



FAIRFAX
COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division

12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Telephone: (703) 324-1290

Fax: (703) 324-3924

V I R G I N I A

September 25, 2001

James L. Perry, Vice President
Elm Street Development
6820 Elm Street, Suite 200
McLean, Virginia 22101

RE: Interpretation for RZ 1998-DR-049, Evans Farm: Walls Along Chain
Bridge Road and the Entrance Road from Chain Bridge Road

Dear Mr. Perry:

This is in response to your letter of July 16, 2001, which was modified by the letter dated August 22, 2001. These letters request interpretations of the proffered Conceptual/Final Development Plan (CDP/FDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 1998-DR-048. As I understand it, one question is whether the construction of retaining walls with a fence on top along the Chain Bridge Road frontage of Evans Farm and along the entrance road between Chain Bridge Road and the entrance gates is in substantial conformance with the proffered CDP/FDP. In addition, you are inquiring whether the entrance feature consisting of a gate, two gateposts with a finial on top, and walls between the gateposts that are seven (7) feet in height, with an approximately eight (8) inch tall cap on top are in substantial conformance with the proffered CDP/FDP. Copies of the above reference letters and reductions of the plans are attached.

As noted in your letters and illustrated by the photographs presented at our meeting on September 11, 2001, the grade of Evans Farm rises as one moves south from Chain Bridge Road. The proffered CDP/FDP includes a number of tree save areas along Chain Bridge Road and the entrance road and the proffers for RZ 1998-DR-049 require that Chain Bridge Road be widened and a trail constructed. As a result of these circumstances, there is a grade change along the edge of the site that varies up to three and a half feet in height, with Evans Farm being above Chain Bridge Road. Further, Page 3 of the CDP/FDP includes the following note:

Exact location of special paving areas, walkways, and walls to be determined at final site plan. Addition walls or special paving areas may be provided at final site plan.

James L. Perry
September 25, 2001
Page 2

It is my determination that the addition of a retaining wall along the Chain Bridge Road frontage of Evans Farm and along the entrance road is in substantial conformance with the proffered CDP/FDP, provided that the wall conforms with the requirements of the Zoning Ordinance. Pursuant to the provisions of Par. 3 of Sect.10-204, the height of a fence or wall in a front yard is limited to four (4) feet above grade, including all elements of the fence/wall (i.e. all decorative elements, such as caps, all portions of the posts, etc.), exclusive of any portion of the wall that functions as a retaining wall.

The second request relates to the gateway feature that consists of a gate, two gateposts and connecting walls between the gateposts. The CDP/FDP includes a gate and walls in this area; and it is my determination that these features are in substantial conformance with the proffered CDP/FDP, provided that they conform with the requirements of the Zoning Ordinance. From the information provided, it appears that the gates, gateposts and walls are in conformance with the Zoning Ordinance, provided that the gates are no more than eight (8) feet in height (Par.4 of Sect. 10-204).

These determinations have been reviewed with the Zoning Administration Division and have 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 at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

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
Bond and Agreements Branch, Office of Site Development Services, DPWES
File: RZ/FPD 1998-DR-049, PI 0107 098



RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 24 2001
ZONING EVALUATION DIVISION

August 22, 2001

Mr. Peter Braham
Zoning Evaluation Division
Department of Planning & Zoning
County of Fairfax
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Re: Evans Farm Walls

Dear Peter:

Please find enclosed revised elevations showing the walls that we propose to build at our Chain Bridge Road entrance and along the 8' asphalt trail. The walls have been reduced in height as follows:

	<u>Original Height</u>	<u>Revised Height</u>
Walls on either side of gate	12'	7'
Walls on side of entry court	11.5' (avg.)	6.5' (avg.)
Walls facing Chain Bridge Road	12'	7'
Retaining wall along asphalt trail	4'	3.5'

Also enclosed are copies of sketches that compare the original and revised walls.

My previous letter to you dated July 16, 2001 (copy enclosed) addressed the grading issues associated with these walls. The primary conclusions in that letter are:

1. Large portions of the retaining wall along the asphalt trail are required to preserve proffered tree save areas, and
2. The houses on either side of the intersection of Chain Bridge Road and Evans Farm Drive are considerably higher than either of the roads because of the various tree save areas.

Mr. Peter Braham
August 22, 2001
Page Two

I've enclosed some additional material to illustrate this second point. Three elevations or sections show our Chain Bridge Road Frontage and the front of the homes on either side of the entry court. Recent site photographs also illustrate these items.

