



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING

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

January 19, 1996

Carson Lee Fifer, Jr.
McGuire, Woods, Battle & Boothe
8280 Greensboro Dr., Suite 900
McLean, VA 22102-9892

Re: Interpretation for FDPA 78-P-130-1, Fairview Park Marriott Hotel, Conversion of Part of Lounge Space to Unit Sales Area

Dear Mr. Fifer:

This is in response to your letter of December 4, 1995, requesting an interpretation of the Final Development Plan Amendment (FDPA) and proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 78-P-130. As I understand it, the question is whether the proposed conversion of a 6,000 square foot lounge into a "Vacation Gallery" offices is in substantial conformance with Proffers and approved FDPA. This determination is based on your letter, copy of which is attached for reference.

You have stated in your letter that 6,000 square feet of lounge area are proposed to be converted to a sales and leasing area for hotel guests, and others, for marketing a time share program. You have stated that: approximately 20 couples will be served by 10-12 employees from the proposed facility; the facility will operate only during daytime hours; and you have indicated that your proposal will require less parking than the existing lounge and will result in surplus of 68 parking spaces.

It is my determination that the proposed conversion of 6,000 square foot of lounge area into a leasing and sales area as described above is in substantial conformance with FDPA 78-P-130-1, provided that this use does not affect any previously approved shared parking agreements. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Carson Lee Fifer, Jr.
Page 2

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/KD/hh/n:\zed\sandhu\interpre\fairview.wpd

Attachments: A/S

cc: Gerald 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
Bonds and Agreements Branch, DRD, DEM
File: FDPA 78-P-130-1

**MCGUIREWOODS
BATTLE & BOOTHE LLP**

8280 Greensboro Drive
Suite 900, Tysons Corner
McLean, Virginia 22102-3892
Telephone/TDD (703) 712-5000 • Fax (703) 712-5050

Carson Lee Fifer, Jr.
(703) 712-5343

December 4, 1995

Mr. Kul S. Sandhu
Staff Coordinator
Zoning Evaluation Division
Office of Comprehensive Planning
12055 Government Center Parkway
Fairfax, Virginia 22035-5505

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

DEC 6 1995

ZONING EVALUATION DIVISION

Re: Fairview Park Marriott Site

Dear Kul:

I am writing to request confirmation from the County that Marriott's plans to convert its "Ticket's Lounge" at the Fairview Park Marriott to what it is calling a "Vacation Gallery" is in substantial accordance with existing zoning approvals. This area is approximately 6,000 square feet on the first level of the hotel. As a lounge, it attracts a considerable number of off-site trips and has done so for years. Evening entertainment has been featured regularly.

The proposed new use is a facility that would display other leasing opportunities to hotel guests and a limited number of others, perhaps 20 couples per day. In addition to the leasing of rooms, Marriott has an extensive time share program for its various properties that would be advertised, explained and, if a sale is made, a contract executed at this location.

It is clear that this use would be considerably less intense than the existing one for a number of reasons. First, the number of people occupying the space will be greatly reduced from a capacity of 300 to 20 couples spread out over the day plus staff of approximately a dozen. Secondly, the level of activity with the new use will occur throughout the day rather than being concentrated in the evening hours. The evening is when the hotel parking is likely to be in great demand. There is obviously abundant vacancy during the day time hours when hotel rooms are not utilized.

For your information, I enclose a copy of a letter to me from Edmund Curtis who is the Director of Sale and Marketing for this division of Marriott. Please call if additional information would be helpful.

Sincerely yours,


Carson Lee Fifer, Jr.

CLF:jlw

Enclosure

cc: Mr. Edmund F. Curtis



Corporate Sales and Marketing

7001 Lake Ellenor Drive, Suite 200
Orlando, Florida 32809
407/850-0077
407/851-1304 Fax

December 1, 1995

Mr. Carson Lee Fifer, Jr.
Maguire, Woods, Battle and Boothe
8280 Greensboro Drive
Suite 900
McLean, Virginia 22102

Dear Attorney Fifer:

I've discussed the "Ticket's Lounge" legal occupancy numbers and staffing requirements with Craig Conlon, General Manager at the Fairview Park Marriott.

He informed me that maximum allowable occupancy of the space is 300 patrons, requiring 12 service employees during peak use.

Assuming that 60% of the patrons come from off property and two patrons arrive per automobile, there would be a peak load of 90 additional automobiles parked. If these assumptions stand and "Ticket's Lounge" is an approved use under the permit issued, it appears that the new use as a Vacation Gallery, generating 20 couples per day from off property to the Gallery, would be a substantially less intensive use of the space. Total staffing in the Gallery should not exceed 10-12.

Please call me to discuss the above. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed", written over a white background.

Edmund F. Curtis
Director, Sales and Marketing
Eastern Region Offsite Operations

EFC:soc