



County of Fairfax, Virginia

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

May 11, 2006

Dale Profusek
Campbell & Ferrara Nurseries, Inc.
6651 Little River Turnpike
Alexandria, VA 22312

Re: Interpretation for PCA C-448-31, FDPA C-448-31-02-01, Tax Map 91-2 ((1)) 35A pt and 35B
(6601 and 6625 South Van Dorn Street): Deck addition

Dear Mr. Profusek:

This is in response to your letter of April 10, 2006, requesting an interpretation of the proffers accepted by the Board of Supervisors and the Final Development Plan Amendment approved by the Planning Commission in conjunction with the approval of the above-referenced applications for the Golf Center at Kingstowne. As I understand it, the question is whether the construction of a wooden deck is in substantial conformance with PCA C-448-31 and FDPA C-448-31-02-01. This determination is based on your letter and attached exhibits including Sheet 6A of the site plan entitled "Golf Driving Range," dated December 17, 2004, prepared by Williamsburg Environmental Group; a sketch of the proposed deck location prepared by Campbell & Ferrara Nurseries, Inc.; two sheets containing a decking layout plan and construction drawings prepared by Soil & Structure Consulting, Inc., dated April 3, 2006; and photographs of the proposed deck location. Copies of your letter and relevant exhibits are attached.

According to your letter, you are proposing to construct a 2,000 square foot open wooden deck adjacent to the rear of the restaurant, generally between the putting green and the gazebo. The letter states that the deck will convert an unusable sloped area into an extension of a concrete patio and walkway system. The construction drawings depict the deck as pine construction which is level with and extends from the existing concrete walkway. The deck height reaches 36-48 inches at the bottom of the slope. No railings are shown but may be required for safety where the deck is elevated.

The Kingstowne Golf Center is located in two zoning districts: PDH-4 and R-1. The area of the site where the restaurant and proposed deck are located is in the PDH-4 District which is governed by PCA C-448-31 and FDPA C-448-31-02-01. Your letter references SE 2004-LE-015; however, the special exception governs only the R-1 portion of the site. Because the deck would function as an extension of the existing walkway system, it would be considered part of the open space on the site.

It is my determination that the proposed deck addition is in substantial conformance with PCA C-448-31 and FDPA C-448-02-01, provided that its construction meets all County building and safety codes and provided that the total number of seats in the eating establishment does not exceed the proffered maximum of 220 seats.

Dale Profusek
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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,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/MAG/O:\mgodfr\SE Interpretations\TopGolfUSA (PCA-C-448-31) deck.doc

Attachments: A/S

cc: Dana Kauffman, Supervisor, Lee District
Rodney Lusk, Planning Commissioner, Lee District
Leslie Johnson, Deputy Zoning Administrator, DPZ
Michelle Brickner, Assistant Director, Office of Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
Audrey Clark, Director, Building Plan Review Division, DPWES
File: PCA C-448-31, PI 0605 062, Imaging, Reading File



Campbell & Ferrara

NURSERIES, INC.

6651 Little River Turnpike, Alexandria, VA 22312 • (703) 354-6724
www.campbellferrara.com

Mrs. Barbara A. Byron
Director of the Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Fairfax, Virginia 22035
April 10, 2006

Dear Mrs. Byron,

The construction of the Top Golf USA site was by 'Special Exemption Permit'. The permit approved included all construction shown on the zoning plat.

The nature of the problem is that the accessory sun deck we wish to build for Top Golf USA was not included in the original 'special exception building permit'.

We believe the proposed minor modification should be viewed as an 'accessory structure for accessory usage' as it is adjacent to the existing food service area of the Top Golf Clubhouse. The modification removes issues of topography and improves drainage and accessibility at the site. In addition, the construction of a 2000 SF accessory deck would convert an existing unusable, difficult to maintain sloped grade (see photos) into an extension of an existing level surface of a exterior concrete patio and walkway access system adjacent to the Top Golf Clubhouse.

