



County of Fairfax, Virginia

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

May 17, 2011

Lori Greenlief
McGuire Woods LLP
1750 Tysons Boulevard, suite 1800
McLean, VA 22102-4215

Re: Interpretation for SEA 84-D-086-5, Langley School, Tax Map 30-1 ((1)) 42A, 43, and 30-1 ((22)) 2A: Maintenance Building

Dear Ms. Greenlief:

This is in response to your letter of April 18, 2011, requesting an interpretation of the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors in conjunction with SEA 84-D-086-5. As I understand it, the question is whether the proposed revised maintenance building design and location would be in substantial conformance with the SEA Plat and development conditions. This determination is based on your letter and submitted graphics: Exhibit 1, which shows the proposed building footprint versus that approved on the SEA Plat; Exhibit 2 showing the proposed floor plan; Exhibit 3, which is a cross-section of the building to show the height; Exhibit 4, an elevation of the front and a portion of the north side of the building; and, Exhibit 5, a north elevation of the building. Copies of your letter and relevant exhibits are attached.

The Langley School is governed by SEA 84-D-086-5 that was approved by the Board of Supervisors on October 20, 2003, subject to development conditions. In 2008, the school requested an interpretation to permit modifications to the parking lot and entrance. A determination was made that the proposed modifications were in substantial conformance with the SEA. The request did not however address the maintenance building. You are now proposing to redesign and relocate the maintenance building. The approved SEA Plat illustrates the maintenance building to be a one-story building fifteen feet in height; no dimensions or floor area are specified. The overall Langley School development is limited to an FAR of 0.25 or 100,950 square feet. The SEA Plat shows a setback of 31 +/- feet from Balls Hill Road and 30 +/- feet from the southern boundary for the maintenance building. SE Development Condition 13 identifies specifications for materials and design for all new buildings at the school and procedures for review and notification of the surrounding communities.

The revised maintenance building is proposed to include 1475 square feet and to be located 42 feet from Balls Hill Road and 26 feet from the southern lot line. The building would be one story with a bank of upper windows and have a maximum height of 16 feet (Exhibit 3). No exterior building materials have been specified.

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
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www.fairfaxcounty.gov/dpz/



Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Lori Greenlief
Page 2

It is my determination the proposed maintenance building design and location would be in substantial conformance with the SEA Plat and the development conditions provided that full compliance with Development Condition 13 regarding materials, design and notification of the surrounding communities is attained and provided that the maximum approved Gross Floor Area (GFA) for the special exception is not exceeded.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only the issues described herein. If you have any questions regarding this interpretation, please contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

O:\BCB\mgodf2\SE Interpretations\Langley School (SEA 84-D-086-5) 2008 Maintenance Building.doc

Attachments: A/S

cc: John W. Foust, Supervisor, Dranesville District
Jay P. Donahue, Planning Commissioner, Dranesville District
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Plan Control, Office of Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: SEA 84-D-086-5, SEI 1104 016; Imaging, Reading File

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April 18, 2011

Ms. Barbara Berlin, Director
Zoning Evaluation Division
12005 Government Center Parkway
Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning

APR 19 2011

Zoning Evaluation Division

RE: Interpretation for SEA 84-D-086-5, The Langley School, Tax Map 30-1((1))42A, 43, and 30-1((22))2A

Dear Ms. Berlin:

The purpose of this letter is to request an interpretation pursuant to Sect. 9-004 of the Zoning Ordinance of Condition 2 of the development conditions approved by the Board of Supervisors in conjunction with SEA 84-D-086-5, the Langley School.

Background

The Langley School received approval of a phased construction plan for their school campus on Balls Hill Road in McLean through the special exception process. The most recent and the governing special exception amendment, SEA 84-D-086-5, was approved in 2003. Subsequent to this amendment, in 2008, an interpretation was issued relative to the layout of the entrance drive and parking lot area which allowed the parking area to skew and shift in a southern direction, approximately 28 feet at the greatest point. *Exhibit 1* attached to this letter shows the parking configuration approved with the interpretation outlined in yellow laid over the parking as it was shown on the plat approved with SEA 84-D-086-5.

