



# County of Fairfax, Virginia

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

November 24, 2010

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

Re: Interpretation for RZ/FDP 2004-SP-027, Roseglen (formerly Nassir Property), Tax Map Parcel 56-1 ((1)) 46A, 56-1 ((7)) 1A: Neighborhood VII Elevations (Lots 4-14)

Dear Ms Atkinson:

This is in response to your letter dated July 14, 2010, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors and the Final Development Plan (FDP) approved by the Planning Commission in conjunction with the approval of the above-referenced applications to permit sixteen (16) single-family detached residences. As I understand it, your question is whether the proposed elevations are in substantial conformance with the proffers and the CDP/FDP. This determination is based on your letter; a copy of Sheet 2 of the approved CDP/FDP that shows the approved elevations; and, six (6) sets of elevations entitled "506 Copeland, 611 Campbell, and 735 Sycamore," each containing two variations of the elevation. Copies of your letter and relevant exhibits are attached.

Your letter states that Neighborhood VII, LLC is the current owner of the property and plans to construct homes on eleven of the sixteen total lots (Lots 4-14). You note that another builder, The Evergreene Companies, Inc. will construct homes on Lots 1-3 and 15-16 and has filed a separate interpretation request.

You state that Sheet 1 of the CDP/FDP does not address building footprints or setbacks; however, Sheet 2 shows typical lot layouts with setbacks, which your proposed dwellings meet. You also note that Sheet 2 of the development plan shows three (3) typical architectural elevations and a note, which states "*The images on this sheet are to certify the quality of the proposed development and are shown for illustrative purposes only. The developer reserves the right to generally change the configuration, dimensions, and or location due to Ordinance, PFM or final engineering requirements. However, the elements will be provided in substantial conformance with the character of the illustrations shown.*"

You further note Proffer 9, which states "*The general design and architecture of the approved units shall be in substantial conformance with the illustrative elevations and building materials attached as Sheet*

Department of Planning and Zoning  
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*two (2) of the CDP/FDP, as determined by DPWES. The illustrative architectural rendering as shown on Sheet two (2) of the CDP/FDP is provided to illustrate the design intent of the proposed units. The building elevations shall be generally consistent in terms of character and quality with the illustration, and the materials on the exterior of the units will consist of masonry on not less than three sides and either masonry or cementitious siding on the rear elevation. The specific features, such as the exact location of windows, doors, shutter and roofline, number of stories and other architectural details are subject to modification with final engineering and architectural design."*

The typical architectural elevations contained on Sheet 2 of the CDP/FDP show three two-story dwellings with attached two-car front-load garages with a full story above. The design of all of the units is characterized by hipped roofs with gables, large mullioned windows, keystone lintels, separate garage doors, and well defined entrances. You have submitted a total of six (6) proposed elevations for which a determination of substantial conformance is requested.

The proposed elevations show four dwellings with gable roofs with either multiple gables or gabled dormers and two dwellings with hip roofs with gables. All of the proposed elevations feature separate garage doors with a row of windows and architectural detailing over the doors, mullioned windows, and prominent entrances. I understand that your client is willing to commit to constructing at least four (4) of the homes with hip roofs.

It is my determination that the proposed elevations are in substantial conformance with the proffers and the development plan provided that a minimum of four (4) of the dwellings are built with hip roofs. 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 Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Regina C. Boyle, Director  
Zoning Evaluation Division, DPZ

*RCC/MAG/H:\Proffer Interpretations P\Roseglen (RZ 2004-SP-027) Neighborhood VII elevations.doc*

Attachments: A/S

cc: Pat Herrity, Supervisor, Springfield District  
Peter Murphy, Planning Commissioner, Springfield 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-SP-027, PI 1007 067, Imaging, Reading File



July 14, 2010

RECEIVED  
Department of Planning & Zoning

JUL 15 2010

Zoning Evaluation Division

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

Re: Roseglen (formerly known as Nassir Property)  
Fairfax County Tax Map #56-1 ((1)), Parcel 46A and #56-1 ((7)), Parcel 1A  
Currently Zoned PDH-2, Approximately 8.0718 Acres (Combined)  
RZ 2004-SP-027  
LDC Project #10005-2-0

