



# FAIRFAX COUNTY

APPLICATION FILED: January 26, 2000  
PLANNING COMMISSION: October 26, 2000  
BOARD OF SUPERVISORS: December 4, 2000  
@ 4:00 pm

V I R G I N I A

November 2, 2000

## STAFF REPORT ADDENDUM

APPLICATION RZ 2000-PR-006

### PROVIDENCE DISTRICT

APPLICANT:	Francisco J. Cortes and Leanne C. Spies
PRESENT ZONING:	R-2
REQUESTED ZONING:	R-3
PARCEL(S):	48-1 ((1)) 127 and 128
ACREAGE:	1.19 acres
DENSITY:	2.52 du/ac
PLAN MAP:	Residential; 3-4 du/ac
PROPOSAL:	Conventional subdivision of three (3) single family detached lots

### STAFF RECOMMENDATIONS:

Staff recommends approval of application RZ 2000-PR-006 subject to the execution of proffers consistent with those in Appendix 1.

Staff recommends approval of the request for a modification of the County's Public Facilities Manual minimum cul-de-sac radius standards to that shown on the GDP.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

N:\ZED\SWAGLER\edgelea rd\RZ 2000-PR-006 Addendum.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For



# REZONING APPLICATION

## RZ 2000-PR-006

FILED 01/26/00

FRANCISCO J CORTES LEANNE C. SPIES

TO REZONE: 1.19 ACRES OF LAND; DISTRICT - PROVIDENCE

PROPOSED: REZONE FROM THE R-2 TO THE R-3 DISTRICT

LOCATED: ON THE W. SIDE OF EDGELEA RD., APPROX. 850 FT. S. OF ITS INTERSECTION WITH COURTHOUSE RD.

