



# County of Fairfax, Virginia

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

July 13, 2007

Inda E. Stagg  
Walsh Colucci Lubeley Emrich & Walsh PC  
2200 Clarendon Boulevard, Thirteenth Floor  
Arlington, Virginia 22201-3359

Re: Interpretation for CP 86-C-121-13, Reston Study Center, Tax Map 17-2 ((1)) 111: Gazebo

Dear Ms. Stagg:

This is in response to your letter of May 30, 2007, (attached) requesting an interpretation of the Conceptual Plan and Plan Notes approved by the Planning Commission in conjunction with CP 86-C-121-13. As I understand it, the question is whether a gazebo could be placed at the northern side of the main building, adjacent to the courtyard. This determination is based on the attachments to your letter including a photo of the proposed gazebo, photographs and annotated plans showing the proposed location of the gazebo, and a sheet detailing site preparation for installation of the gazebo.

CP 86-C-121-13 was approved by the Planning Commission on September 13, 2000, subject to the Conceptual Plan Notes dated August 18, 2000, to permit a School of Special Education and Monastery use. There were no gazebos or other recreational facilities shown on the property on the approved Conceptual Plan, and there are no references in the Conceptual Plan Notes to any such facilities. You state that the proposed gazebo would have a radius of 10.5 feet and a floor area of 78.87 square feet, and would be 13 feet high. You have indicated that the proposed gazebo would not impact any designated tree save areas.

It is my determination that the proposed gazebo in the location you have designated would be in substantial conformance with the approved Conceptual Plan and Plan Notes. This determination has been reviewed with the Zoning Administration Division 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 Cathy Belgin at (703) 324-1290.

Sincerely,

Regina C. Coyle, Director  
Zoning Evaluation Division, DPZ

RCC/O:\CBELGIN\PI CP 86-C-121-13 RESTON STUDY CENTER.DOC

Attachments: A/S

cc: Catherine M. Hudgins, Supervisor, Hunter Mill District  
Frank A. de la Fe, Planning Commissioner, Hunter Mill 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  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: CP 86-C-121-13, PI 0706 054 ~~Imaging~~, Reading File

Department of Planning and Zoning

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

Phone 703 324-1290

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www.fairfaxcounty.gov/dpz/



WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

Inda E. Stagg  
Land Use Coordinator  
(703) 528-4700 Ext. 5423  
istagg@arl.thelandlawyers.com

RECEIVED  
Department of Planning & Zoning

JUN 01 2007

Zoning Evaluation Division

May 30, 2007

**Via Hand Delivery**

Barbara A. Byron  
Director, Zoning Evaluation Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

Re: Request for Interpretation  
CP-86-C-121-13 (the "Concept Plan")  
Tysons Study Center, Inc. (A.K.A. the "Reston Study Center")  
Addition of Gazebo

Dear Barbara:

We have been contacted by the Reston Study Center to determine if a free-standing gazebo may be located upon the grounds of the Reston Study Center without amendment to the approved Concept Plan. Our clients understand that they will need to obtain approval of the Town Center Design Review Board prior to installation of the proposed gazebo, assuming that you agree that it is in substantial conformance with the approved Concept Plan and that it does not conflict with the Plan Notes.

The Reston Study Center is located at 1810 Old Reston Avenue, and is identified by the County by Tax Map 17-2 ((1)) 111 ("eye"). It is within Reston, Section 83, Block 5. On September 13, 2000, the Concept Plan was administratively reviewed by the Planning Commission. It was approved, subject to Plan Notes dated August 18, 2000. The Concept Plan is also dated August 18, 2000.

The proposed gazebo has a maximum radius of 10.5 feet, with a floor area of 78.87 square feet. If allowed, it would be placed on the northern side of the primary structure, adjacent to the courtyard area. The addition of a gazebo does not appear to be in conflict with the Plan Notes. Also, the proposed location does not impact areas on the property that were identified as "Tree Preservation Areas" or were protected by the Limits of Clearing and Grading.

