



COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

Office of Comprehensive Planning
Zoning Evaluation Division
4050 Legato Road, Suite 700
Fairfax, Virginia 22033
246-1290



October 12, 1989

Mr. Francis A. McDermott
Hunton and Williams
3050 Chain Bridge Road
Suite 600
Fairfax, Virginia 22030

Re: Interpretation for FDP 84-D-049, Tysons II, H-L Land
Improvement Venture

Dear Mr. McDermott:

This is in response to your letter of September 22, 1989 as amended by your letter of September 28, 1989 requesting an interpretation of the Final Development Plan approved by the Board of Supervisors in conjunction with the approval of RZ 84-D-049. As I understand it, the question is whether the transfer of 20,390 square feet from Building D (Office Building) to Building B (Hotel) is in substantial conformance with the approved Final Development Plan.

It is my determination that the transfer of 20,390 square feet of floor area from Building D to Building B is in conformance with the approved FDP since the changes are minor relative to the total project and do not affect the buildings footprints. As a result Building B will contain 350,390 square feet gross floor area and contain 399 hotel rooms. Building D is reduced by 20,390 square feet gross floor area to 364,698 square feet gross floor area. It should be noted that the cumulative effect of several similar "small" changes must be considered and similar changes in the future may necessitate approval of a Final Development Plan Amendment.