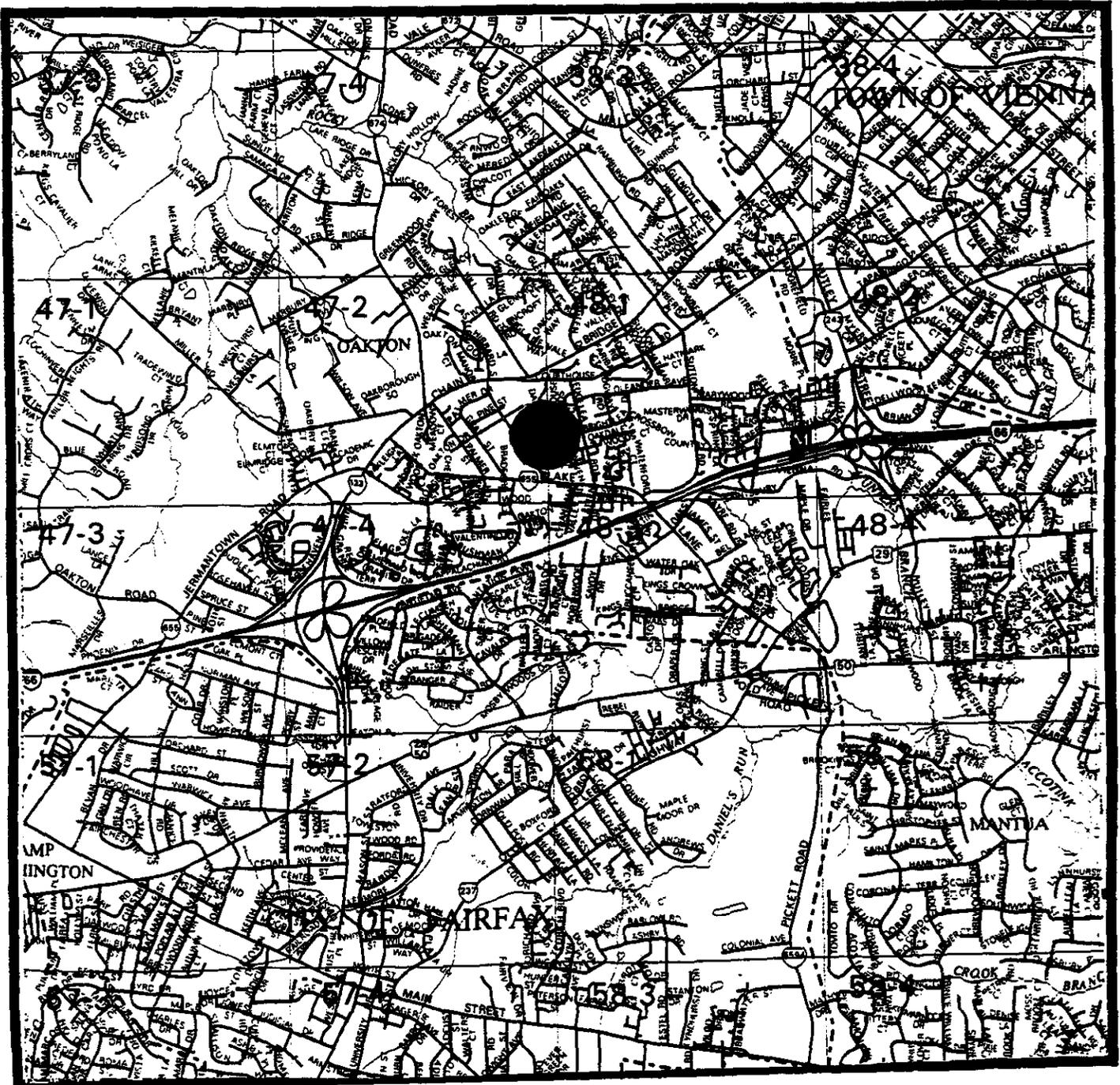
ZONING: R-2

TO: R-3

OVERLAY DISTRICT(S):

MAP REF

048-1- /01/ /0127- ,0128-





NO.	REVISION	DATE

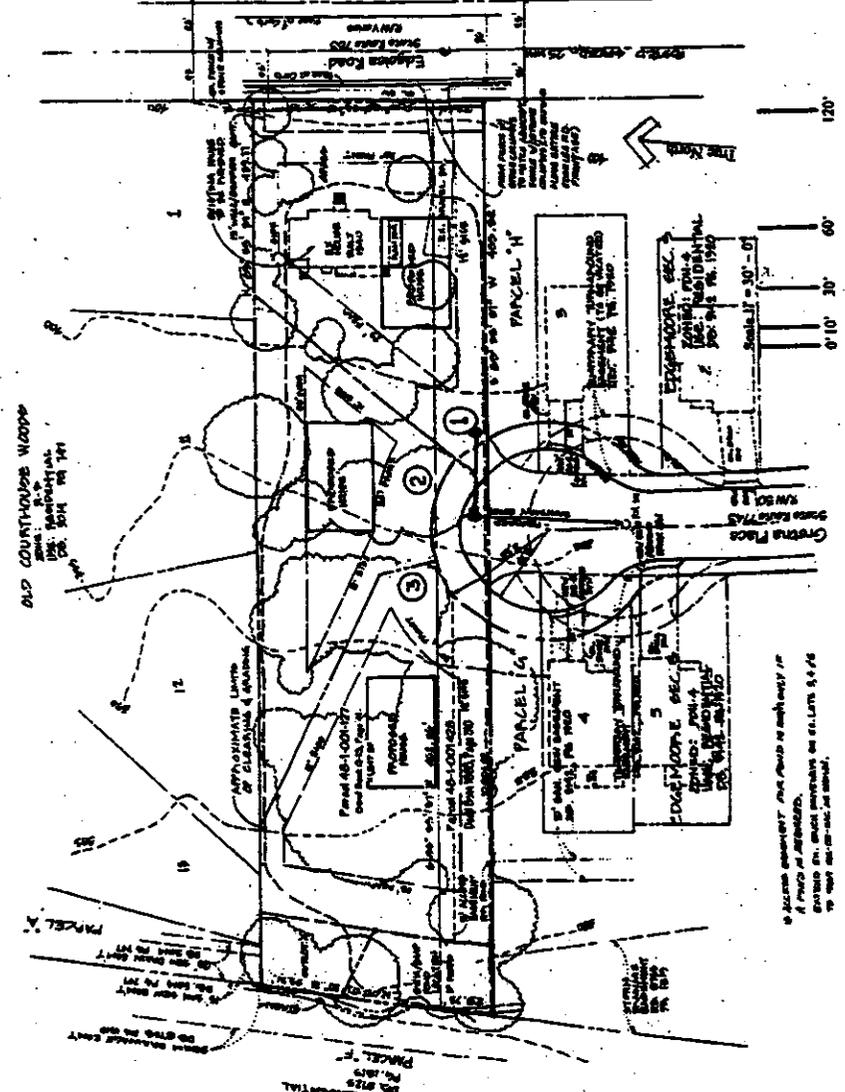
**General Notes:**

- The property addressed herein is located on tax map 49-1 (10) parcels 27 and 28 and is to be used as follows:  
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**Zoning Ordinance Requirements**

Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 feet
Minimum Lot Depth	50 feet
Minimum Yard Requirements	
Front	30 feet
Side	10 feet
Rear	20 feet
Other	5 feet
Maximum Height	35 feet
Maximum Area	10,000 sq. ft.
Maximum Volume	10,000 cu. ft.
Maximum Weight	10,000 lbs.
Maximum Number of Units	10 units
Maximum Number of Stories	3 stories
Maximum Number of Floors	3 floors
Maximum Number of Levels	3 levels
Maximum Number of Basements	1 basement
Maximum Number of Attics	1 attic
Maximum Number of Garages	1 garage
Maximum Number of Pools	1 pool
Maximum Number of Hot Tubs	1 hot tub
Maximum Number of Trampolines	1 trampoline
Maximum Number of Playsets	1 playset
Maximum Number of Swing Sets	1 swing set
Maximum Number of Sandboxes	1 sandbox
Maximum Number of Fences	1 fence
Maximum Number of Gates	1 gate
Maximum Number of Driveways	1 driveway
Maximum Number of Walkways	1 walkway
Maximum Number of Stairs	1 stair
Maximum Number of Ramps	1 ramp
Maximum Number of Easements	1 easement
Maximum Number of Encroachments	1 encroachment
Maximum Number of Setbacks	1 setback
Maximum Number of Front Yards	1 front yard
Maximum Number of Side Yards	1 side yard
Maximum Number of Rear Yards	1 rear yard
Maximum Number of Other Yards	1 other yard

**Tree Cover Calculation**  
 1.19 Acres / 8.54 = 132 units per acre  
 Tree Cover Calculation  
 Gross site area = 5.9118M  
 Total site area = 8.54M / 7.14 = 8.54M / 7.14  
 Net site area = 8.54M / 7.14 = 8.54M / 7.14  
 Existing tree cover = 0.21 = 0.21  
 Additional tree cover required = 0.21 - 0.21 = 0  
 Additional tree cover provided = 0



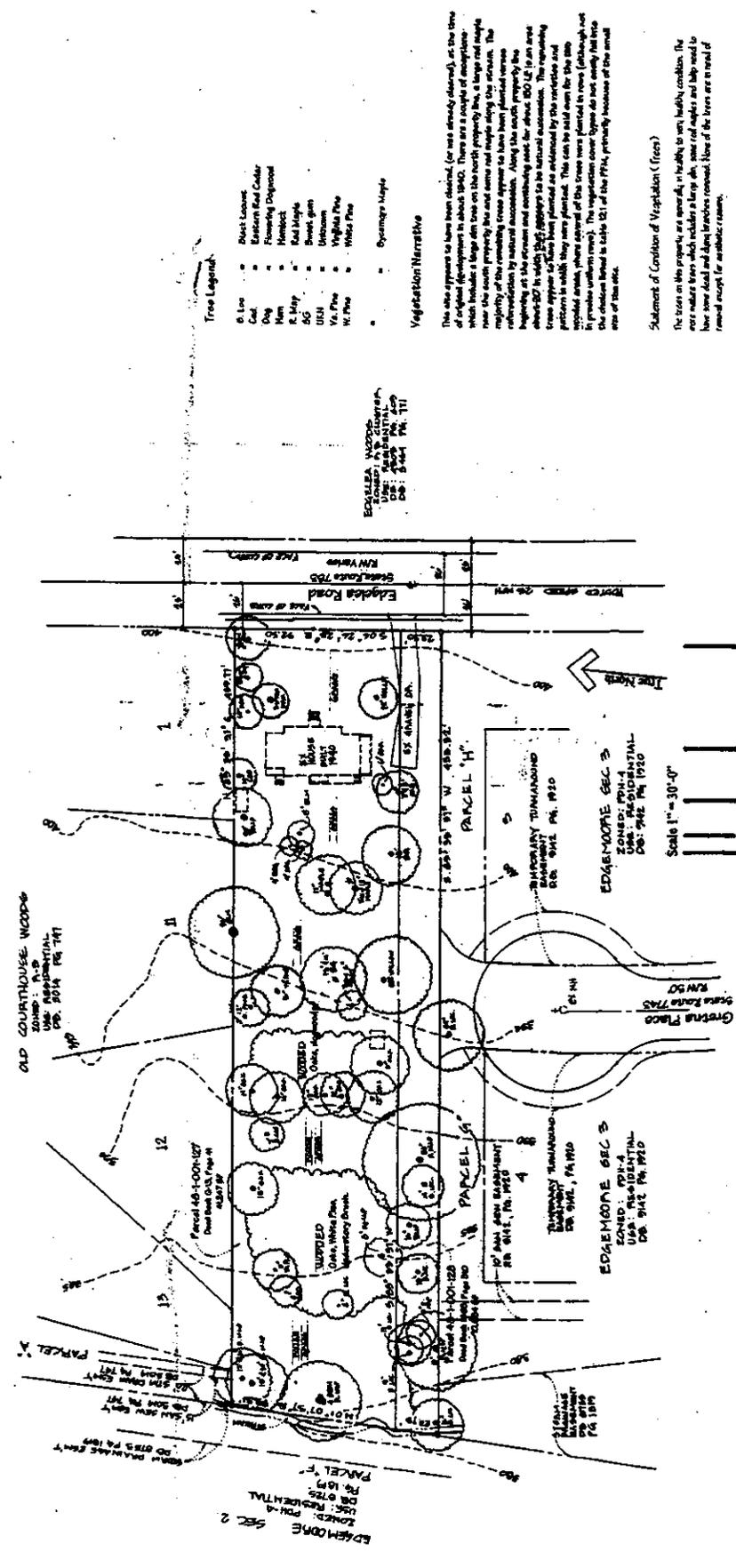
IF ANY PART OF THIS PLAN IS TO BE USED IN ANY MANNER, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