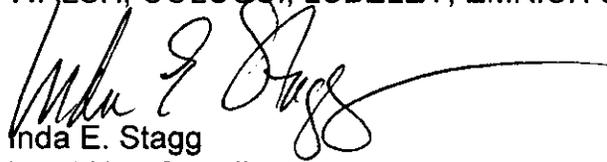
PHONE 703 528 4700 • FAX 703 525 3197 • WWW.THELANDLAWYERS.COM  
COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • PRINCE WILLIAM OFFICE 703 680 4664

For reference, I have attached a copy of the approved Plan Notes and Concept Plan, a catalogue photograph of the proposed gazebo model, a segment of the As-Built site plan with the gazebo location depicted and identified, and a "site preparation" sheet provided by the gazebo manufacturer which identifies dimensions for a 10 foot gazebo.

Very truly yours,

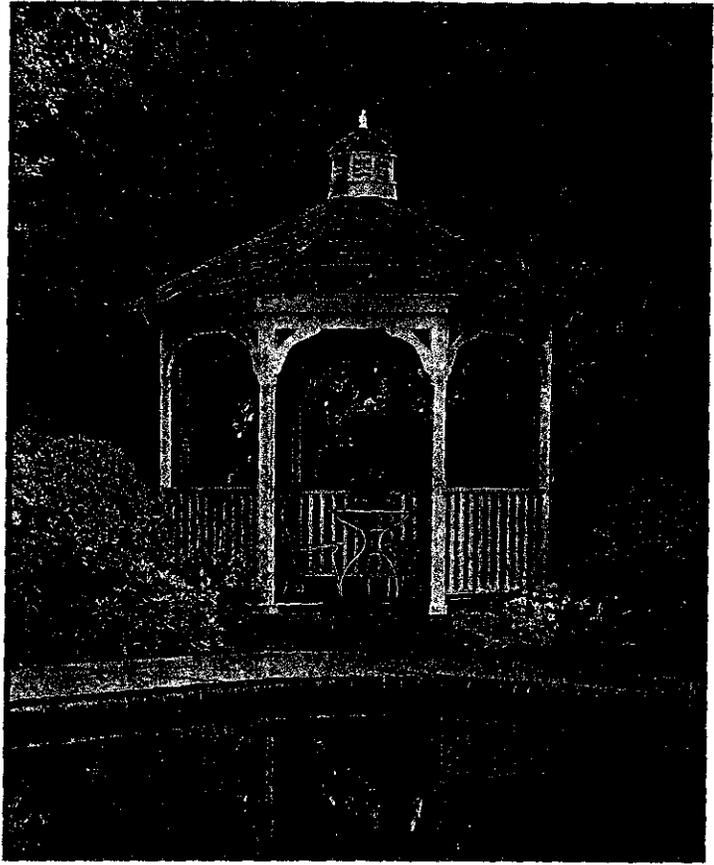
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in black ink, appearing to read "Linda E. Stagg", with a long horizontal flourish extending to the right.

