



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

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

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Fax (703) 324-3924

V I R G I N I A

February 2, 2000

James L. Perry, Vice President
Hampstead Village LLC
6820 Elm Street, Suite 200
McLean, Virginia 22101

Re: Interpretation for RZ 1998-DR-049: Evans Farm, Improvements to the Stone House

Dear Mr. Perry:

This is in response to your letter of December 18, 2000, requesting an interpretation of Proffer Number 8.1 accepted by the Board of Supervisors in conjunction with the approval of RZ 1998-DR-049. As I understand it, the question is the proposed improvements to the Stonehouse depicted on the plans attached to your letter are in substantial conformance with Proffer Number 8.1. This determination is based on the untitled plan faxed to this office on January 12, 2001. A copy of the above referenced letter and the faxed plan reduction of the plan are attached. While the plan of the proposed changes to the Stonehouse are illustrative and do not include a scale, your letter includes a plan that shows the existing dimensions of the Stonehouse.

Proffer Number 8.1 states, "Two of the existing structures identified on the CDP/FDP as the Millhouse and Stonehouse shall be preserved, providing that alterations may be made for accessibility, safety and structural integrity. The Stonehouse may, at the Applicant's discretion, be converted to meeting room or office for an on-site community manager."

You propose to improve the Stonehouse for use, first as a marketing center and then to be used as a meeting room. As part of the renovation, you propose to:

- remove all the existing wooden elements because they are "rotten, termite infested and worn out,"
- remove the existing roof, porch and shed addition in the rear as part of removing the wooden elements;
- retain the existing stone walls, chimney and stone floor;
- replace the existing shed addition, measuring approximately six (6) feet by ten (10) feet and six (6) feet tall, with a 200 square foot addition across the back of the building that is approximately 10 feet deep along the full length of the building to

- house an office, kitchen and powder room;
- replace the existing roof that has a 5 ³/₄ pitch with another roof that is a steeper pitch, resulting in a roof ridge that is approximately two (2) feet higher than the existing ridge top;
- increase the roof height with the increase in the roof height;
- add a dormer with three (3) windows to the front face of the roof;
- replace the existing side wall of wood with a stone wall;
- replace the existing windows with larger windows;
- add modern electrical and mechanical systems and connections to public sewer and water;
- and, rebuild the front porch.

These improvements are proposed to allow both of the uses noted in Proffer Number 8.1, a community managers office and a meeting room, to be located in the building, rather than one or the other use as implied by the proffer. The additional space to the rear provides for a kitchen and powder room in support of the meeting space and the community manager office. Without the proposed expansion, it is your contention that the existing Stonehouse would only support one of the two uses specified in Proffer Number 8.1.

It is my determination that the proposed alterations to the Stonehouse are in substantial conformance with Proffer Number 8.1. The proffer commits to the preservation of the structure for use as a meeting room or a community manager's office, while allowing alterations to address "accessibility, safety, and structural integrity. The proposed alterations are proposed to address issues of safety and structural stability. The addition in the rear is proposed to support the uses referenced in the proffer by providing facilities, a kitchen and a bathroom, for the two uses within the building. 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 Peter Braham.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

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cc: Stuart Mendelsohn, Supervisor, Dranesville District
Joan DuBois, Planning Commissioner, Dranesville District
Jane W. Gwinn, Zoning Administrator
Michelle Brickner, Director, Office of Site Development Services, DPWES
Bonds and Agreements Branch, Office of Site Development Services DPWES
File: RZ 1998-DR-048

RECEIVED
DEPARTMENT OF PLANNING AND ZONING



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ZONING EVALUATION DIVISION

December 18, 2000

Ms. Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 800
Fairfax, Virginia 22042

Re: Zoning Interpretation Request
RZ/FDP 1998-DR-049
Evans Farm

Dear Ms. Byron,

This letter is to seek an interpretation to confirm that our proposal to improve, expand and use the existing stonehouse at Evans Farm is in substantial conformance with the above approvals.

Proffer 8.1 from the rezoning states "... stonehouse shall be preserved, provided that alterations may be made for accessibility, safety and structure integrity. The stonehouse may, at the Applicant's discretion, be converted to meeting room or office for an on-site community manager."