Issue

The most recent building to receive site plan approval and be constructed is the Sherman Fine Arts Center shown in gray on *Exhibit 1*. The special exception plat approved in conjunction with SEA 84-D-086-5 showed a maintenance building to the west of the fine arts center. The maintenance building was not dimensioned on the plat but it scales to approximately 1,475 square feet. It was shown with a height of ± 15 feet (one story) and a setback to the side lot line of 30 feet. With the approval of the reconfigured parking area, construction of the maintenance building as shown on the

SEA plat is impossible. This is depicted on *Exhibit 1*. The location of the maintenance building as shown on the SEA plat is in orange on the exhibit and overlaps the approved parking reconfiguration.

To complicate the locating of the maintenance building further, it was shown in yet another location within the area between the fine arts building and Balls Hill Road on the approved site plan for the fine arts center.

Request

The Applicant is faced with finding a location for the maintenance building which is in substantial conformance with the location shown on the approved SEA plat since the building cannot be constructed as shown on the SEA plat. The proposed location is shown in tan on *Exhibit 1*. The building is the same size as that approved on the SEA plat but is shifted to the south to accommodate the approved reconfigured parking area. The building is setback the same distance from the reconfigured parking area as the original location was setback from the original parking configuration. The building has shifted slightly toward the Fine Arts building and thus, away from Balls Hill Road.

The three specific elements for which a substantial conformance determination is necessary are building location, building height and setback from the southern lot line. As previously discussed, it is impossible to locate the building as shown on the approved SEA plat because of the approved reconfigured parking, so the building location must shift in a southeastern direction. At the time of the SEA approval, several phases of development were approved and the exact design of the maintenance building had not been developed. The maintenance building has been designed to be compatible with the most recently constructed Fine Arts Center. The building is a single story (see attached floor plan, *Exhibit 2*, and section drawing, *Exhibit 3*) with a bank of upper windows to allow more light into the facility. The majority of the building is 12 feet in height, well below the ± 15 foot maximum dictated by the SEA plat. The small portion of windowed area will be 16 feet in height. This is depicted in a perspective drawing labeled *Exhibit 4* and an elevation drawing labeled *Exhibit 5*. We, therefore, respectfully request a determination that a height of 16 feet for a portion of the building is in substantial conformance with a height limitation of ± 15 feet.

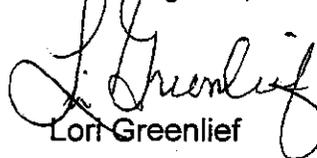
Further, because the approved parking configuration shifted the parking approximately 28 feet to the southeast, the 1,475 square foot building must similarly shift to the southeast. As such, the building is shown 26 feet from the side lot line. The building is well within the required 10 foot minimum side yard and will not impair transitional screening as none is required along this lot line. We, therefore, respectfully request a determination that the maintenance building may be located 26 feet from the southern lot line.

Conclusion

Circumstances have changed since the approval of the special exception plat associated with SEA 84-D-086-5. Specifically, the parking lot and entrance drive were reconfigured based on an interpretation of substantial conformance for the parking area. The maintenance building cannot be located as shown on the approved SEA. The Applicant has redesigned the maintenance building in a location as close to the approved location as possible while keeping the same square footage. For your information, we have discussed this interpretation request with Kevin Guinaw. Additionally, there is a site plan currently filed for the maintenance building and the site reviewer is Leo Ratchford should you want to discuss this with either of these gentlemen.

If you have any questions or need additional information, please do not hesitate to call me.

Best Regards,



Lori Greenlief

Exhibits:

