



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

September 24, 2010

Kelly M. Atkinson, Senior Project Planner
Land Design Consultants
9401 Centreville Road, Suite 300
Manassas, VA 20110

Re: Interpretation for RZ 2003-SU-005, Centreville Farms, Parcel 32, Tax Map Parcel 55-1 ((2)) 32:
Elevations and Setbacks

Dear Ms. Atkinson:

This is in response to your letters dated July 2, 2010, and August 19, 2010, and supplemental information submitted on September 22, 2010, requesting an interpretation of the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 2003-SU-005. As I understand it, your question is whether the proposed architectural elevations and revised setbacks are in substantial conformance with the proffers and the GDP. This determination is based on your letters; architectural drawings of three models (Burwell, Waterford, and Woodson); Proffer Interpretation Exhibit 1 showing proposed model locations, dated June, 2010, and prepared by Land Design Consultants; and subsequent e-mails from you. Copies of your letter and relevant exhibits are attached.

The subject property was rezoned from the R-1 District to the R-2 District by the Board of Supervisors on October 20, 2003, to permit five (5) detached single-family dwellings in a cluster development. You state that a subdivision plan was submitted to Bonds and Agreements on May 14, 2009. Subsequently, a Composite Grading Plan showing a footprint on each lot that consisted of a combination of possible houses that could be built was submitted to DPWES for the proposed houses and was disapproved with the comment that "the proffered GDP shows specific house types for each lot, specific setbacks for each house, and house elevations for each house type." DPWES also had issues with runoff.

As I understand it, the property has been sold to a new developer, The Evergreene Companies (TEC), who is in the process of satisfying the outstanding bond conditions in order to obtain site plan approval. An alternative product is being proposed with modifications to both architecture and setbacks for which you are requesting a determination of substantial conformance. You originally submitted four basic housing models with several variations for each; however, you have now deleted the Parks Mill model from your proposal.

The approved GDP showed front elevations for each model home and identified a specific unit and setbacks for each lot. Building envelopes based on the Zoning Ordinance requirements were also depicted on lots. All of the approved elevations depicted two-story traditional dwellings with gabled roofs and prominent entrances. Four of the units showed front-load two and three car garages and two featured two or three car side-load garages. The elevations also showed multiple gable roofs; mullioned windows with keystone lintels; shutters and/or brick surrounds at windows; a combination of single or double paneled garage doors; and, brick, siding, or a combination of materials.

You have submitted twenty-one (21) architectural variations of three basic models for the five lots. The submitted elevations generally retain the overall character of the approved elevations by providing multiple gable roofs, window detailing, paneled garage doors, mullioned windows, and prominent entrances. I understand that, even though all of the elevations are not shown with brick fronts, you have agreed to construct all dwellings with brick or masonry fronts.

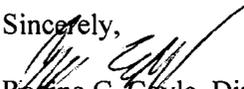
It is my determination that the proposed building elevations are in substantial conformance with the proffers and the GDP provided that, as you have indicated, all dwellings are constructed with masonry fronts.

In addition to the elevations discussed above, you originally submitted two exhibits with options for specific models to be located on each lot; however, with deletion of the Parks Mill model, only Exhibit 1 is now relevant. Your letter indicates that you wish to reserve the right to construct the two smaller houses, the Woodson and Burwell, on any of the lots. A revised chart contained in your September 22, 2010, letter shows Lot 1 developed with the Burwell, Lots 2 through 4 developed with the Waterford model, and Lot 5 developed with the Woodson models, and compares the proposed versus the approved setbacks for each. According to the chart, with the exception of the right side yard of Lot 1, the front and left side yards on Lot 2, the rear yard of Lot 4, and the front yard of Lot 5, all of the approved setbacks are met by this proposal. Except for the proposed rear yard of Lot 4, which is reduced by 2.3 feet, all of the reductions are less than one (1) foot. None of the reduced yards are at the periphery of the development.

It is my determination that the revised setbacks depicted in your chart are in substantial conformance with the GDP and the proffers.

These determinations have 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 Mary Ann Godfrey at (703) 324-1290.

Sincerely,


Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

RCC/MAG/H:\Proffer Interpretations P\Centreville Farms (RZ 2003-SU-005) elevations, setbacks.doc

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
John Litzenberger, Planning Commissioner, Sully District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Kenneth Williams, Office of Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT

Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Audrey Clark, Director, Building Plan Review Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ/FDP 2004-SU-013, PI 1004 034, Imaging, Reading File



July 2, 2010
August 19, 2010 (Revised)
September 22, 2010 (Revised)

Mrs. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Generalized Development Plan and Proffer Interpretation Request
Centreville Farms, Parcel 32
RZ 2003-SU-005
LDC Project #10049-1-0

Dear Mrs. Coyle:

The purpose of this correspondence is to request your formal interpretation regarding the Centreville Farms, Parcel 32 Generalized Development Plan. On October 20, 2003, the Fairfax County Board of Supervisors approved a rezoning from R-1 to R-2 Cluster to permit development of the subject property with five single-family detached dwellings. A copy of the approved Generalized Development Plan (GDP) is attached for your reference. A subdivision plan (009415-SD -004-3) was distributed to Bonds and Agreements on May 14, 2009. Subsequent to this, a Composite Grading Plan was submitted (009415-SDGP -004-000001-1) for the proposed houses to be constructed on site. This plan was disapproved on June 15, 2010. As part of the comments, Fairfax County Staff is requesting an Interpretation from your office confirming the proposed homes are in conformance with the approved rezoning. This revised request is in response to revisions requested by Staff during a meeting August 10, 2010.

