



**FAIRFAX  
COUNTY**

**DEPARTMENT OF PLANNING AND ZONING**

Zoning Evaluation Division  
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Fairfax, Virginia 22035-5509

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V I R G I N I A

May 5, 2003

Inda E. Stagg  
Land Use Coordinator  
Walsh Colucci Lubeley Emerich & Terpak PC  
2200 Clarendon Blvd.  
Thirteenth Floor  
Arlington, VA 22201-3559

Re: RZ 2001-MV-025, Laurel Hill South; Side Yard Setbacks in Land Bay F

Dear Ms. Stagg:

This is in response to your letter dated April 30, 2003, (copy attached) in which you request an interpretation of the proffers accepted by the Board of Supervisors pursuant to the approval of RZ 2001-MV-025, as well as of FDP 2001-MV-025 approved by the Planning Commission. As I understand it, you requested a determination as to whether the 70 foot wide single family detached lots within Land Bay F may have a side yard of no less than five (5) feet, as long as the distance between adjacent houses is no less than fourteen feet.

A similar determination was requested in October 2002, for Land Bay C, which is governed by the same approvals as Land Bay F. A favorable determination was issued for Land Bay C on November 1, 2002. It is my determination that the 70 foot wide single family detached lots within Land Bay F may have a side yard of no less than five (5) feet, as long as the distance between adjacent houses is no less than fourteen feet.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions or would like to discuss this matter, please call me.

Sincerely,

Barbara A. Byron, Director  
Zoning Evaluation Division

cc: Gerry Hyland, Supervisor, Mt. Vernon District  
John Byers, Planning Commissioner, Mt. Vernon District  
Greg McLaughlin, OSDS, DPWES  
John Crouch, Deputy Zoning Administrator, PPRB, ZAD, DPZ  
File: RZ/FDP 2001-MV-025



**WALSH COLUCCI  
LUBELEY EMRICH  
& TERPAK PC**

Inda E. Stagg  
Land Use Coordinator  
(703) 528-4700 Ext. 23  
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April 30, 2003

**Via Hand Delivery**

Peter Braham  
Fairfax Co. Dept. of Planning & Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, #801  
Fairfax, Virginia 22035

**RECEIVED**  
Department of Planning & Zoning

**MAY 01 2003**

**Zoning Evaluation Division**

Re: Pulte Home Corporation  
Laurel Hill South, RZ 2001-MV-025  
Request for Interpretation – Side Yard Setbacks for 70 Foot Wide Lots in Land Bay F

Dear Peter:

Pursuant to site plan processing, it has come to Pulte's attention that there is another discrepancy regarding the setbacks at Laurel Hill. At the moment I'm concerned about side yard setbacks of the 70-foot wide lots in Land Bay F of Laurel Hill South. The typical lot details for the 70-foot wide lots indicates a "7' Min. Side Yard" with a minimum separation between dwelling units of fourteen (14) feet. Pursuant to an interpretation by your office dated November 1, 2002, Ms. Byron determined that,

"... the single family detached lots that are seventy (70) feet wide (the detached lots within Land Bay C) should have side yards that are a minimum of seven (7) feet wide, however, a smaller side yard that is no less than five feet may be utilized, provided that the distance between houses is no less than fourteen feet. . ."

My question is whether the 70 foot wide detached lots within Land Bay F may also have side yards that are a minimum of seven (7) feet wide, with the stipulation that smaller side yards that are no less than five (5) feet may be utilized, provided that the distance between houses is no less than fourteen feet?

I appreciate your attention to this question. If there is any further information that I can provide to you, please don't hesitate to ask.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & TERPAK, P.C.

  
Inda E. Stagg

cc: Gregory May, Land Engineer, Pulte Home Corp.  
Martin D. Walsh

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