

Braham, Peter*RZ 2001-MV-025*

From: Braham, Peter
Sent: Friday, June 16, 2006 1:24 PM
To: 'Nelson Kirchner'
Cc: Simms, Michael L.; Johnson, Leslie
Subject: RE: Laurel Hill LB D-2 Lot 105 (Previous Lot 34)
Attachments: LH D2 Lot 105 Exhibit Model (1).pdf

Mr. Kirchner,

In response to your e-mail and after coordinating with Michael Simms and Barbara Byron, the following is the determination with regard to the issues associated with 8928 Rhododendron Circle.

The property must comply with the yard dimensions established for this type of unit as shown on the typical lot layouts included on Sheet 14 of the proffered CDP/FDP while applying those yard dimensions in the manner prescribed by the Zoning Ordinance. In addition, the house must face in the direction shown on the proffered CDP/FDP, i.e. towards the pipestem driveway.

Accordingly, given that the lot is shown on the proffered CDP/FDP to face onto the the pipestem driveway and onto the public street, it must be setback 20 feet from the public street and 25 feet from the pipestem driveway. Since the definitions of various types of yards contained in Article 20 of the Zoning Ordinance specifies that the yard opposite the shorter of two yards of a corner lot, the yard behind the house and opposite the pipestem driveway is a side yard (which must be 7 feet per the proffered typical) and the yard furthest from the public street is a rear yard and must be 20 feet per the proffered typical. Therefore, the yard designations on the attachment to your email are incorrect and must be changed. The yard labeled as the rear yard on the attachment is defined as a side yard; and the yard labeled as a side yard is defined as a rear yard. Further, the seven foot side yard shown on the attachment must be increased to twenty feet.

To address this situation, this office would be willing to consider a proffer interpretation to move the property line that is parallel to the public street away from the house to meet the 20 foot rear yard requirement.

It should be noted that it is recognized that these yard designations, while consistent with the Zoning Ordinance definitions, are not how a layperson would intuitively apply the terms rear yard and side yard. Therefore, it is requested that the house location plat be clearly marked to identify which yard is which and to state that the limitations regarding accessory structures and permitted extensions into yards (including decks) are different with regard to rear and side yards.

Peter Braham, Senior Staff Coordinator
 Zoning Evaluation Division
 Department of Planning and Zoning
 Fairfax County, Virginia
 703-324-1290

From: Nelson Kirchner [mailto:kirchner@vika.com]
Sent: Wednesday, May 31, 2006 6:21 PM
To: Braham, Peter
Subject: Laurel Hill LB D-2 Lot 105 (Previous Lot 34)

Mr. Braham,

6/16/2006

I would like to request that your office, Dept of Planning and Zoning, review and comment that the yards as labeled on the above referenced exhibit (LH D2 Lot 105 Exhibit Model) are identified correct as understood by your office for the property at 8928 Rhododendron Circle. This property is part of the Laurel Hill D2 subdivision, FFx Co Plan # : 1183-SD-007-2 and as shown on the Conceptual/Final Development Plan RZ/FDP 2001-MV-025. See attached PDF's for associated C/FDP plan sheets. Please comment.

Thank you for your time and attention and should you have any questions or need additional information please contact our office.

Nelson P. Kirchner, CLA
Landscape Architect
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8180 Greensboro Drive
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703.442.7800
703.761.2787(FAX)
kirchner@vika.com

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Braham, Peter

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Sent: Wednesday, May 31, 2006 6:21 PM
To: Braham, Peter
Subject: Laurel Hill LB D-2 Lot 105 (Previous Lot 34)
Attachments: LH D2 Lot 105 Exhibit Model (1).pdf; Laurel Hill_01.pdf; Laurel Hill_02.pdf

Mr. Braham,

I would like to request that your office, Dept of Planning and Zoning, review and comment that the yards as labeled on the above referenced exhibit (LH D2 Lot 105 Exhibit Model) are identified correct as understood by your office for the property at 8928 Rhododendron Circle. This property is part of the Laurel Hill D2 subdivision, FFX Co Plan # : 1183-SD-007-2 and as shown on the Conceptual/Final Development Plan RZ/FDP 2001-MV-025. See attached PDF's for associated C/FDP plan sheets. Please comment.