EDGEMOOR SEC. 2  
 ZONING: RESIDENTIAL  
 PARCEL NO. 10  
 AREA: 1.19 ACRES

Revised July 11, 2000  
 Revised July 11, 2000  
 Revised July 11, 2000

DATE	REVISION NO.	DESCRIPTION	APPROVED DATE

Existing Vegetation Map  
 For the Property Located at  
 2850 Edgemoor Road  
 Edgemoor, Virginia



- Tree Legend**
- Black Locust
  - Eastern Red Cedar
  - Dogwood
  - Flowering Dogwood
  - Gum
  - Hemlock
  - Red Maple
  - R. Maple
  - S.G.
  - Sweet gum
  - U.S.N.
  - Virginia Pine
  - W. Pine
  - White Pine
  - Sprague Maple

**Vegetation Narrative**

This site appears to have been cleared, (or not already cleared), at the time of original development in about 1940. There are a number of exceptions which include a large elm tree on the north property line, a large red maple near the south property line and some red maple along the stream. The majority of the remaining trees appear to have been planted versus naturally occurring trees. Along the south property line beginning at the stream and extending east, there are several trees (about 20' in width) which appear to be planted. The remaining trees appear to have been planted as evidenced by their size, the patterns in which they were planted. This can be seen from the site plan and aerial photos, where several of the trees were planted in rows (although not in precise uniform rows). The vegetation cover type also varies (although not in the obvious manner in table 02) of the PFA, primarily because of the small size of the site.

**Statement of Condition of Vegetation (Trees)**

The trees on the property are generally in healthy to very healthy condition. The most mature trees which include a large elm, some red maple and hick need to have some dead and dying branches removed. None of the trees are in need of removal except for aesthetic reasons.

EDGEMOOR SEC 3  
 PARCEL 1  
 ZONED: PFA-4  
 USE: RESIDENTIAL  
 DB: 0412 PM 1993

EDGEMOOR SEC 3  
 ZONED: PFA-4  
 USE: RESIDENTIAL  
 DB: 0412 PM 1993

EDGEMOOR SEC 3  
 ZONED: PFA-4  
 USE: RESIDENTIAL  
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EDGEMOOR SEC 3  
 ZONED: PFA-4  
 USE: RESIDENTIAL  
 DB: 0412 PM 1993

## **BACKGROUND**

Rezoning application RZ 2000-PR-006 is a request for approval of a rezoning from the R-2 to the R-3 District for the development of three (3) single-family detached dwelling units at a density of 2.52 dwelling units per acre (du/ac). A Staff Report was published on September 20, 2000, that recommended approval of the application. The Generalized Development Plan (GDP) included in the Staff Report showed three lots, one lot with an existing house to be preserved and access remaining from Edgelea Road, and two new lots with access to be provided via an extension of the Gretna Place cul-de-sac, a public street from the south. The extended Gretna Place was shown terminating in a modified "Y" configuration, which was approved by the fire marshal. After the Staff Report was published, but prior to the Planning Commission public hearing, the applicant submitted a revised GDP and proffers. The Planning Commission held a public hearing on October 26, 2000, and recommended approval of the rezoning based on the revised GDP.

## **ANALYSIS**

The layout, as now depicted on the GDP (dated November 1, 1999, as revised through October 19, 2000) still shows three proposed lots, but now commits to construction of new homes on each lot. Previously the existing house was proposed to remain. Access to all three lots is shown via Gretna Place, which is now proposed to terminate in a cul-de-sac with a slightly reduced radius of 41 feet. This reduction has been approved by the fire marshal via the stamped request letter found in Attachment 2. The GDP also shows the extension of the wall surrounding Edgemoore Subdivision to be continued along Edgelea Road, an Outlot A to be conveyed to the Edgemoore Subdivision Homeowners' Association, and an area reserved for stormwater management which would also be conveyed to the HOA as part of Outlot A if the requirement for on-site stormwater management is waived.

