



County of Fairfax, Virginia

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

November 17, 2009

Kevin Lorei, AIA
AHA Architects P.C.
10531 Metropolitan Avenue
Kensington, MD 20895

Re: Interpretation for SEA 2000-Y-017 and PCA 79-C-089; Staybridge Suites Hotel:
Conference Rooms

Dear Mr. Lorei:

This is in response to your letter dated October 13, 2009 (attached), requesting an interpretation of the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of PCA 79-C-089 and of the Special Exception Amendment Plat and development conditions approved with SEA 2000-Y-017. As I understand it, the question is whether the conversion of the existing indoor pool into conference rooms would be in substantial conformance with the proffers, GDP, SEA Plat and development conditions. This determination is based on your letter, a telephone conversation on October 30, 2009, and the submitted plan drawing set containing 5 sheets under the title "Proposed Hotels at Dulles Business Park," dated October 2, 2000.

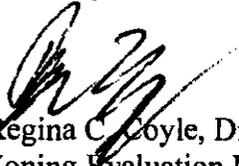
As I understand it, the hotel owner desires to convert the pool space into meeting space because the pool has not drawn the anticipated amount of business to the hotel. No exterior changes to the building, with the possible exception of a new egress door to meet fire code, will occur. The calculations provided in your letter demonstrate that the additional parking required by conversion of the pool can be accommodated with the existing available parking. The existing meeting room in the hotel, consisting of 428 square feet, will be removed and that square footage will be used towards the two proposed conference rooms. Based on the approved GDP/SEA Plat, the total square footage of the hotel is 94,125 square feet, and the conference rooms are proposed to include 1,542 square feet. Based on these numbers, the proposed conference rooms would represent 1.63% of the total hotel building square footage, which would be deemed to be accessory to the primary hotel use.

It is my determination that the conversion of the existing pool to meeting space would be in substantial conformance with the proffers, GDP, SEA Plat and development conditions, provided the southern building façade is not altered and the parking requirements for the proposed use are met as determined by DPWES.

Kevin J. Lorei
Page 2

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 Suzie Zottl at (703) 324-1290.

Sincerely,



Regina C. Boyle, Director
Zoning Evaluation Division

RCC /N:\Action Assignments\SEI- PI Staybridge Suites\SEI- PI Staybridge Suites.doc

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
John Litzenberger, Planning Commissioner, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
File: SEA 2000-Y-017, PCA 79-C-089, SEI 0910 042, PI 0910 102, Imaging,
Reading File



ALAN HAMM ARCHITECTS P.C

October 13, 2009

Regina C. Coyle
Director of the Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway Suite 801
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning

OCT 14 2009

Zoning Evaluation Division

RE: Staybridge Suites Hotel
3860 Centerview Drive
Chantilly, VA 20151
Tax map 0344 12 C8

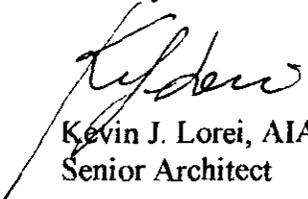
Dear Ms. Coyle,

We hereby request a Zoning Interpretation Review to determine if this hotel's existing indoor swimming pool can be converted to conference rooms per the attached preliminary design plan. This is strictly an interior remodeling with no new structures or additions, and thus, no new floor area.

The existing zoning classification is I-5 Industrial and the current use of hotel facility is permitted by the following Special Exception, amendments and associated proffers: #SE-00-Y-017, #SE-00-Y-017-1, #PSA-79-C-089. None of the conditions of the Special Exception appear to mandate a swimming pool or disallow conference/meeting rooms. Staybridge Suites has 142 units and not the 162 shown on older pre-construction documents. FAR was originally 0.35 and later revised upward to 0.42. We understand that meeting facilities within a hotel have a separate parking requirement and a parking tabulation summary is included at the end of this letter.

The proposed changes to the building do not alter any terms of the existing Special Exception or its associated proffers and we believe can be granted without amending the Special Exception. Please review this proposal to determine if this change can be handled administratively or if it needs to be approved by the Board of Supervisors. Please contact me with any questions or if you need additional information.

Thank you,


Kevin J. Lorei, AIA
Senior Architect

cc: Heeren Patel



ALAN HAMM ARCHITECTS

Attachments:

Sheets 28 and 29 of 30, SE Plat dated 10/2/2000

Sheet 24 of 30, SE Approval letter from Board of Supervisors, dated 11/1/2000

PD1.0, Architectural Demolition and Proposed floor plans, dated 10/12/2009

Sheet 6 of 30, Site grading plan showing existing buildings and parking, dated 1/05 & 3/31/03