Linda E. Stagg  
Land Use Coordinator

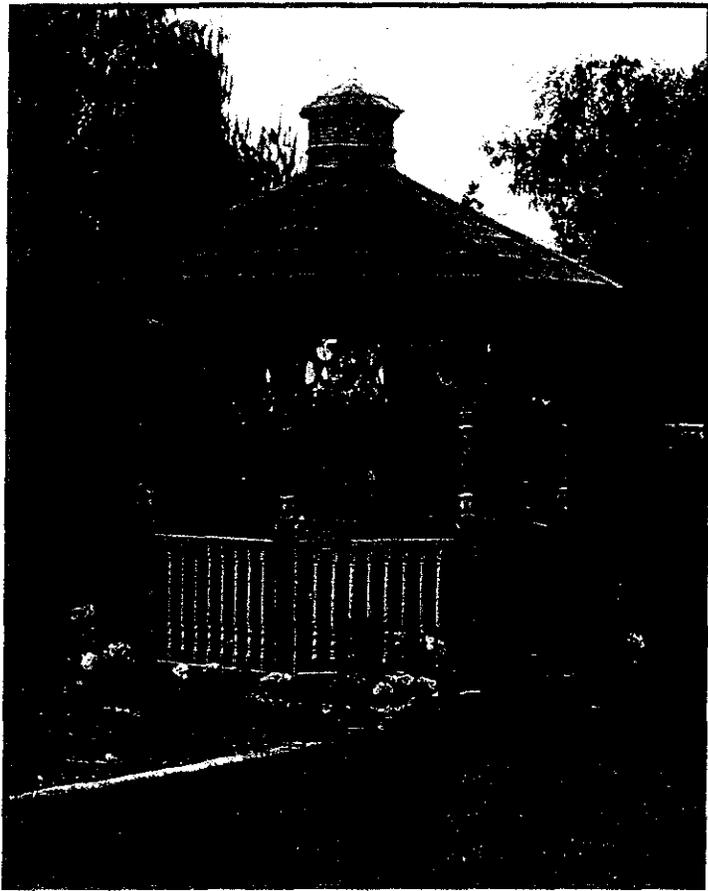
Enclosures

cc: Catherine Hudgins, Supervisor, Hunter Mill Magisterial District  
Frank de la Fe, Planning Commissioner, Hunter Mill Magisterial District  
Daryl Glick, Reston Study Center

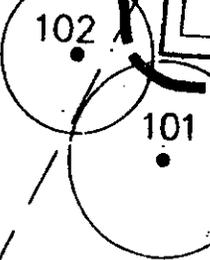
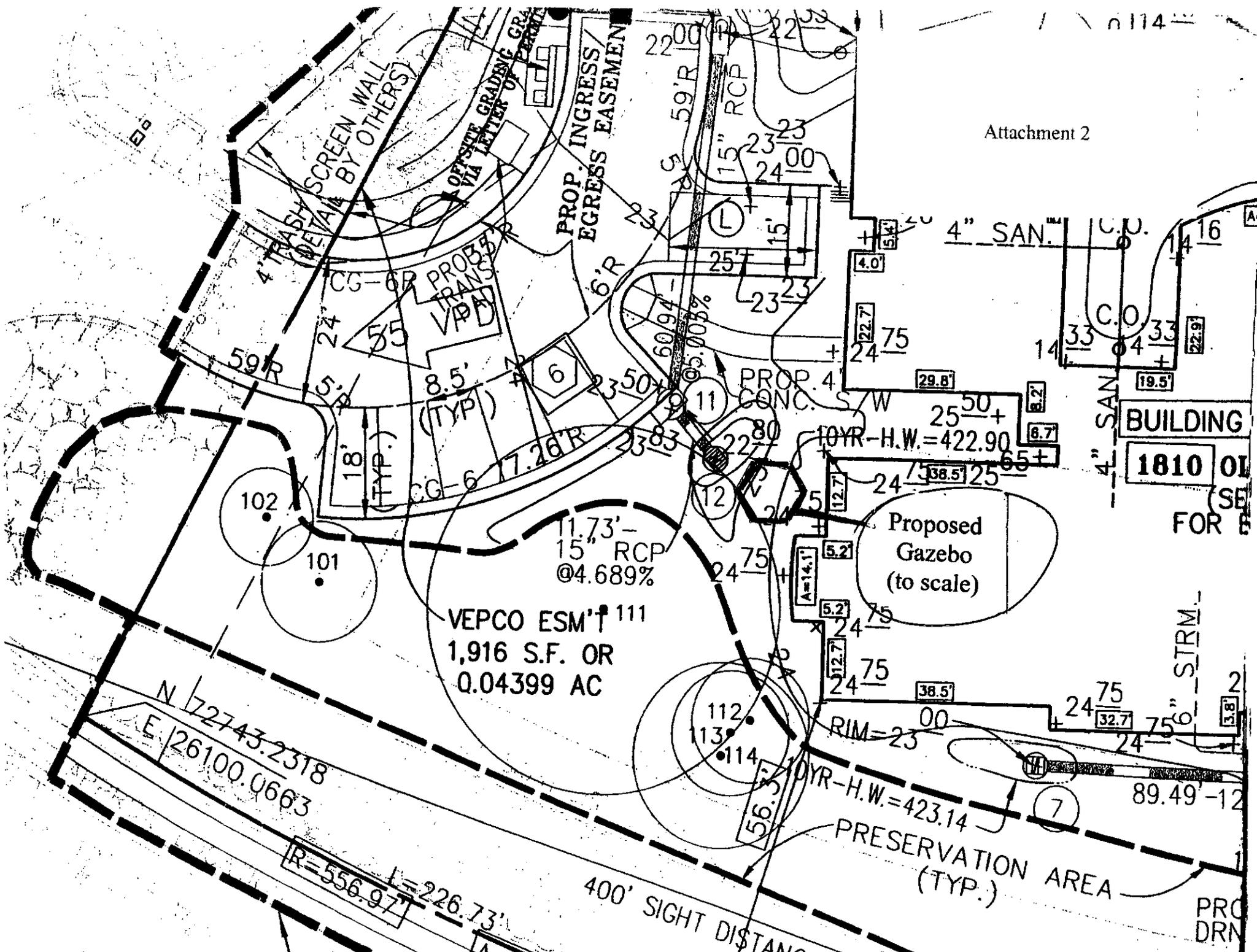