Additional proffers have been added as well, including the following commitments:

- Preservation of trees on the property boundary between the proposed homes and Edgemoore,
- Construction access via Edgelea Road to the extent reasonably possible,
- Outdoor construction hours limited,
- ½ % contribution to the Housing Trust Fund,
- \$1,230 contribution to the Park Authority for use at Nottoway Park, and
- A maintenance easement to the Edgemoore HOA for maintenance of the fence along Edgelea Road, and an agreement on cost sharing for that fence.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff believes that the proposed development is in conformance with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

## **Recommendation**

Staff recommends approval of application RZ 2000-PR-006, subject to the execution of proffers consistent with those in Attachment 1.

Staff recommends approval of the request for a modification of the County's Public Facilities Manual minimum cul-de-sac radius standards to that shown on the GDP.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **ATTACHMENTS**

1. Proffers
2. Fire Marshal Approval

**PROFFERS****RZ-2000-PR-006**

November 14, 2000

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned, as the applicant in the above-referenced Rezoning Application and the owners of the Property, (hereinafter referred to as Applicant) which is the subject matter thereof, being approximately 1.19 acres identified as Tax Map 48-1-((1)) 127 and 128 (hereinafter referred to as the Property), hereby proffer for themselves and their successors and assigns that the development of the Property will be subject to the following terms and conditions provided that the Board of Supervisors approves the application.

1. The Property shall be developed in substantial conformance with the Generalized Development Plan dated November 1, 1999, revised to October 19, 2000(the GDP) prepared by GDN Engineering, Inc.. The Applicant does not intend by this Proffer to waive the right to make minor engineering modifications permitted and rendered necessary by the subdivision ordinance, the zoning ordinance or by the Public Facilities Manual, as determined by the Zoning Administrator and/or Department of Public Works and Environmental Services (DPW&ES).
2. Limits of Clearing and Grading. The Applicant shall substantially conform to the limits of clearing and grading shown on the GDP, subject to installation of utility lines, if necessary, as approved by DPW&ES. Any disturbance shall be designed in the least disruptive manner reasonably possible, as determined by the Urban Forester, DPW&ES. In the event that the requirement for an onsite stormwater management facility is waived, the area shown as a stormwater management facility on the GDP shall be included in the limits of clearing and grading. Applicant will forward a copy of the grading plan to Edgemoore HOA at submission.

3. Stormwater Management. Unless waived or modified by DPW&ES, the Applicant shall provide a stormwater management facility in accordance with Public Facility Manual regulations. In the event that the stormwater management facility is not waived, said facility shall be provided as generally shown on the GDP. In the event that the requirement for an onsite stormwater management facility is waived, the area shown as a stormwater management facility will be subdivided and conveyed as an outlot to the Edgemoore HOA as shown on the GDP.
4. Building Design and Building Materials. The proposed new structures on Lots 2 and 3 shall be compatible similar in design, square footage and materials with the residences along Gretna Place adjacent to the Property. The new structures shall be two-story single family detached residences and the exterior of the structures shall be stucco-like material and siding of the same color as the existing homes on Gretna Place on all sides. The architectural detailing and features such as window placement shall be similar to that of the existing homes on Gretna Place, a sample photograph of which is attached to these Proffers as Exhibit A. In addition, all driveways will be in the front of the garage only, and all garages will face Gretna Place. Further, all unit roofs will be "hip" style, and shall be similar in material and color to the existing Edgemoore units on Gretna Place.
5. Ingress/Egress. Proposed Lots 1, 2 and 3 will have their sole ingress and egress access from Gretna Place upon completion of development.
6. Cul-de-Sac. The applicant shall construct extended portion of Gretna Place (Cul-de-Sac) as shown on the GDP, and will scarify and replant the temporary cul-de-sac of Gretna Place, including the reconstruction of the resulting road section consistent with the adjacent/connecting section as to width, curb, gutter and sidewalk. The new cul-de-sac shown on the GDP will become a part of the public street. In the event that Fairfax County holds funds in escrow for the reconfiguration of the Gretna Place temporary cul-de-sac, the applicant will be permitted to apply these escrowed funds to the cost of the improvements contemplated in this Proffer. The vacation and restoration of the temporary cul-de-sac easements will occur after the acquisition and construction of the permanent cul-de-sac is complete. The additional land required for the construction of the new cul-de-sac as shown on the GDP shall be dedicated by the property owners or the applicant, and no public condemnation shall be required for the construction of the new cul-de-sac.