Project History

As stated, the subject property is part of a previously approved rezoning. The applicant at the time was Kustom Kastles, LLC. In 2004, US Home Corporation submitted a Subdivision Plan per this approved GDP. In 2010 our client, which is The Evergreene Companies (TEC), acquired the property and is in the process of satisfying the outstanding bond conditions in order to obtain plan approval. Our client anticipates plan approval in the next two weeks. Please note the job is under construction.

In 2009, the site was served with a Zoning Violation as it was designated a Blighted Property. Immediately after settlement in 2010, TEC obtained a permit to demolish the existing building and stabilize the site until such time construction begins.

A Composite Grading Plan was submitted in May 2010, which indicated the house types to be constructed on each lot. The composite footprint shown on each lot consisted of a number of houses the Applicant intends to sell on this site and does not represent one specific house. Again, this plan was disapproved as Zoning is requesting confirmation that TEC's proposed houses and location are in conformance with the approved GDP and associated elevations.

Mrs. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
Re: Generalized Development Plan and Proffer Interpretation Request
Centreville Farms, Parcel 32
RZ 2003-SU-005
LDC Project #10049-1-0

July 2, 2010

August 19, 2010 (Revised)

September 22, 2010 (Revised)

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Approved GDP, Elevations and Proffers

As you can see, the subject property has been subject to development proposals for almost seven years. In light of this extended time period, the property has changed ownership a number of times.

As part of the GDP, the Applicant at the time identified a specific house product for each lot and included architectural elevations for those houses as part of the GDP (Sheets 3-6). These houses are centerhall colonials, similar to houses built by a number of builders throughout the adjacent neighborhood.

Per Proffer 6, "the building elevations for the proposed dwelling units shall be generally in character with the illustrative elevation as shown on the GDP, as determined by DPWES." Further, proffer 1a allows "minor modifications from the approved GDP...provided such changes are in substantial conformance with the Development Plan and proffers and do not decrease...tree save areas or peripheral setbacks of units."

Proposed Plan and Elevations

In light of the subject property being under new ownership by a different builder, TEC is proposing an alternative, but similar, product for the subject property. As a result, the setback from the house to the property lines is slightly different than that shown on the approved GDP. TEC previously submitted a Composite Grading Plan, which contained a composite "footprint" on each lot, which was developed from specific houses. The houses that make up each composite were included with the grading plan for reference. As a result, this resulted in a "footprint" slightly larger than what would actually be constructed on each lot. LDC has since provided two exhibits, which show specific houses on each lot. As you can see, this results in a smaller footprint than those shown on the grading plan, but resembles that shown on the approved GDP. LDC has chosen to show the larger house (Waterford) for purpose of this interpretation on Lots 2 -4. The Applicant would like to also reserve the right to construct the two smaller houses – the Woodson and Burwell – on these lots. As these two houses are smaller in width and depth than the Waterford, they will only result in an increased setback from the property lines and this request would approve the elevations.

In regards to the setbacks, the Applicant has increased the setback from the property lines, where feasible, thereby reducing the massing of the product. In the few cases where the proposed setback is different than that approved, it varies by no less than 10%, which has been previously accepted as a permitted modification as a result of final engineering and plan approval. Further, 10% is the permitted variance when properties require Administrative Variances due to construction errors. Therefore, LDC believes these slight modifications are in conformance with the approved GDP and previously accepted practice within Fairfax County and required no changes to the limits of clearing. Again, the majority of the modifications increase the setbacks from that shown on the approved plan, where feasible, which is not a detriment to any adjacent property owners.

Mrs. Regina Coyle, Director
 Fairfax County Department of Planning and Zoning
 Re: Generalized Development Plan and Proffer Interpretation Request
 Centreville Farms, Parcel 32
 RZ 2003-SU-005
 LDC Project #10049-1-0

July 2, 2010
 August 19, 2010 (Revised)
 September 22, 2010 (Revised)
 Page 3 of 4

Below is a summary of the proposed lots, houses and approved and proposed setbacks:

Lot	House Type	Prop. Front Dimension	GDP Front Dimension	Prop. Left Dimension	GDP Left Dimension	Prop. Right Dimension	GDP Right Dimension	Prop. Rear Dimension	GDP Rear Dimension
1	Burwell	36.1'	33.77'	Not Identified	Not Identified	8.4'	9.27'	31.0'	30.89'
2	Waterford	26.8'	26.71'	21.9'	22.68'	24.9'	19.67'	30.9'	29.99'
3	Waterford	30.0'	29.68'	11.7'	9.00'	19.8'	17.00'	33.5'	26.53'
4	Waterford	29.4'	26.00'	27.2'	24.93'	29.3'	22.37'	25.1'	27.41'
5	Woodson	25.1'	25.44'	Not Identified	Not Identified	8.6'	8.61'	25.5'	25.50'

LDC notes that during the meeting, it was determined that the Applicant is not requesting any major deviations from that originally approved.

Finally, LDC has provided elevations of the proposed houses. These elevations are similar in building material and design to those shown with the approved GDP. Please note the Applicant has committed to providing masonry fronts on each of the proposed houses, though it is not required per the proffers. The proposed houses will be compatible with the surrounding community. TEC has recently constructed the Waterford house nearby off of Fernbrook Drive. We believe TEC's houses are of higher quality than those included with the aforementioned GDP and are "generally in character" with the GDP.

