



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

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

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

March 27, 2000

Michael G. Bruen
Bowman Consulting Group, Ltd.
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

Re: Interpretation for RZ 1998-SU-050, Rockland Village, Phase 3: Unit A Footprint
Revision

Dear Mr. Bruen:

This is in response to your letter of March 7, 2000, and additional information received from Sohaila Shekib of your office on March 14, 2000, requesting an interpretation of the Conceptual Development Plan (CDP) and the proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 1998-SU-050 and the Final Development Plan (FDP) and development conditions approved by the Planning Commission pursuant to FDP 1998-SU-050. As I understand it, the question is whether the revised footprint for the Unit A townhouses in Phase 3 is in substantial conformance with the proffers, development conditions, and proffered CDP/FDP. This determination is based on the plan attached to your letter of March 7, 2000, entitled "Rockland Village – Phase 3," and prepared by Bowman Consulting Group, Ltd. which is dated December 1999, as revised through February 9, 2000, and the unlabeled, undated detail enclosed on March 14, 2000, which shows the typical rear yard dimensions proposed for Unit A. Copies of the above-referenced letter, a reduction of the plan, and the detail are attached.

You are proposing a revised layout for Phase 3 which increases the size of the Unit A townhouses by an addition to the rear that is approximately 5.7 feet in depth and approximately 11 feet wide. This would result in a private rear yard for the Unit A townhouses that contains 522 square feet, and a distance of approximately 12.3 feet from the dwelling to the rear property line. You indicated that the proposed revision is limited to an addition within the rear yard of those end units developed with the Unit A townhouses. Otherwise, the layout shown on the layout approved by an interpretation dated February 14, 2000, has no other proposed changes.

It is my determination the revised footprint for the Unit A townhouses in Phase 3 is in substantial conformance with the proffers, development conditions, and proffered CDP/FDP. This determination has been made in my capacity as the duly authorized agent of the Zoning

Michael G. Bruen
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Administrator. If you have any questions regarding this interpretation, please feel free to contact Elaine Jensen at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

BAB/EZJ/N:\ZED\JENSEN\INTERPSRocklandVillagePh3.doc
Attachments: A/S

cc: Michael R. Frey, Supervisor, Sully District
Ronald W. Koch, Planning Commissioner, Sully District
Jane W. Gwinn, Zoning Administrator
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Bonds and Agreements Branch, Office of Site Development Services, DPWES
Files: RZ 1998-SU-050, PI 2002 029

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

MAR 7 2000

ZONING EVALUATION DIVISION

March 7, 2000

Ms. Barbara Byron
Fairfax County
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

RE: Rockland Village, Phase 3, 3597-SP-05
RZ-1998-S4-050
Interpretation of CDP/FDP

Dear Ms. Byron:

I am writing to request your interpretation of the attached sketch plan as it conforms to the project proffers, approved CDP/FDP, and earlier interpretations granted relative to the site layout. The proposed sketch plan shows rear extensions on some of the end units which were not specifically depicted on the approved CDP/FDP, or any earlier interpretation request.

We request the rear extensions as shown be permitted without the need of a final development plan amendment. The justification for this request is that this change is allowed under *proffer 1b*. The layout without extensions was found to be in conformance with the CDP/FDP under an earlier interpretation. *Proffer 1b* allows the applicant flexibility to modify the layout provided modifications are in substantial conformance with the CDP/FDP and neither increases the total gross floor area nor decreases the amount of open space, screening, and distance to the periphery. We have analyzed the revised layout with extensions and find no increase in floor area from the approved CDP/FDP, each has 81,400 SF of building footprint. Likewise, no decrease in open space, screening, or distance to peripheral property lines is created with the extensions shown. In summary, we believe the revised layout with extensions meets the intent of the approved CDP/FDP and its accompanying proffers and development conditions.

Thank you for your consideration in evaluating this request. Please feel free to call me should you have any questions or desire any additional information.

Sincerely,
BOWMAN CONSULTING GROUP, LTD.


Michael G. Bruen, P.E.
Senior Project Manager

MGB/bb

J:\ADMIN\Bruen\Rockland Village\Ph-3 Interpretation CDP-FDP.doc

Facsimile Cover Sheet

Date: 03-14-00

To: Elaine Jensen @ OCP

Fax Number: (703) 324-3924

From: Sohaila Shekib

Re: Rockland Village Ph. 3 interpretation

No. of Pages: (including cover sheet) 2

Comments: Per your request please find a detail of plan showing the bump-out dimension and setbacks with a typical rear yard area in S.F. for type A lots.

If you have any other question please call me at 703 464-1000

Thank you,

Sohaila



