



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

August 21, 2000

Michael G. Bruen, P.E., Senior Project Manager
Bowman Consulting Group
14020 Thunderbolt Place, Suite 300
Chantilly, VA 20151

Re: Interpretation for RZ/FDPA 1998-SU-057, Ridge Top Road, Layout Modification
Tax Map 56-2 ((1)) 6

Dear Mr. Bruen:

This is in response to your letter of July 24, 2000, requesting an interpretation of Final Development Plan FDP 1998-SU-057 approved by the Planning Commission and the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 1998-SU-057. As I understand it, the question is whether transferring one townhouse unit from a five (5) townhouse unit cluster, located in the southeast corner to another townhouse cluster to the north is in substantial conformance with the approved CDP/FDP. This determination is based on the plan attached to your letter, entitled "Site Plan Ridge Top Road," which is dated March, 2000, and revised August 17, 2000, prepared by Bowman Consulting Group. Copies of the referenced letter and a reduction of the plan are attached.

As I understand it, you are proposing to transfer one townhouse unit from a five (5) townhouses unit cluster, located in the southeast corner, to a location to the north, to coordinate access with the existing Smith/Carney interparcel access road. Both Proffer Number 2 and note Number 13 on the approved Conceptual/Final Development Plan provide this flexibility. The townhouse layout was modified in a previous interpretation of January 14, 2000, which is attached for reference. You are not proposing any changes to the architecture, the number of units, setbacks, parking, landscaping or open space.

It is my determination that the proposed transfer of one townhouse unit as described above would be in substantial conformance with the approved CDP/FDP, the development conditions and the proffers. This determination is made in my capacity as the duly authorized agent of the Zoning Administrator.

Michael G. Bruen

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If you have any questions regarding this interpretation, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/KS\RZFDP98su057

Attachments: A/S

cc: Michael R. Frey, Supervisor, Sully District
Ronald W. Koch., Planning Commissioner, Sully District
Jane W. Gwinn, Zoning Administrator
Michael Congleton, Deputy Zoning Administrator for Zoning Permits Review, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Bonds and Agreements Branch, DPWES
File: RZ/FDP 1998-SU-057, PI 2007 095



July 24, 2000

Mr. Kul Sandhu
Fairfax County
Department of Zoning Evaluation
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**SENT 7/24/00 VIA
HAND DELIVERY**

Re: Ridge Top Road – Plan Number 6573-SP-03-1

Dear Mr. Sandhu:

I am writing regarding the above referenced and attached plan. This project has gone through a first submission review by Dele Tirfie who indicated we should coordinate with you as to the plan's compliance with the approved zoning, GDP, and interpretation dated January 14, 2000.

The area in question is the Southwestern corner of the site where the 5-unit stick of townhouses was reduced to 4 and a 16-foot unit moved to the North. This change was necessitated to coordinate with the Smith/Carney interparcel access road, which had already been established. I believe the proffers allow the flexibility for this minor change without the need for a formal interpretation request. The interparcel access location did not allow for the exact layout shown on the interpretation request.

Thank you for your time in evaluating this plan. Please feel free to contact me with any questions.

Sincerely,
BOWMAN CONSULTING GROUP, LTD.

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

MGB/bb

Enclosure

cc: Dele Tirfie

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