Letter from Planning and Zoning dated Oct. 16, 2002

Sheet 1 of 1, Site and Parking tabulations dated 10/2006

PARKING TABULATION

Parking requirement for existing hotel

Existing guest rooms, pool, and conference rooms

| | | |
|--------------------------|---|-----|
| Existing conference room | 428s.f x 1 seat/20 s.f. x 1 space per 4 seats | 5 |
| Guest rooms: | 1 per unit x 142 units | 142 |
| | 142units/50units x 4spaces | 12 |

Current number of parking spaces required

 159

New parking requirement based on proposed remodeling

Existing guest rooms, new conference rooms

| | | |
|------------------|--|-----|
| New conf. Room A | 876s.f. x 1 seat/20 s.f. x 1 space per 4 seats | 11 |
| New conf. Room B | 666 s.f.x 1 seat/20 s.f. x 1 space per 4 seats | 8 |
| Guest rooms: | 1 per unit x 142 units | 142 |
| | 142units/50units x 4spaces | 12 |

Number of parking spaces required based on proposed remodeling

 173

Net increase in number of required parking spaces = 14

| | |
|-----------------------------------|-----|
| Number of existing parking spaces | 186 |
| Number of existing loading spaces | 2 |



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Administration Division
Ordinance Administration Branch
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505

V I R G I N I A

(703) 324-1314

Fax (703) 803-6372

October 16, 2002

Mr. Heeren Patel
11776 Stratford House Place, Unit 102
Reston, VA 20190

RE: 3860 Centreview Drive
Tax Map Ref: 34-4 ((12)) C2
Zoning Districts: I-5, WS, pt. AN, pt. H-C

Dear Mr. Patel:

This is in response to your letter dated September 12, 2002 to Jane Gwinn requesting certain zoning information regarding the referenced property. Our records contain the following information:

1. The referenced property is zoned I-5, General Industrial District and is subject to proffered conditions associated with Rezoning Application RZ 79-C-089, as amended. It is noted that there is no expiration date for the proffered conditions and the proffered conditions can only be changed upon approval of a Proffered Condition Amendment. The property is also zoned Water Supply Protection Overlay District (WS), partly zoned Highway Corridor Overlay District (H-C) and partly zoned Airport Noise Overlay District (AN). The property is not subject to any variance or special permit approvals. A copy of the district regulations and proffered conditions are attached.
2. Special Exception Amendment SEA 00-Y-017 was approved on September 9, 2002, to amend previously approved Special Exception SE 00-Y-017, which was for the construction of two hotels and two outdoor swimming pools. The property is currently undeveloped. Specifically, SEA 00-Y-017 was approved to increase the building square footage of both hotels and construct an additional building; to enclose two previously approved outdoor swimming pools and to permit an eating establishment in addition to an office use which is permitted by right in the I-5 District. It is noted that SEA 00-Y-017 automatically expires, without notice, thirty months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. A copy of the special exception approval is attached.
3. The property is located in the Route 28 Tax District. As such, until the year 2037, or until all bonded indebtedness for transportation improvements within the Tax District is paid off, whichever occurs first, the property is governed by the Zoning Ordinance regulations regarding allowable uses, densities, setbacks, building heights, required parking spaces and open space of the I-5 District in effect on December 21, 1987, any subsequent Zoning Ordinance amendments

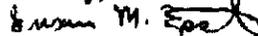
Mr. Heeren Patel
October 16, 2002
Page 2

to the above-noted regulations which result in provisions which are at least as permissive as those in effect on December 21, 1987 and the proffers associated with RZ 79-C-089, as amended. The I-5 District regulations are applicable to this property with the exception that, in accordance with RZ 79-C-089, as amended, the property is subject to a maximum permitted Floor Area Ratio (FAR) of 0.42, in lieu of the current regulations which allow a by right maximum FAR of 0.5 with an FAR of 1.0 allowed with approval of a special exception.

4. Site Plan #5611-SP-21-2, entitled "The Hotel At Dulles Business Park," has been submitted to the County for review. Please contact the Environmental Facilities and Review Division of the Department of Public Works and Environmental Services (DPWES) at (703) 324-1720 for additional information.
5. According to our records, there are no outstanding rezoning, special exception, special permit or variance applications pending with regard to the referenced property. Our records further indicate that there are no outstanding zoning enforcement actions, violations or complaints regarding the referenced property.

Enclosed for your records is Receipt #022560151 for the zoning compliance letter fee. I trust this satisfactorily responds to your request. Should you need additional information, please do not hesitate to contact me at (703) 324-1314.

