



APPLICATION ACCEPTED: November 1, 2007  
BOARD OF ZONING APPEALS: January 29, 2008  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

January 22, 2008

**STAFF REPORT**  
**SPECIAL PERMIT APPLICATION NO. SP 2007-SP-136**  
**SPRINGFIELD DISTRICT**

**APPLICANT/OWNERS:** William V. and Carole E Tranavitch

**SUBDIVISION:** Plantation Hills

**STREET ADDRESS:** 7503 Amkin Court

**TAX MAP REFERENCE:** 86-4 ((8)) 16

**LOT SIZE:** 5.01 Acres

**ZONING DISTRICT:** R-C, WS

**ZONING ORDINANCE PROVISION:** 8-918

**SPECIAL PERMIT PROPOSAL:** Accessory Dwelling Unit.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2007-SP-124 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

*O:\gchase\Kebick\Tranavitch Staff Report.doc*

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

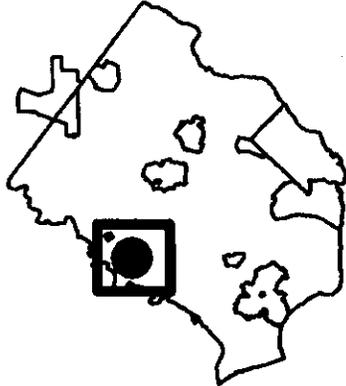


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

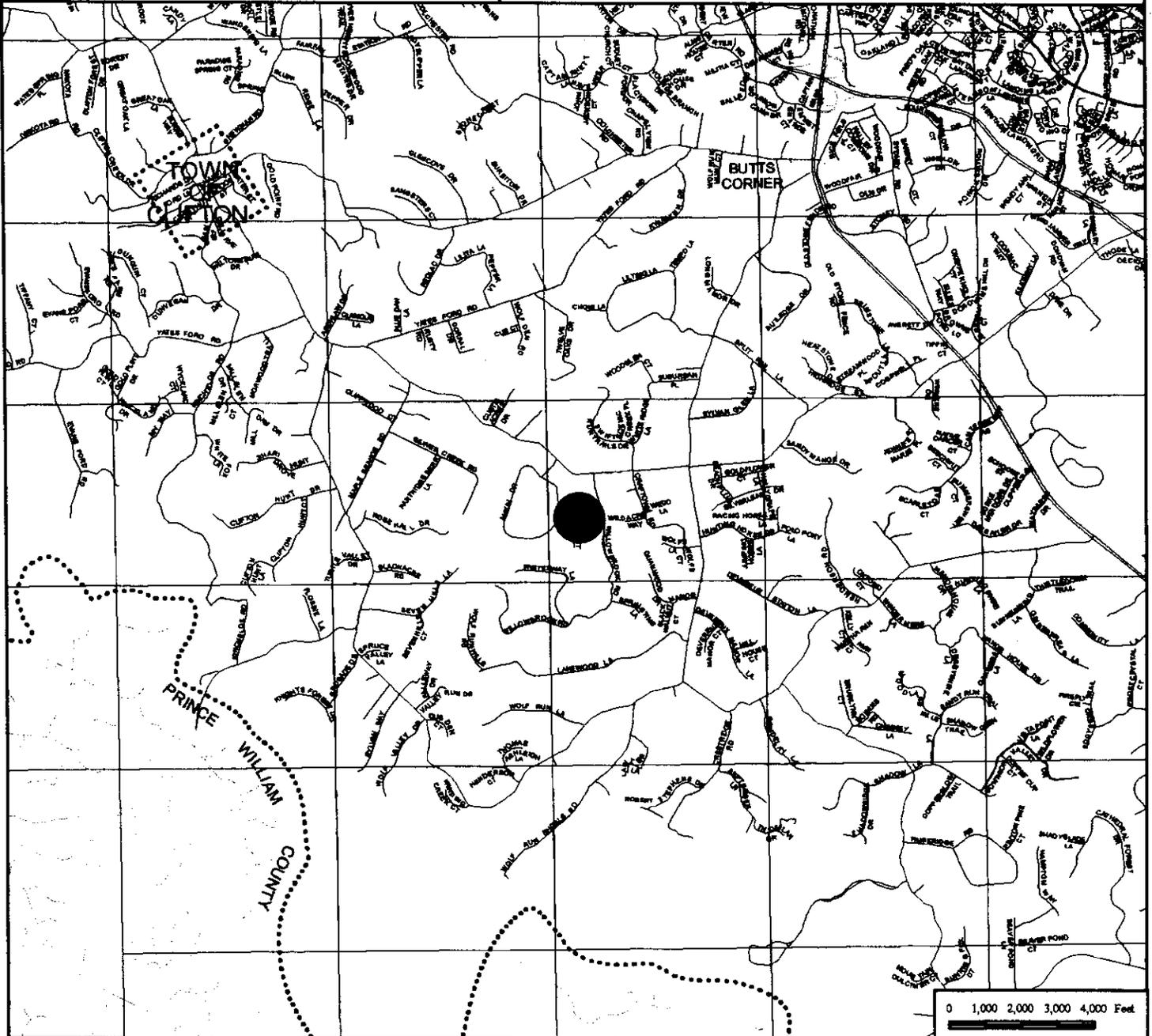
# Special Permit

SP 2007-SP-136

Applicant: CAROLE E. AND WILLIAM V. TRANAVITCH  
Accepted: 11/01/2007  
Proposed: ACCESSORY DWELLING UNIT  
Area: 5.01 AC OF LAND; DISTRICT - SPRINGFIELD

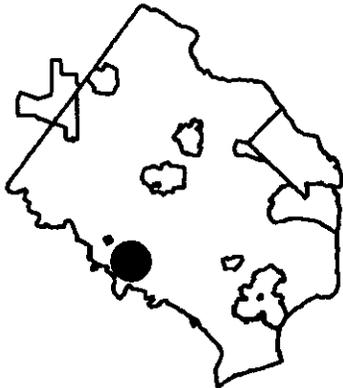


Zoning Dist Sect: 08-0918  
Art 8 Group and Use: 9-17  
Located: 7503 AMKIN COURT  
Zoning: R- C  
Overlay Dist: WS  
Map Ref Num: 086-4 /08/ /0016