10' Majestic with cedar shingles

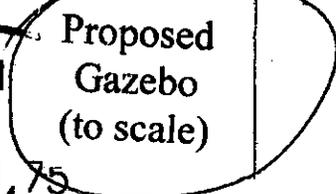
*your best //*



8' Victorian Majestic with Maxishake shingles



VEPCO ESM<sup>†</sup> 111  
 1,916 S.F. OR  
 0.04399 AC



BUILDING  
 1810 OL  
 (SE)  
 FOR B

PRESERVATION AREA  
 (TYP.)

400' SIGHT DISTANCE

N 72743.2318  
 E 26100.0663

R=556.97  
 L=226.73

10YR-H.W.=423.14

89.49'-12

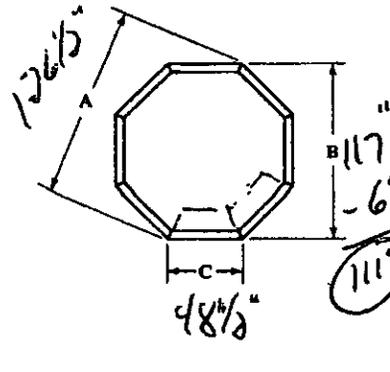
PRO  
 DRN

# SITE PREPARATION

It is most important to have a solid, flat and level foundation for your gazebo.

Indicate the location of your gazebo foundation by doing the following:

1. Cut 8 boards at a 22.5° angle. Each should be the length of dimension 'C' at their longest point.
2. Place the boards around the perimeter of the site to be prepared for your gazebo. Verify that the boards are positioned in an octagonal shape by using dimensions 'A' and 'B'.
3. Spray paint along the outside of the boards to indicate the precise location of your gazebo floor and then remove the boards.



## OCTAGONAL DIMENSIONS TABLE

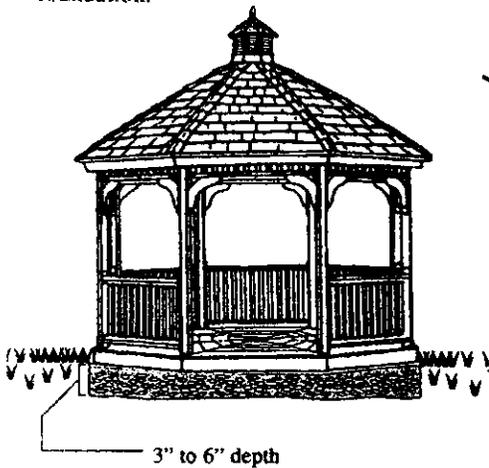
The measurements below represent the outermost dimensions of your gazebo floor.