Notwithstanding the submission for processing of any applications, plans, or plats in furtherance of the development of the Application Property, the Applicant acknowledges that no such application, plan, or plat shall be approved by Fairfax County until or unless the dedication of right-of-way proposed off-site as shown on the Generalized Development Plan (GDP) is final. In the event that such dedication does not occur, any development of the Application Property under the R-3 District shall require a proffered condition amendment and the Applicant acknowledges that such amendment may result in a loss of density. Applicant shall use its reasonable best efforts to minimize the amount of required off-site dedication of right-of way

prior to or during the site plan process, so long as any such changes do not affect the minimum frontage for Lots 1, 2 and 3 as shown on the GDP.

7. Tree Preservation.

The Applicant shall contract with a certified arborist (the "Project Arborist") to prepare a tree preservation plan to be submitted as part of the first subdivision plan submittal. The tree preservation plan shall be reviewed and approved by the Urban Forestry Branch. The tree preservation plan shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 12 inches or greater in diameter, measured 4 1/2 feet from the ground, and located within twenty (20) feet of the limits of clearing and grading for the entire Application Property. The tree preservation plan shall also indicate that all trees in the common area of the Edgemoore subdivision between the units on Gretna Place and the Common Property Line shall be protected. In the event that any tree(s) on the Edgemoore common area is damaged during construction, such tree(s) shall be replaced by the Applicant with a healthy tree of the same species of the greatest size which gives a tree of that species the best chance of survival according to the Urban Forester. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 10 feet apart, shall be placed at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing and grading activities on the site, including the demolition of any existing structures. All tree preservation activities, including installation of tree protection fencing, shall be performed under the supervision of the Project Arborist. Prior to the commencement of any clearing, grading, or demolition activities on the site the Project Arborist shall verify in writing that the tree protection fencing has been properly installed.

The demolition of existing features and structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved, as determined in consultation with the Urban Forester. The methods to minimize impact on existing trees shall include, as an alternative, subject to any other legal requirements, leaving in place the existing foundations for structures to be demolished as determined in consultation with the Urban Forestry Division. These methods shall be described in the tree preservation plan.

Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to installation of utility lines, stormwater management facilities, recreational improvements, and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering, as determined in consultation with DPW&ES. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting and shall clearly delineate the limits of clearing and grading with such flagging throughout the construction period. Before or during the pre-construction meeting, the Applicant shall walk the limits of clearing and grading with an Urban Forestry Branch representative and the Project Arborist to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading. Trees that are not likely to survive construction due to their proximity to disturbance shall also be identified at this time and the Applicant shall remove such trees as part of the clearing operation. Any tree designated for removal at the edge of the limits of clearing and grading and within the tree preservation area shall be removed using chain saws. The stump shall be cut as close to ground level as practical. If a stump must be removed this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the tree preservation area.

8. **Construction Access and Parking:** Access to the Property by construction vehicles and workers shall be from Edgelea Road to the maximum extent reasonably possible. The Applicant shall include a provision in its agreement with contractors and specialty trades working on the Property that such contractors shall use their best efforts at all times not to use any street in the Edgemoore subdivision as construction access to the Property. In addition the Applicant will provide as much on-site parking for construction workers and their vehicles as reasonably possible.

9. **Demolition of Existing House:** The existing frame dwelling on the Property shall be demolished and removed prior to the issuance of the second certificate of occupancy for any new home built on the Property. In addition, within six months of the date of this approval, the existing shed bordering on the northern property line shall be demolished and removed.

10. **Access to Units:** The Applicant shall ensure that at all times during construction, residents of Gretna Place have access to their driveways, even if such access is only a stone driveway temporarily placed there to permit access. To minimize disruption to residents, the Applicant shall use its best efforts, working as continuously and diligently as possible, to complete the work, and will complete all work on relocating the cul-de-sac, and all regarding/scarification necessary in the residents' front yards within two months of the time when work begins on the cul-de-sac and yards. If construction of the cul-de-sac begins after November 15 and ends prior to March 31, the Applicant shall have until the May 15<sup>th</sup> after the completion of construction in order to sod and/or plant any landscaping required hereunder.

11. **Utilities:** In the event that cul-de-sac construction, or any other construction undertaken by Applicant, requires the relocation or reconstruction of utilities in the Edgemoore subdivision or otherwise serving the Edgemoore subdivision, the Applicant shall undertake such work at Applicant's sole expense. Prior to the start of such work, the Applicant shall confer with DPW&ES to determine the scope of such utility work and how to construct such improvements in the manner that is least disruptive to Edgemoore residents.