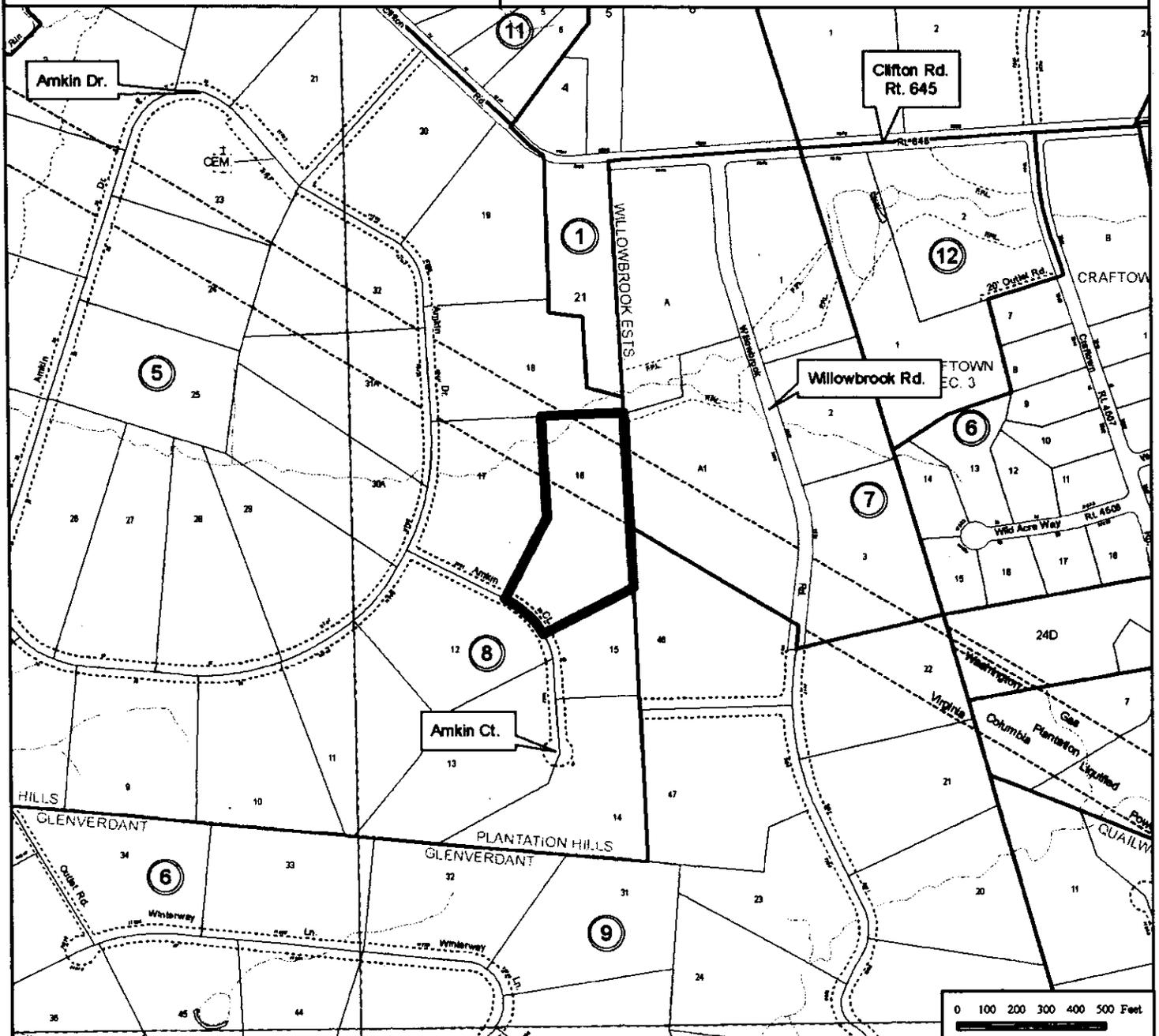
# Special Permit

SP 2007-SP-136



Applicant: CAROLE E. AND WILLIAM V. TRANAVITCH  
Accepted: 11/01/2007  
Proposed: ACCESSORY DWELLING UNIT  
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Art 8 Group and Use: 9-17  
Located: 7503 AMKIN COURT  
Zoning: R- C  
Overlay Dist: WS  
Map Ref Num: 086-4 /08/ /0016



**NOTES:**

1. THE SUBJECT PROPERTY IS CURRENTLY VESTED IN WILLIAM V. AND CAROL E. TRANAVITCH AND WAS ACQUIRED BY DEED IN DEED BOOK 6792, AT PAGE 1286, RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND IS SHOWN ON TAX MAP 084 98 0216

2. ZONE: RC (RES CONSERVATION 1DUBAG)

3. LOT AREA: 5.0069 ACRES

4. REQUIRED YARDS:

FRONT: 40 FEET  
SIDE: 20 FEET  
REAR: 25 FEET

5. HEIGHTS:

DWELLING: 27'  
FENCES: AS NOTED  
PROPOSED ADDITION: 17'

6. THIS PROPERTY IS SERVICED BY WELL AND SEPTIC SYSTEM.

7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.

8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.

9. FLOOD PLANS AND OR FLOOD HAZARD AREAS MAY EXIST ON THIS PROPERTY ALONG THE STREAM. THE RESOURCE PROTECTION AREA IS SHOWN ON THIS PLAT.

10. APPROXIMATE GROSS FLOOR AREAS BASED IN PART ON EXTERIOR WALL DIMENSIONS:

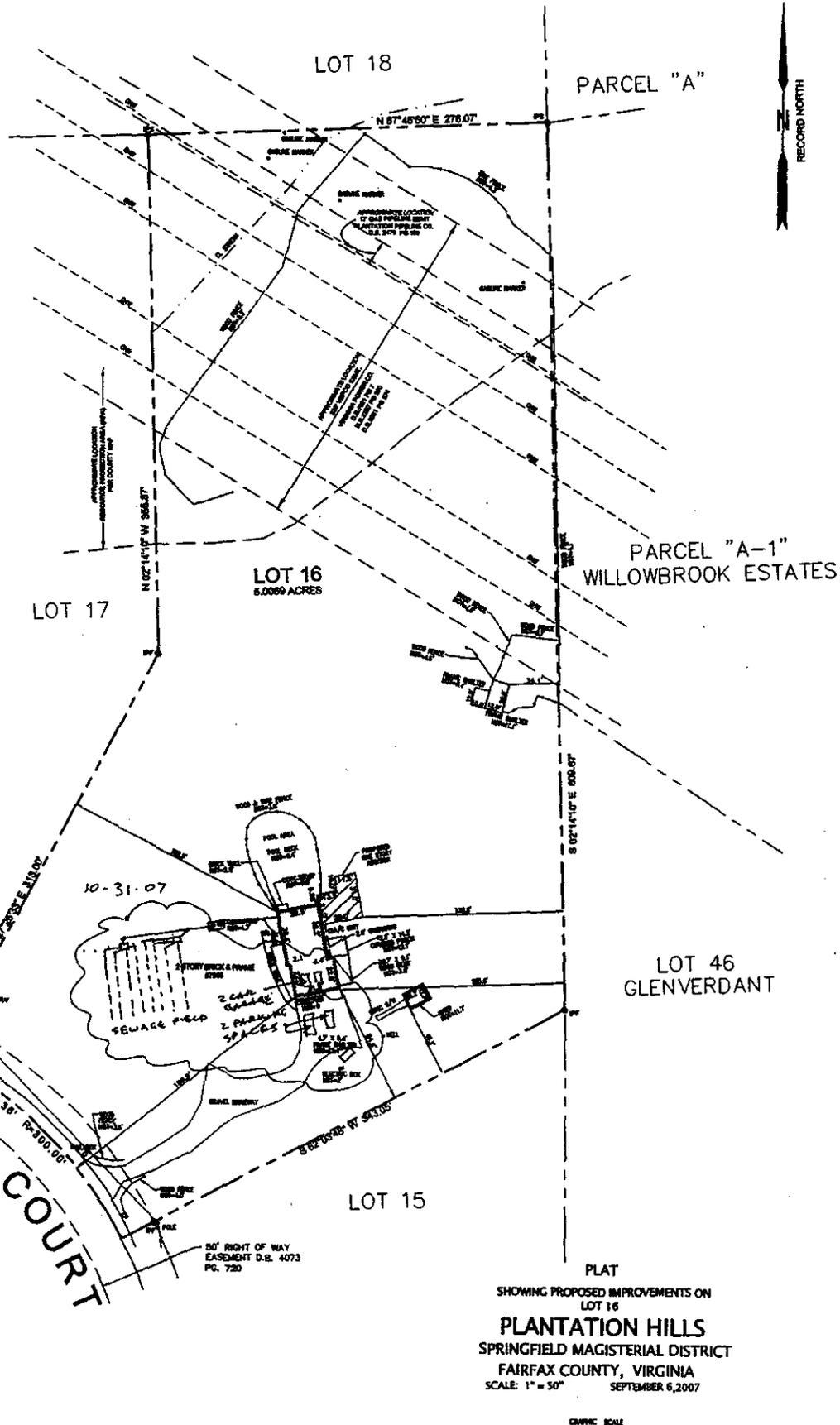
EXISTING DWELLING  
1ST AND 2ND FLOOR TOTAL: 3,224 SQ. FT.  
(INCLUDES COVERED PORCH)

PROPOSED ADDITION: 742 SQ. FT.

FLOOR AREA OF ADDITION EQUALS 24% OF THE FLOOR AREA OF THE EXISTING DWELLING.

