

OVED ZUCKER AND FARIDA LIM, SPA 93-M-054

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recordation shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit amendment is approved for the location and size (approximately 529 square feet) of the proposed addition as shown on the plat prepared by Michael James Stansbury, dated August 4, 2006, as revised through September 12, 2006, with the undated revision on the fax of December 18, 2006, as submitted with this application and is not transferable to other land. **(BZA DENIED THE 3RD GARAGE DOOR EXPANDED DRIVEWAY. TO BE WORKSHOP/STORAGE ONLY.)**
3. Other by-right uses on site shall be permitted without an amendment to this special permit.
4. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of any addition(s) to the existing single family detached dwelling may be up to 150 percent of the total gross floor area of the dwelling that existed at the time of the first expansion request (3,276 sq ft.). Any subsequent additions, regardless of whether such addition(s) complies with the minimum yard requirements or is the subject of a subsequent special permit or variance, shall be subject to the initial 150 percent limitation.
5. The addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions, including the revisions to the plan shown on the undated fax of December 18, 2006.
6. Prior to the issuance of a building permit for the addition, the applicant shall apply for and gain approval for either an RPA Exception or an RPA Waiver as determined necessary by DPWES.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance shall automatically expire, without notice, thirty (30) months after the date of approval unless the subdivision has been recorded among the land records of Fairfax County. The Board of Zoning Appeals may grant additional time to record the subdivision if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the variance. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.