



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING
Zoning Evaluation Division
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V I R G I N I A

March 24, 1995

Mrs. Helen Miner
2947 Fairlee Drive
Fairfax, Virginia 22031

Dear Mrs. Miner:

This letter is written in response to your letter dated March 9, 1995 to James P. Zook, Director, Office of Comprehensive Planning regarding the Bozzuto proposal at Hunters Branch and to your statements regarding staff's response to your correspondence dated February 16, 1995. Let me take this opportunity to explain the circumstances and to assure you that staff made every effort to respond to you directly. Your earlier correspondence did not include a return address or telephone number. Recognizing your concern and in an attempt to notify you and your neighbors of the filing of the Bozzuto land use proposal and the upcoming public hearings associated with it, Regina C. Murray of my staff contacted Mr. Eric Garrand, President of the Fairlee I Homeowners Association, on February 22, 1995 to inform him of the proposal and to specifically request that he personally inform you of the filing of the applications. It is my understanding that Mr. Garrand did, in fact, contact you several days later. I apologize for any inconvenience or distress this may have caused you.

That said, I would like to bring you up to date on the Bozzuto applications. Three (3) concurrent land use applications have been filed on the Hunters Branch property by the Bozzuto Development Company. These applications are scheduled for a public hearing before the Planning Commission on June 1, 1995 at 8:15 pm and a public hearing before the Board of Supervisors on June 5, 1995 at 3:30 pm. The staff report will be available approximately two (2) weeks prior to the Planning Commission public hearing. The following is a brief summary of each application:

The rezoning application is a request to rezone a 0.15 acre parcel located along the Lee Highway frontage of the site from the R-1 District to the PDC District in order to incorporate the parcel into the Hunters Branch Development.

Proffered Condition Amendment application PCA 80-P-039-4 is a request to allow changes to the currently approved proffers as they relate to the residential component of the Hunters Branch development. Specifically, the application proposes to allow development of Land Bay B, located immediately adjacent to the Fairlee subdivision, in accordance with the revised layout proposed with Final Development Plan Amendment application FDPA 80-P-039-4, as discussed below.

Final Development Plan Amendment application FDPA 80-P-039-4 is a request to allow changes to the site design for the residential component of Hunters Branch and an increase in the number of multi-family units from 350 units to 352 units and an increase in the number of multi-family structures from six (6) structures to seven (7) structures.

A full-sized copy of the latest development plans submitted pursuant to these land use requests is enclosed for your convenient review. As noted previously, staff is in receipt of your correspondence which expresses your concern regarding fencing and the width of the buffer area between the Hunters Branch development and the Fairlee subdivision. The proposed development plans show a six (6) foot high fence on the property line and a 25 foot wide buffer area consisting of existing vegetation and supplemental landscaping along the common property line with the Fairlee subdivision.

I encourage you to continue to express any remaining concerns you have on this matter at upcoming homeowners' association meetings and at the scheduled public hearings before the Planning Commission and the Board of Supervisors. If you require additional information, please feel free to contact Regina C. Murray at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/RCM/hh/6:92

Attachments: A/S

cc: Supervisor, Providence District
Patrick M. Hanlon, Planning Commissioner, Providence District
William J. Leidinger, County Executive
Anthony H. Griffin, Deputy County Executive, Planning & Development
James P. Zook, Director, Office of Comprehensive Planning
Irving Birmingham, Director, DEM
File: PCA/FDPA 80-P-039-4;