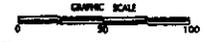
APPROXIMATE FLOOR AREA RATIO:

EXISTING: 1.6%  
PROPOSED: 1.9%

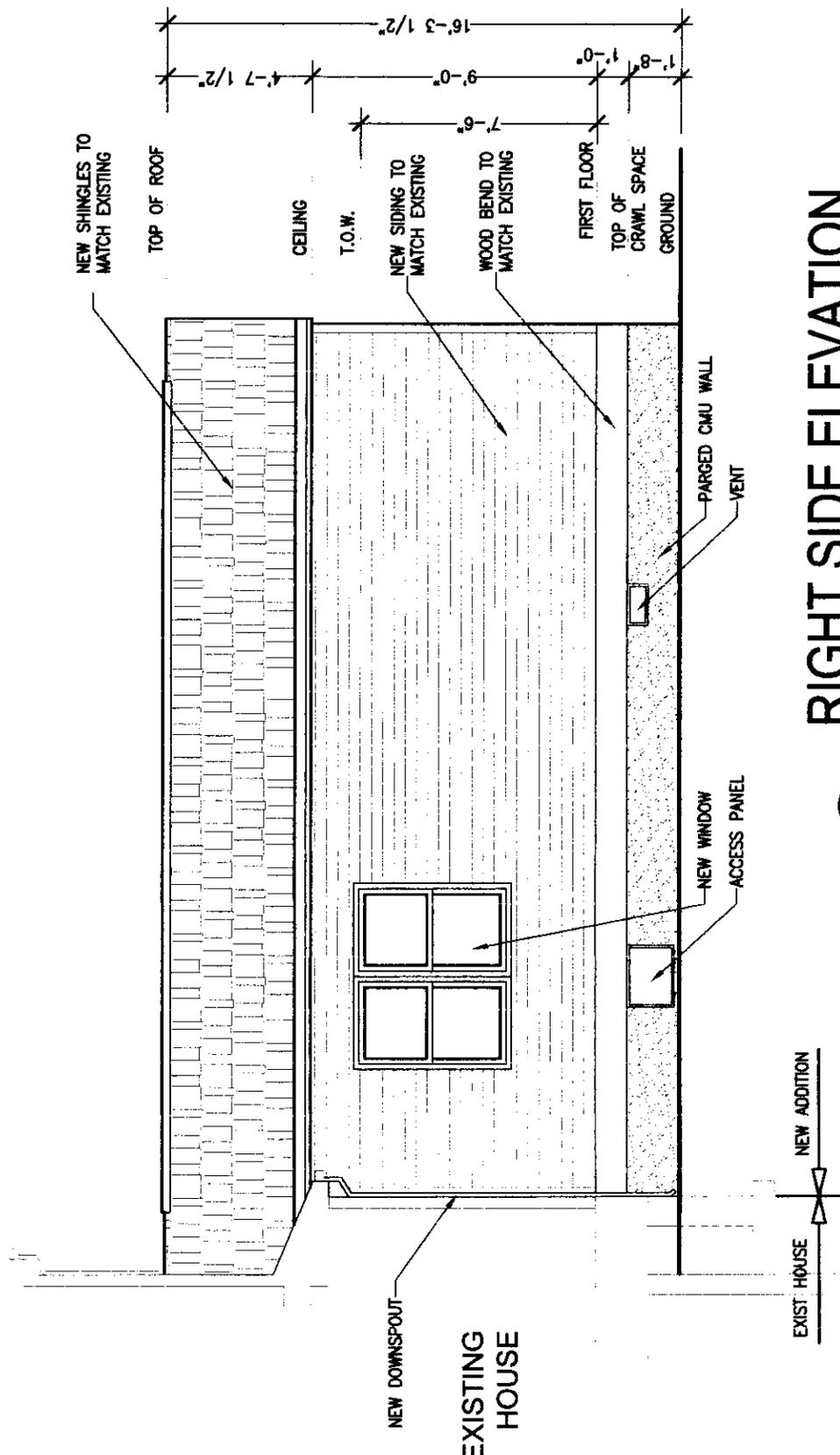


**AMKIN COURT**

PLAT  
SHOWING PROPOSED IMPROVEMENTS ON  
LOT 16  
**PLANTATION HILLS**  
SPRINGFIELD MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 50' SEPTEMBER 6, 2007



	CASE NAME: TRANAVITCH
	THIS PROPERTY IS NOT COVERED BY A SPECIAL PLANS DESIGN LABEL. PLAT SUBJECT TO INSPECTIONS OF RECORD TITLE BEFORE ANY FURTHER. <b>ALEXANDRIA SURVEYS INTERNATIONAL, LLC</b> 8543 SOUTH BRIDGE HIGHWAY ALEXANDRIA, VIRGINIA 22304 TEL. NO. 703-880-8615 FAX NO. 703-768-7764



NEW SHINGLES TO MATCH EXISTING

TOP OF ROOF

CEILING

T.O.W.

NEW SIDING TO MATCH EXISTING

WOOD BEND TO MATCH EXISTING

FIRST FLOOR

TOP OF CRAWL SPACE

GROUND

PARGED CMU WALL

VENT

NEW WINDOW

ACCESS PANEL

NEW DOWNSPOUT

EXISTING HOUSE

EXIST HOUSE

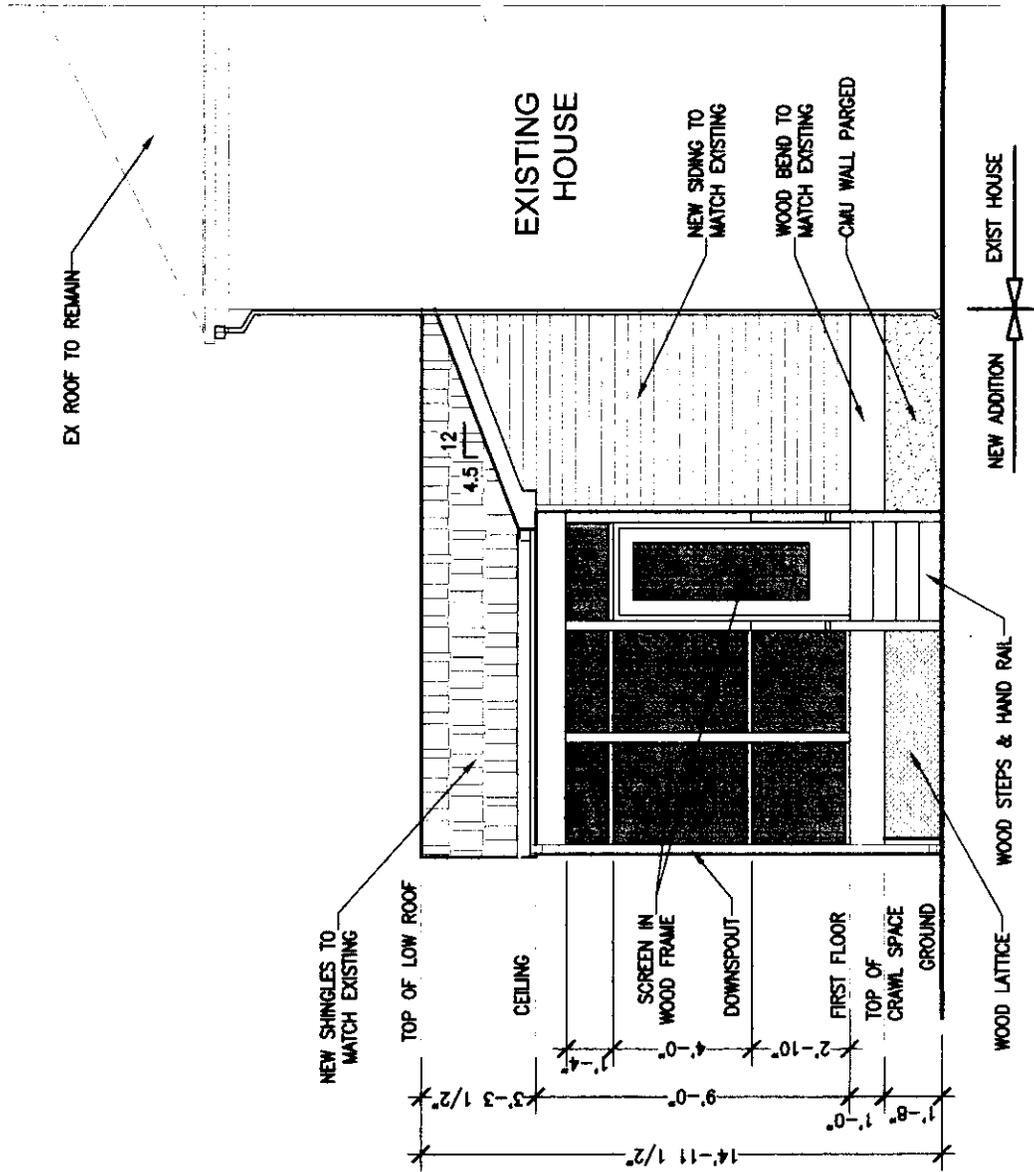
NEW ADDITION

16'-3 1/2"      9'-0"      1'-8"      1'-0"      4'-7 1/2"