Additionally, the proposed minor modification is in accordance with the following standards listed in Section 18-204(5A) of the Zoning Ordinance:

- The proposed houses will not change the amount of land area or permit a more intensive use from that approved pursuant to the proffered conditions. No increase to the number of units is proposed.
- The proposed houses will not result in an increased parking requirement, as the proposed houses have a minimum of a two car garage. Further covenant 11a precludes the conversion of these garages into living space and 11b requires a minimum 18' long driveway, which will allow the parking of two additional vehicles.
- The proposed houses are permitted uses in accordance with the approved GDP.
- The proposed houses are located in the same location as those shown on the approved GDP. Transitional screening and buffering is not required as the property is adjacent to similar uses. The Applicant is honoring all open space and limits of clearing as shown on the approved GDP.
- Again, the proposed houses are located in the same location and orientation as those shown on the approved GDP. The Applicant has provided two exhibits showing the location of the proposed houses and their setbacks from the applicable property lines. Although the setbacks vary due to the new builder, this will not adversely affect any adjacent property owners.
- The proposed houses will not result in an increase in the amount of proffered clearing and/or grading for a stormwater management facility. The Applicant is honoring the proffered clearing limits and tree save areas.
- No increase in the number of units is proposed.

Mrs. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
Re: Generalized Development Plan and Proffer Interpretation Request
Centreville Farms, Parcel 32
RZ 2003-SU-005
LDC Project #10049-1-0ⁿ

July 2, 2010

August 19, 2010 (Revised)

September 22, 2010 (Revised)

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At this time, TEC is respectfully requesting conformation that the proposed houses are in general conformance with the previous elevations and the proposed setbacks are in substantial conformance with the GDP. This confirmation is necessary in order to resubmit the Composite Grading Plan.

LDC has included a copy of the approved GDP (including elevations), proffers, Proffer Interpretation Exhibits, proposed elevations and Composite Grading Plan showing the proposed houses. I would greatly appreciate your expeditious review of this information as this job will soon be available for sales. If you have any questions or require additional information, please do not hesitate to contact me. Thank you and I look forward to hearing from you soon.

Sincerely,

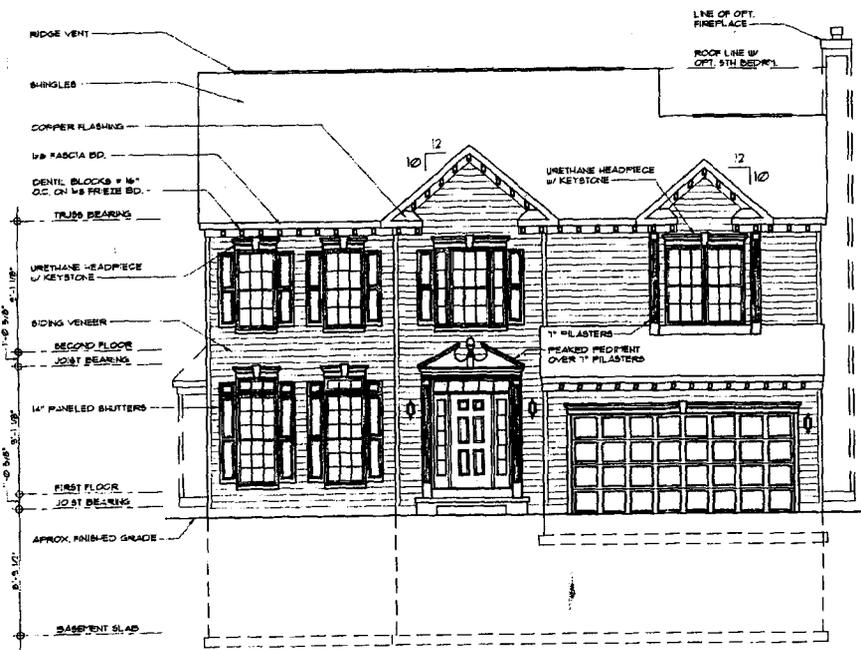
Kelly M. Atkinson

Kelly M. Atkinson, A.I.C.P.
Senior Project Planner

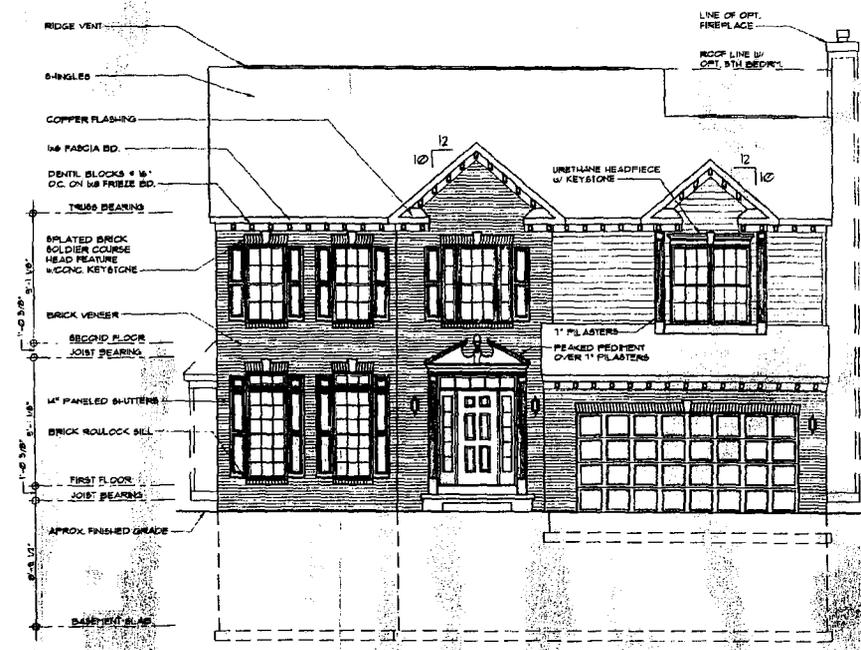
Cc: Meaghan Kiefer, Chief of Staff, Supervisor Frey's Office
Rob Cappellini, The Evergreene Companies
Matt Marshall, L.S., A.I.C.P., Land Design Consultants, Inc.
File