Dear Mrs. Coyle:

The purpose of this correspondence is to request your formal interpretation regarding the Roseglen (formerly known as Nassir Property) Conceptual/Final Development Plan. On December 5, 2005, the Fairfax County Board of Supervisors approved a rezoning from C-8, R-1, WS to PDH-2, WS to permit development of the subject property with sixteen single-family detached dwellings. A copy of the approved Conceptual/Final Development Plan (C/FDP) is attached for your reference. A subdivision plan (6148-SD -001-2) was approved June 4, 2010.

### **Project History**

As stated, the subject property is part of a previously approved rezoning. The applicant at the time was Randolph Bender. In 2007, Nassir Ansari submitted a Subdivision Plan per this approved C/FDP. In 2010, our client which is Neighborhood VII, LLC (Applicant), acquired the property and obtained approval of the plan. The job began construction the week of July 5, 2010. Please note, the Applicant will be constructing homes on eleven of the sixteen lots in this community (lots 4-14). Another builder, The Evergreene Companies, Inc., will construct homes on the remaining lots (lots 1-3, 15-16) and a separate interpretation request will be submitted for those homes.

In light of the numerous applicants on this job and prior to submitting a Composite Grading Plan for the proposed houses, the Applicant is requesting confirmation the proposed houses are in conformance with the approved C/FDP and associated elevations.

### **Approved GDP, Elevations and Proffers**

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

On Sheet 1 of the C/FDP, specific house footprints are not shown. Instead, the Applicant has shown building restriction lines which conform to those shown on Sheet 2 in the Typical Lot Layout. Specifically, any proposed house shall have a minimum of an 18' front yard, minimum of a 10' side yard and a minimum of a 25' rear yard. Please note that other than these dimensions, no other dimensions are noted on the C/FDP as they apply to the proposed houses.

On Sheet 2 of the C/FDP, the Applicant also identified three (3) typical architectural elevations. There is also a note on the plan which states, "The images on this sheet are to certify the quality of the proposed

Mrs. Regina Coyle, Director

Fairfax County Department of Planning and Zoning

Re: Roseglen (formerly known as Nassir Property)

Fairfax County Tax Map #56-1 ((1)), Parcel 46A and #56-1 ((7)), Parcel 1A

Currently Zoned PDH-2, Approximately 8.0718 Acres (Combined)

RZ 2004-SP-027

LDC Project #10005-2-0

July 14, 2010

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development and are shown for illustrative purposes only. The developer reserves the right to generally change the configuration, dimensions and/or location due to Ordinance, PFM, or final engineering requirements. However the elements will be provided in substantial conformance with the character of the illustrations shown".

Further, per Proffer 9, "The general design and architecture of the approved units shall be in substantial conformance with the illustrative elevations and building materials attached as Sheet two (2) of the CDP/FDP, as determined by DPWES. The illustrative architectural rendering as shown on Sheet two (2) of the CDP/FDP is provided to illustrate the design intent of the proposed units. The building elevations shall be generally consistent in terms of character and quality with the illustration, and the materials on the exterior of the units will consist of masonry on not less than three (3) sides and either masonry or cementitious siding on the rear elevation. The specific features, such as the exact location of windows, doors, shutter and roofline, number of stories and other architectural details are subject to modification with final engineering and architectural design".

### **Proposed Plan and Elevations**

In light of the subject property being under new ownership by a different builder, the Applicant is proposing an alternative, but similar, product for the subject property from that shown on the C/FDP.

Land Design Consultants, Inc. (LDC) has provided elevations of the proposed houses. These elevations are similar in building material and design to those shown with the approved C/FDP and will contain masonry on three (3) sides and either masonry or cementitious siding on the rear elevation. The proposed houses are colonial style houses. While the Applicant has not yet constructed these houses within Fairfax County, as they are a new design; they are similar to other homes they have built in the County in previous years. Elevations of the proposed houses are included for your reference. We believe the Applicant's houses are of comparable, if not higher quality, than those included with the aforementioned C/FDP and are "generally in character" with that previously provided.