# RIGHT SIDE ELEVATION

3  
A-2

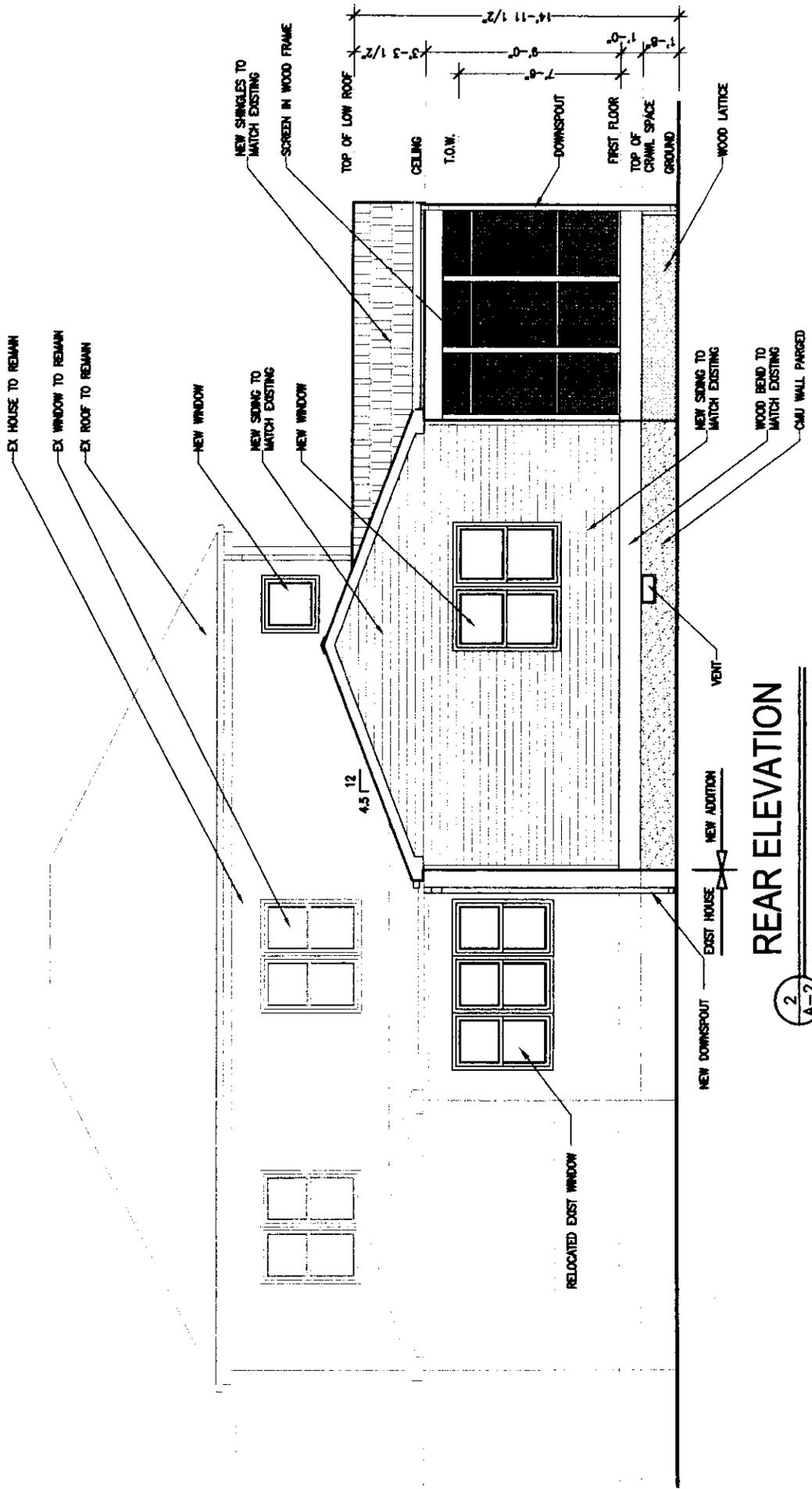
3/16" = 1'-0"



# PART FRONT ELEVATION

1  
A-2

3/16" = 1'-0"



EX HOUSE TO REMAIN  
 EX WINDOW TO REMAIN  
 EX ROOF TO REMAIN

NEW WINDOW  
 NEW SIDING TO MATCH EXISTING  
 NEW WINDOW

NEW SINGLES TO MATCH EXISTING  
 SCREEN IN WOOD FRAME

4.5/12

14'-11 1/2"  
 8'-0"  
 7'-0"  
 1'-0"  
 1'-0"  
 3'-5 1/2"  
 TOP OF LOW ROOF  
 CEILING  
 T.O.W.  
 DOWNSPOUT  
 FIRST FLOOR  
 TOP OF CRAWL SPACE  
 GROUND

