



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

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V I R G I N I A

May 17, 1999

John F. Souser
ADTEK Engineers, Inc.
9510-B Lee Highway
Fairfax, VA 22031



Re: Interpretation for RZ A-502, Hickory Cluster (Reston Section 1, Parcel 4, Block 3):
Plaza/Parking Renovation

Dear Mr. Souser:

This is in response to your letters of February 24, 1999, and March 27, 1999, and your memorandum dated May 10, 1999, requesting whether a revised plaza/parking configuration for the end of Block 3 is permitted. This determination is based on the plan attached to your letter of March 27, 1999, titled "Hickory Cluster Common Area Improvements, Garage & Plaza Design," prepared by Miller Architects, which is dated March 1, 1999. Copies of the above-referenced letters, memorandum, and the plan are attached.

According to your letters, you propose to eliminate the existing parking structure, which includes parking partially underground and a rooftop pedestrian plaza located at the second floor level of the existing townhouse units, and to replace it with a parking lot that would integrate the proposed parking spaces and plaza on one level. Additional landscaping is proposed to be added in front of the units around the perimeter of the plaza and on the interior of the plaza. No additional dwelling units are proposed. You indicate that stairs will be added to provide access to the second floor of the individual units.

You have indicated that you believe the parking garage was approved originally for 34 parking spaces, although it has been represented that the garage contained 40 spaces. The structure has been condemned by the County. The proposed replacement parking lot would include 30 parking spaces; 5 parking spaces would be relocated to the circular area south of the plaza.

According to staff in the Zoning Administration Division, the parking structure on site could be replaced without invoking current Zoning Ordinance parking requirements, provided no additional dwelling units are proposed and the same number of parking spaces are provided as were originally approved.

It is my determination that the revised plaza/parking configuration for the end of Block 3 is permissible, provided that an equivalent number of parking spaces to that originally approved are provided within Block 3, and, provided that landscape plantings are installed as approved by

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the Urban Forestry Branch, Department of Public Works and Environmental Services (DPWES). Please note that the submission of a PRC Plan and its approval by the Director of DPWES will be required. This determination has been reviewed with the Zoning Administration Division and DPWES 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 feel free to contact Elaine Jensen at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/EZJ

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Attachments: A/S

cc: Robert B. Dix, Jr., Supervisor, Hunter Mill District
John M. Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Michelle Brickner, Acting Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Thomas L. Fitzpatrick, Site Reviewer, OSDS, DPWES
Bonds and Agreements Branch, OSDS, DPWES
M. Michael Miller, Miller Architects
P.O. Box 2444, Reston, VA 20195
Files: MIS 9902 018, RZ A-502