1. Plan drawing
2. Floor plan
3. Section drawing
4. Perspective drawing
5. Elevation drawing

cc: Robert Kuklewicz, Langley School
Bill Spack, cox graae + spack architects

THE LANGLEY SCHOOL



MAINTENANCE BUILDING
1411 Balls Bluff Road
McLean, VA 22101

cox grass + speak
architects
1411 Balls Bluff Road
McLean, VA 22101
703.441.1111

Linton Engineering

Standard Engineers
1411 Balls Bluff Road
McLean, VA 22101
703.441.1111

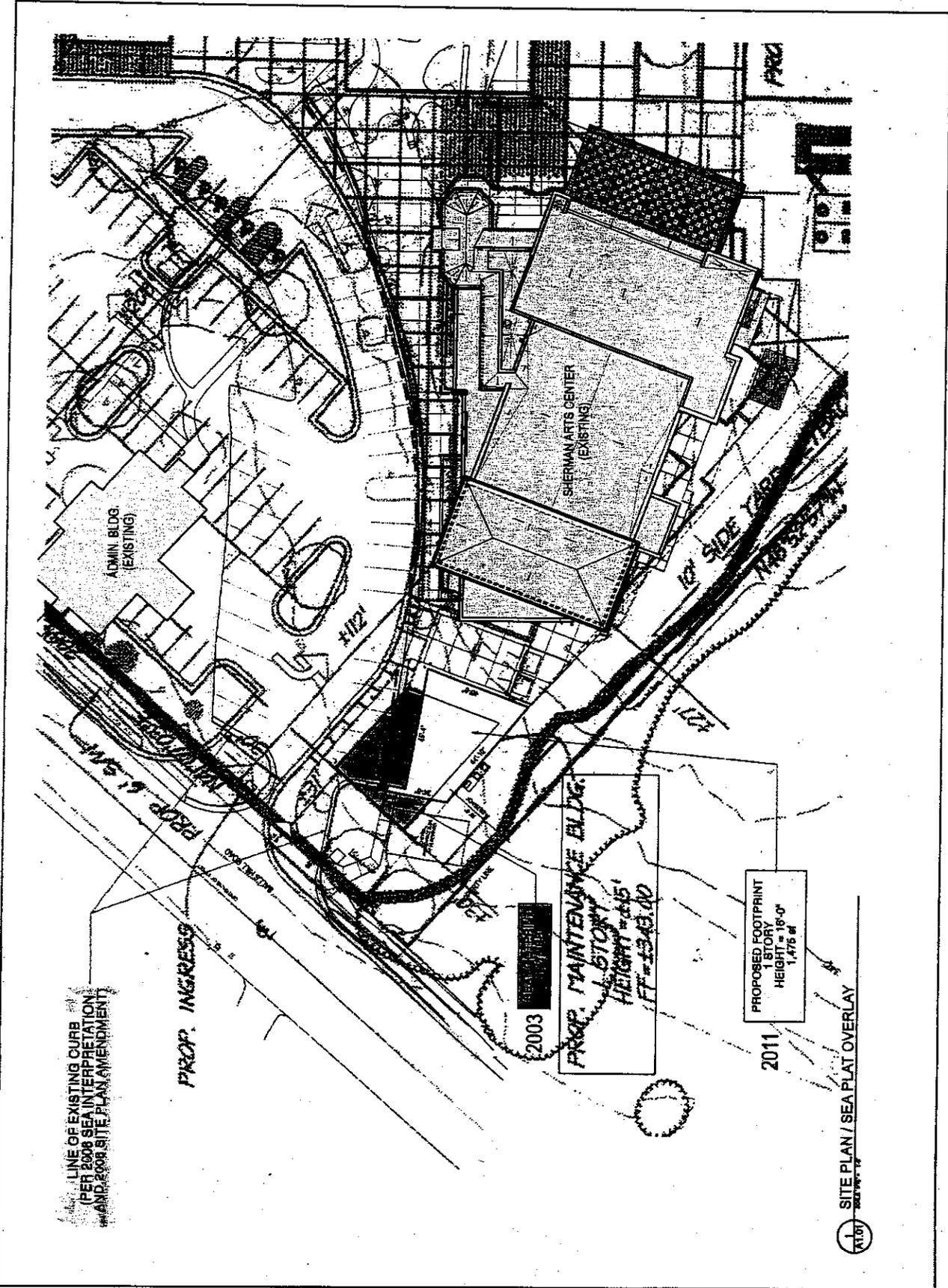
Metropolitan Consulting
Engineers
1411 Balls Bluff Road
McLean, VA 22101
703.441.1111

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| 1 | 12/11/11 | SCANT LAYOUTS SET |
| 2 | 12/11/11 | PERMITS & CONFORM |

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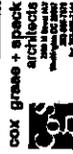
Exhibit 1
A1.01