NEW SIDING TO MATCH EXISTING  
 WOOD BEND TO MATCH EXISTING  
 CMU WALL PARGEED

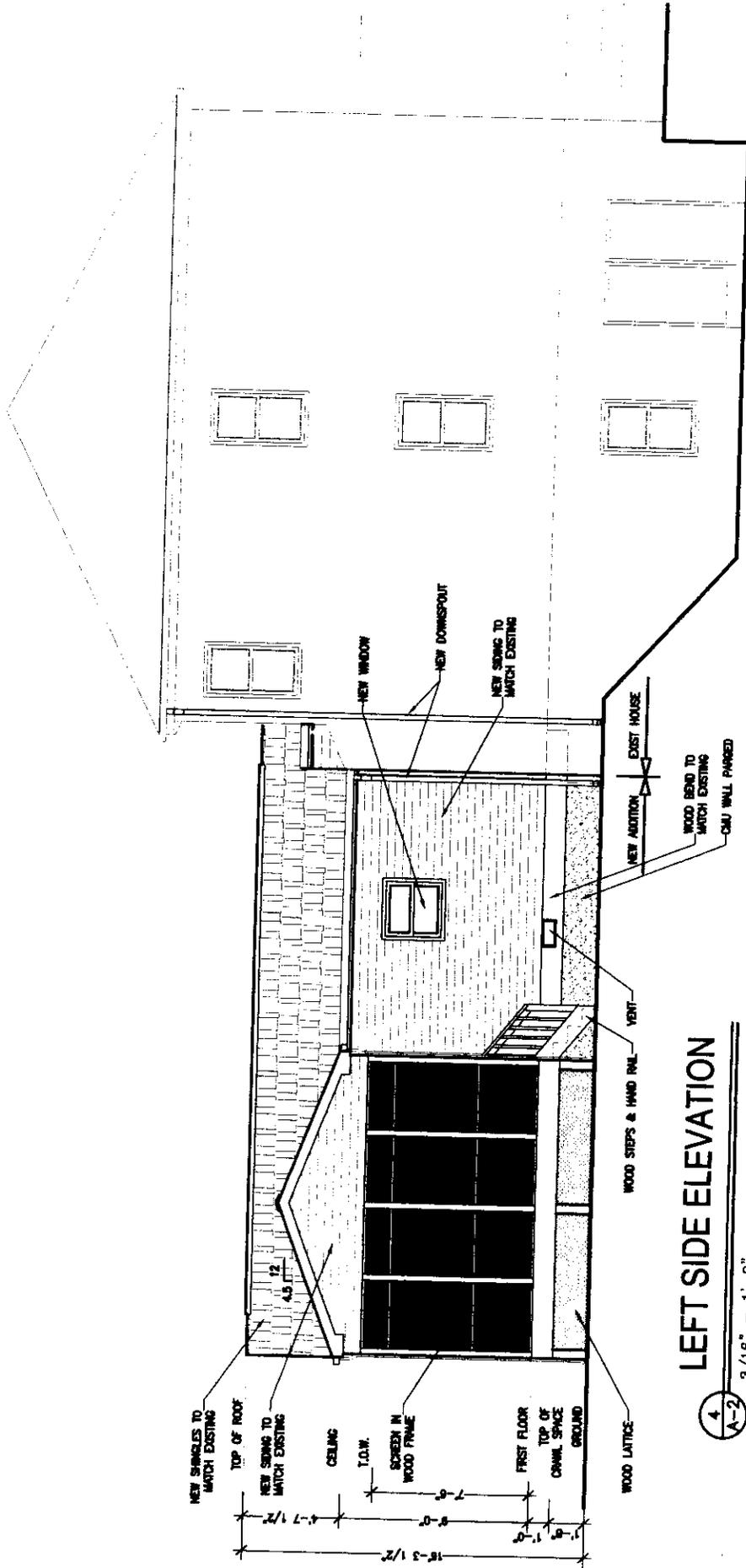
VENT

NEW DOWNSPOUT  
 EXIST HOUSE  
 NEW ADDITION

# REAR ELEVATION

2  
 A-2

3/16" = 1'-0"