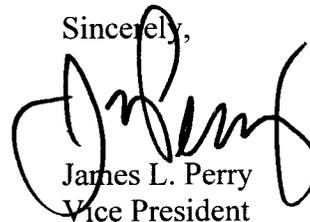
The first floor of the house on Lot 1 is 16' above Chain Bridge Road and 10' above Evans Farm Drive. The first floor of the house on Lot 53 is 10' above Chain Bridge Road and 8.5' above Evans Farm Drive. In addition, Evans Farm Drive rises about 20' from Chain Bridge Road to its high point. In our view, the walls we are proposing are absolutely critical in dealing with these grade changes in a way that creates an attractive and harmonious streetscape.

In conclusion, we believe these revised walls should be released for building permit because:

1. The entry court walls are shown on the FDP and do not exceed 7' in height,
2. The entry court walls are consistent with the scale of the developed landscape,
3. Large portions of the retaining wall along the 8' asphalt trail are required to save preferred trees; the balance of this wall is needed to aesthetically deal with the difference in grades between the roads and the homes, and
4. The retaining wall along the 8' asphalt trail is in conformance with the FDP because of FDP note 4, which specifically provides that additional retaining walls may be added at final site plan.

Thank you for your continued assistance with this matter. Please let me know if I can provide any additional information.

Sincerely,



James L. Perry
Vice President

JLP:klc

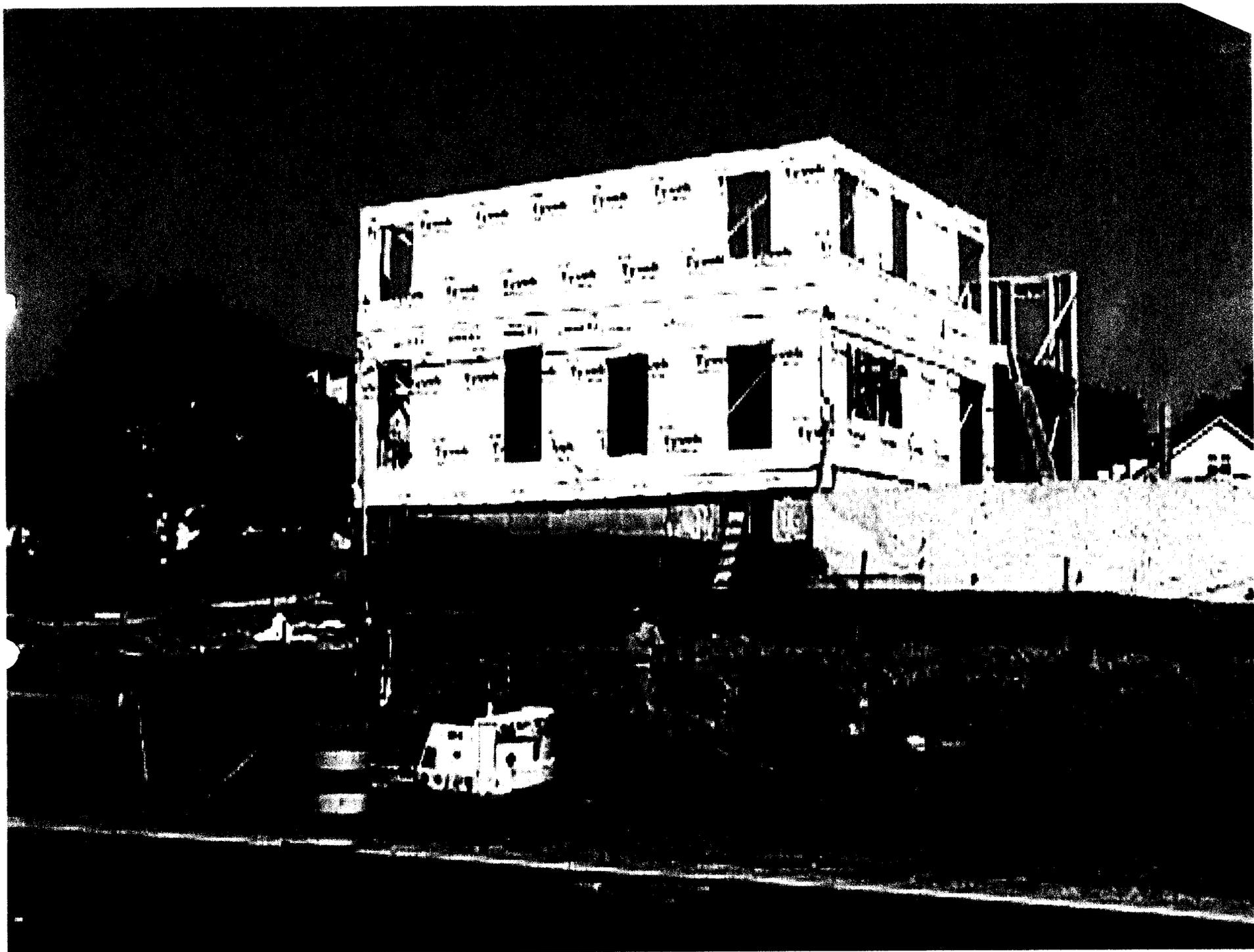
Enclosures

LOT 1 (looking east)