Sincerely,



Susan M. Epstein

Assistant to the Zoning Administrator

SME

Attachments: A/S

cc: Michael R. Frey, Supervisor
Sully District
Jane W. Gwinn, Zoning Administrator
Eileen M. McLane, Deputy Zoning Administrator
for Ordinance Administration Branch
John W. Crouch, Deputy Zoning Administrator
for Zoning Permit Review Branch

NAZAD\EPSTEIN\patel crt.doc

CODE: IID7

ALAN HAMM ARCHITECTS

10531 Metropolitan Ave
Kensington, MD 20895

phone: 301-949-9230
fax: 301-949-9234

LETTER OF TRANSMITTAL

| | | | |
|-------|--------------------------------|---------|--------|
| DATE: | 10/13/2009 | JOB NO. | 296302 |
| ATTN: | | | |
| RE: | Staybridge Suites Chantilly VA | | |
| | | | |
| | | | |
| | | | |

To: **Regina C. Coyle**
Director of the Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Fairfax, Virginia 22035

Phone: _____
Phone: _____

We are sending you the following items via _____

- attached
- under separate cover
- Shop drawings
- Prints
- Plans
- Samples
- Other (see below)

| Quantity | Description | Issue Date |
|----------|--|------------|
| | sheets 28 and 29 of 30, SE Plat dated 10/2/2000 | |
| | Sheet 24 of 30, SE Approval letter from Board of Supervisors, dated | |
| | PD1.0, Architectural Demolition and Proposed floor plans, dated | |
| | Sheet 6 of 30, Site grading plan showing existing buildings and | |
| | Letter from Planning and Zoning dated Oct. 16, 2002 | |
| | Sheet 1 of 1, Site and Parking tabulations dated 10/2006 | |

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- For bids due by:
- Approved as submitted
- Approved as noted
- Returned for corrections
- For revised preliminary bids
- Resubmit copies for approval
- Submit copies for distribution
- Return corrected prints

REMARKS

RECEIVED
 Department of Planning & Zoning
OCT 14 2009
 Zoning Evaluation Division

CC: file

signed: **Kevin Lorei**

TREE COVER PROVIDED (PLANTED) 19,425 SF
 TOTAL TREE COVER PROVIDED 20,647 SF

ALL LIGHTS TO BE LOW INTENSITY, FOCUSED
 DOWNWARD, AND SHIELDED TO MINIMIZE GLARE.

SITE TABULATIONS

| | APPROVED PER SEA-00-Y-017-1 | PROPOSED |
|----------------------------|-----------------------------|-------------------|
| EXISTING ZONING | I-5 | |
| NET AREA | 10,007 Ac. | |
| PROJ. F.A.S. (0.50%) | 435,300 SF | |
| PROPOSED F.A.S. | 217,302 SF | |
| OPEN SPACE REQUIRED (1.0%) | (0.42) 182,000 SF | (0.42) 182,000 SF |
| OPEN SPACE PROVIDED | (206) 182,300 SF | (160) 180,010 SF |

PARKING TABULATIONS

HOTEL PARKING
 PARKING REQUIRED: 1 SPACE PER HOTEL UNIT + 4 SPACES PER 20 HOTEL UNITS
 COMBINED NUMBER OF HOTEL UNITS (206) 206 SPACES ((206 / 50) X 4 = 22.8) 23 SPACES ((206 / 50) X 4 = 22.8) 23 SPACES

MEETING ROOM PARKING
 PARKING REQUIRED: 1 SPACE / 4 SEATS
 COMBINED AREA OF MEETING ROOMS (72 SEATS / 4 = 18) 18 SPACES (72 SEATS / 4 = 18) 18 SPACES

TOTAL HOTEL PARKING SPACES REQUIRED 327 SPACES 327 SPACES

ENTIRE ESTABLISHMENT PARKING
 PARKING REQUIRED: 1 SPACE / 7 SEATS + 1 SPACE / 2 EMPLOYEES
 PARKING REQUIRED: ((206 SEATS / 4) + (20 / 2) = 67) 67 SPACES 67 SPACES

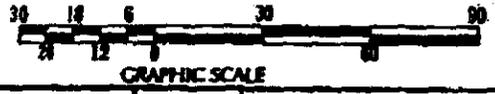
OFFICE PARKING
 PARKING REQUIRED: 3.6 SPACES / 1,000 SF
 (3.6 / 1,000 SF) (3,000 SF) = 22.6 23 SPACES 33 SPACES

TOTAL NUMBER OF PARKING SPACES REQUIRED: 447 SPACES 447 SPACES
 TOTAL NUMBER OF PARKING SPACES PROVIDED: 447 SPACES 447 SPACES

PROPOSED HOTEL (BEST)
 WINDLINE SETTINGS: A: 91' 109' B: 87' 87' C: 130' 140'

LEGEND

-   EXISTING TREE TO BE REMOVED
-   EXISTING TREE TO REMAIN



RECEIVED
 Department of Planning
 OCT 14 2009
 Zoning Evaluation Division

MA 2015T

EXHIBIT - HOTEL COMPARISON
**THE HOTELS AT
 DULLES BUSINESS PARK**
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

| | | |
|---------|----------|----------|
| DESIGN | SCALE | 1"=30' |
| DRAWN | 1 OF 1 | |
| CHECKED | SHEET | |
| DATE | 10/06 | 0960HTL |
| | PROJ No. | FILE No. |