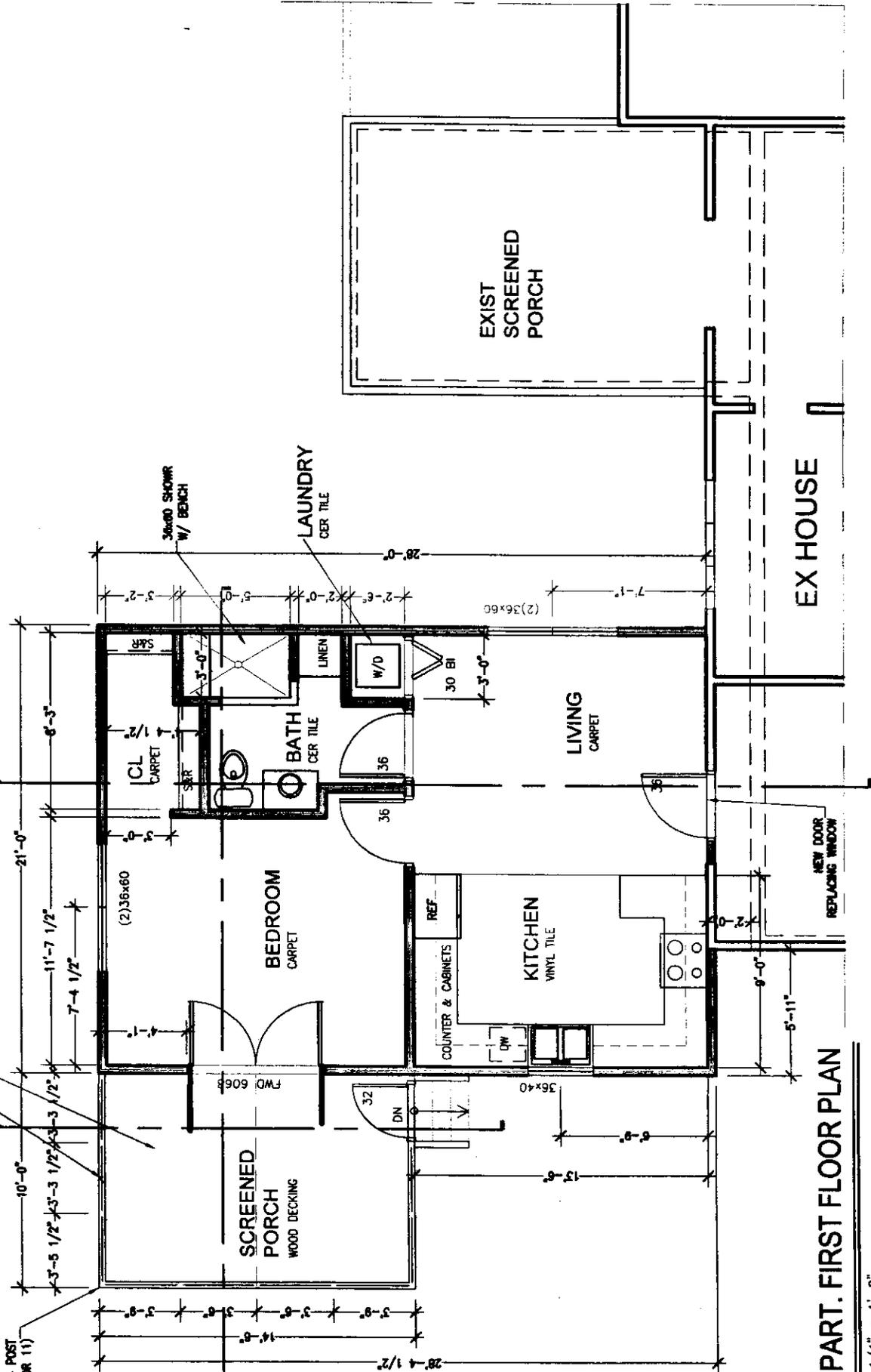
**LEFT SIDE ELEVATION**

4  
A-2  
3/16" = 1'-0"

SHOWN IN WALL FRAME  
SEE DET 2/A-3

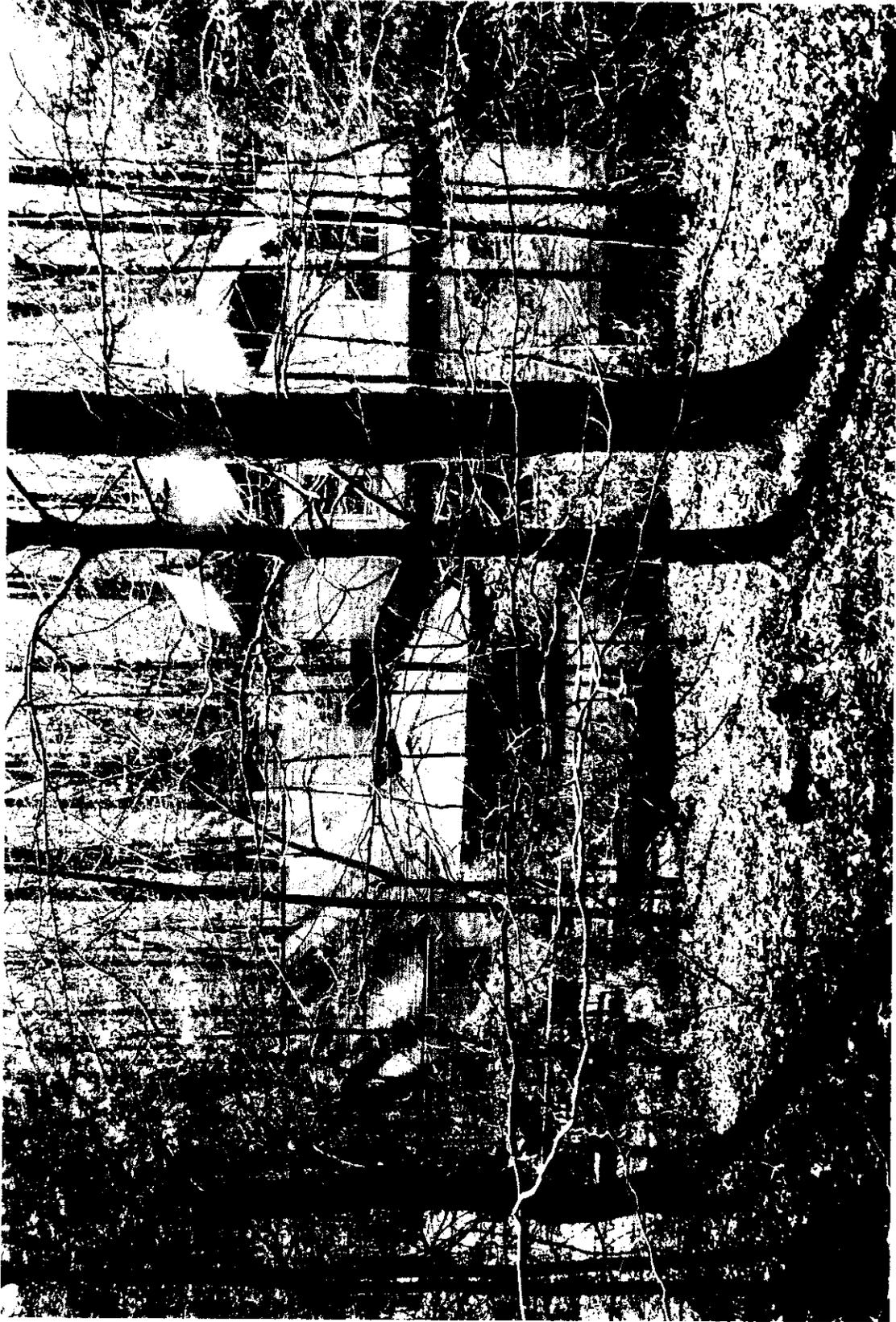
CATHEDRAL CEILING

4x4 POST  
(TYP FOR 11)

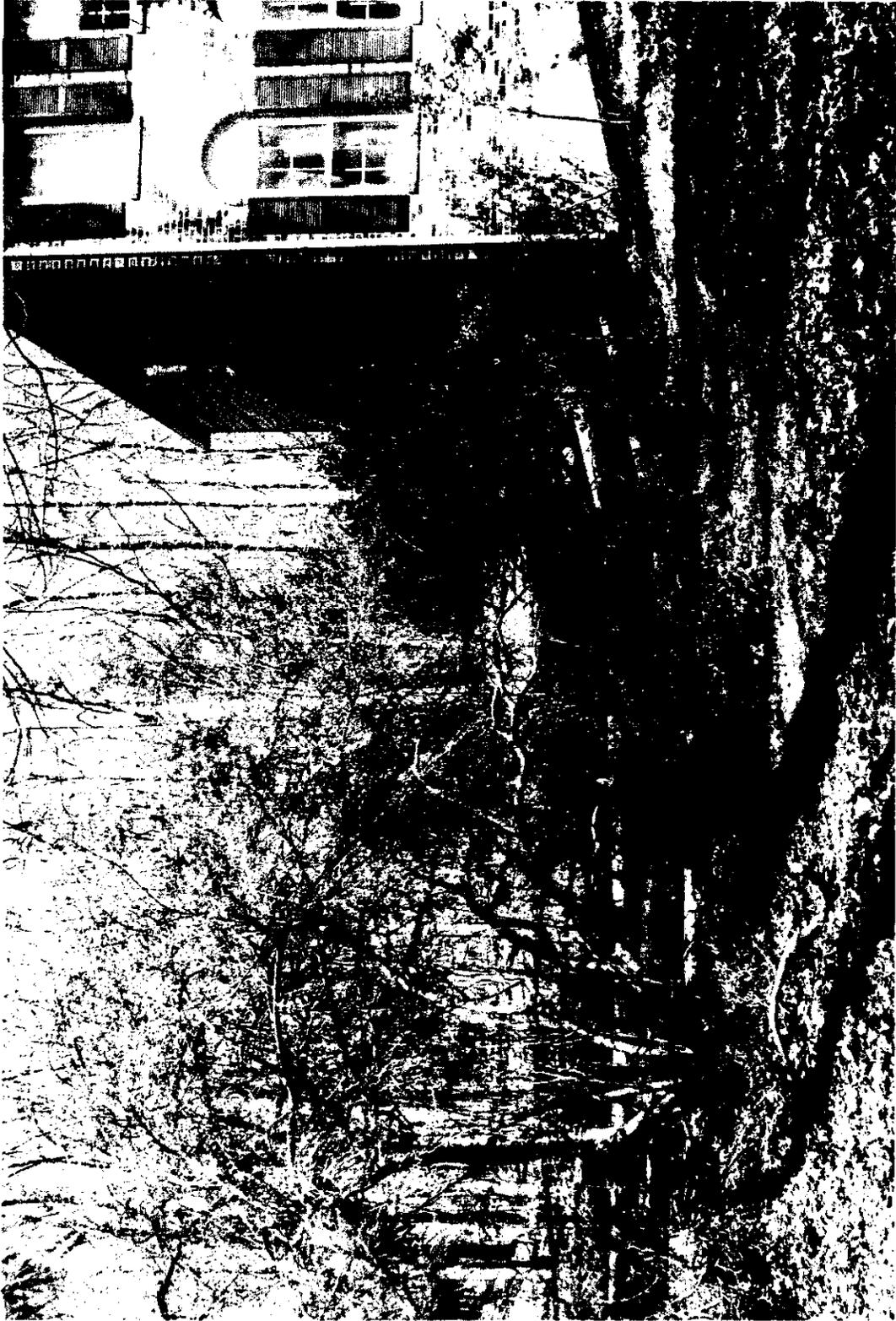


# PART. FIRST FLOOR PLAN

1/4" = 1'-0"