We believe we are not in conflict with any specific zoning ordinances and the minor modification proposed would enhance the usability and serviceability of the Top Golf Site.

Campbell and Ferrara request an interpretation of the original special permit to determine that our proposed minor modification is within substantial conformance with the existing approved 'special exemption building permit' Thank you for your consideration.

Yours truly,

Dale Profusek
Senior Architectural Designer
Campbell and Ferrara Nurseries, Inc.

Family Owned and Operated
"Sharing Nature...Since 1945"

Member:

American Nursery and Landscape Association
Virginia Nursery and Landscape Association
Horticultural Research Institute
Northern Virginia Nursery and Landscape Association





Accessibility Compliance Form
for
Alterations to Existing Structures
(to be completed by the project designer)



1. Project Information:

Project Name: ACCESSORY DECK - TOP GOLF USA

Project Address: 6625 SOUTH VAN DORN ST. Suite: _____
ALEXANDRIA VA . 22315

Plan (Q) Number: _____ Submittal Date: 4-12-06

2. Level of compliance (choose item(s) which apply):

A. The accessible route, including the restrooms and drinking fountains, is in full compliance with the accessibility requirements of the 2000 International Building Code (IBC).

B. Upgrading the existing restrooms is *technically infeasible*, as defined in IBC Section 1102, and the existing fixture count cannot be reduced per the plumbing code. Therefore a unisex toilet room is being provided. (IBC Section 3408.7.9; cost of unisex toilet must be applied to 20% alteration limit and listed in item C below; the unisex toilet must be installed regardless of 20% alteration limit.)

C. The cost of providing a fully compliant accessible route exceeds 20% of the cost of the proposed alterations, including mechanical, electrical and plumbing costs (see IBC Section 3408.6). The following items on the accessible route will be upgraded up to the 20% limit (this option does not apply to a change of occupancy):

3. Certification:

I DALE G. PROFUSEL, as the designer of this project, have reviewed the construction documents for conformance to the applicable codes and standards as indicated above.

 4-12-06
signature of designer date

A copy of this form must be attached to each set of construction documents being submitted for permit.





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3. Certification:

I DALE G. PROFUSEL, as the designer of this project, have reviewed the
print designer's name
construction documents for conformance to the applicable codes and standards as indicated above.

Dale G. Profusel
signature of designer

4-12-06
date

A copy of this form must be attached to each set of construction documents being submitted for permit.





BUILDING INFORMATION FORM

for Tenant Layouts and New Commercial Structures

Building Plan Review Division, Office of Building Code Services

Fire Prevention Division, Fire & Rescue Department

Project Name: TOP GOLF USA KINGSTONVALE ACCESSORY DECK PROJECT

Street Address: _____ Suite _____

Submitting Firm: CAMPBELL & FERRARA NURSERIES

Address: 6651 LITTLE RIVER TURNPIKE

City: ALEXANDRIA State: VA Zip Code: 22314

Phone: (703) 354-6724 Expeditor's name: DALE PROFUSEK

Email address (optional): WWW.CAMPBELLFERRARA.COM

RESPONSIBLE PARTY (Designated to pay all bills per Code of Fairfax County, Chapter 61, Section 61-1-5)

Billing Name: CAMPBELL & FERRARA Account Number: _____

Address: 6651 Little River Turnpike

City: Alexandria State: VA Zip Code: 22314

Phone: (703) 354-6724 Contact Person: DALE PROFUSEK

BUILDING INFORMATION

Group(s) of Building (per IBC): _____ Type of Construction (per IBC): WOOD ACCESSORY DECK

Number of Stories in Building: ON GROUND LEVEL Code Year Building Designed Under: VUSBC 20

High-Rise Building: Yes No Gross Floor Area Per Floor (SF): 2000 SF

Fire Control Room: Yes No

TENANT INFORMATION (if applicable)