In regards to the location of the houses on the lots, the Applicant has sited the houses within the building restriction lines shown on the C/FDP and meets the minimum yard setbacks as shown on Sheet 2. In some cases, the setback from the property lines has increased, thereby reducing the massing of the product. Please note that LDC has shown a composite "footprint" on each lot, which was developed from specific houses. The houses that make up each composite are included with the grading plan for reference. As a result, the "footprint" is slightly larger than what will actually be constructed on each lot but will still result in an increase in setbacks than that shown on the C/FDP.

Additionally, the proposed minor modification is in accordance with the following standards listed in Section 16-403 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 (2) car garage. Further, covenant 5 precludes the conversion of these garages into living space and 5 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 C/FDP.

Mrs. Regina Coyle, Director

Fairfax County Department of Planning and Zoning

Re: Roseglen (formerly known as Nassir Property)

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RZ 2004-SP-027

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- The proposed houses are located in the building restriction lines as shown on the approved C/FDP. 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 C/FDP.
- Again, the proposed houses are located in the footprint as shown on the approved C/FDP. The Applicant has provided an exhibit showing the location of the proposed houses and their setbacks from the applicable property lines. Again, the Applicant is improving the setbacks in a number of locations. 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.

At this time, the Applicant is respectfully requesting confirmation that the proposed houses are in general conformance with the previous elevations and are in substantial conformance with the C/FDP. This confirmation will be included as part of the Composite Grading Plan.

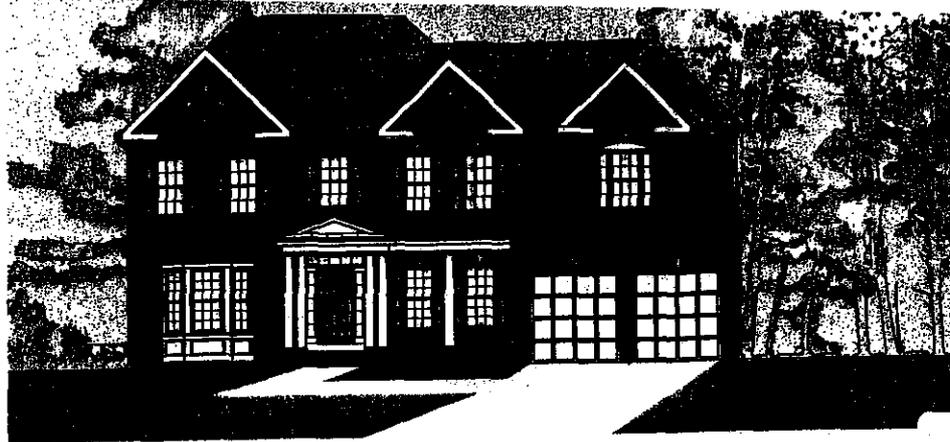
LDC has included a copy of the approved C/FDP (including elevations), proffers, proposed elevations and proposed Composite Grading Plan showing the proposed houses. I would greatly appreciate your expeditious review of this information as this job is under construction. If you have any questions or require additional information, please do not hesitate to contact me. Thank you and I look forward to hearing from you soon.

Sincerely,



Kelly M. Atkinson, AICP  
Senior Project Planner

Cc: Marlae Schnare, Senior Legislative Aide, Supervisor Herrity's Office  
Chris Spahr, Neighborhood VII, LLC  
Matt Marshall, L.S., AICP, Land Design Consultants, Inc.  
File



**TYPICAL ARCHITECTURAL ELEVATION**

N.T.S.

