



# County of Fairfax, Virginia

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

March 16, 2007

Philip G. Yates  
Dewberry & Davis LLC  
8401 Arlington Boulevard  
Fairfax, VA 22031-4666

Re: Interpretation for RZ 2005-MA-002, Pacific Lane Partners;  
Tax Map 71-2 ((10)) 1, 2, 11, and 12: Wall Height

Dear Mr. Yates:

This is in response to your letter of February 22, 2007, requesting an interpretation of the proffers and Generalized Development Plan (GDP) accepted by the Board of Supervisors in conjunction with the approval of the above-referenced application. As I understand it, there are two questions, which will be addressed individually below. This determination is based on your letter dated February 22, 2007, and a copy of the approved GDP dated November 30, 2004, as revised through February 1, 2007, entitled "Carrico Corners Office Condominiums." A copy of your letter and the accompanying documents are attached.

As I understand it, the first question is whether a proposed wall, located adjacent to the south property boundary line and labeled as "Proposed 6' Brick Wall" on Sheet 2 of the GDP, can be constructed with a height of six (6) feet six (6) inches as shown on the Wall Detail presented on Sheet 3 of the GDP. The wall is to provide the required barrier as part of the transitional screening modification approved with the rezoning. The Wall Detail depicts a height of six (6) feet for the masonry portion of the wall and six feet six inches for the brick pier supports. The piers measure 21 inches in width and are spaced nine (9) feet on center along the length of the wall. Par. 3J, Sect. 10-104 of the Zoning Ordinance states that wall posts, such as these brick piers, which exceed six (6) inches in width, must be included in the calculation of the wall height. Therefore, the effective total height of the wall is six (6) feet six (6) inches. It is my determination that the height of the wall, as described above, is in substantial conformance with the proffers and the GDP.

The second question is related to the calculation of the height of the proposed wall and whether the height is measured from the ground level along the outside edge of the wall facing the adjacent properties or from the ground level on the inside edge of the wall facing the proposed office building. Your letter indicates that, according to preliminary grading plans, the wall will be utilized in part as a retaining wall, thus creating a higher grade on the inside of the wall than the outside of the wall. The

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height of the wall as measured from the inside of the wall at the higher grade would be a dimension less than six (6) feet in height. It is my determination that the height of the wall is measured from the lowest point of grade on either side of the fence to the top of the fence and includes the height of the brick piers, as they exceed six (6) inches in width. As discussed above, the height of the wall cannot exceed six (6) feet six (6) inches.

These determinations have been coordinated with the Zoning Administration Division and have been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please contact Carrie Lee at (703) 324-1290.

Sincerely,



Barbara A Byron, Director  
Zoning Evaluation Division, DPZ

*BAB\clee01\ACTION ASSIGNMENTS\INTERPRETATIONS\PI\_PACIFIC LANE PARTNERS\_FENCE HEIGHT*

Attachments: A/S

cc: Penelope A. Gross, Supervisor, Mason District  
Janet R. Hall, Planning Commissioner, Mason District  
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review, ZAD, DPZ  
Lorrie Kirst, Deputy Zoning Administrator, ZAD, DPZ  
Michelle Brickner, Assistant Director, Land Development Services, DPWES  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ  
File: RZ 2005-MA-002, PI 0703 019, Imaging, Reading File

February 22, 2007

**RECEIVED**  
Department of Planning & Zoning**FEB 27 2007**Barbara A. Byron, Director  
Zoning Evaluation Division  
12055 Government Center Parkway, 8<sup>th</sup> Floor  
Fairfax, VA 22035**Zoning Evaluation Division**RE: Confirmation of Proposed Wall Height  
RZ 2005-MA-002*Barbara*  
Dear Ms. Byron:

The purpose of this letter is to solicit your confirmation on the height measurements of a proposed wall (barrier) that was/is represented on the proffered Generalized Development Plan (GDP) approved the Board of Supervisors with its approval of RZ 2005-MA-002 on February 5, 2007.

The proposed six (6) foot brick wall is represented along the southern property line of the subject property as shown on Sheet 2 of the GDP. The wall is referenced in Note 18 that is affixed to the GDP, and a Wall Detail is presented on Sheet 3 of the GDP. A copy of the GDP is attached for your convenient reference.

Whereas not specifically dimensioned on the detail, the brick piers on the wall are proposed to be approximately 21 inches in width, and as noted on the Detail, they will extend approximately 6 inches above the 6 foot wall. They will be spaced approximately 9 feet on center along the length of the wall.

Given these representations that are set forth on the approved GDP, we solicit your confirmation that, notwithstanding the provisions set forth in Par. 3J of Sect. 10-104 of the Zoning Ordinance, the proposed wall can be designed and constructed with a height in accordance with the Wall Detail presented on Sheet 3 of the GDP.

Secondly, and related to the height of the proposed wall, we assume that the 6 foot height dimension is to be measured from the ground level along the outside edge of the wall that faces the neighboring properties. We pose this question because the preliminary grading plans for the proposed development program suggest that the wall may be used in part as a retaining wall, and the grade on the inside face of the wall (facing the proposed office building) may be a little higher – thus decreasing the effective height of this face of the wall to a dimension less than 6 feet.

Your confirmation on these two matters would be appreciated at your earliest convenience. We present the request now so that there will be no question related to the height of the proposed wall at the time of site plan preparation, review and approval.

Ms. Barbara Byron  
February 22, 2007

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Thank you for your attention to this matter, and should you have any questions or the need for elaboration, please give me a call.

Sincerely,



Philip G. Yates  
Senior Associate

Attachment: A/S

cc: Eileen McLane, Zoning Administrator  
Brian Kane (w/o attachment)  
Hillary Zahm (w/o attachment)  
Tim Culleiton (w/o attachment)  
Gayle Hooper (w/o attachment)