Purpose of Space: ACCESSORY STRUCTURE TO EXISTING PATIO-CLOSET Floor No. _____

Scope of Tenant Work: TOP GOLF USA GOLF FACILITY

Group(s) of Tenant (per IBC): _____ Area of Tenant Space (SF): _____

Tenants Per Floor: Single Multiple

Hazardous Materials: Combustible Liquid Flammable Liquid Other: _____

FIRE PROTECTION SYSTEMS

Sprinklers: Yes No if yes, Fully Partial

Monitored by Approved Central Station: Yes No if yes, Name: M/C EXTENSIVE OUTDOOR STRUCTURE

Fire Alarm System: Yes No if yes, Type: _____

Standpipes: Yes No if yes, note location on plans.

FIRE RESISTANCE DESIGN (if applicable, insert UL Design Number or similar)

Floor/Ceiling: _____ Roof/Ceiling: _____

Corridor Separation: _____ Tenant Separation Walls: _____

Columns: _____ Beams: _____





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TENANT INFORMATION (if applicable)

Purpose of Space: ACCESSORY STRUCTURE TO EXISTING PATIO-CLOSET Floor No. _____

Scope of Tenant Work: TOP GOLF USA GOLF FACILITY

Group(s) of Tenant (per IBC): _____ Area of Tenant Space (SF): _____

Tenants Per Floor: Single Multiple

Hazardous Materials: Combustible Liquid Flammable Liquid Other: _____

FIRE PROTECTION SYSTEMS

Sprinklers: Yes No if yes, Fully Partial

Monitored by Approved Central Station: Yes No if yes, Name: N/C EXTENSIVE OUTDOOR STRUCTURE

Fire Alarm System: Yes No if yes, Type: _____

Standpipes: Yes No if yes, note location on plans.

FIRE RESISTANCE DESIGN (if applicable, insert UL Design Number or similar)

Floor/Ceiling: _____ Roof/Ceiling: _____

Corridor Separation: _____ Tenant Separation Walls: _____

Columns: _____ Beams: _____





BUILDING INFORMATION FORM

for Tenant Layouts and New Commercial Structures

Building Plan Review Division, Office of Building Code Services

Fire Prevention Division, Fire & Rescue Department

Project Name: TOP GOLF USA KINESTONEVALE ACCESSORY DECK PROJECT

Street Address: _____ Suite _____

Submitting Firm: CAMPBELL'S FERRARA NURSERIES

Address: 6651 LITTLE RIVER TURNPIKE

City: ALEXANDRIA State: VA Zip Code: 22314

Phone: (703) 354-6724 Expeditor's name: DALE PROFUSEK

Email address (optional): WWW.CAMPBELLFERRARA.COM

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Number of Stories in Building: ON GROUND LEVEL Code Year Building Designed Under: VUSBC 20

High-Rise Building: Yes No Gross Floor Area Per Floor (SF): 2000 SF

Fire Control Room: Yes No

TENANT INFORMATION (if applicable)

Purpose of Space: ACCESSORY STRUCTURE TO EXISTING PATIO-CLOSETHOUSE Floor No. _____

Scope of Tenant Work: TOP GOLF USA GOLF FACILITY

Group(s) of Tenant (per IBC): _____ Area of Tenant Space (SF): _____

Tenants Per Floor: Single Multiple

Hazardous Materials: Combustible Liquid Flammable Liquid Other: _____

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Sprinklers: Yes No if yes, Fully Partial

