit and special exception uses which are designated on the Development Plan:

- Category 5 commercial and industrial uses such as drive-in banks, eating establishments, fast food restaurants, offices, commercial off-street parking and service stations.
- Group 5 commercial recreation uses such as health clubs and other similar commercial recreation uses.
- Group 3 institutional uses such as churches, temples or other places of worship, day care, child care centers and nursery schools which have an enrollment of less than 100 students daily, private schools of general or special education which have an enrollment of less than 100 students daily.
- Category 3 quasi-public uses such as conference centers, cultural centers, museums, private clubs, quasi-public parks, playgrounds, child care centers and nursery schools which have an enrollment of 100 or more students daily, private schools of general or special education which have an enrollment of 100 or more students daily.



PROJECT DRAWN
DATE 7/1 2017
SHEET
06/01/21