



# FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

February 4, 2002

Mr. Michael Bruen  
Bowman Consulting Group  
14020 Thunderbolt Place, Suite 300  
Chantilly, Va. 20151

Re: Interpretation for RZ 2001-DR-001. Tax Map 89-4 ((19)) 36, North Point Glen (formerly The Davis Property): Heather Down Drive Street Width and Sidewalk Relocation

Dear Mr. Bruen:

This is in response to your letter of January 9, 2002, (attached) requesting an interpretation of the Generalized Development Plan (GDP) and proffers approved by the Board of Supervisors in conjunction with the approval of RZ 2001-DR-001. As I understand it, the question is whether the revised street width and sidewalk relocation on Heather Down Drive between Rossier Court and Cheviot Drive would be in substantial conformance with the GDP and proffers. This determination is based on the plan submitted entitled "Exhibit - North Point Glen" dated January 2002, and prepared by Bowman Consulting Group.

On June 25, 2001, the Board of Supervisors approved RZ 2001-DR-001, subject to proffers dated June 18, 2001, to allow a cluster residential development of 25 single family detached homes at a density of 2.24 dwelling units per acre. The GDP shows Heather Down Drive connecting at the property line with an existing Stuart Road. The Heather Down Drive is shown on the GDP as a Category III public street with a width of pavement of 36'.

It is my understanding that you are proposing to construct the portion of Heather Down Drive between Rossier Court and Cheviot Drive as a 28-foot wide, Category II Street, with a sidewalk that will meander around the existing utility poles. Your letter states that Stuart Road was not constructed from the property line to Cheviot Drive. Therefore, the Virginia Department of Transportation (VDOT) has requested that you construct the roadway between the property line and Cheviot Drive. Your letter further states that existing utility poles adjacent to the area between the property line and Cheviot Drive constrain the connection of a 36-foot wide roadway. In addition, you have stated that the vehicle trip counts warrant only a 28-foot wide Category II Street.

It is my determination that the revised street width and sidewalk relocation on Heather Down Drive between Rossier Court and Cheviot Drive would be in substantial conformance with the GDP and proffers provided VDOT and the Department of Public Works and Environmental Services (DPWES) approve the Category II roadway standards between Rossier Court and Cheviot Drive. This determination has been reviewed with the Department of Transportation and has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Mr. Michael Bruen  
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If you have any questions regarding this interpretation please call Lisa Feibelman at (703) 324-1290.

Sincerely,



Barbara A Byron, Director  
Zoning Evaluation Division, DPZ

\\S35OCW01\ZED\ZED\FEIBELMAN\INTERPRE\North Point Glen, street width.doc

Attachments: A/S

cc: Stuart Mendelsohn, Supervisor, Dranesville District  
Joan M. Dubois, Planning Commissioner, Dranesville District  
Jane W. Gwinn, Zoning Administrator  
Michelle Brickner, Director, Site Development Division, DPWES  
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES  
File: RZ 2001-DR-001 and PI 0201 009



January 9, 2002

Ms. Barbara Byron  
Fairfax County  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

**Re: North Point Glen (Formerly the Davis Property)  
Proffer Interpretation Request  
RZ 2001-DR-001**

Dear Ms. Byron:

Please accept this letter as a request for an interpretation of proffered conditions accepted in conjunction with the approval of RZ 2001-DR-001.

The Fairfax County Board of Supervisors approved RZ 2001-DR-001 on June 11, 2001 approving a rezoning of approximately 11 acres to the R-3 District. The RZ was approved in conjunction with proffers dated June 18, 2001 and a generalized development plan (GDP). The GDP illustrates 25 detached single-family dwelling units. The developer of the community requests the ability to adjust the street width and sidewalk location on Heather Down Drive between Rossier Court and Cheviot Drive.

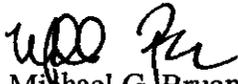
The justification for this request is VDOT's desire to complete the curb and sidewalk improvements off-site and tie into existing facilities at Cheviot Drive. Existing off-site utility poles prevent connection of the 36-foot wide Category III Street shown on the GDP. The vehicle trip counts warrant only a 28-foot wide Category II Street per PFM and VDOT Standards. The developer has agreed to construct these additional improvements as shown and VDOT has approved this configuration. These additional improvements will result in a completed roadway and pedestrian system to the benefit of the existing community and future residents of North Point Glen.

I hereby request your administrative determination that is in substantial conformance with the approved proffers and the GDP. This request may be considered a minor modification in accordance with the requirements of Article 16-402 of the Fairfax County Zoning Ordinance. There are no changes proposed to the overall number and type of approved dwelling units. In addition, the proposal does not impact peripheral yard setbacks, limits of clearing, proffered total open space, or amount of landscape plantings. Therefore, this request may be considered in substantial conformance with the prior approvals.