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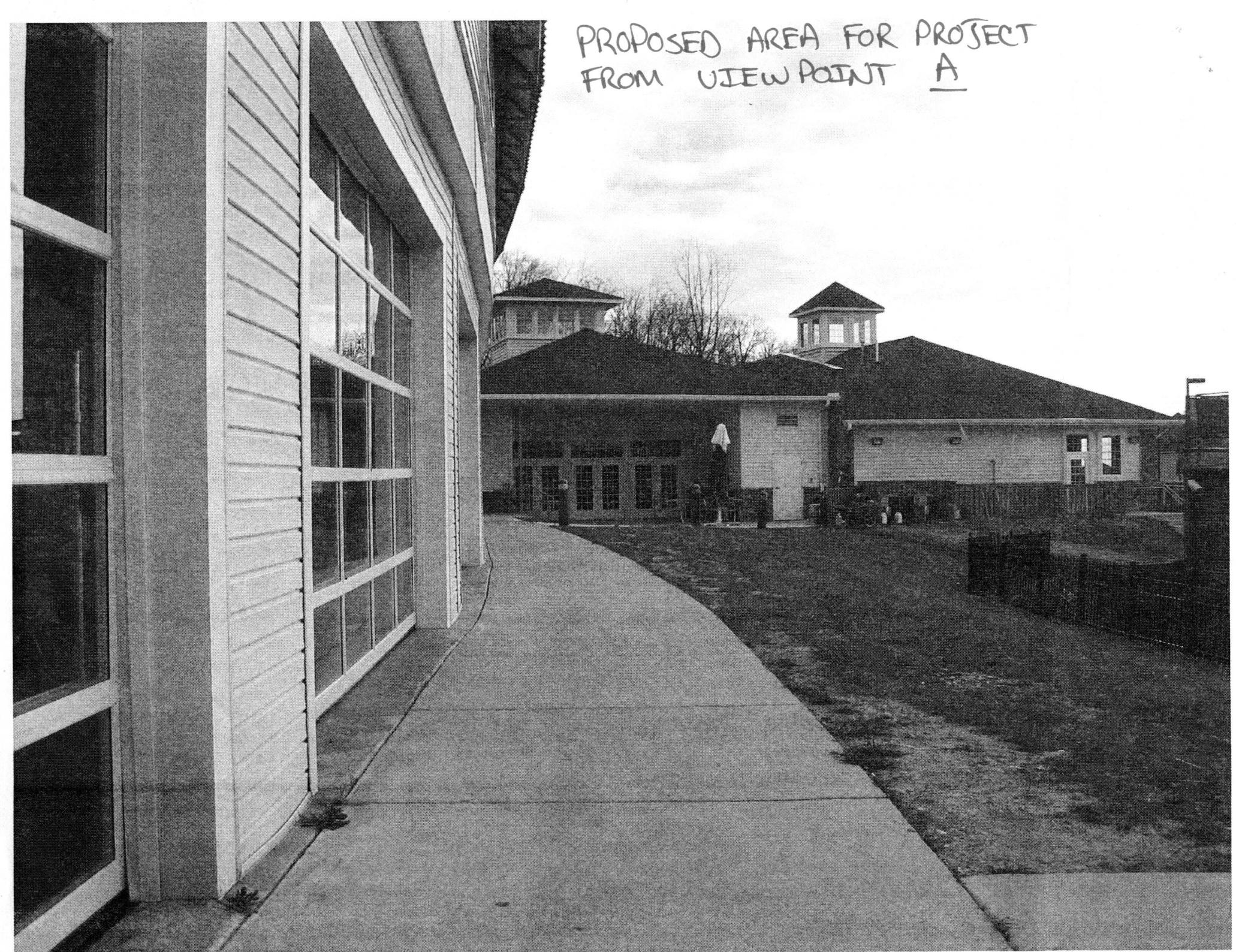


FRONT OF DECK

EXISTING CONCRETE WALKWAY

DECK ELEVATION TO VARY BETWEEN APPROX 36"-48" AT FRONT OF DECK AND TO BE LEVEL W/ EXISTING CONCRETE WALKWAY.

PROPOSED AREA FOR PROJECT
FROM VIEW POINT A





PROPOSED AREA FOR PROJECT
FROM VIEW POINT B