4. REAR VIEW OF THE HOUSE



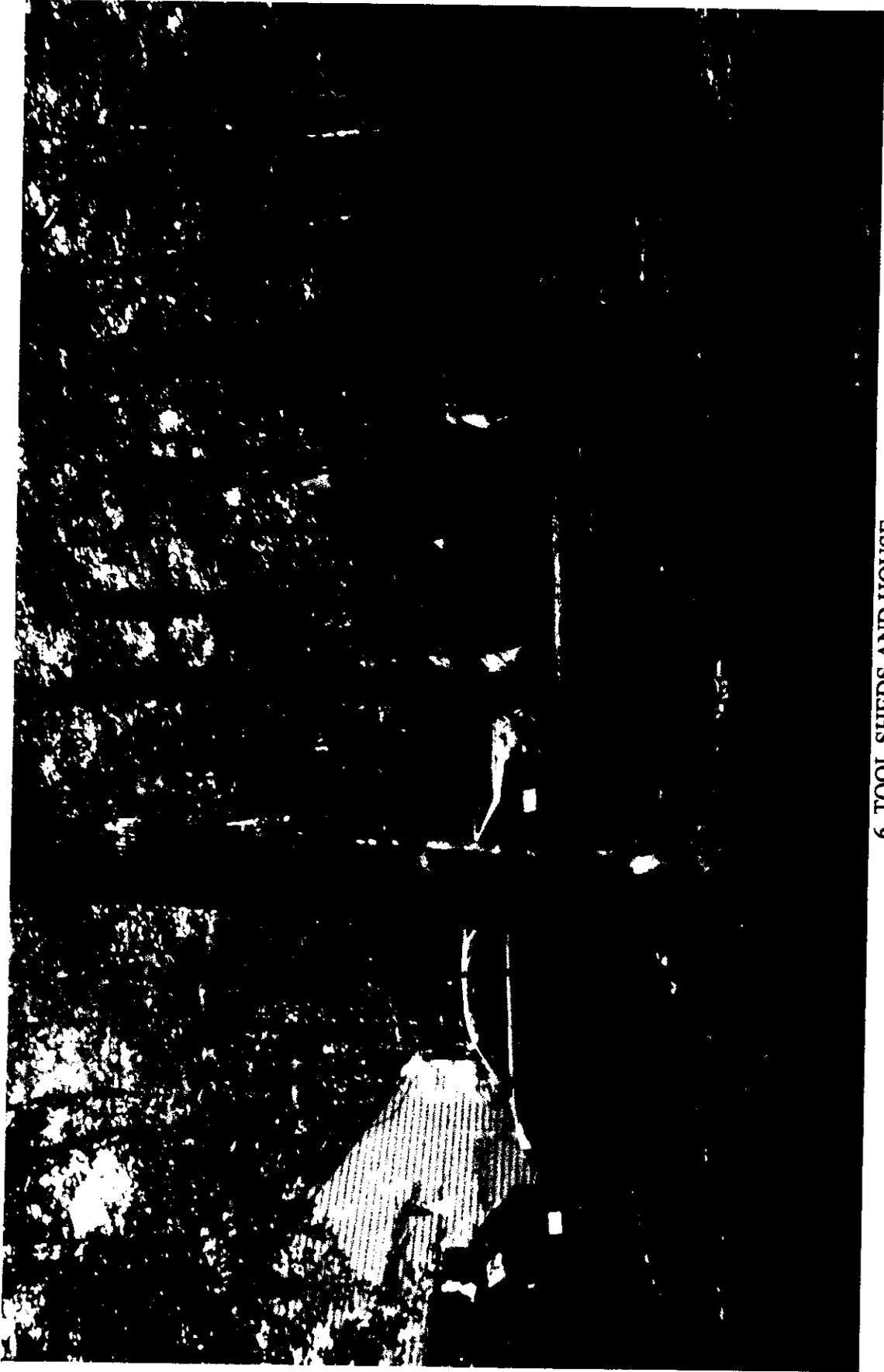
2. FRONT VIEW - LEFT SIDE



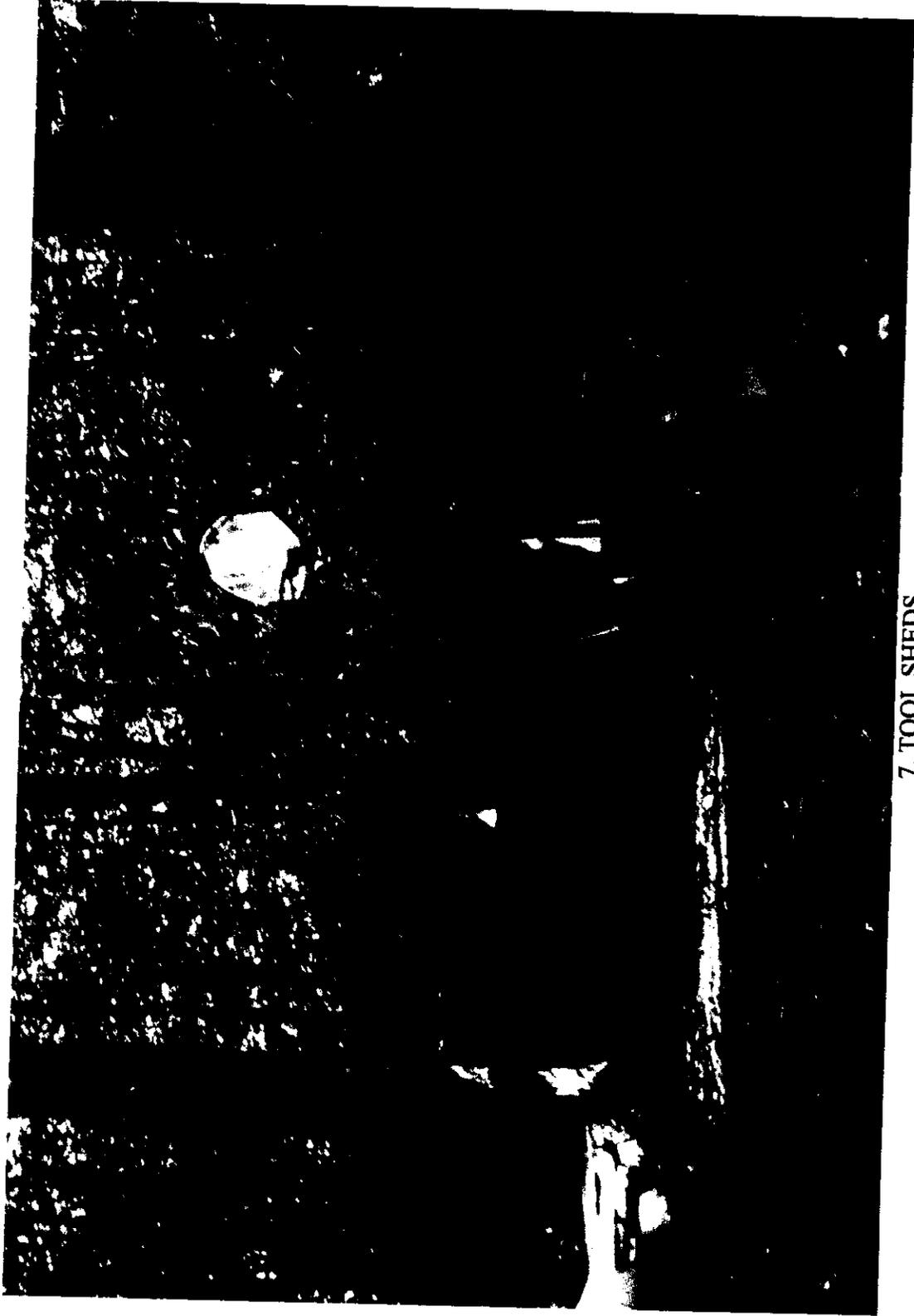
3. FRONT VIEW - RIGHT SIDE



5. REAR VIEW - LEFT SIDE



6. TOOL SHEDS AND HOUSE



7. TOOL SHEDS



1. FRONT VIEW OF THE HOUSE

## DESCRIPTION OF THE APPLICATION

**Special Permit Request:** To permit an accessory dwelling unit.

**Size of Principal Dwelling:** 3,324 square feet

**Size of Accessory Dwelling Unit:** 742 square feet

**Lot Size:** 5.01 acres square feet

## LOCATION AND CHARACTER

**Existing Site Description:** The subject property is located on Amkin Court east of its intersection with Amkin Drive. The property consists of 5.01 acres, and is developed with a single family detached dwelling, located on the front center of the lot, 189 feet from Amkin Court. A pool and patio area is located in the rear of the dwelling. A driveway runs from Amkin Court alongside the southern property line. The subject property is landscaped in the front yard and contains mature trees throughout the property. The rear third of the property is in a Resource Protection Area (RPA). A VEPCO utility easement and a Plantation Pipeline easement are also present in this portion of the property. A wood shelter is located in the east central portion of the property near the eastern property line.

### Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Single Family Dwellings	R-C, WS	Residential, .1-.2 du/ac
South	Single Family Dwellings	R-C, WS	Residential, .1-.2 du/ac
East	Single Family Dwellings	R-C, WS	Residential, .1-.2 du/ac
West	Single Family Dwellings	R-C, WS	Residential, .1-.2 du/ac

## BACKGROUND

### Site History

County records indicate that the dwelling was originally constructed in 1977.

## COMPREHENSIVE PLAN PROVISIONS

**Plan Area:** Johnny Moore Planning District; Area III  
**Planning Sector:** Lee-Jackson (P-3)  
**Plan Map:** Residential, .1-.2 du/ac

## ANALYSIS

### Special Permit Plat (Copy at front of staff report)

**Title of SP Plat:** Plat Showing the Improvements on Lot 16,  
Plantation Hills, Fairfax County, Virginia  
**Prepared By:** Alexandria Surveys International, Inc.  
**Dated:** September 6, 2007, Revised to October 2, 2007

### Proposed Use

The applicant is requesting approval of a special permit for an accessory dwelling unit. The 742 square foot accessory unit is to be located in a proposed addition to the northeastern section of the dwelling and adjacent to the existing pool and patio. The total square footage of the principal dwelling is 3,224 square feet, so that the proposed accessory dwelling unit will comprise 23% of the total gross floor area. Mr. Tranavitch and his wife, aged 66 and 63 years respectively, the owners of the property, will live in the primary dwelling unit. The accessory dwelling unit will be occupied by the applicant's mother, who needs family assistance. The accessory dwelling unit will connect by a door to the main house and will also have a separate access through a door from the bedroom to the screen porch which has outside access. The unit will contain one bedroom and one bathroom as well as a living area and screened porch. A two car garage and driveway provides onsite parking for up to four vehicles.