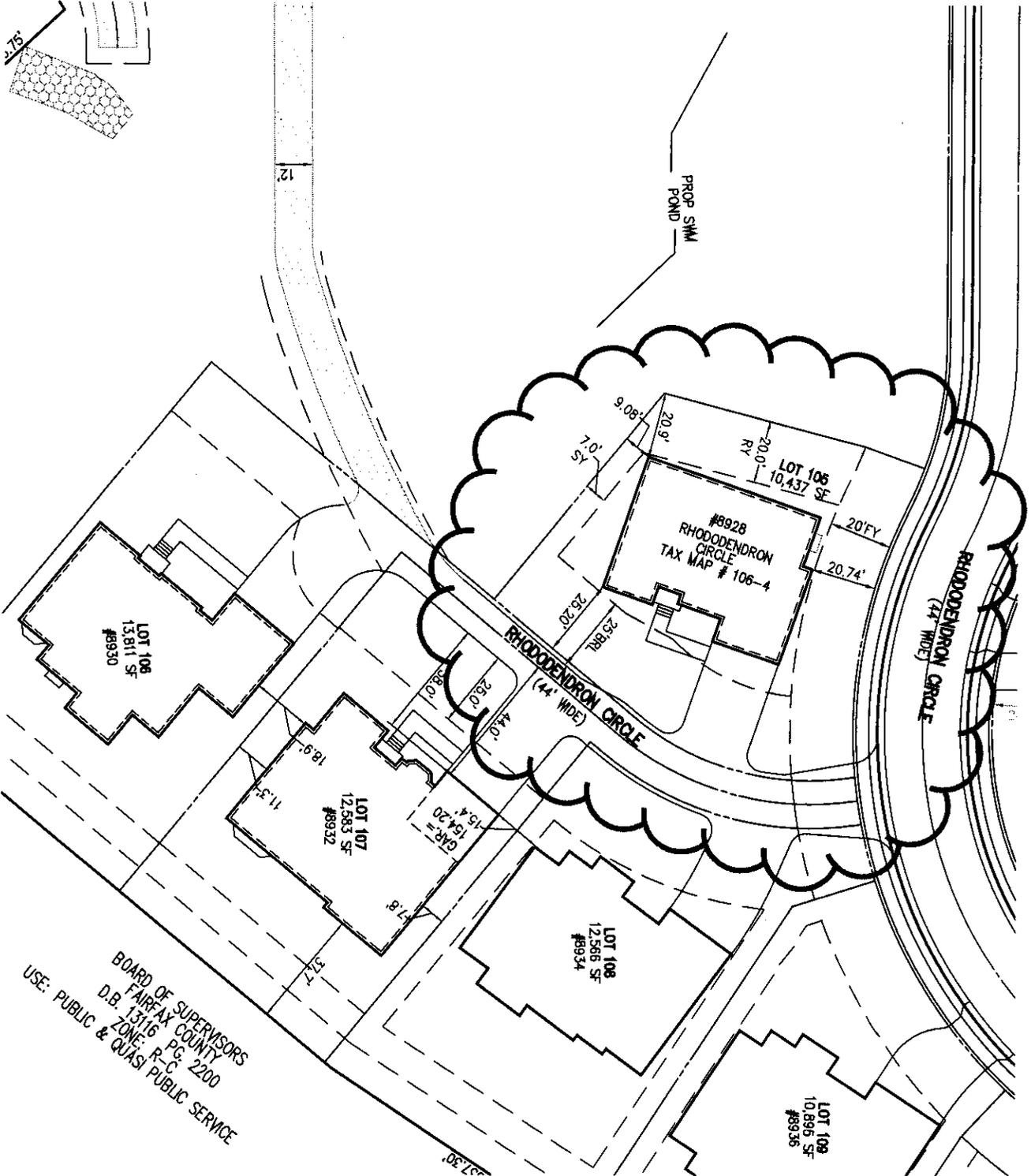
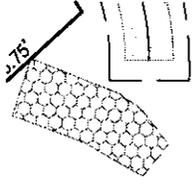
Thank you for your time and attention and should you have any questions or need additional information please contact our office.