THE LANGLEY SCHOOL



MAINTENANCE BUILDING
 1471 Blair Hill Road
 McLean, VA 22101



Linton Engineering

Structural Engineers
 4400 Leesville Road, Suite 200
 Fairfax, VA 22031
 Tel: 703-261-1144

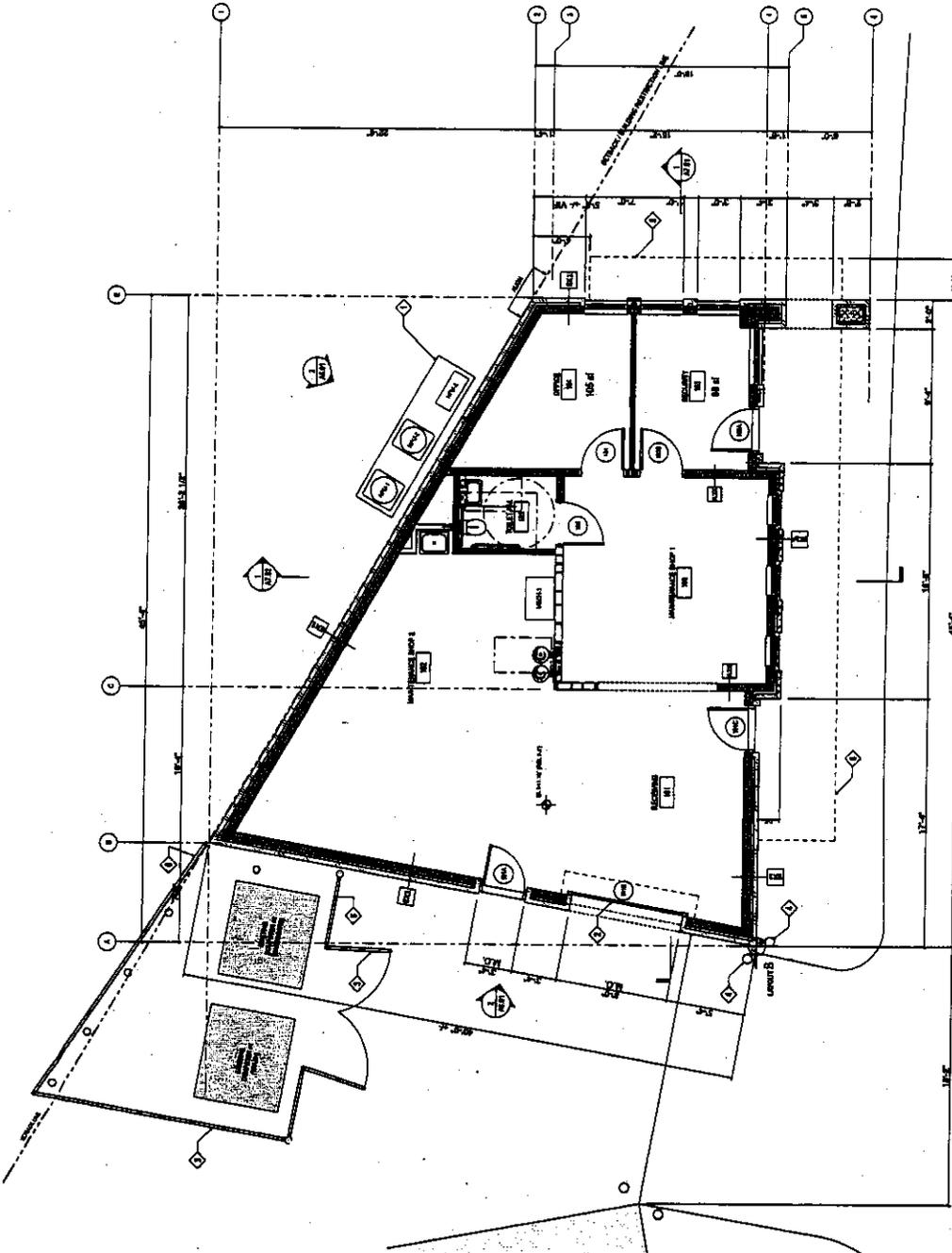
Metropolitan Consulting
 Engineers
 4400 Leesville Road, Suite 200
 Fairfax, VA 22031
 Tel: 703-261-1144