Application No. 8.2 Sec. 58-005 SHIP E. K.
 APPROVED DEVELOPMENT PLAN
 (DP) (SDP) (DDP) (PDP)
 SEE PROFFERS DATED 10/15/03
 Date of (DP) (DDP) (SDP) (PDP) 10/15/03
 Sheet 3 of 7



FRONT ELEVATION #1
 SIDING



FRONT ELEVATION #1
 BRICK

GDP
APPROVED ELEVATIONS

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PROJECT NAME	PATUXENT
SHEET FILE	FRONT ELEVATION #1
SCALE	1/4" = 1'-0"
ISSUE DATE	5/17/02
DATE REVISION	
DATE DESCRIPTION	
REVISION NO.	
REVISION DATE	
REVISION DESCRIPTION	



THE BURWELL

RECEIVED
Department of Planning & Zoning

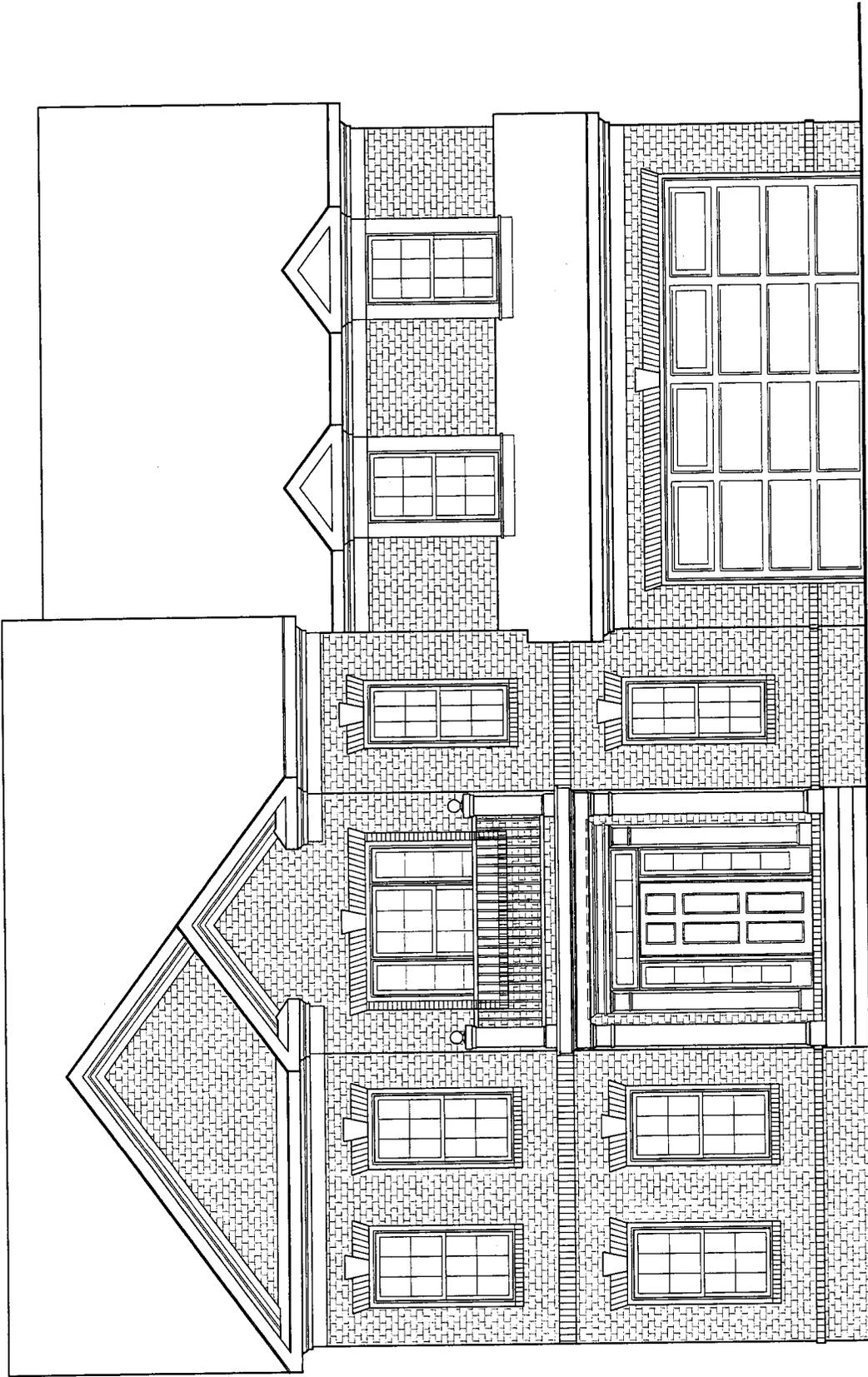
AUG 19 2010

Zoning Evaluation Division



3684 CENTERVIEW DRIVE, SUITE 120, CHANTILLY, VA 20151
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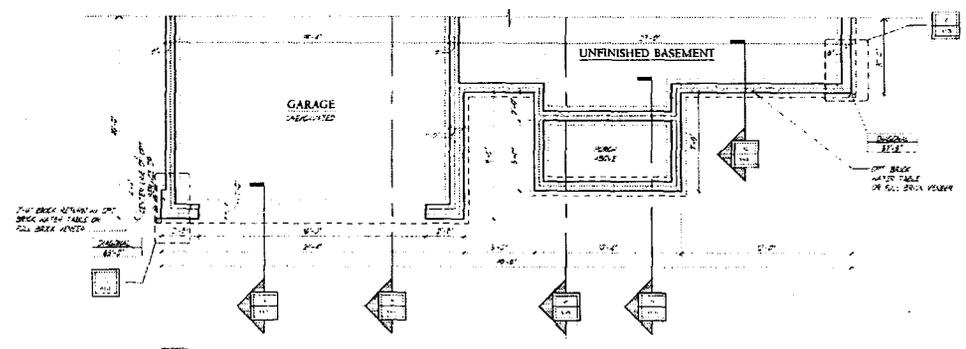