Page 2 of 2

Should you have any questions regarding this request or require additional information, please do not hesitate to call me. I have enclosed a copy of an exhibit showing the revised streets and sidewalk. Thank you for your time in evaluating this request.

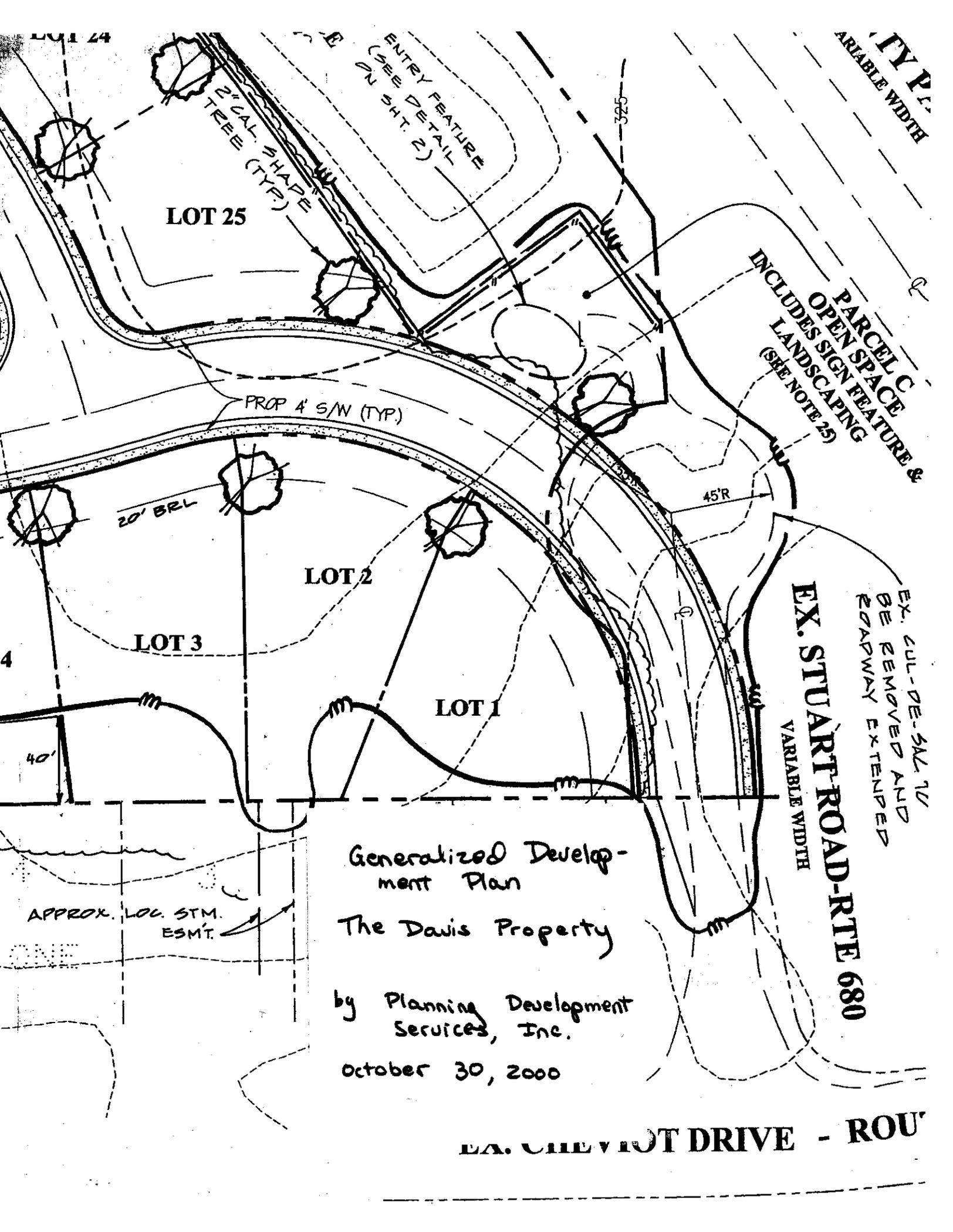
Sincerely,  
BOWMAN CONSULTING GROUP, LTD.