Application No: RZ/FDP 2004-SP-027  
 Staff: WM/KA  
 APPROVED DEVELOPMENT PLAN

(DP) (GDP) (SDP) (KDP)  
 SEE PROFFERS DATED 11-10-05

Date of (SOS) (PC) approval 12-05-05

Sheet 2 of 9



**TYPICAL ARCHITECTURAL ELEVATION**

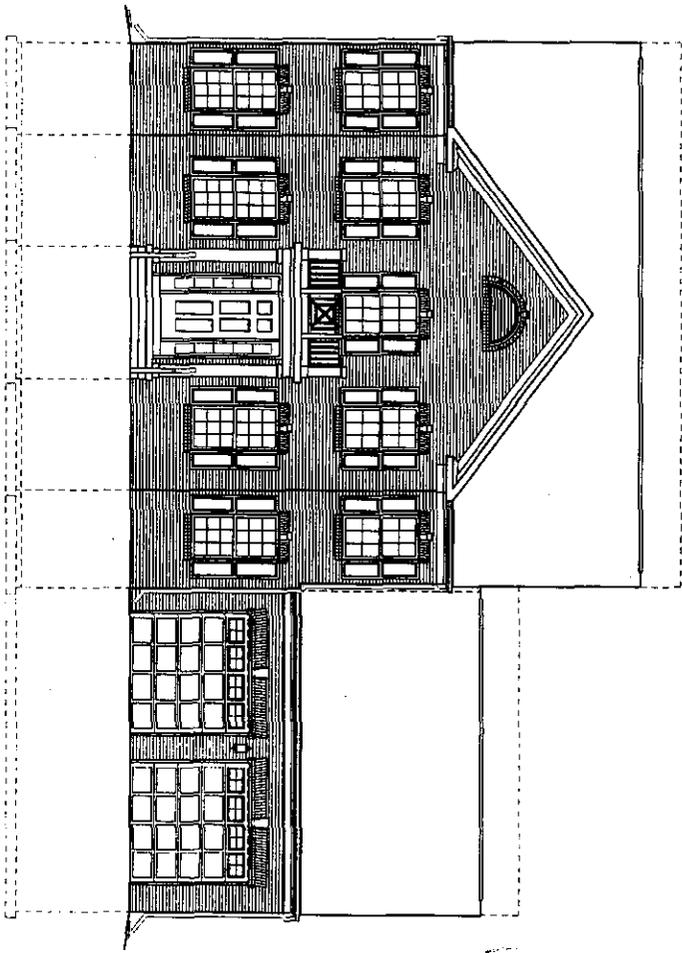
N.T.S.



**TYPICAL ARCHITECTURAL ELEVATION**

N.T.S.

PROJECT NO. 2004-SP-027



1 FRONT ELEVATION 6

REV. SET  
4/13/0

SHEET <b>A-46</b>	DRAWING DESCRIPTION <b>ELEVATION 6</b>	SCALE AS NOTED	REGIONAL REAL. SET. 4/13/02	MODEL <b>135          SYCAMORE</b>	SEAL <b>STANLEY MARTIN HOMES</b> <small>4111 SUNSET HILLS RD. SUITE 200 RESTON, VA 20190          PHONE: 703-961-5000 FAX: 703-795-8076</small>
	DRAWN BY CHECKED BY	DATE	ORIGINAL FILE DATE		

