



# FAIRFAX COUNTY

## OFFICE OF COMPREHENSIVE PLANNING

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

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V I R G I N I A

November 17, 1997

Tracy Steele Scileppi  
Walsh, Colucci, Stackhouse, Emrich & Lubeley  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

Re: Interpretation for SE 89-D-042, SAIC, Office Building 4B, Building Footprint

Dear Ms. Scileppi:

This is in response to your letter of October 31, 1997, requesting an interpretation of the development conditions imposed by the Board of Supervisors in conjunction with the approval of SE 89-D-042. As I understand it, the question is whether the proposed building footprint would be in substantial conformance with the approved Special Exception (SE) Plat. This determination is based on the plan attached to your letter of October 31, 1997, entitled "SAIC, Proposed Layout Modification (SE 89-D-042)" and prepared by Boggs & Partners Architects and VIKA, Inc. Civil Engineers, dated October 28, 1997. Copies of the above-referenced letter and a reduction of the plan are attached.

You indicate that the proposed location of the revised footprint will not encroach into minimum yard requirements, the proposed FAR is within the permitted maximum 1.65 FAR, the proposed open space remains at 20%, proposed landscaping has been increased from that shown on the SE Plat, and the number of parking spaces has been increased from 1,775 shown on the SE Plat to 1,786.

It is my determination that the proposed building footprint is in substantial conformance with the approved SE Plat. 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 Elaine Jensen at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division

Attachments: A/S

cc: Gerald E. Connolly, Supervisor, Providence District  
Carl A. S. Coan, Jr., Planning Commissioner, Providence District  
Jane W. Gwinn, Zoning Administrator  
Edward J. Jankiewicz, Director, Design Review Division, DEM  
Angela Rodeheaver, Section Chief for Site Analysis, OT  
Bonds and Agreements Branch, DRD, DEM

WALSH, COLUCCI, STACKHOUSE, EMRICH, LUBELEY

A PROFESSIONAL CORPORATION

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October 31, 1997

Via Hand Delivery

Ms. Barbara A. Byron, Director  
Zoning Evaluation Division  
Office of Comprehensive Planning  
12055 Government Center Parkway  
Suite 801  
Fairfax, Virginia 22035

Re: Request for Interpretation  
Special Exception 89-D-042

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

**OCT 31 1997**

ZONING EVALUATION DIVISION

Dear Ms. Byron:

As a follow up to our meetings on October 15, 1997 and October 30, 1997, I submit this request for interpretation of the substantial conformance of the enclosed plans in relation to the above-referenced approved Special Exception plat for Science Applications International Corporation (SAIC). Specifically, I request that the modified building footprint be deemed in substantial conformance. The character of the area will not change with the requested modifications because set backs and angle of bulk plane, open space, floor area ratio, and parking are equal to or meet the intent of the approved plat.

The following is an analysis of the modified plan in relation to the approved plan:

- The building foot print is being modified yet will not result in an encroachment of the building set back or angle of bulk plane requirements. The front yard building restriction line is not less than 40 feet and is controlled by a 25 degree angle of bulk plane. The 25 degree angle of bulk plane will be met and the building will be located approximately 145 feet from the front lot line. The lot has no rear yard. No side yard set back is required under the Zoning Ordinance;
- The resulting floor area ratio ("FAR") for the entire 8.32534 acre site will be within the permitted overall maximum 1.65 FAR referenced in development condition 4;

Barbara A. Byron  
October 31, 1997  
Page 2

- The open space will remain at twenty percent (20%) as was approved and is in conformance with development condition 5 (a) and (d). Landscaped open space has been increased at the entrance area with plantings in a center island and in a significant area adjacent to the proposed Tower III building.
- The total provided parking for the entire 8.32534 acre site referenced on the approved special exception plat was 1,775. The proposed layout modification plat ("plat") reflects a total provision of 1,786 parking spaces on the entire site. The plat maintains the provision of phase I, II, and III parking at the Fairfax County Zoning Ordinance requirement of 2.6 parking spaces per 1,000 square feet of gross floor area and results in 1,556 parking spaces. In addition, the plat maintains the existing 230 compact parking spaces that were constructed with phases I and II.

We appreciate the time you have taken with SAIC on the formulation of this request for interpretation. Please do not hesitate to contact me if you have any questions or if I can provide you with any additional information.

