



**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

November 4, 2003

Anthony Owens, Project Manager  
The BC Consultants, Inc.  
12600 Fair Lakes Circle, Suite 100  
Fairfax, VA 22033

Re: Interpretation for RZ 2001-MV-025, Laurel Hill, Land Bay A, Fence Along Silverbrook Road

Dear Mr. Owens:

This is in response to your letter of September 24, 2003, requesting an interpretation of the proffered Conceptual/Final Development Plan (CDP/FDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 2001-MV-025. As I understand it, the question is the fence/noise attenuation wall along Silverbrook Road may be changed so that the brick pillars are set at fifty foot intervals rather than the sixteen feet shown on the detail on the proffered CDP/FDP. This determination is based on the description provided in your letter of September 24, 2003.

It is my determination that the proposal to change the brick pillars to fifty foot intervals is not in substantial conformance with the proffered 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 Peter Braham at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

cc: Gerry Hyland, Supervisor, Mount Vernon District  
John Beyers, Planning Commissioner, Mount Vernon District  
Michelle Brickner, Director, Site Development Division, DPWES  
Darryl Varney, Chief, Zoning Permit Branch, ZAD, DPZ  
Bonds and Agreements Branch, Office of Site Development Services, DPWES  
File: RZ/FDP 2001-MV-025, PI 0309 142

**BC Consultants**  
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September 24, 2003

Ms. Barbara Byron, Director  
Zoning Evaluation Division, DPZ  
12055 Government Center Parkway  
Fairfax, VA 22035-5503

Re: Laurel Hill, Landbay A  
BC Project Number: 01095.32

Dear Ms. Byron:

On behalf of our client, Centex Homes, we hereby request an interpretation to the Concept Development Plan/Final Development Plan (CDP/FDP), Rezoning Number RZ 2001-MV-025, approved by the Board of Supervisors on November 7, 2001. Specifically, the intent of a detail on sheet 13 of 15 titled "Typ. Noise Attenuation/Decorative Fence" indicates a spacing of 16 feet plus or minus for the brick pillars.

Due to construction constraints, our client would like to construct the brick pillars at a distance of approximately 50 feet and use wooden intermediate post as necessary. As stated in Proffer #1, the provisions of Section 18-204 of the Zoning Ordinance allow minor modifications to an approved development plan, that are in substantial conformance with the submitted CDP/FDP. The applicant has reserved the right to modify the brick pillar spacing as stated in Proffer #1(b).

The proposed revisions remain substantially in conformance with the approved CDP/FDP. Additionally, this change will not cause any impacts to the noise attenuation abilities of the fence. For your reference, I have provided a copy of the approved CDP/FDP and the Proffers. We respectfully request approval of this interpretation based on the above stated reasons in accordance with the provisions of the Zoning Ordinance and approved proffers. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,  
The BC Consultants, Inc.



Anthony Owens  
Project Manager

RECEIVED  
Department of Planning & Zoning

SEP 26 2003

Enclosures

ATO

Cc: John Soyka, Centex Homes

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Zoning Evaluation Division

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(703) 449-8100 (703) 449-8108 (Fax)  
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September 24, 2003

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Zoning Evaluation Division, DPZ  
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Anthony Owens  
Project Manager

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