



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

(703) 324-1290

TTY 711 (Virginia Relay Center)

Fax (703) 324-3924

V I R G I N I A

April 28, 2004

Allan Baken, Operations Manager
Charles P. Johnson & Associates, Inc.
3959 Pender Drive, Suite 210
Fairfax, VA 22030

Re: Proffer Interpretation for RZ/FDP 2000-MV-051, Skyview Park: Relocation of tot lot

Dear Mr. Baken:

This is in response to your letter of March 30, 2004, requesting an interpretation of the proffers and the conceptual/final development plan (CDP/FDP) accepted by the Board of Supervisors in conjunction with approval of RZ 2000-MV-051, and the final development plan and development conditions approved by the Planning Commission pursuant to FDP 2000-MV-051. As I understand it, the question is whether the proposed relocation of the tot lot would be in substantial conformance with the proffers, the CDP/FDP, and development conditions. The tot lot is shown on the approved CDP/FDP to be located in the center of the Skyview Park development adjacent to Lots 112, 113, 124, and 125. You propose to relocate it, to the recreation area/multi-purpose field at the northern end of the site, at the rear of Lots 41-44 and adjacent to Parcel 43, which is not part of the Skyview Park development. This determination is based on the Skyview Park Site Details (sheet L-4) and the copy of the CDP/FDP attached to your letter. You have also included a letter signed by the owners of Parcel 43 which states that they do not object to the relocation of the tot lot to the area which is adjacent to their property. Copies of the above referenced letters are attached.

The approved CDP/FDP shows that a tot lot will be located in the center of the site in an approximately 34 foot wide open space strip that contains a gazebo at each end and a picnic area. The tot lot is shown to be approximately 30 feet X 35 feet (1050 square feet) in size. According to your letter and shown on your exhibit, the developer has purchased two pieces of play equipment which require minimum areas of 31 feet X 29 feet (Playstructure A) and 23 feet 7 inches X 27 feet 9 inches (Playstructure B). Only Playstructure B, which is designed for children 2-5 years in age, will fit into the approved tot lot area. The recreation area/multi-purpose field to which you have proposed relocating the two pieces of tot lot equipment is shown as 35 feet X 80 feet (2800 square feet).

Allan Baken

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It is my determination that relocating the tot lot from the approved location to the recreation area/multi-purpose field would not be in substantial conformance with the proffers and development conditions. You indicated in subsequent conversations with staff that, as an option, you could install one of the two pieces of play equipment in the location shown on the CDP/FDP. The site detail sheet confirms that Playstructure B can be accommodated in the approved tot lot area. It is my determination that this would be in substantial conformance with the CDP/FDP.

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, DPZ

BAB/MAG/O:\mgodfr\Proffer Interpretations PISkyviewPark(RZ2000-MV-051).doc

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mt. Vernon District
John R. Byers, Planning Commissioner, Mt. Vernon District
Daryl Varney, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: RZ~~2000~~-MV-051, PI 0403035, Imaging, Reading File

Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

Fairfax, VA

Silver Spring, MD

Frederick, MD

CPI

Associates

March 30, 2004

Fairfax County
Department of Planning and Zoning
Zoning Evaluation Division
Suite 801
12055 Government Center Parkway
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning

MAR 30 2004

Zoning Evaluation Division

Attention: Ms. Barbara Byron, Director

Re: Skyview Park
RZ 2000-MV-021
Relocation of Tot Lot

Dear Barbara:

I am writing to request an interpretation to relocate a tot lot that was shown on the approved Conceptual/Final Development Plan (CDP/FDP) of RZ 2000-MV-021, Skyview Park.

The Skyview Park rezoning is a proposed 187-unit PDH-16 development approved by the Board of Supervisors in April 2002. Section One (Fairfax Co. # 1622-SP-01) is currently under construction.

The approved CDP/FDP proposed a tot lot in the vicinity of Lots 112, 113, 124, and 125. Our request is to relocate the tot lot to the recreation area / multipurpose field behind Lots 41-44.

I have enclosed Sheet L-4 entitled "Skyview Park Site Details" prepared by Land Design. This sheet shows play structures A and B that are to be installed on the site. These structures have minimum required areas (31' x 29') and (23'7" x 27'9") that are larger than can be accommodated in the tot lot area on the CDP/FDP which scales approximately 30' x 35'.

We believe that this modification conforms to the approved CDP/FDP for the following reasons:

- This constitutes an improvement to the tot lot shown on the CDP/FDP in that better equipment can be accommodated if the tot lot is relocated. The proposed play structures

Ms. Barbara Byron
Skyview Park
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meet or exceed the tot lot details shown on Sheet 10 of the CDP/FDP that was included in the CDP/FDP for illustrative purposes only;

- The new tot lot area was intended for recreational purposes on the CDP/FDP, thus Lots 41 – 44 are not being negatively impacted;
- The adjacent owners of Parcel 43 have no objection to this change. I have enclosed a letter to that effect;
- The tot lot area on the CDP/FDP will remain open space so that there is no negative impact on the overall space or recreational area;
- Pedestrian access is being provided to the new tot lot area; and
- The developer will comply with Proffer 8, Recreational Facilities (copy enclosed), and there are no impediments in the proffers to relocating the tot lot.

If you have any questions or need any additional information, please feel free to call me at 703-385-7555.

Thank you for your cooperation.

Sincerely,


Allan Baken
Operations Manager

ADB/sdl

Enclosure: CDP/FDP
Proffers
Sheet L-4
Letter re: Lot 43 (Monk Property)



The Peterson Companies

December 11, 2003

Mr. and Mrs. Stephen Monk
4613 Manor Drive
Alexandria, VA 22309

RE: Skyview Park Section One

Dear Mr. and Mrs. Monk,

In an effort to better the Skyview Park community, Skyview Associates LC is proposing to revise our current approved location of the "Tot-Lot" to the open space area just South of your property. We are proposing this location to expand the facilities within the Tot-Lot. I have enclosed copies of the area on the proposed plan as well as the current approved plan for your review. If you do not have any objections to this revision, please sign, date and return this correspondence to my attention.

Again I would like to thank you for cooperation and patience with development of Skyview Park and should you have any questions, please feel free to contact me.

Sincerely,

Ronald A. Wagner
Manager, Land Development
for Skyview Associates, L.C.

cc: Bruce Gould, TPC
R-D&C