BURNHEW-PROPOSED ELEVATIONS

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Department of Planning & Zoning
AUG 19 2010
Zoning Evaluation Division



ELEVATION A



BASEMENT PLAN

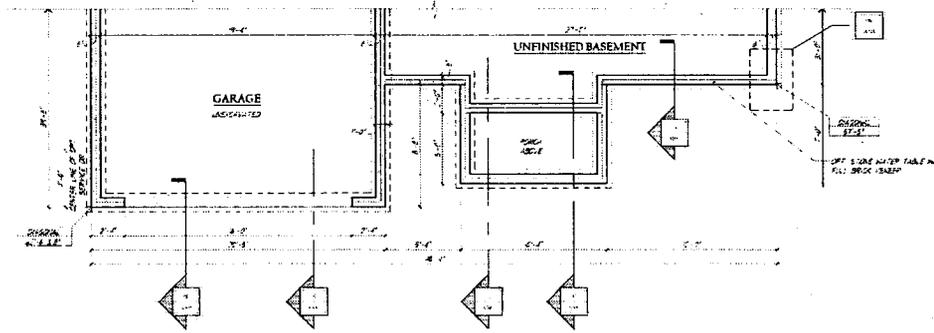
BURWELL
FAIRBANK COUNTY, ALA.
EVERGREEN HOMES, A

ELEVATION A - OPTION BRICK

A-201



F ELEVATION B

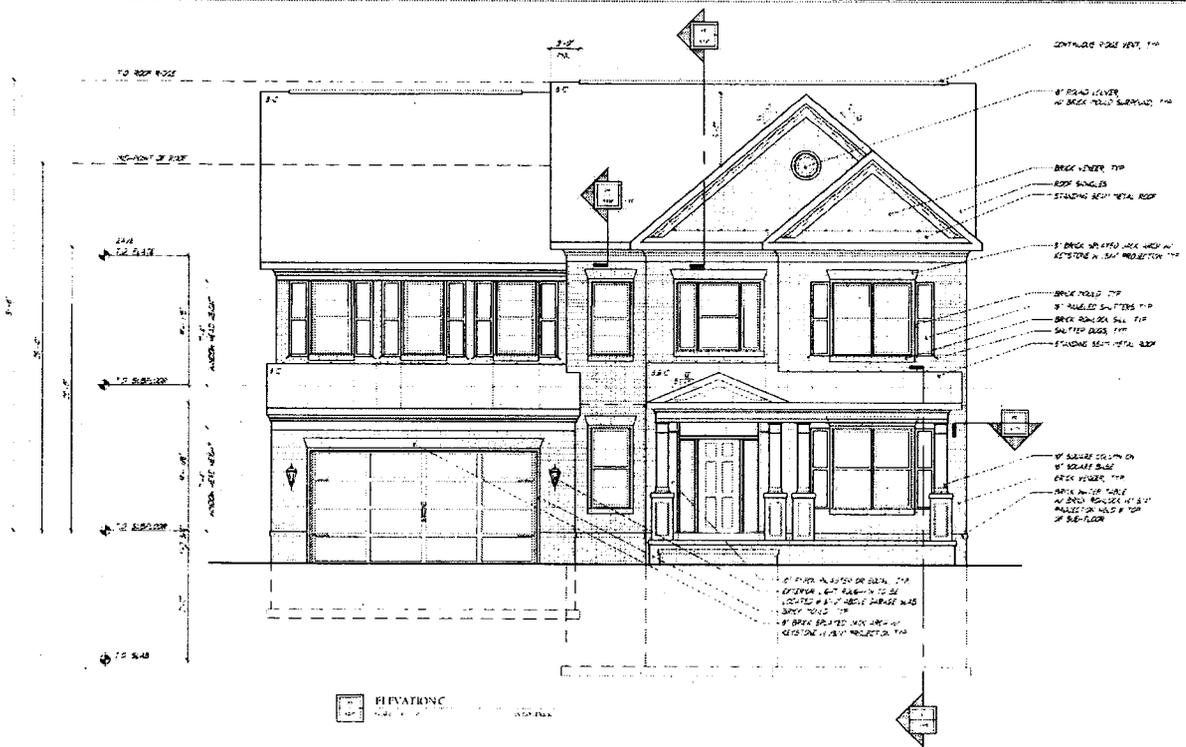


BASEMENT PLAN

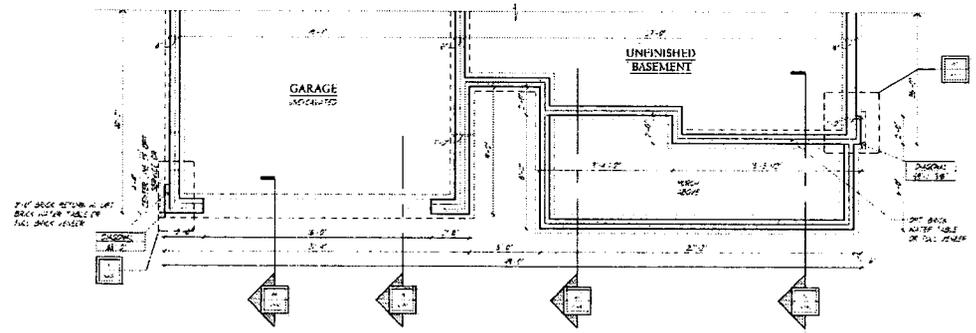
BURWELL
 FAIRFAX COUNTY, VA
 EVERGREEN HOMES, VA

