



January 6, 2015

Reference: Application No. A 2012-HM-020

Fairfax County Board of Zoning Appeals
Department of Planning and Zoning
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

Dear Members of the Board:

I am writing officially on behalf of the Hunters Green Cluster Association regarding the appeal filed by the owners of Reston National Golf Course (RN) pertaining to the zoning status of this land (**Application No. A 2012-HM-020**). Our community, Hunters Green Cluster, includes 118 homes and abuts the RN golf course property. One section of our community is located south of Sunrise Valley Drive; it is accessible by Indian Ridge Road and is completely surrounded by the western section of the golf course. Another section of our community is located west of Soapstone Drive and South of Sunrise Valley Drive, with most homes abutting the golf course. The sections are not contiguous but are connected by a trail through the golf course on an easement owned by the Reston Association. Our community was one of the first in Reston, built in the early 1970s.

We concur with the view of the Fairfax County Zoning Administrator that the RN owners are incorrect when they assert that the zoning of their land permits residential housing. There is abundant evidence that proves that the golf course was to remain a golf course (or other recreational use or open space), as it has been for the past four decades. Reston was founded and planned as a community where residents can live, work and play, and the RN golf course was intended to be and has been a critical and integral part of this plan. The golf course is situated amongst the nearby residential and commercial development in a harmonious manner that ensures the original planning vision is realized in an optimal fashion. Converting the land from recreational open space to residential housing would destroy this harmonious use, and indeed, such a conversion was never intended.

The evidence of the original intent is abundant in the layout and architecture of our community. To begin with, the golf course in the vicinity of our units was situated primarily on lower lying land where there is natural water flow and streams, while our community was situated on the higher ridges overlooking the golf course. Our homes were constructed with narrow backyards, and our properties were placed with a narrow setback from the golf course property line. This was intended to take advantage of the golf course land for views, for privacy, and to allow maximum sunlight to reach the lots.

The architecture also bespeaks the original intent. The homes in our community were constructed straddling ridges above the golf course, which allows for golf course views on all levels at the back of the homes; a similar architectural plan was used in homes on Lake Anne in Reston to allow for maximum water views. The master bedrooms in our homes are designed with large picture windows to allow for views (a feature that would be a liability if there were adjacent housing). The mid and lower levels of our homes included glass doors to allow views and sunlight from the golf course. Many of the homes have an idiosyncratic feature consisting of a brick wall around the deck on one level to deflect golf balls.

Further evidence of the original intent for the golf course to remain such is that our community does not have nearby parks or wooded environs, like other parts of Reston. The planning vision, set out four decades ago when the golf course was constructed, was for the golf course to serve this purpose. Specifically, Reston Association obtained easements that to this day allow us to walk on trails between fairways. We enjoy the golf course as a walkable recreational amenity without disrupting the function of the golf course.

To summarize, the location of homes and architecture of our community demonstrates that the original intent, from the day the golf course and our community were built, was for the golf course to remain a permanent feature (or be used for another recreational use or open land). Our community would have been designed in a radically different manner if the planners, builders, Reston Association and purchasers at the time believed that the golf course owners had the ability to construct residential housing on the land without rezoning.

The owners in Hunters Green Cluster based their decision to purchase here, and the price paid for their purchases, on the knowledge that the land adjacent to our community is zoned to be a golf course or recreational open space, and is not zoned for any other purpose. No public record ever indicated that the RN land was zoned to permit residential construction.

If the Board of Zoning Appeals accepts RN's view presented in their appeal request, and therefore dismisses the opinions of the qualified and objective Fairfax County Zoning Administrator, the BZA would in effect be granting RN's owners a de facto rezoning. The Reston National Golf Course land is not zoned to allow residential construction, and its owners need to follow the same steps as any other land owner if they want to attempt to have their property rezoned.

We appreciate your consideration of the information we have provided.

Sincerely,

Jeff Byrd

A handwritten signature in black ink that reads "Jeff Byrd". The signature is written in a cursive style with a large, stylized "J" and "B".

President
Hunters Green Homeowners Association