



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

April 27, 2012

Lori Greenlief
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102-4215

Re: Interpretation for SEA 84-D-086-5, Langley School, Tax Map 30-1 ((1)) 42A, 43, and 30-1 ((22)) 2A: Building Footprint, Height, Setbacks

Dear Ms. Greenlief:

This is in response to your letter of April 12, 2012, which is a revision of the original February 9, 2012 letter, requesting an interpretation of the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors in conjunction with SEA 84-D-086-5. As I understand it, the question is whether the proposed changes to the building footprint, height, and setbacks of the Langley Middle School Building would be in substantial conformance with the SEA Plat and development conditions. This determination is based on your letter; an exhibit entitled "Building Setback Exhibit, The Langley School Middle School," prepared by Urban, dated December, 2011; 2 exhibit sheets each entitled "Grading Plan, The Langley Middle School," prepared by Urban, dated March 9, 2012; and, your e-mailed correspondence dated March 15, 2012, March 22, 2012, and April 3, 2012. Copies of your letter and relevant exhibits are attached.

The Langley School is governed by SEA 84-D-086-5, which was approved by the Board of Supervisors on October 20, 2003, to permit a phased construction plan for improvements to an existing private school of general education, subject to development conditions. The SEA Plat shows the proposed Middle School located in the southeastern area of the site south of a central courtyard. A proposed library/cafeteria, the existing lower school, a proposed administration building, and a proposed primary school are also shown around the central courtyard. You state that final site engineering has dictated a change in the footprint of the middle school building. According to your letter, the need to reconfigure the building results from an analysis of academic needs and facilities needs that determined that the middle school should be constructed prior to the adjacent library/cafeteria to the north. You state that the middle school building footprint and location must elongate and shift to provide the required separation between it and the existing Arts and Sciences Building located to the north, which is not scheduled to be demolished until the library/cafeteria building is constructed. The relocation of the Middle School building and changes to the peripheral setbacks are proposed. According to the Building Setback Exhibit, the distance from the southeast portion of the building (labeled 1) would be decreased 80' to 72.7' (9.0%), and the distances from the southern side of the building to the right-of-way of Dolley Madison Boulevard (labeled 2 and 3) would be decreased from

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Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
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approximately 191' to 179.01' (6.3%) and from 210' to 189.38' (9.8%), respectively. As a result of a change in grade, a 1 foot change in building height is also proposed. The building height is proposed to be increased from +/-34 feet as shown on the SEA Plat to 35 feet.

The Grading Plan exhibit shows retaining walls proposed on the southern, eastern, and western sides of the building. The highest wall is 8.3 feet high at the south side of the easternmost corner of the building. The wall tapers down to grade approximately fourteen feet from the building. According to your engineer, the low side of the easternmost retaining wall will most likely be poured in place concrete with no veneer or stamping because it is only visible when walking around the lower side of the school, and the property to the east is vegetated open space belonging to the Evans Mill Pond HOA. Another wall located adjacent to the sidewalk and stairs on the southwest side of the building has a maximum height of 6.26 feet nearest the building. This wall supports the external stairs and on the high side it supports the playground. The western wall along the stairs would be concrete with brick veneer and would be equipped with a handrail. You state that the wall along the south is more of a decorative seat wall, but it also retains some earth. The height varies but it is less than 3 feet. According to your April 3, 2012 e-mail, the proposed retaining walls would be necessary even if the Middle School building were located as approved. You note that the exposed face of the wall will be internal to the building because the building is cut into the slope.

It is my determination that the proposed modifications to the building footprint, setbacks, and building height of the Middle School building, as described above, are in substantial conformance with the SEA Plat and the development conditions.

It should be noted that this letter does not address Development Condition 13, which governs the materials and design of all new buildings on the site. Substantial conformance with this condition will need to be demonstrated prior to the issuance of a building permit for the Middle School building.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only the issues described herein. If you have any questions regarding this interpretation, please contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

H:\SE Interpretations\Langley School (SEA 84-D-086-5) 2008 Footprint, Setbacks.doc

Attachments: A/S

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cc: John W. Foust, Supervisor, Dranesville District
Jay P. Donahue, Planning Commissioner, Dranesville District
Diane Johnson-Quinn, Deputy Zoning Administrator, ZAD, DPZ
Kenneth Williams, Plan Control, Land Development Services, DPWES
Audrey Clark, Building Plan Review and Inspection Division, DPWES
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: SEA 84-D-086-5, SEI 12 02 006; Imaging, Reading File

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February 9, 2012
Revised April 12, 2012

Ms. Barbara Berlin, Director
Zoning Evaluation Division
12005 Government Center Parkway
Suite 801
Fairfax, VA 22035

RE: Interpretation for SEA 84-D-086-5, The Langley School, Tax Map 30-1((1))42A,
43, and 30-1((22))2A

Dear Ms. Berlin:

The purpose of this letter is to request an interpretation pursuant to Sect. 9-004 of the Zoning Ordinance of Condition 2 of the development conditions approved by the Board of Supervisors in conjunction with SEA 84-D-086-5, the Langley School.