Enclosed are 2 plans. The first shows the existing stonehouse as it exists today. The second shows the architect's conceptual sketch for improving and expanding the stonehouse. The improvements include replacing all of the wooden elements of the structure, including the roof, roof deck and trusses, the north wall, the east wall, the shed in the southeast corner and the porch roof and posts. The following existing elements would be retained: fireplace, chimney, the west wall, the south wall, interior slate floor and the porch and patio slate floor.

Other improvements would include adding modern electrical and mechanical systems, connections to public water and sewer, insulation and typical finishes and fixtures. The expansion would involve adding a restroom, a kitchen and an office. The

Ms. Barbara Byron
December 18, 2000
Page Two

additional space would either be added to the east, as shown on the sketch, or to north, depending on tree save considerations.

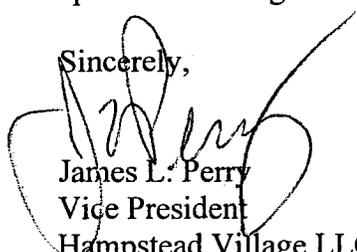
We believe this proposal is in substantial conformance with the proffer because:

1) The wooden elements we are replacing are largely rotten, termite infested or simply worn out. Replacing these elements is in substantial conformance with the proffer since the proffer provides for alterations that address the safety and structural integrity of the building, 2) All significant architectural elements are retained and incorporated into the improved structure, 3) The other improvements (electrical, mechanical, etc.) are necessary to convert the stonehouse into a meeting room or office, which is provided for in the proffer, and 4) The expansion will provide support areas (restroom, kitchen, office) in new space. This will allow the existing space (approximately 600 square feet) to be converted into a lounge/meeting room. While the proffer doesn't explicitly mention an expansion, we believe a small addition is consistent with the proffer's intent of providing an option for a usable meeting room. Without the expansion, our options would be limited to converting the existing space into an office or a meeting room without support areas.

We would also like to use the improved stonehouse as a temporary sales center for the residential development at Evans Farm. When the sales center is moved out of the stonehouse, the stonehouse would be used as a community manager's office. While a sales center is not explicitly mentioned in the proffer, we believe such a use is in substantial conformance with the proffer since the proffer does provide for a meeting room and an office.

Thank you for your consideration of this request. Please let me know if you require any additional information or if you would like to inspect the existing building.

Sincerely,



James L. Perry
Vice President
Hampstead Village LLC

Enclosure

cc: Stu Mendelsohn
Peter Braham
Ken Malm
Kathryn MacLane

1/12/01

Peter,

Attached are a front elevation and right side elevation showing a lower roof peak on the modified stone house at Evans Farm. The roof peak has been lowered about 3', which keeps the scale of the building more in character with the existing structure.

Please let me know how we should proceed.

Thanks for your help.