ELEVATION 'B' OPTION BRICK

A-203



ELEVATION

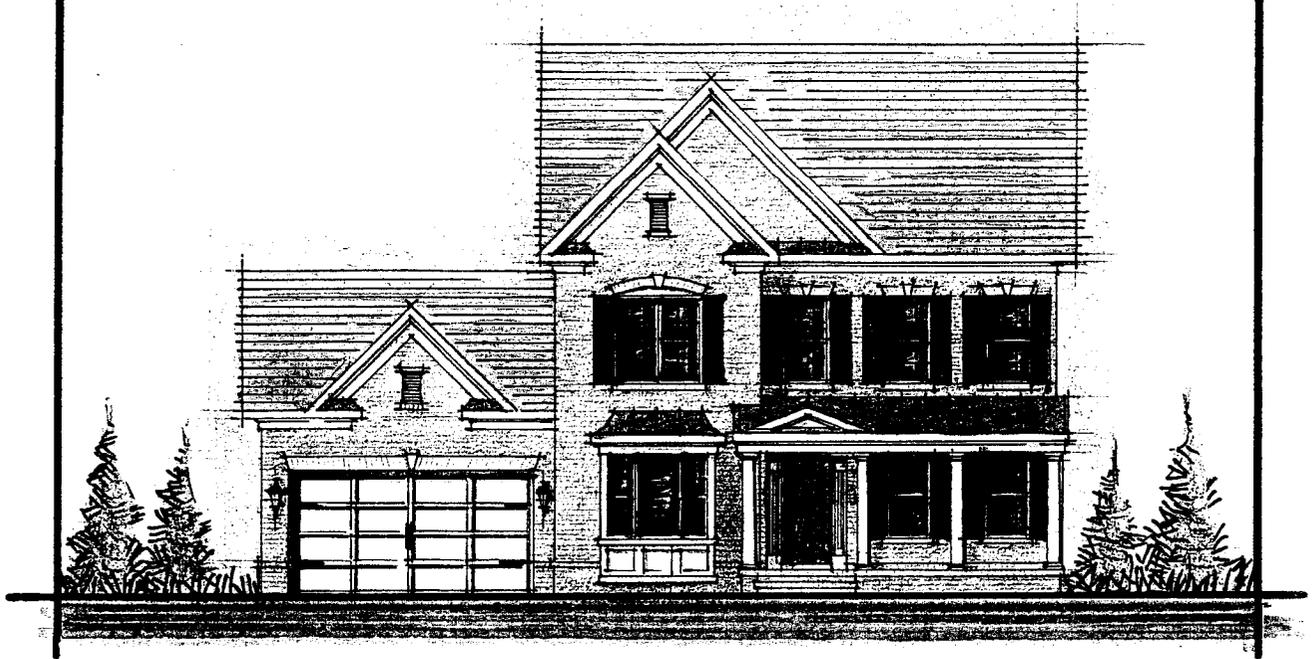


BASEMENT PLAN

BURWELL
FARMER COUNTY, VA
REGISTERED ENGINEER

ELEVATION 'C' OPTION BRICK

A-205



THE WATERFORD

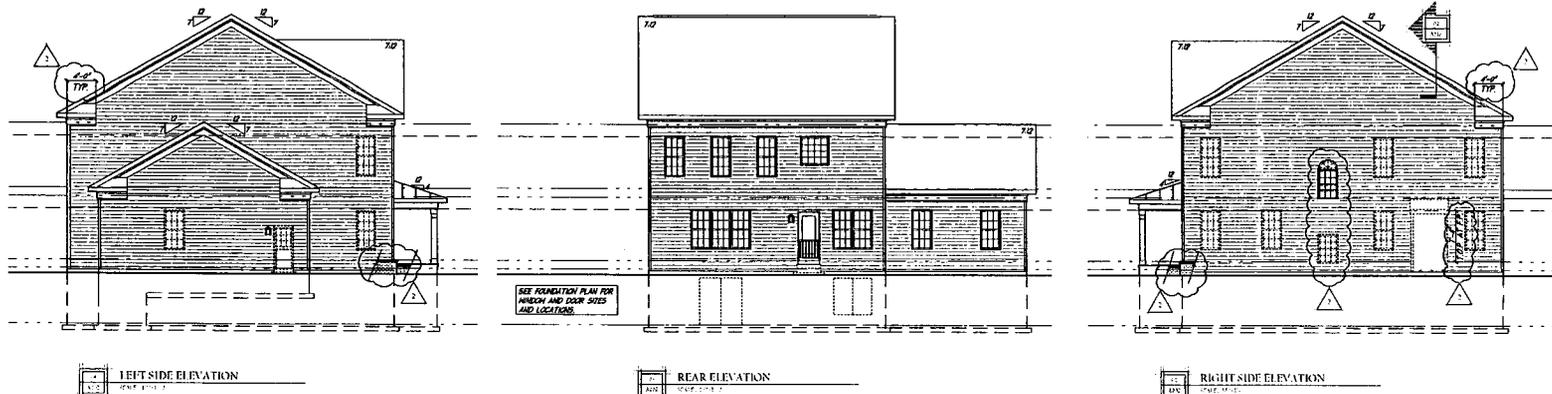


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Department of Planning & Zoning

