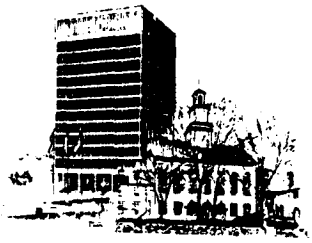

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

April 20, 1983

Charles L. Dunlap
Bengtson, DeBell, Elkin & Titus
P.O. Box 429
Centreville, Virginia 22020

Re: FDP 78-P-130-3 Cadillac-
SE 82-P-103 Fairview/Sequoia

Dear Mr. Dunlap:

This is in response to your request to Mr. Montenegro for an interpretation that your suggested change to the layout of the proposed residential development qualifies as a "minor engineering non-controversial" alteration. The interpretation you seek applies only to that portion of the above-referenced application property which lies east of Jaguar Trail and on the north side of the proposed lake.

The modification to the approved Final Development Plan which you seek would permit development of a standard townhouse subdivision rather than a condominium townhouse development originally proposed. The modifications primarily involve some relocation of dwelling units and parking as well as a 20 foot shift of the entrance location off Jaguar Trail. You indicate these modifications result primarily from a need to accommodate each dwelling within an individual lot which satisfies FHA and VA requirements for financing.

I conclude that the modifications you request remain in substantial conformance with the approved development plan. This interpretation is made as a duly authorized agent of the Zoning Administrator.

Both Mason District Supervisor Davis and Providence District Supervisor Scott have been consulted and concur in this interpretation.

Please note that all the applicable proffered development conditions associated with the development of this property remain applicable and effective.

By copy of this letter, I am informing the Department of Environmental Management of this interpretation and providing a copy of your proposal.

I hope this is a satisfactory response to your request. Should you need further help with this matter, do not hesitate to contact me.

Sincerely,

Sidney R. Steele, Director
Zoning Evaluation Division
Office of Comprehensive Planning

SRS:CMM:djc

cc: Philip G. Yates
Zoning Administrator

Oscar Hendrickson, Chief
Site Plan Review Branch, DRD
Department Environmental Management

FDP 78-P-130-3 Amendment File
SE 82-P-103 File

BENGTSON, DEBELL, ELKIN & TITUS
A PROFESSIONAL CORPORATION
CONSULTING ENGINEERS, SURVEYORS & PLANNERS

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P.O. BOX 429
13924 BRADDOCK ROAD
CENTREVILLE, VIRGINIA 22020

TELEPHONES:
703-631-9630
703-369-5700

March 11, 1983

Mr. Carlos M. Montenegro
Zoning Evaluation Branch
Office of Comprehensive Planning
4100 Chain Bridge Road
Fairfax, Virginia 22030

Re: Sequoia Village, Section B Townhouses
Special Exception #SE 82-P-103
W.O. #2920-S-2

Dear Mr. Montenegro:

In accordance with our meeting this afternoon, enclosed for your review please find five copies of the sketch plan that has been prepared as the basis of the proposed construction plans for the above captioned project.

You will note that there have been minor adjustments to the layout approved on the Final Development Plan; however, we wish to emphasize the fact that the intent of the development has not been changed. More particularly, the changes are as described as follows:

1. The units are fee simple lots and slightly larger including some garage units in lieu of condominiums;

2. The units have been shifted slightly in order to meet the minimum property standards of FHA in order to qualify the project for FHA/VA financing. The original development plan was deficient in the minimum front, side and rear yards as well as separation between buildings;

3. The parking in front of blocks 1,2,5,9 & 10 has been rearranged to place more spaces on the unit side of the travel aisle. Further, the parking for blocks 4 & 5 and 6 thru 9 is now in closer proximity to the units that they are intended to serve. Overall, the parking plan is now more efficient; and

4. The entrance has been shifted northward 20'± as a result of the yard requirements of block 1.

We also wish to add that areas A, B and C proffered to remain natural have not been disturbed; and, although the amount of undisturbed and green space area along the travel aisle has been reduced, it will be compensated with increased landscaping.

In summary, these adjustments are of a minor engineering nature and should be considered a normal occurrence in the preparation of final construction plans and your response on this would be appreciated.

I wish to thank you for taking time from your schedule to meet with myself and Mr. King to discuss our plan and this project. Should you need further information, please do not hesitate to contact me at your convenience.

Very truly yours,

Charles F. Dunlap, L.S.

Enclosures

/vlm

cc: Mr. Paul Cuticchia
Mr. Dave King

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April 15, 1983

Mr. Thomas M. Davis III
Supervisor, Mason District
Mason Governmental Center
6507 Columbia Pike
Annandale, Virginia 22003

Re: Sequoa Village Townhouses
W.O.#2920-S-2

Dear Mr. Davis:

On April 13, 1983, Mr. Paul Cuticchia, the developer of the above captioned project, and myself met with you at the suggestion of Carlos Montenegro of the Office of Comprehensive Planning to discuss minor adjustments to this section of the approved Final Development Plan.

To recap briefly these changes, they are:

1.) enlargement of the unit groups from 88 feet to 92 feet;
2.) adding garages to 12 of the larger units;
3.) reduction in the size of the parking lots as a result of the garage units;
4.) increasing the amount of green space over that which was required by the proffers and
5.) fee simple lots in lieu of condominium units.

You advised us that you saw no problems with the proposed adjustments, but would defer your final decision until we have the opportunity to meet with the Broyhill Park Citizens Association and review their concerns.

Please be advised that Paul Cuticchia and myself met this afternoon with Bob Henshaw, President of the Association and he is satisfied that our proposal is appropriate and will not be a detriment to the existing community that he represents. Enclosed is his hand written confirmation.

We trust now that you and the Office of Comprehensive Planning are now in the position to approve our proposed sketch dated March 11, 1983 and we may begin the process of preparation of final construction plans.

In closing I wish to thank you for taking the time from your busy schedule to meet with us and should you have any questions or need for us to provide you with any additional information, please feel free to contact us at your convenience.

Very truly yours,

Charles F. Dunlap, L.S.

/bja

Enclosure

cc: Paul Cuticchia
Carlos Montenegro