



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING

Zoning Evaluation Division
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V I R G I N I A

January 29, 1996

Larry T. Butler, Director, Open Space
Reston Association
1930 Isaac Newton Square
Reston, Virginia 22090-5093

Re: Interpretation for Lake Anne Pool, RZ A-502; Tax Map Parcel 17-2 ((23)) (8) 8, 8A

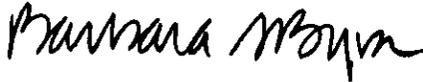
Dear Mr. Butler:

This is in response to your letters of January 16, 1996 and January 23, 1996, requesting an interpretation of the Development Plan approved by the Board of Supervisors in conjunction with the approval of RZ A-502. As I understand it, the question is whether the existing recreation facilities at the Lake Anne pool site may be replaced with alternative recreational facilities as shown on the interpretation plan attached to your letter of January 16, 1996. This interpretation is based on the Plan entitled Site Plan VI attached to your letter dated January 16, 1996 and the Plan entitled Existing Pool Site Plan attached to your letter dated January 23, 1996. Both plans were prepared by M. Michael Miller Architects. A copy of the above referenced letters and a reduction of each plan is attached for reference.

The existing recreation facilities on site include two (2) tennis courts, a tennis practice wall, a multi-use court, a swimming pool, a tot pool, a bath house, and a total of ten (10) parking spaces. The site is proposed to be redeveloped to include one (1) tennis court, two (2) tot lots, a sandpit volleyball court, a basketball half-court (multi-use court), a children's spray pool, an open play area, a picnic pavilion with restroom, and a total of twenty-three (23) parking spaces. The Development Plan approved pursuant to RZ A-502 designates the subject parcels for recreation use. There is no identification of specific recreation facilities to be provided at the site. On February 15, 1969, a grading plan was approved by the Planning Commission which showed the existing swimming pool, wading pool, bathhouse, and parking area. Therefore, it is my determination that the proposed redevelopment of the Lake Anne pool site with recreation facilities as shown on the submitted interpretation plan is in conformance with the Development Plan approved pursuant to RZ A-502, provided adequate parking is provided to serve the recreation facilities, as determined by DEM.

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, please feel free to contact Regina C. Murray at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, OCP

Attachments: A/S

cc: Robert Dix, Supervisor, Hunter Mill District
John Palatiello, Planning Commissioner, Hunter Mill District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Angela Rodeheaver, Section Chief for Site Analysis
Bonds and Agreements Branch, DRD, DEM
File: RZ A-502