12. **Hours of Operation:** No outdoor work shall be conducted on the Property before 7:00 a.m. or after 7:00 p.m. weekdays, from 8:00 a.m. to 6:00 p.m. on Saturday, and from 10:00 a.m. to 6:00 p.m. on Sundays. Applicant will use its best efforts to keep all deliveries to site between 6:00 a.m. and one hour after sunset.

13. **Housing Trust Fund:** At the time of final subdivision plan approval, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the projected sales price of the house to be built on each lot. The projected sales price shall be determined by the applicant in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES. The timing and amount to such contribution may be modified at the Applicant's sole discretion based on the adoption of a future amendment to the formula adopted by the Board of Supervisors.

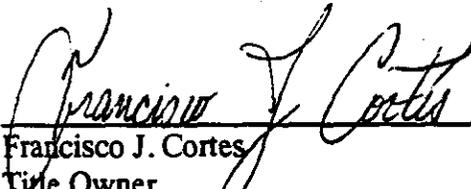
14. **Nottoway Park Contribution:** At the time of final subdivision plan approval, the Applicant shall contribute to the Fairfax County Park Authority a total of one thousand, two hundred thirty dollars (\$1,230) for recreational facilities at Nottoway Park, which is located in the vicinity of the Application Property.

15. **Edgemoore HOA Easement:** The Applicant shall convey an easement across the Edgelea Road frontage of the Property to the Edgemoore HOA as shown on the GDP for purposes of maintaining a wall similar in appearance and surface treatment to the Edgemoore perimeter wall, to be constructed on the Property by Applicant. The cost of constructing the wall shall be borne by the Applicant up to a cost of \$5000, after which the Edgemoore HOA will make a partial contribution to be determined by the parties, and the wall and the easement property shall be planted and maintained by the Edgemoore HOA. However, at the option of the Edgemoore HOA, if the cost of the wall exceeds \$5000, the Applicant may provide a landscaping buffer in lieu of the wall.

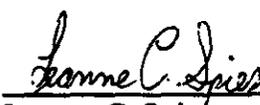
**SIGNATURE PAGE FOLLOWS**

TITLE OWNERS:

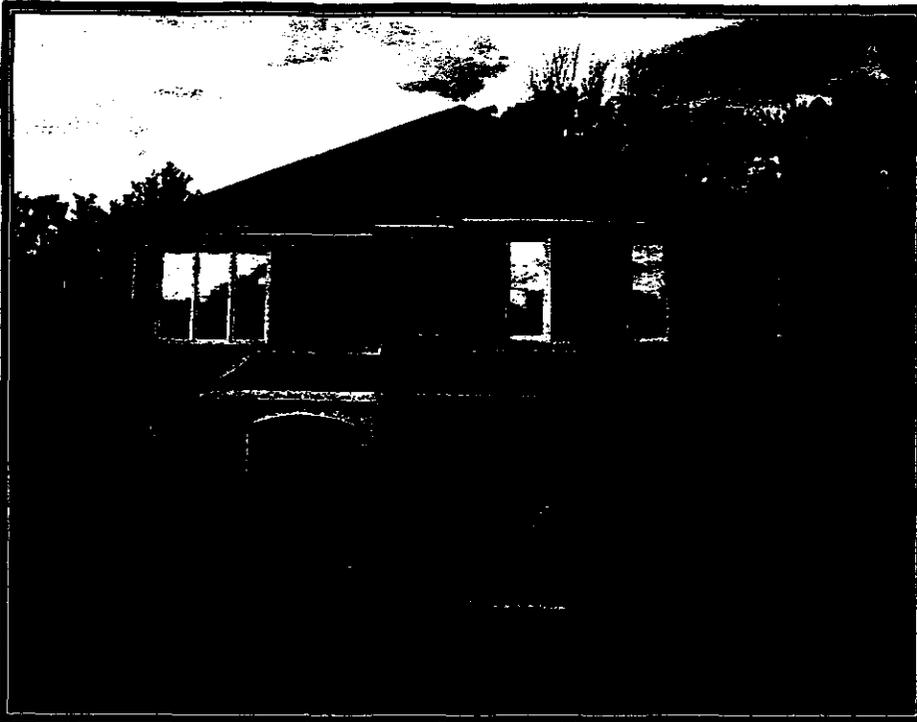
FRANCISCO J. CORTES

  
Francisco J. Cortes  
Title Owner

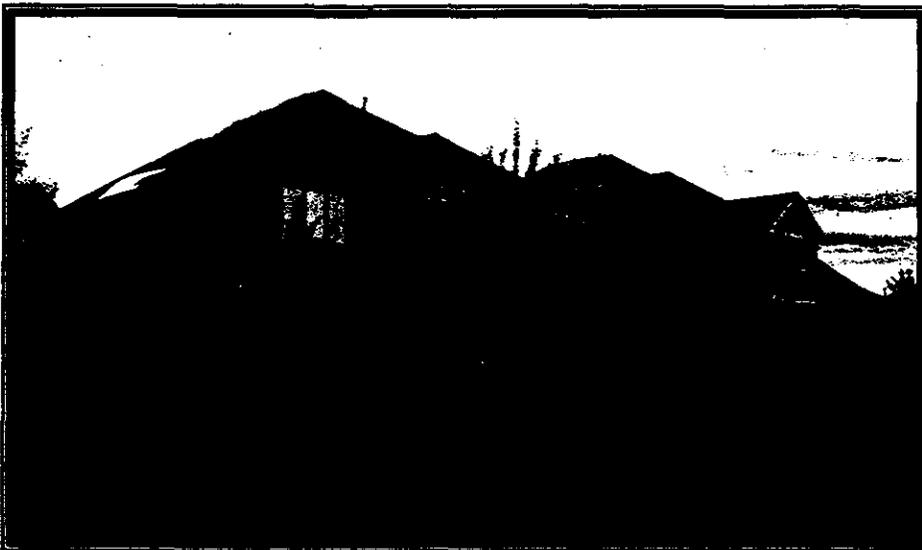
LEANNE C. SPIES

  
Leanne C. Spies  
Title Owner

**Exhibit A**



**Example of architectural style,  
features, and materials**



**Example of architectural style,  
features, and materials  
(note stucco and siding; note  
single or split garage doors)**



**Example of architectural style,  
features, and materials  
(note two color options)**

**Jane Kelsey & Associates, Inc.**  
**Land Use Consultants**  
**4041 Autumn Court**  
**Fairfax, VA 22030-5168**  
**703-385-4687 (Phone)**  
**703-385-4687 (FAX)**

Associate  
 Lori Greenlief  
 703-266-0175 (direct)

October 2, 2000

Mr. Richard Derrickson  
 Engineering Plans Review Section  
 Fire Services  
 Massey Building, 3<sup>rd</sup> Floor  
 Fairfax, VA 22030

Re: Rezoning RZ 00-PR-006, Cortez

Dear Mr. Derrickson:

Plans reviewed by fire Marshal  
 Plans are:

- Approved *per this memo*  
 Approved as noted  
 Not Approved, correct and resubmit.

Date

By

10-5-2000

*41R  
 cul-de-sac*

Attached is a copy of development plan which we discussed showing the new location for the permanent cul-de-sac. I have drawn in red a 41 foot instead of 45 foot radius. We would appreciate your consideration of this slight reduction in the standard requirement. There are several factors that I believe will influence your decision.

1. The distance from the edge of the intersection of Leamore Street and Gretna Place to the proposed cul-de-sac is 100 feet.
2. There are 8 houses along that street (very small lots). However, two of those houses could be serviced by Leamore Street without the need for a fire truck even entering Gretna. In fact the existing fire hydrant is on Leamore right before Gretna on the Gretna side of Leamore.
3. There are only 3 houses within the proposed subdivision, so a total of 9 houses would be served by Gretna.
4. There is a note on the plat that says that "No Parking" signs will be placed along the turnaround.

As you can see from reviewing the plans, the proposed new cul-de-sac cuts off a portion of two existing driveways for two of the homes in the Edgelea Subdivision. The two property owners are very concerned about this since they use that driveway to park on of their vehicles. Since there will be no parking in the turnaround area, this driveway is very important to them. As I

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understand it, there is no requirement that a "No Parking" sign be placed along the cul-de-sac. In fact, in most cul-de-sacs in Fairfax County and Fairfax City where I live, the cul-de-sac is always used for parking. This really cuts down the available turnaround area too much less than the 45 feet which is required. We have had several fire trucks into our street, unfortunately. In all cases, they do not seem to have difficulty turning around. In fact, we had National Night Out here in our yard and two fire trucks came into our court. They went down to the bottom of the court, turned around and came back out with no visible problem that I could see.

I am also enclosing some photos of the existing Gretna Place and the intersection of Gretna and Leamore Street and a photo of the temporary turnaround.

If you have any questions, or need any additional information in order to assist you in making a decision, please call me. I appreciate your help.

Sincerely,



Jane Kelsey

cc: Tracy Swagler, Staff Coordinator  
Francisco J. Cortes, Applicant  
Gary Newlin, Applicant's engineer and agent  
Michelle Rosati, Applicant's attorney and agent