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|---|--------------------|
| DR. DATE | REVISION |
| 03.23.11 | PERMANENT REVISION |
| Drawing Title FIRST FLOOR PLAN - REVISED | |
| Drawing Scale | |

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| Project No. | Date |
| Sheet No. | Revision No. |

A2.01

- KEYED NOTES**
1. SEE STRUCTURAL & MECHANICAL PLANS. COORD SPECIFIC SIZES / LOCATIONS W/ MANUFACTURERS REQUIREMENTS.
 2. OVERHEAD ROLLING DOOR
 3. EXISTING TO REMAIN
 4. METAL BOLLARDS
 5. F.O. CANOPY ABOVE
 6. REMOVE / REPLACE EXISTING FENCE



REVISED SCHEME

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



THE LANGLEY SCHOOL



MAINTENANCE BUILDING

1411 Park Hill Road
McLean, VA 22101

cox, grasse + spack
architects
1000 N. Glebe Road
Arlington, VA 22202
Tel: 703-261-7100
Fax: 703-261-7102



Urban Engineering

Structural Engineers
4010 Leesville Road, Suite 100
Falls Church, VA 22041
Tel: 703-281-2800
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Metropolitan Consulting
Engineers
MPC Engineers
4000 Leesville Road, Suite 100
Falls Church, VA 22041
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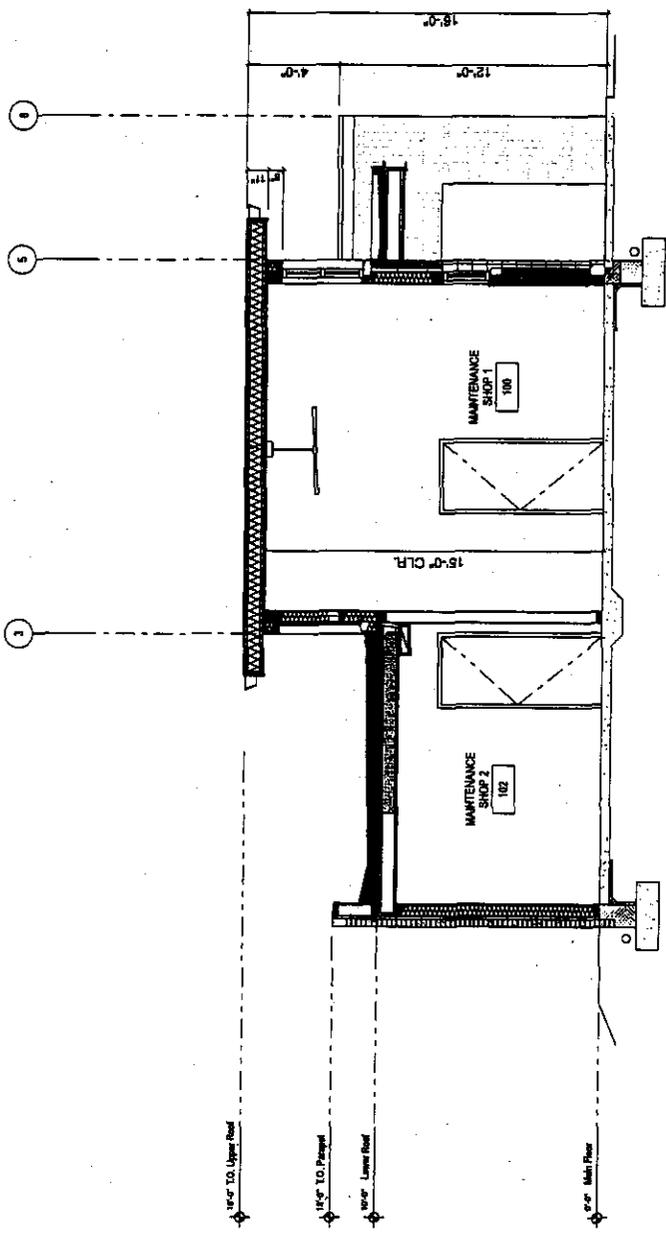
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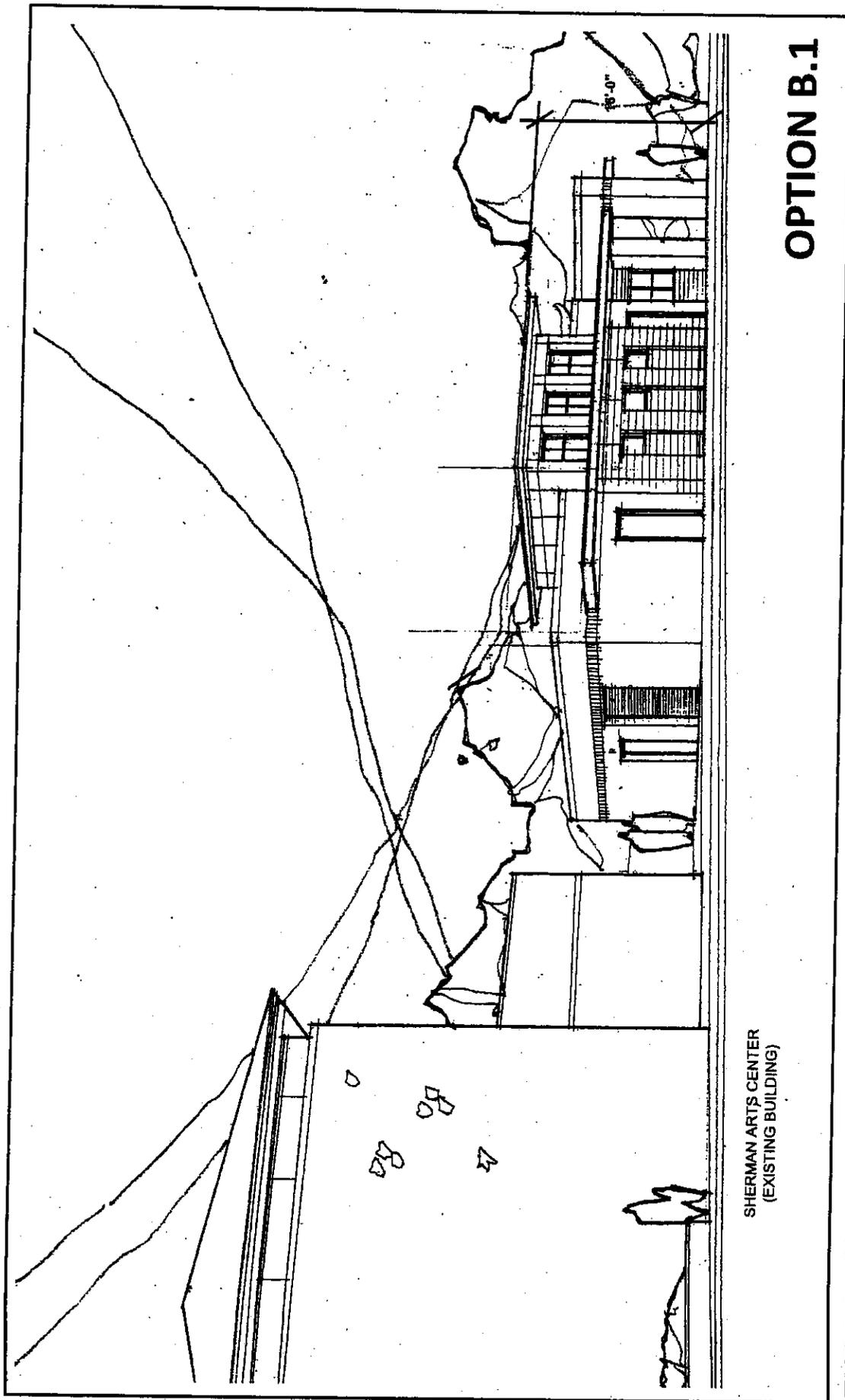
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A7.02



REVISED SCHEME

CROSS SECTION - NORTH / SOUTH
W103



SHERMAN ARTS CENTER
(EXISTING BUILDING)

OPTION B.1

THE LANGLEY SCHOOL
MAINTENANCE BUILDING ZONING OPTIONS