  
Michael G. Bruen, P.E.  
Principal

MGB/bb

Enclosures

J:\ADMIN\Bruen\North Point Glen\Interpretation Request.doc



TY P  
VARIABLE WIDTH

PARCEL C  
OPEN SPACE FEATURE &  
INCLUDES SIGN FEATURE &  
LANDSCAPING  
(SEE NOTE 25)

EX. CUL-DE-SAC TO  
BE REMOVED AND  
ROADWAY EXTENDED

EX. STUART ROAD - RTE 680  
VARIABLE WIDTH

Generalized Develop-  
ment Plan

The Davis Property

by Planning Development  
Services, Inc.

October 30, 2000

EX. CHEVLOT DRIVE - ROUTE

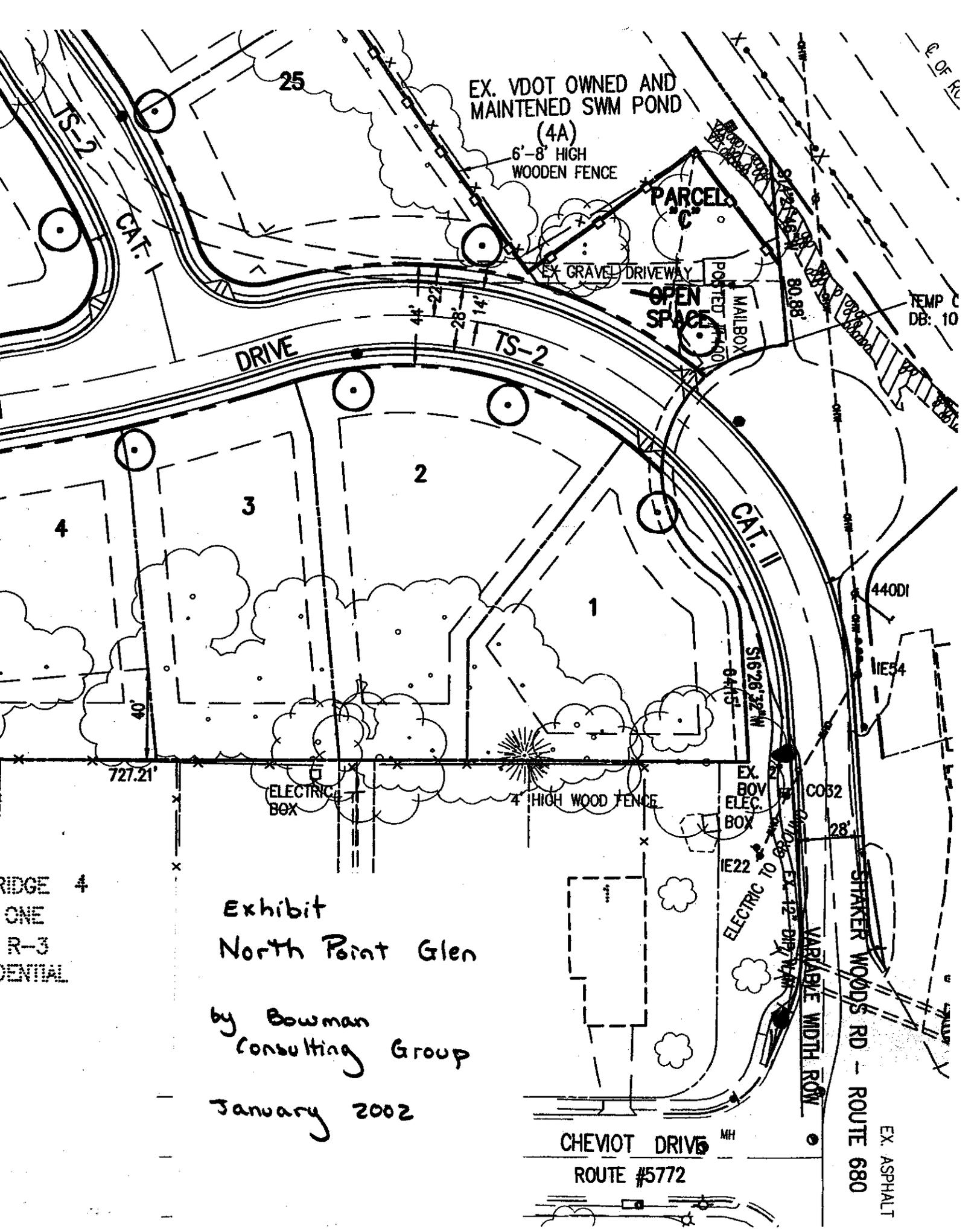


Exhibit  
North Point Glen

by Bowman  
Consulting Group

January 2002

BRIDGE 4  
ONE  
R-3  
DENTIAL

CHEVIOT DRIVE<sup>MH</sup>  
ROUTE #5772

EX. ASPHALT  
SHAKER WOODS RD - ROUTE 680