AUG 19 2010

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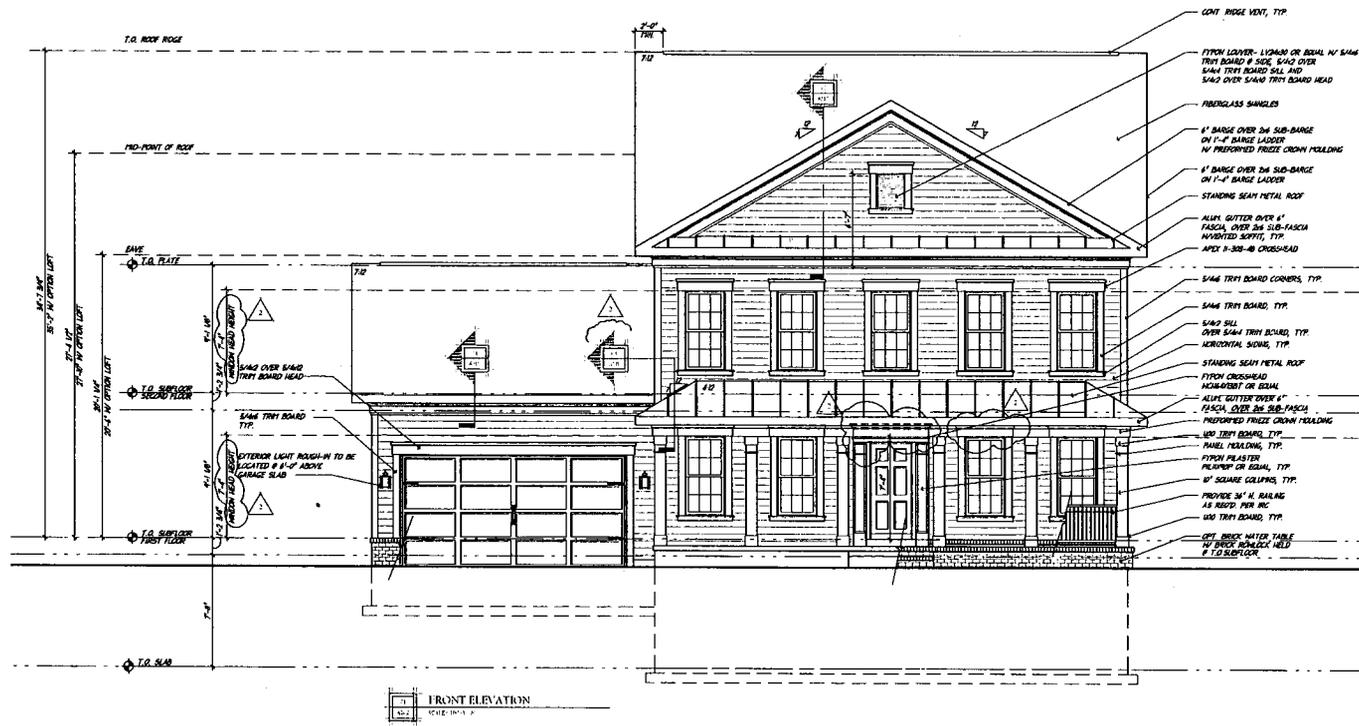
Zoning Evaluation Division