Nelson P. Kirchner, CLA
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Suite 202, Mclean VA 22102
703.442.7800
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6/1/2006



BOARD OF SUPERVISORS
 D.B. FAIRFAX COUNTY
 ZONE: P-C PG. 2200
 USE: PUBLIC & QUASI PUBLIC SERVICE

LOT 109
 10,895 SF
 #8936

LOT 108
 12,566 SF
 #8934

LOT 107
 12,583 SF
 #8932

LOT 106
 13,811 SF
 #8930

LOT 106
 10,437 SF

#8928
 RHODODENDRON
 CIRCLE
 TAX MAP # 106-4

PROP SHM
 POND

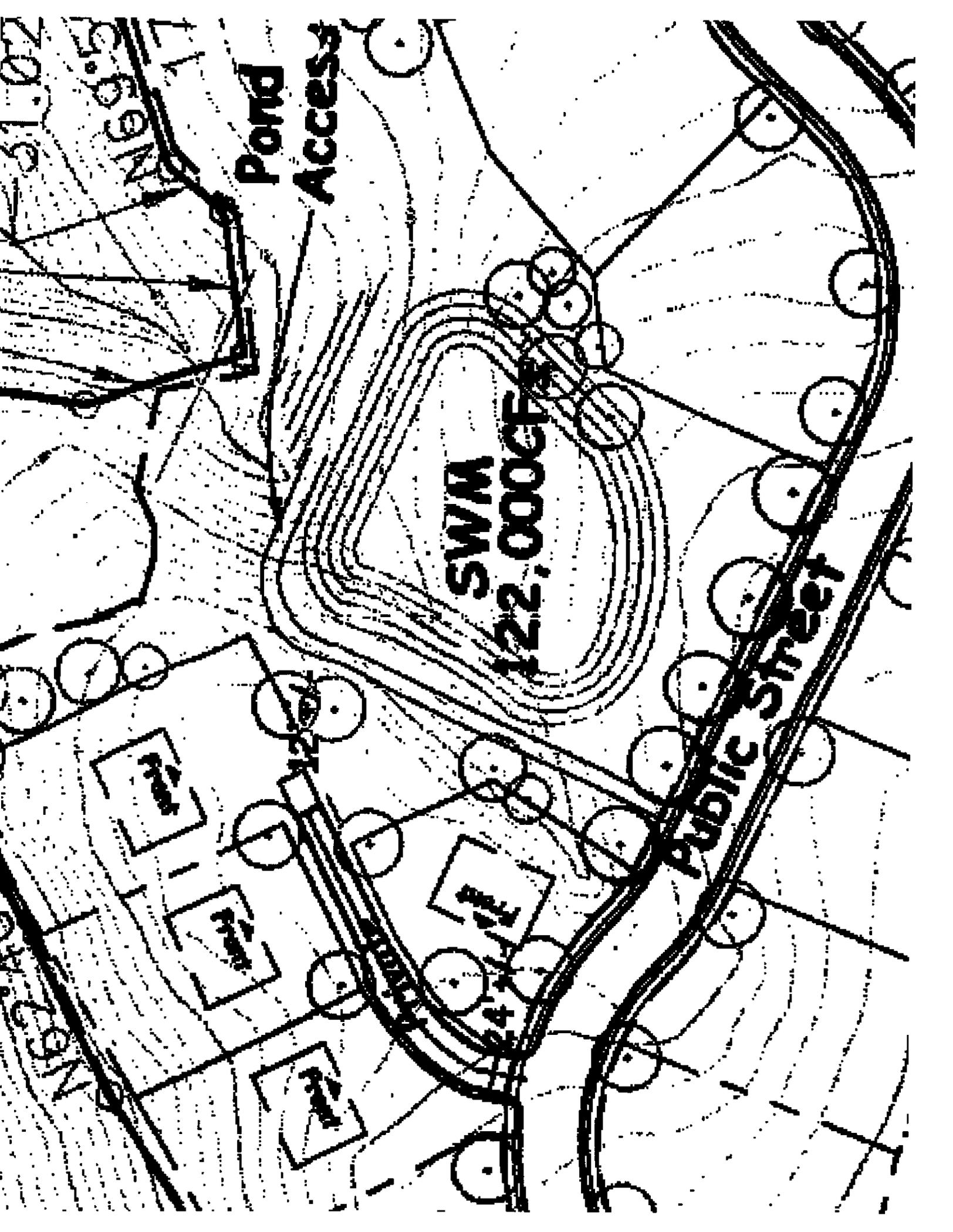
RHODODENDRON CIRCLE
 (44' WDE)

RHODODENDRON CIRCLE
 (44' WDE)

27.30'

12'

27.6'



01.02

ALBERTA

Pond
Access

SWM
22,000CF

PUBLIC STREET

Garage

GARAGE

ALBERTA

Garage

