



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

April 11, 2003

Ronald A. Wagner, Manager
The Peterson Companies
12500 Fair Lakes Circle, Suite 400
Fairfax, VA 22033

Re: Interpretation for RZ 2000-MV-051: Demolition of 8415 Skyview Drive

Dear Mr. Wagner:

This is in response to your letter of March 28, 2003, requesting an interpretation of the proffers and development conditions for the Skyview property (RZ/FDP 2000-MV-051). The proffers for RZ 2000-MV-051 were accepted by the Board of Supervisors on April 8, 2002. FDP 2000-MV-051 was approved by the Planning Commission on July 25, 2001, subject to development conditions dated July 25, 2001. As I understand it, the question is whether the demolition of a structure at address 8415 Skyview Drive would be in substantial conformance with the proffers, Conceptual/Final Development Plan (CDP/FDP), and development conditions. This determination is based on your letter and Sheet 4 of 23 of the approved Rough Grading/Demolition Plan (1622-RGP-01-1). A copy of the above referenced letter and the exhibit are attached.

In your letter, you state that there is an erroneous note on Sheet 2 of 12 of the approved CDP/FDP, which indicates that the structure at 8415 Skyview Drive was to remain. You state that it is your intention to demolish the structure at 8415 Skyview Drive as indicated on the approved Rough Grading/Demolition Plan in order to construct the single-family attached dwellings depicted on the CDP/FDP. The proffered CDP/FDP shows units in the location of the structure at 8415 Skyview Drive, demonstrating that the intent was to demolish that structure with the development of the site.

It is my determination that demolition of the structure at 8415 Skyview Drive would be in substantial conformance with the proffers, the CDP/FDP and development conditions. 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 Cathy Lewis at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mount Vernon District
John R. Byers, Planning Commissioner, Mount Vernon District
John Crouch, Deputy Zoning Administrator
Michelle Brickner, Director, Office of Site Development Services, DPWES
File: ~~DPZ 2000-MV-051~~, PI 0304 049



The Peterson Companies

March 28, 2003

RECEIVED
Department of Planning & Zoning
APR 03 2003
Zoning Evaluation Division

Ms. Barbara Baron, Division Director
Zoning Evaluation Division
Department of Planning and Zoning
12055 Government Center Parkway
Suite 800
Fairfax, VA 22035-5509

RE: Skyview Park Demolition

Dear Ms. Baron,

It has been brought to our attention that there is an erroneous note on sheet 2 of 12 of the CDP/FDP indicating that the structure at address 8415 Skyview Drive is to remain. It is the intention of Skyview Associates LC to demolish any and all structures at this address per the Approved Rough Grading /Demolition Plan, Fairfax County number 1622-RGP-01-1, as indicated on sheet 4 of 23.

Please feel free to contact me should you need further clarification or having any questions regarding this matter.

Sincerely,

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

cc: Joe King, ECC
Bruce Gould, TPC
RFD&C

SKYVIEW DRIVE - R/W

(50' R/W)

25 M.P.H. POSTED SPEED
740 V.P.D. PER VDOT

WAY
CORRIDOR

PARC

21 ZONE

N40°04'13"W

EX. GRAVEL ASPHALT
D/W TO BE REMOVED

EX. POLE
TO BE REMOVED

EX. UTIL.
T.B.R.

EX. GRAVEL ASPHALT
D/W TO BE REMOVED

EX. RIGHT-OF-WAY

20

EX. POLE
TO BE RELOCATED

EX. UTIL.
T.B.R.

EX. 1-STORY HOUSE
(TO BE REMOVED)

19

EX. P.C.P.
T.B.R.

EX. POLE
TO BE RELOCATED

EX. GRAVEL ASPHALT
D/W TO BE REMOVED

EX. 6' WOOD FENCE
T.B.R.

EX. SHEDS
(TBR)

ZONE : PDH-16

ZONE : R-2 S75°55'47"W 191'

ROLAND D. & ALICE V. BLEVINS

LOT 6

(D.G. 11266 PG. 1791) &

(D.B. 13772 PG. 41)

ZONE : R-2 USE : RESIDENTIAL

PARCEL 6A

EX. 1-1/2 STORY HOUSE
(TO REMAIN)
#8419

250