LEFT SIDE ELEVATION

REAR ELEVATION

RIGHT SIDE ELEVATION



FRONT ELEVATION

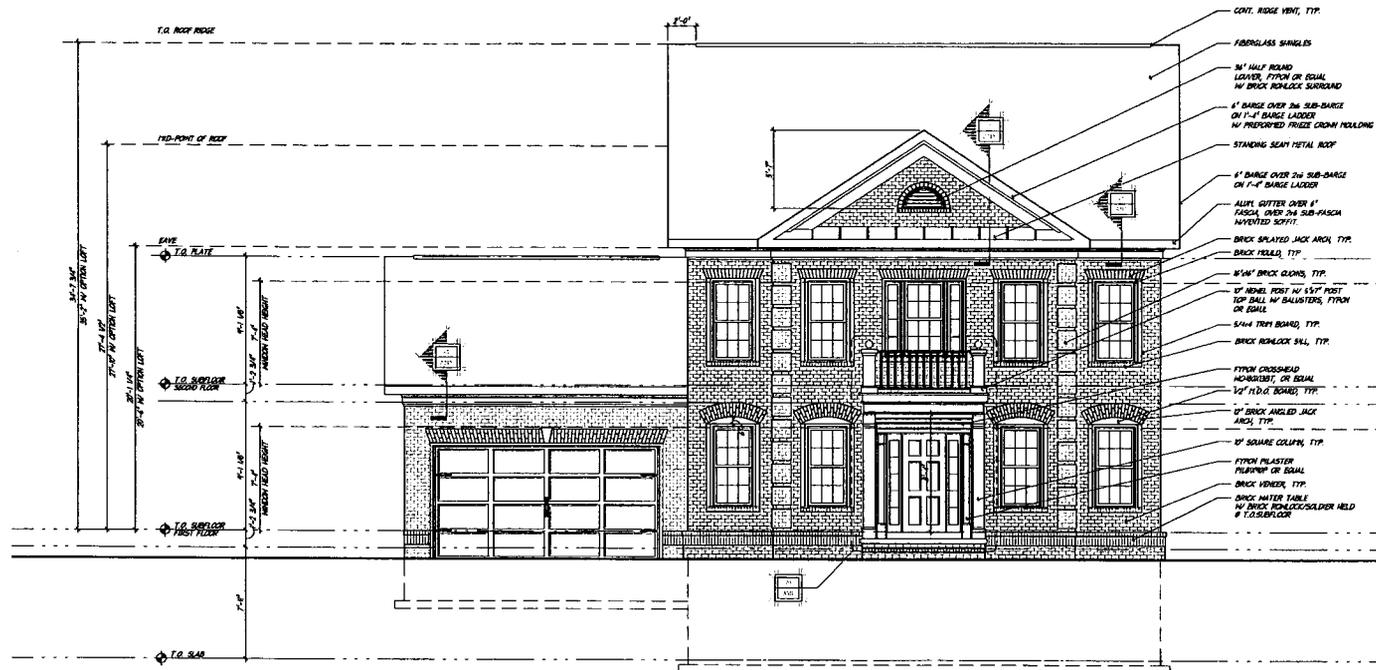
the Evergreene companies

WATERFORD
FARM CORPORA
MILLSBORO, DE

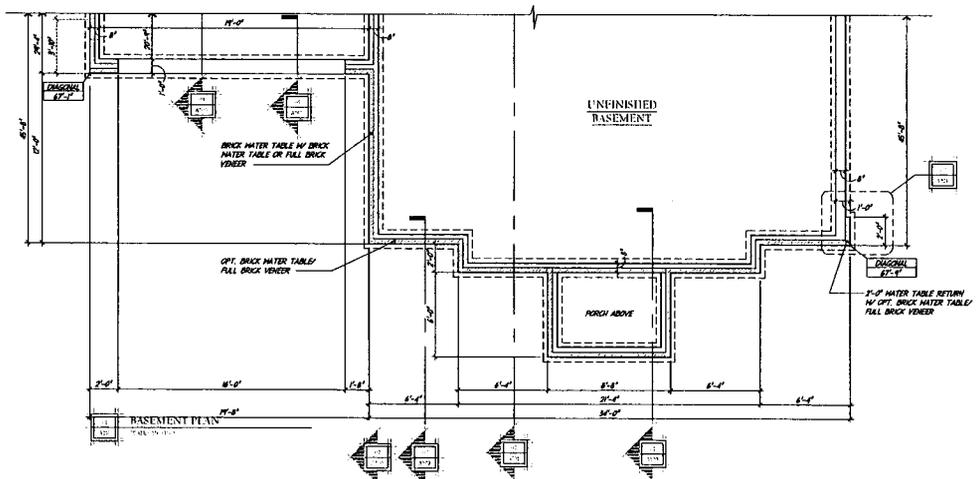
ELEVATION B

A-202

PROPOSED ELEVATIONS
BACK FRONT WILL BE PROVIDED



FRONT ELEVATION



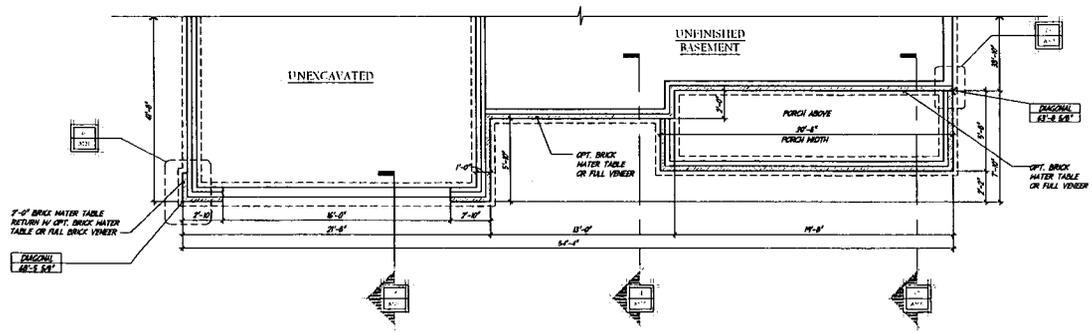
BASEMENT PLAN

WATERFORD
 FABRICATED BY
 WILLSTONE HOMES
 ELEVATION 1 - OPTION BRICK

PROPOSED ELEVATIONS



FRONT ELEVATION
FILE NO. 1-1-1



BASEMENT PLAN
FILE NO. 1-1-1



WOODSON
FURNACE MATERIALS
EVANSHAW, ILLINOIS

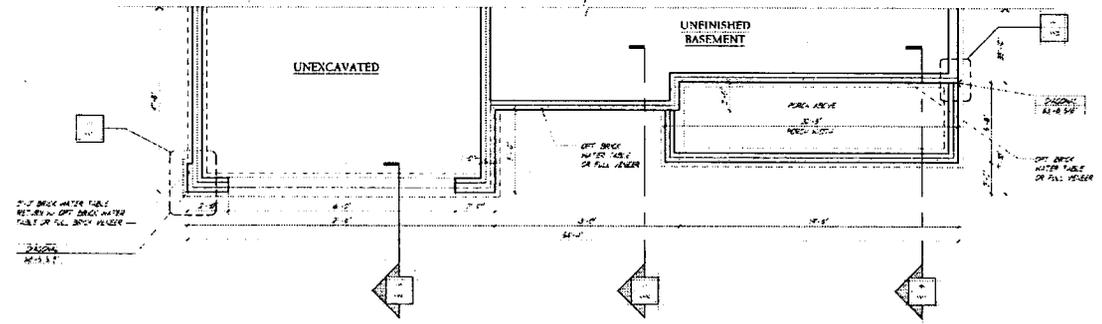
ELEVATION A OPTION BRICK

A-201

WOODSON-PROPOSED ELEVATIONS



FRONT ELEVATION



BASEMENT PLAN

WOODSON
 FAIRFAX COUNTY, VA
 ENGINEER NUMBER: A

ELEVATION 'A' OPTION: BRICK

A-201