Background

The Langley School received approval of a phased construction plan for their school campus on Balls Hill Road in McLean through the special exception process. The most recent and the governing special exception amendment, SEA 84-D-086-5, was approved in 2003. Part of the approval included a new middle school building, located with other proposed buildings in a courtyard-type configuration in the southern portion of the site.

Issue

Final site engineering has been completed for the middle school building and the first submission of the site plan has been made. Final site engineering has dictated a change in the footprint of the middle school building. The proposed gross floor area of the middle school is 28,090 square feet, with only 18,751 square feet of that contributing to the overall floor area ratio calculation, well below the square footage implied on the approved special exception plat. Note that a specific square footage was not shown on the SE plat for the middle school building, but Sheet 2 of 4 does indicate a two story

building with specific dimensions. These dimensions add to approximately 28,132 square feet. The requirement to reconfigure the building has stemmed from a phasing issue. Based on a careful committee analysis of programmatic/academic needs and facilities needs/building age, the middle school building was determined to be the next phase of development and will, therefore, be constructed prior to the new library/cafeteria located to the north of the middle school. As such, the middle school building footprint and location, to a certain extent, must elongate and shift slightly to afford the appropriate and required separation between the proposed middle school building and the existing Arts and Sciences building on the property which are not scheduled to be demolished until the library/cafeteria building is constructed. This results in a setback change to a few lot lines. Exhibit 1 shows the proposed middle school building in relation to the existing buildings on the property and in relation to the three nearest lot lines. In all three cases, the setback distance to the proposed building will be within 10% of the original setback distance shown on the special exception plat. Note that a setback of 75 feet to the southwest lot line is shown on the approved special exception plat to the primary school building. The Applicant recognizes that since the middle school footprint has shifted slightly toward what is shown as the primary school footprint on the approved plat, the future primary school building to be completed in a later phase will still have to fit into that area between the middle school and the 75 foot setback.

Additionally, because of the shift in location and the way the grades are ultimately set, the height of the building is now 35 feet, as opposed to the 34 feet indicated on the Special Exception plat. The Applicant also requests a determination that this 2.9 percent deviation is in substantial conformance with the special exception plat.

Conclusion

Circumstances unforeseen at the time of the approval of SEA 84-D-086-5 associated with phasing have arisen causing the middle school building to be constructed prior to the library/cafeteria building. This causes the need to work around the existing buildings on the property, specifically maintaining appropriate fire code setback distances between buildings. The footprint, though, slightly elongated from the original plan, is essentially the same and actually somewhat less in square footage than that which was approved. The setbacks differ only by a slight amount to the three nearest lot lines.

Request

For the reasons stated in this letter, the Applicant respectfully requests a determination that the revised building footprint for the middle school and its setbacks

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The Langley School
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from the three nearest lot lines, as well as the proposed height, is in substantial conformance with that shown on the special exception plat.

If you have any questions or need additional information, please do not hesitate to call me.