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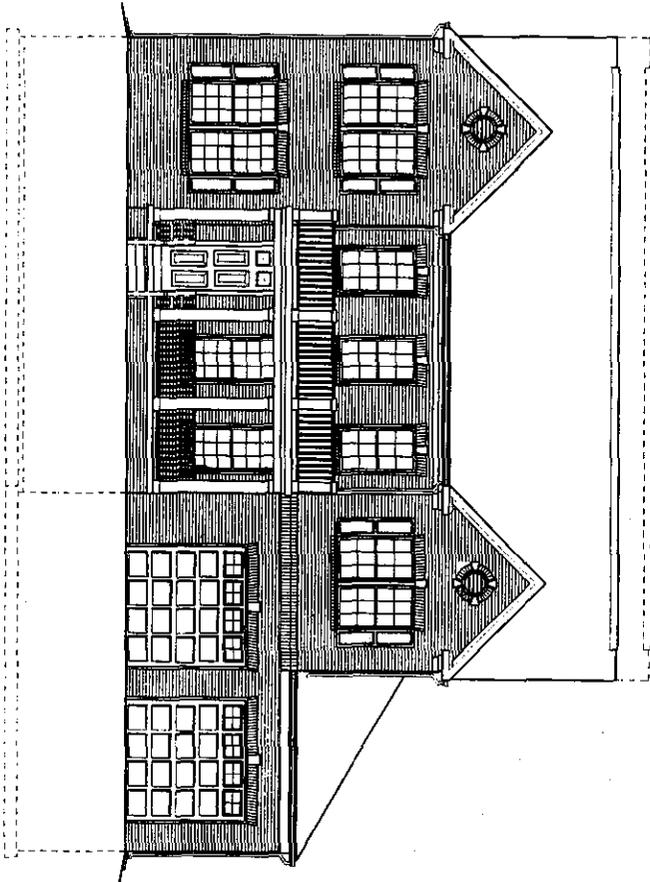


735 SYCAMORE ELEVATION F (REVISED)





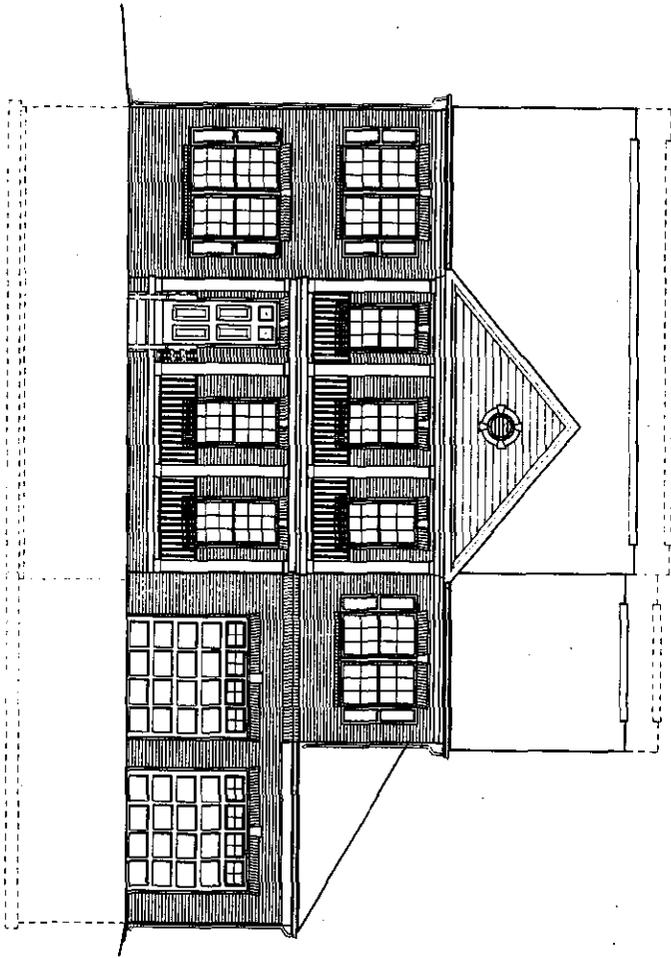
506 COPELAND ELEVATION F (REVISED)



○ FRONT ELEVATION E  
SCALE 1/4" = 1'-0"

A-4E	DRAWING DESCRIPTION	REVISIONS	DATE	DRAWN BY	CHECKED BY	SCALE	<b>STANLEY MARTIN HOMES</b>
	ELEVATION E						
MODEL			611 CAMPBELL				

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① FRONT ELEVATION F  
SCALE: 1/8" = 1'-0"

SHEET  
A-4F

DRAWING DESCRIPTION  
ELEVATION F

DATE:	11/10/00
BY:	MM/LL
CHECKED:	
APPROVED:	

MODEL:  
611 CAMPBELL

SCALE:

**STANLEY MARTIN HOMES**

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