Very truly yours,

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

*Tracy Steele Scileppi*

Tracy Steele Scileppi

Enclosures

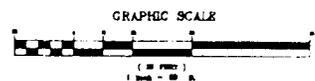
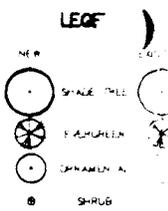
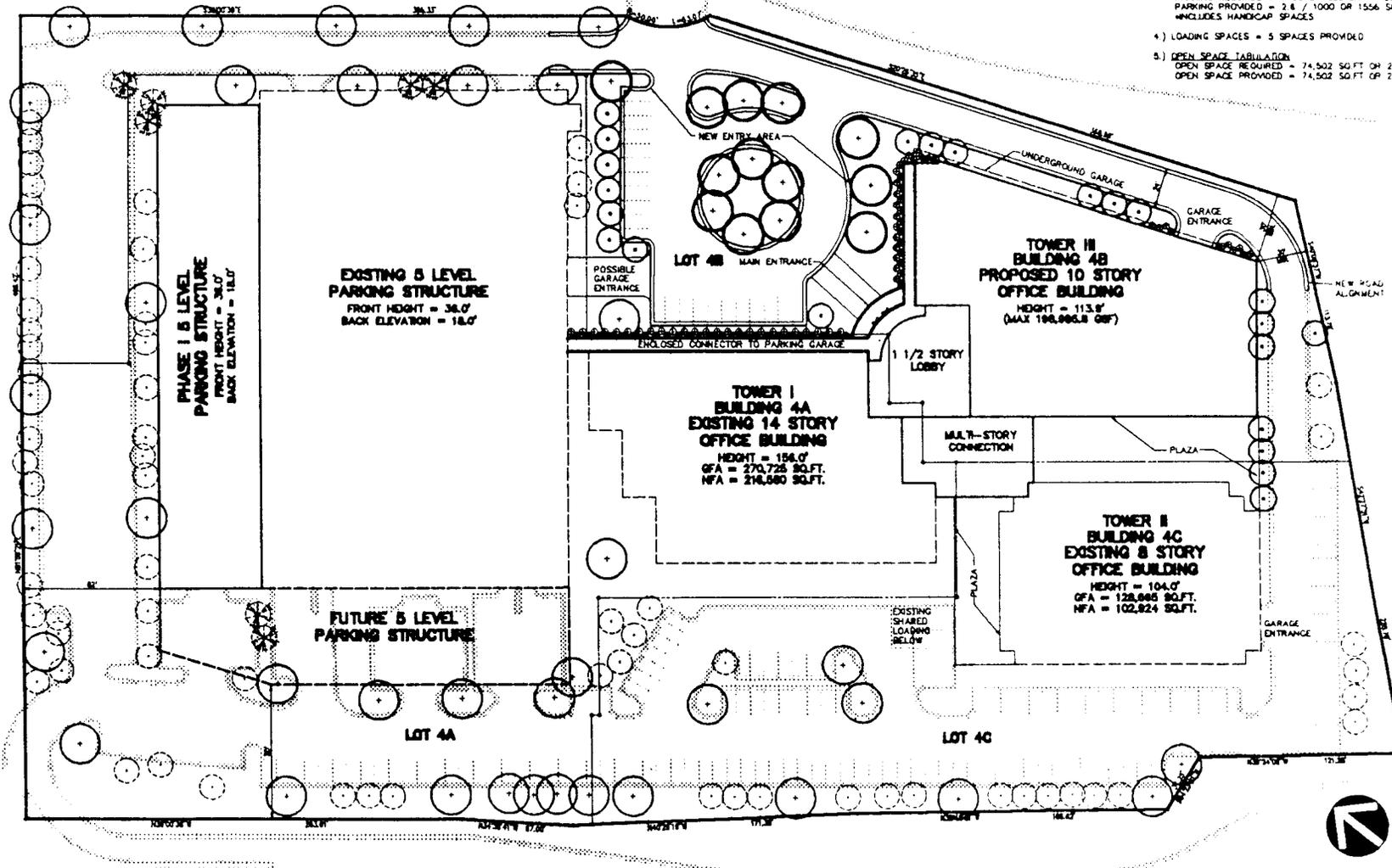
cc: Joe Renzetti  
David Orr  
John Amatetti  
Martin D. Walsh

J:\SAIC\8387\interp.ltr

GOODRIDGE DRIVE - ROUTE 5054  
60' R/W

**TABULATIONS**

- 1.) SITE AREA = 362,652 SQ.FT. OR 8.32534 ACRES
- 2.) FAR PERMITTED = 1.65 PER SE  
FAR PROPOSED = 1.65 OR 568,375.8 GSF TOTAL
- 3.) PARKING TABULATION  
PARKING REQUIRED = 1480 SPACES MIN + 285 COMPACT (MIN SE 17.75 TO ALL)  
PARKING PROVIDED = 2.6 / 1000 OR 1556 SPACES (MIN) + 230 EX COMPACT (MIN)  
INCLUDES HANDICAP SPACES
- 4.) LOADING SPACES = 5 SPACES PROVIDED
- 5.) OPEN SPACE TABULATION  
OPEN SPACE REQUIRED = 74,502 SQ.FT. OR 21%  
OPEN SPACE PROVIDED = 74,502 SQ.FT. OF 20%



LEESBURG PIKE - ROUTE 7  
R/W VARIES

**SAIC**  
OCTOBER 28, 1997

PROPOSED LAYOUT MODIFICATION (SE-89-D-0)

BOGGS & PARTNERS ARCHITECTS  
VIKA, INC. CIVIL ENGINEERS