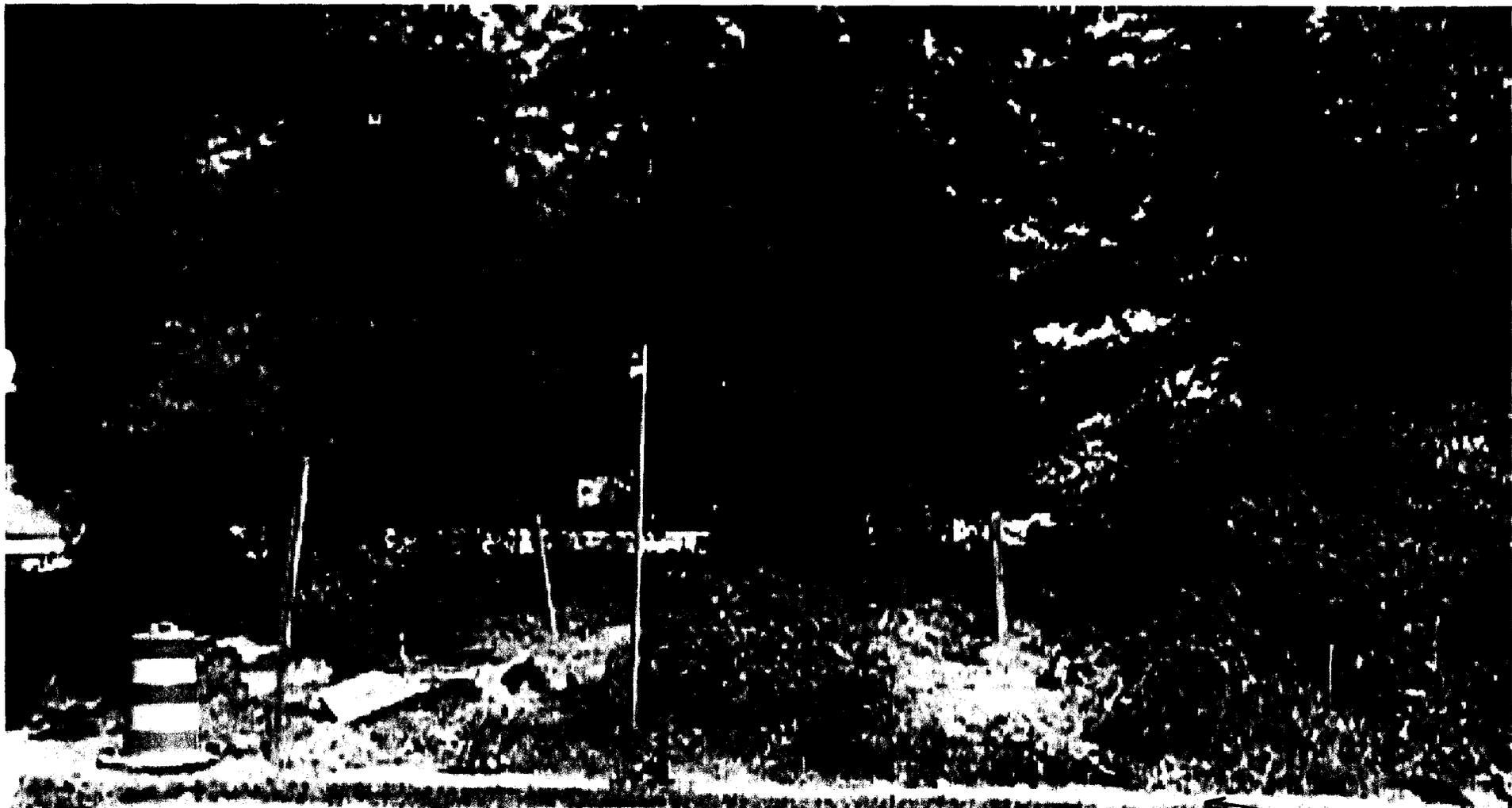
Man is 6'-2" and is standing about where entry count wall would be; Wall ~~is~~ 6'-6"
would be

LOT 1 (looking northwest)



Man is 6'-2" and is standing about where 3.5' retaining wall would be. Note that the existing bank is 3.5'-4' high.