Best Regards,

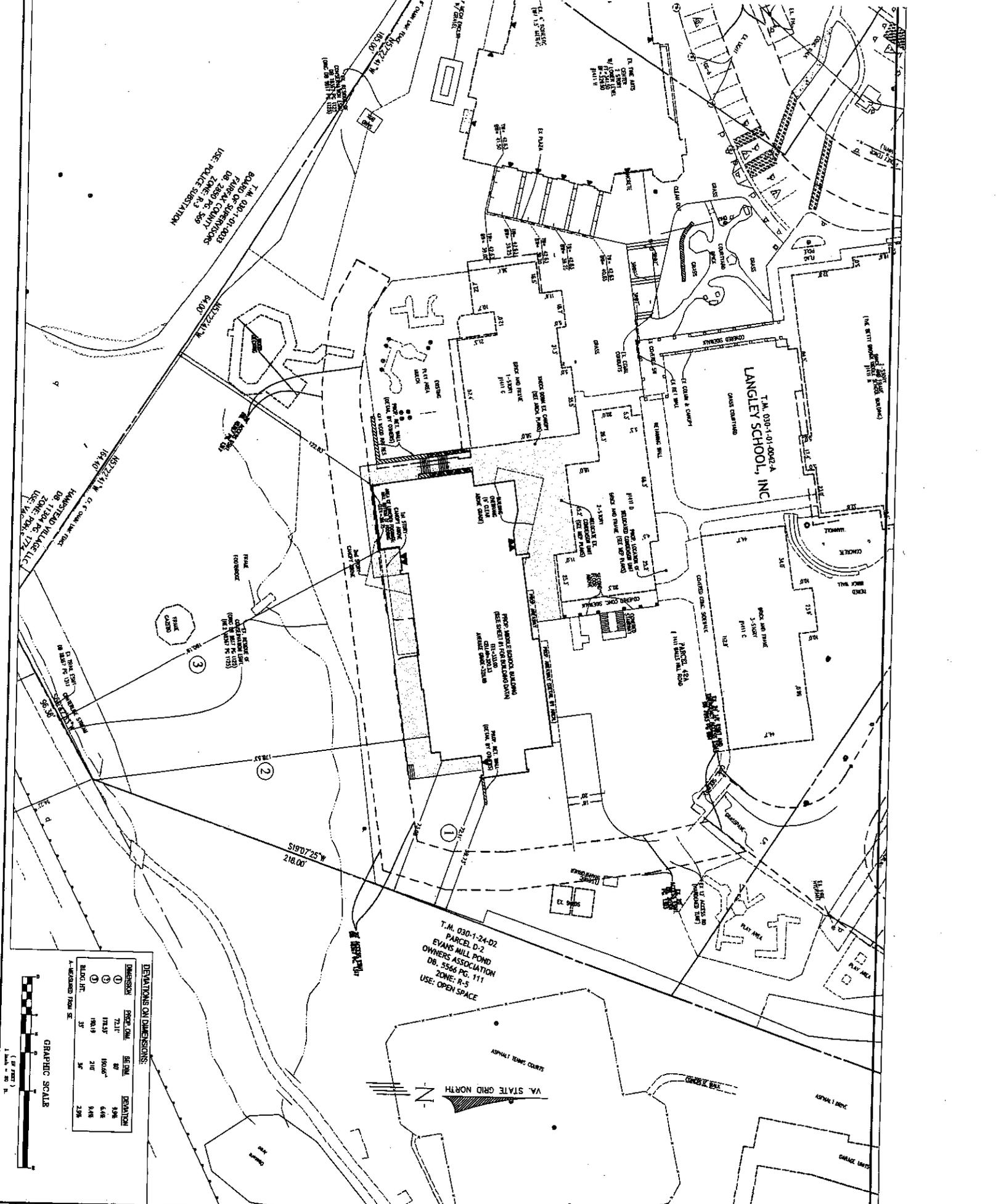


Lori Greenlief

Exhibits:

1. Proposed location and footprint for Middle School building

cc: Robert Kuklewicz, Langley School



T.M. 030-1-01-0002-A
 LANGLEY SCHOOL, INC.
 DB. 5566 PG. 111
 ZONE: R-5
 USE: OPEN SPACE

T.M. 030-1-01-0002-A
 LANGLEY SCHOOL, INC.
 DB. 5566 PG. 111
 ZONE: R-5
 USE: OPEN SPACE

T.M. 030-1-24-02
 PARCEL D-2
 EVANS MILL POND
 OWNERS ASSOCIATION
 DB. 5566 PG. 111
 ZONE: R-5
 USE: OPEN SPACE

HANDSHELD MAPPING, LLC
 DB. 1100 PG. 177
 ZONE: R-5
 USE: OPEN SPACE

GRAPHIC SCALE
 1" = 20'

DIMENSIONS ON DIMENSIONS:			
DIMENSION	FEET	INCHES	DECIMALS
①	72.11'	00"	9.96
②	173.37'	00"	6.68
③	100.14'	00"	5.48
④	37'	00"	2.98

1" = 20' (AS SHOWN FROM SET)

BUILDING SETBACK EXHIBIT
THE LANGLEY SCHOOL
MIDDLE SCHOOL
 DRAINESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



Urban, LLC
 6300 University Court
 Chantilly, Virginia 20151
 Tel: 703.442.2500
 www.urbanllc.com

PLAN DATE
 12-20-11

No.	DATE	DESCRIPTION

SHEET
 1
 SCALE: 1"=20'
 DATE: DEC. 2011