



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

TTY 711 (Virginia Relay Center)

Fax (703) 324-3924

V I R G I N I A

December 13, 2004

Victor Lazarowitz
1513 Gingerwood Court
Vienna, VA 22182

Re: Interpretation for VC 83-D-058, Lazarowitz, Tax Map 19-3 ((7)) 81: Addition Conversion

Dear Mr. Lazarowitz:

This is in response to your letter of November 10, 2004, requesting an interpretation of the variance (VC) plat and development conditions approved by the Board of Zoning Appeals (BZA) in conjunction with Variance VC 83-D-058. As I understand it, the question is whether the proposed construction of a new building addition within the footprint of the greenhouse addition constructed pursuant to approval of VC 83-D-058 would be in substantial conformance with the variance plat and development conditions. This determination is based on your letter. A copy of the letter is attached for reference.

As I understand it, you propose to dismantle the existing greenhouse and replace it with a building addition to be constructed within the exact footprint. VC 83-D-058 was approved to permit construction of the greenhouse addition 10 feet from the side lot line such that the side yards totaled 31.8 feet. A variance was required because, in the R-1 District under the Cluster Provisions, the Zoning Ordinance requires a minimum side yard of 12 feet and minimum combined side yards of 40 feet. The proposed addition would come no closer to the lot line than the approved greenhouse addition. In a phone conversation subsequent to receipt of your letter, you indicated that the addition would be no higher than the existing roof line. The house is one story in height at the end of the house where the greenhouse is located and has an approximate height of 16 feet.

It is my determination that the proposed building addition would be in substantial conformance with the VC plat and development conditions. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding these requirements, please feel free to contact Bill Sherman at (703) 324-1290.

Sincerely,

Barbara A Byron, Director
Zoning Evaluation Division, DPZ

BAB/WS

Attachments: A/S

cc: Members, Board of Zoning Appeals
Joan M. DuBois, Supervisor, Dranesville District
Nancy Hopkins, Planning Commissioner, Dranesville District
Leslie Johnson, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Michelle Brickner, Director, Site Development Division, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: VC 83-D-058; VCI 404117 0149; Imaging; Reading File

November 10, 2004

RECEIVED
NOV 15 2004
Zoning Administration Div.

Mr. Bill Shoup
Zoning Administrator
Department of Planning and Zoning
12055 Government Center Parkway
Suite 807
Fairfax, Virginia 22035

Dear Mr. Shoup,

At the suggestion of Bill, in the Planning Department, I am writing to you for your guidance and assistance in a variance matter.

Background:

We live in a rambler home, with all the living areas on one floor. In 1984, the Board of Zoning Appeals granted a variance to construct a greenhouse, which would be attached to the one car garage at the end of the house. For 20 years the greenhouse provided countless hours of pleasure to my wife who is a respected orchid hobbyist.

Problem:

The years have taken a toll and going down and climbing stairs to use household appliances have proven to be too much for her and to a lesser extent for me. In addition, maintenance of the greenhouse and her prized orchid plants is becoming more difficult and burdensome. We seriously thought about moving to a retirement community, but we both love our home, the neighbors and Fairfax County. Finally, my wife is scheduled for left knee replacement surgery in several weeks, soon to be followed with a surgery to the right knee. I needed to find a solution to the problem; I think I have an answer.

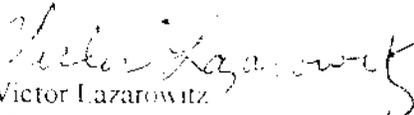
Solution:

What I would like to do is dismantle the greenhouse and extend the wall of the garage to the exact footprint of the variance. The addition would permit the washing machine, dryer and freezer to be moved to the garage. Plumbing and gas lines are already in place which were used for the greenhouse and the house main circuit breaker box is situated in the garage. By moving the appliances, we would eliminate using the stairs to the lower level except for servicing of the hot water heater and the central heating and air conditioning unit.

Question:

Can I extend the garage wall, limiting the extension to the exact footprint of the original variance? I am not requesting any exceptions, only to use what was originally granted by the BZA. I understand building permits will be required and all codes would be followed. I appreciate your taking the time to answer my question

Thank you,


Victor Lazarowitz
1513 Gingerwood Court
Vienna, Virginia 22182
703-759-5914