Tree Save Area in front of Lots 61-64



Chain Bridge Road

Sidewalk

Note that existing sidewalk is 3.5'-4' below tree save area

Looking North up Evans Farm Drive



20' of rise from Chain Bridge Road to peak of Evans Farm Drive



July 16, 2001

Mr. Peter Braham
Zoning Evaluation Division
Department of Planning and Zoning
County of Fairfax
12055 Government Center Parkway
Fairfax, Virginia 22035

Dear Peter,

Enclosed is the information we discussed regarding the 4' high wall along Chain Bridge Road. This includes the two (2) site plan sheets for this frontage, the construction drawings for the wall and a portion of the approved Final Development Plan. I'd like to step you through our rationale for this wall.

Sheet 16 of the site plan shows our Chain Bridge Road frontage between the Lewinsville Presbyterian Church entrance and our main entrance (Evans Farm Drive). Moving west to east, the first 220' (\pm) of the wall is necessary to preserve the proffered tree save areas. The tree save areas are at elevations 350 to 353.5 while the elevation of the 8' wide asphalt trail along Chain Bridge Road varies from about 345.2 to 351. A retaining wall is required in this area.

The grading of the remaining 90' (\pm) to Evans Farm Drive is driven by lots 53 to 56. Lots 54 to 56 front onto another tree save area. The sidewalk in front of these units is set at the original grade. The first floor (FF) elevations of the homes on lots 54 to 56 are set about 4' above the sidewalk. The house on lot 53 is simply set 16" below the house on lot 54 to provide a consistent, harmonious appearance in the front. This places the home on lot 53 about 10' above Chain Bridge Road. In our judgment, the most attractive way to handle this grade change was to simply extend the retaining wall from in front of the tree save areas to connect with the entry walls around our main entry court. This will provide a consistent appearance with a 4' high wall along the asphalt trail with a relatively flat landscaped plane on the high side of the wall.

Mr. Peter Braham
July 16, 2001
Page Two

Sheet 19 of the site plan shows our Chain Bridge Road frontage from Evans Farm Drive to the eastern property boundary. The grading in this area is driven by the first floor elevation of lot 1. The following factors impacted the first floor elevation of lot 1:

- The grading of the alley in the rear of lots 1-6. This alley is up against another tree save area. In our judgment, these alleys cannot exceed 5% in slope without creating a cross slope on driveways that will make access to the garages difficult. This alley was therefore set at the original grade at the low end by Chain Bridge Road then rises at 5% to lot 6.
- The grading of Evans Farm Drive. This grading is driven by the existing elevation of Chain Bridge Road and by the large American Elm (tree #71) across from lot 5. With a fixed point at either end, we graded the entry court at about 6% and the remaining portions at about 10%.
- Most of Evans Farm Drive is therefore 4'-8' higher than the alley behind lots 1-5. We addressed this difference in grade by making the homes on lots 1-5 integral garage units with garages in the rear set at the basement grade instead of at the first floor grade.

The result of these factors is that the first floor elevation of the unit on lot 1 is 16' (\pm) above Chain Bridge Road and only about 36' horizontally from the shoulder of the 8' wide asphalt trail. We picked up the 16' as follows:

- 6' drop from the first floor to the ground against the house,
- 6' in the slope down towards Chain Bridge Road, and
- 4' in retaining wall.

Also enclosed are the construction drawings for all the walls along Chain Bridge Road. The wall along the asphalt trail is 4' high with a 30" rail on top. The railing runs between columns that are 23' on-center. The pickets will be made of $\frac{3}{4}$ " steel about 5" on-center.

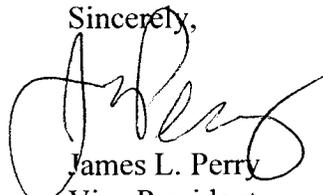
Finally, enclosed is the portion of the approved Final Development Plan for this frontage area. The FDP shows three (3) pedestrian connections to Chain Bridge Road, all of which have been provided on the approved site plan. FDP note 4 also provides that additional retaining walls may be added at final site plan. One of the reasons this note was added was because we knew that we could not define all of the retaining walls until we completed the detailed grading that goes into the final site plan.

Mr. Peter Braham
July 16, 2001
Page Three

In conclusion, we believe the 4' high wall along Chain Bridge Road is the best solution to the grading issues along this frontage and that this wall is in conformance with the approved FDP because of note 4.

Thank you for your assistance with this matter. Please let me know if I can provide any additional information.

Sincerely,



James L. Perry
Vice President

JLP:klc

Enclosure