Size	A	B	C
8 ft	101"	93 1/2"	38 1/2"
10 ft	126 1/2"	117"	48 1/2"
12 ft	151 1/2"	140"	58 1/2"
14 ft	176"	162 3/4"	67 3/4"
16 ft	200 3/4"	185"	76 3/4"
18 ft	224 3/4"	207 1/4"	86 3/4"
20 ft	251 3/4"	232 3/4"	95 3/4"

Carefully consider the recommendations listed below prior to choosing the ideal foundation for your gazebo.

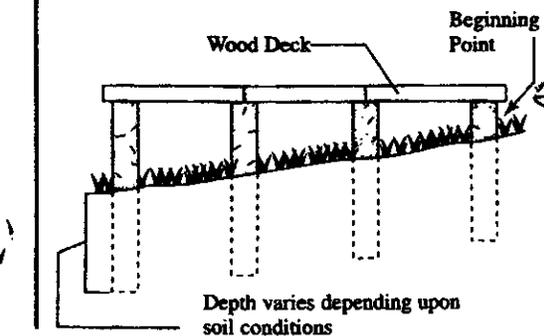
### CRUSHED STONE

1. Dig out 3"- 6" of ground.
2. Plant concrete blocks at each octagonal point and in the center (9 blocks total).
3. The top of the blocks will be the highest point of your foundation. All blocks must be level with each other.
4. Place 3"- 4" of crushed stone around the blocks and throughout the foundation.



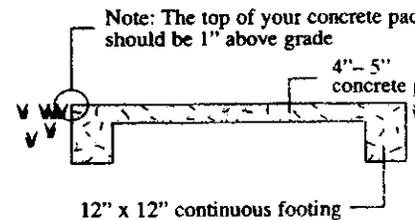
### CONCRETE PYLONS

1. Dig 12" diameter holes at each octagonal point and in the center (9 holes total).
2. Beginning at the ground's highest point, plant a 12" diameter Quick-Form tube.
3. Securely plant the remainder of the tubes making sure the top of each is level with the top of the first tube that you planted in the ground.
4. Use rebar as needed.
5. Fill each tube with concrete and allow it to cure before placing your gazebo deck.
6. Use metal L brackets to secure the gazebo deck to the pylons.

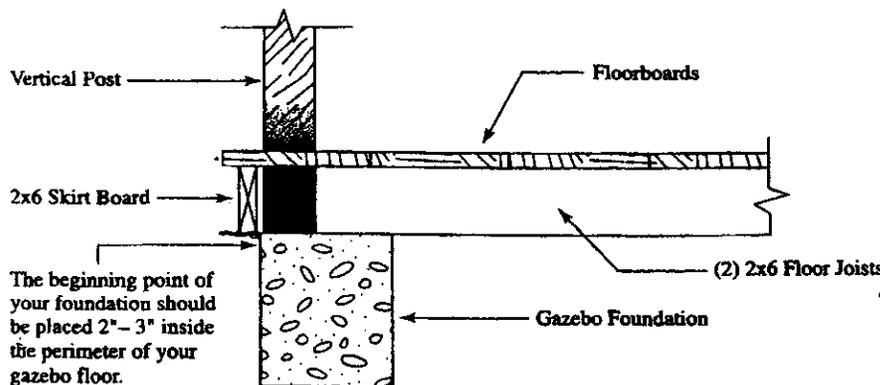


### CONCRETE PAD

1. Dig out 4"- 5" of ground so it is level all throughout its lowest point.
2. Temporarily plant wood forms around the perimeter of your gazebo foundation area.
3. Dig a 12"x12" continuous footing around the perimeter of the pad.
4. Use rebar as needed.
5. Pour concrete throughout the base making sure all points of the top are level.



### FOOTING DETAIL (side view)



Amish Country Gazebos not responsible for site preparation. The proper owner is responsible for permits if any are required.