Jim Peng

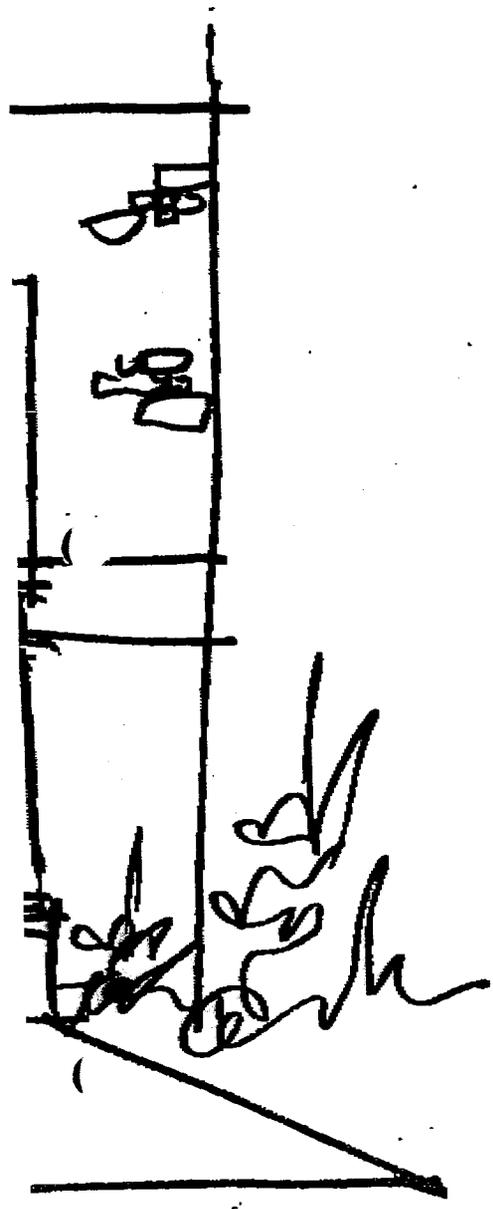
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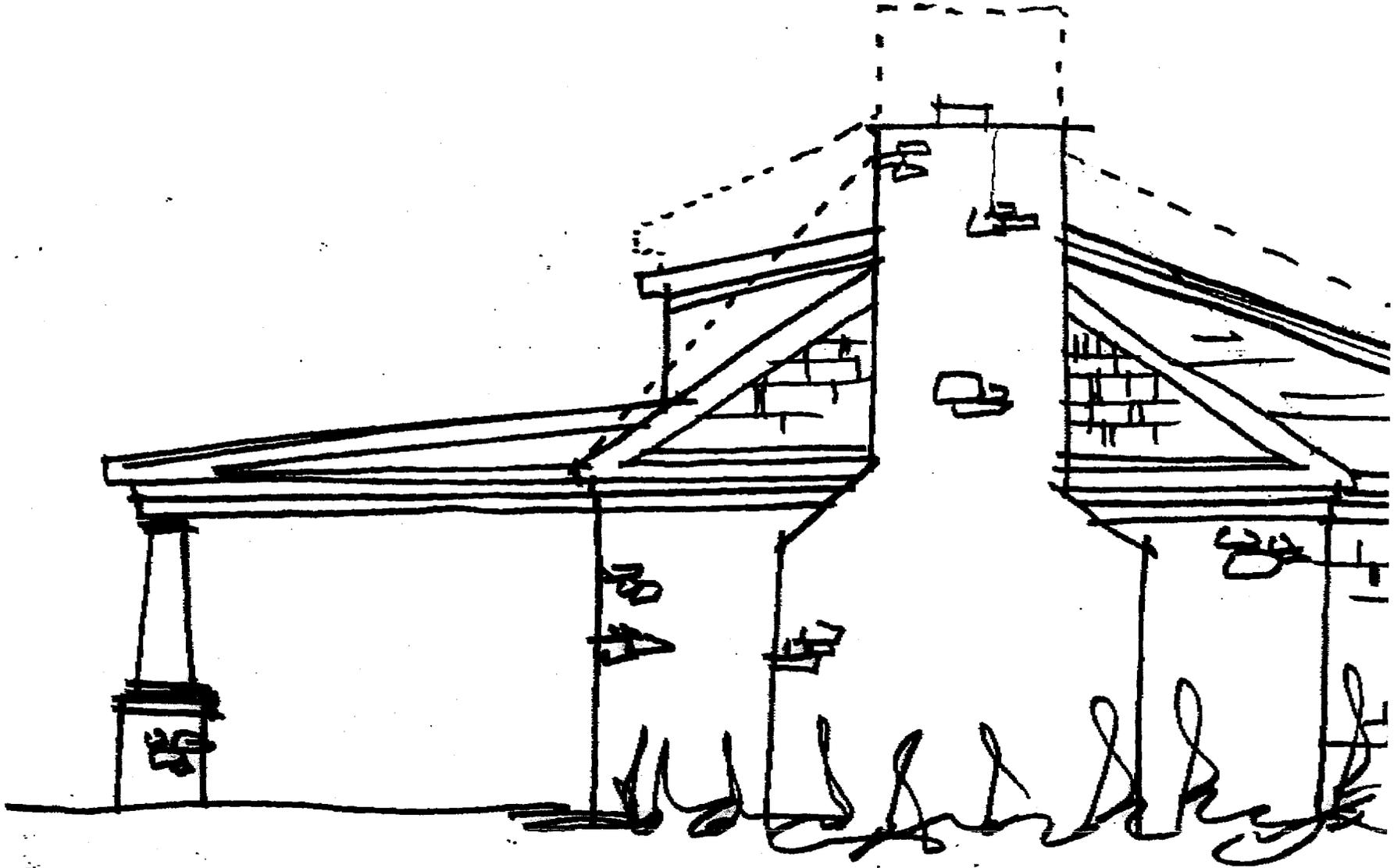


FRONT ELEVATION

1/8/01



TOTAL P. 03



RIGHT SIDE ELEVATION
NEW

1/8/01

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