



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

Office of Comprehensive Planning
Zoning Evaluation Division
4050 Legato Road, Suite 700
Fairfax, Virginia 22033
(703) 246-1290



July 17, 1992

Mr. Albert P. Coppola, Jr.
A. P. Coppola Properties
1980 Gallows Road, Suite 300
Vienna, Virginia 22182

Re: Interpretation for RZ 87-V-092

Dear Mr. Coppola:

This is in response to your letter of June 10, 1992 requesting an interpretation of the proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 87-V-092. As I understand it, the question is whether the 10,388 square feet of retail use approved on the first floor can be constructed at this time, with the second and third floors of the office uses constructed at a later date. Copies of the above referenced letter and a reduction of the proffered Generalized Development Plan (GDP) are attached for reference.

It is my determination that the construction of the first floor consisting of 10,388 square feet of retail use can occur at this time provided: 1) that all proffers including road improvements, landscaping and architecture will be implemented; 2) that approval for the one story building be obtained from the Architectural Review Board; and 3) that the site be constructed as shown on the Generalized Development Plan, including all parking, roadways and the building footprint. It should also be noted that when the plans for the second and third floors are reviewed, all proffers which refer to "site plan" will be applicable a second time. 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 me or Lisa Feibelman at (703) 246-1290 or at 324-1290 after July 29, 1992.

Sincerely,

Barbara A. Byron, Director
Zoning Evaluation Division, OCP

BAB/LF:78/10

Attachments: A/S

cc: Gerald W. Hyland, Supervisor, Mount Vernon District
John R. Byers, Planning Commissioner, Mount Vernon District
Jane W. Gwinn, Zoning Administrator
Edward J. Jankiewicz, Director, Design Review Division, DEM
Bonds and Agreements Branch, DRD, DEM
File: RZ 87-V-092