### Land Use Analysis

The Comprehensive Plan recommends residential uses with a density of .1 to .2 dwelling units per acre. Staff believes the proposed accessory dwelling is in harmony with the Comprehensive Plan recommendations for this site, and there are no design or compatibility issues posed by the development plan.

## ZONING ORDINANCE PROVISIONS

The existing single family dwelling currently meets all bulk regulations for the R-C Zoning District.

## **OTHER ZONING ORDINANCE REQUIREMENTS**

### **Special Permit Requirements (See Appendix 5)**

- General Special Permit Standards (Sect. 8-006)
- Group Standards for All Group 9 Uses (Sect. 8-903)
- Additional Standards for Accessory Dwelling Units (Sect. 8-918)

### **Summary of Zoning Ordinance Provisions**

Staff believes that all applicable standards for the accessory dwelling unit have been satisfied with the proposed development conditions.

## **CONCLUSIONS**

Staff believes that the subject application for an accessory dwelling unit is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the Staff Report.

## **RECOMMENDATIONS**

Staff recommends approval subject to the Proposed Development Conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

## **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Applicable Zoning Ordinance Provisions Checklist

## **PROPOSED DEVELOPMENT CONDITIONS**

**PROPOSED DEVELOPMENT CONDITIONS****January 22, 2008**

If it is the intent of the Board of Zoning Appeals to approve SP 2007-SP-136 located at Tax Map 86-4 ((08)) 16 to permit an accessory dwelling unit under Section 8-918 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicants only, William V. and Carole E. Tranavitch, and is not transferable without further action of this Board, and is for the location indicated on the application, 7503 Amkin Court (5.01 acres), and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structures and/or use(s) indicated on the special permit plat prepared by Alexandria Surveys International, dated September 6, 2007, and revised to October 2, 2007 and approved with this application, as qualified by these development conditions.
3. A copy of this special permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The occupant(s) of the principal dwelling and the accessory dwelling unit shall be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance.
5. The accessory dwelling unit shall contain a maximum of 742 square feet, including a maximum of one bedroom.
6. Provisions shall be made for the inspection of the property by County personnel during reasonable hours upon prior notice and the accessory dwelling unit shall meet the applicable regulation for building, safety, health and sanitation.
7. The accessory dwelling unit shall be approved for a period of five (5) years from the final approval date of the special permit and may be extended for five (5) year periods with prior approval of the Zoning Administrator in accordance with Section 8-012 of the Zoning Ordinance.
8. If the use of the accessory dwelling unit ceases and/or the property is sold or otherwise conveyed, the accessory structure shall be converted to a use permitted by the Zoning Ordinance or if the property is sold or conveyed, a special permit amendment may be submitted to permit the continued use of an accessory dwelling unit.
9. Parking shall be provided as shown on the special permit plat.
10. All required permits and inspections, including Health Department permits relating to septic sewer system approval, shall be obtained prior to occupation of the accessory dwelling unit.

This approval, contingent on 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. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. 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.

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: OCT. 8, 2007  
(enter date affidavit is notarized)

I, ARIF HODZIC, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)       applicant  
                          applicant's authorized agent listed in Par. 1(a) below

97643

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
CAROLEE. TRANAVITCH	7503 AMIKIN CT.	<b>OWNER</b>
WILLIAM V. TRANAVITCH, JR	CLIFTON, VA. 22031	<b>OWNER</b>
ARIF H. HODZIC, AIA HODZIC ARCHITECTS, P.C.	1003 SNAPPER COVE LN PASADENA, MD. 21122	<b>AGENT</b>

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: OCT. 8, 2007  
(enter date affidavit is notarized)

97643

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)**

**CORPORATION INFORMATION**

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
HODZIC ARCHITECTS, P.C.  
1003 SNAPPER COVE LN.  
PASADENA, MO 21122

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)  
ARIF H. HODZIC 100% OWNER

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: OCT. 9, 2007  
(enter date affidavit is notarized)

97643

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, and zip code)

NONE

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: OCT. 8, 2007 97643  
(enter date affidavit is notarized)

1(d). One of the following boxes must be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: OCT. 8, 2007 97643  
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[ ] Applicant

Applicant's Authorized Agent

ARIF H. HODZIC, AGENT

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8 day of October 2007, in the State/Comm. of Anne Arundel, County/City of Maryland.

WILLIAM M. GARVER  
NOTARY PUBLIC

William M. Garver  
Notary Public

My commission expires: ANNE ARUNDEL COUNTY  
MARYLAND

My Commission Expires Feb. 6, 2011



# Hodzic Architects, P.C.

1003 Snapper Cove Lane  
Pasadena, MD 21122  
Tel: (410) 255-2600  
Fax: (410) 255-2680

arif@hodzicarchitects.com  
www.hodzicarchitects.com

RECEIVED  
Department of Planning & Zoning  
NOV 01 2007  
Zoning Evaluation Division

Re: Special Permit Application  
Tranavitch House Addition  
7503 Amkin Court  
Clifton, Virginia 22031

Statement of Justification, Revision

October 31, 2007

The purpose of this addition is to provide accommodation for Mr. and Mrs. Tranavitch, and their elderly mother. They are 66 and 63 years old, respectively, and have person over 90 years old living with them. She needs family assistance.

Addition will add in-law suit to the existing house.

The house is used by the owners as a primary residence and will continue to be used as such.

Proposed addition is in character of the houses and the structures in the neighborhood.

Proposed development will be in harmony the surrounding structures.

There will be no additional impact on the adjacent properties, such as noise, light, air, erosion and storm water runoff.

This is the small addition to expend the existing house. There is no other appropriate location for this expansion.

There will be no cutting of existing trees.

Existing and proposed floor areas and floor are ratios are shown on plot plan.

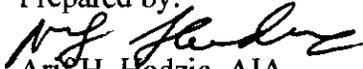
Accessory building will be connected to the existing house with door connecting the two. Accessory building will also have additional door from the bedroom thru screened porch to outside. See floor plan.

There will be parking space for 4 cars. Two spaces for the cars will be in the garage, and two cars on the pad in front of the garage.

We would appreciate if you approve this Special Permit, because it would allow better living space in the house.

If you have any questions please give me a call.

Prepared by:

  
Arif H. Hodzic, AIA  
Agent for the Owner



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Tel: (703) 941-0666

RECEIVED  
Department of Planning & Zoning

OCT 10 2007

Zoning Evaluation Division

Re: Special Permit Application  
Tranavitch House Addition  
7503 Amkin Court  
Clifton, Virginia 22031

Statement of Justification

October 8, 2007

The purpose of this addition is to provide accommodation for Mr. and Mrs. Tranavitch, and their elderly mother. They are 66 and 63 years old, respectively, and have person over 90 years old living with them. She needs family assistance.

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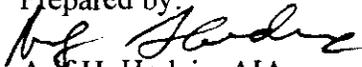
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Prepared by:



Arif H. Hodzic, AIA  
Agent for the Owner

Carole E. and William V. Tranavitch Jr.  
7503 Amkin Court  
Clifton, VA 22031

Re: Tranavitch Addition  
7503 Amkin Court  
Clifton, VA 22031

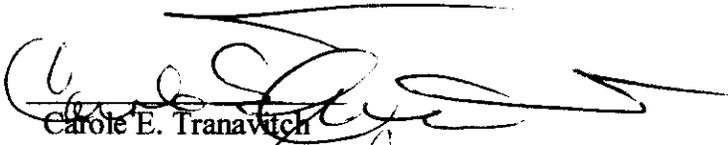
October 8, 2007

To whom it may concern:

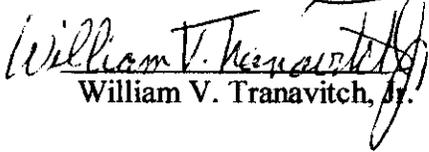
This letter is to certify that we, as the owners of the House at the above mentioned address, are giving permission to Arif H. Hodzic AIA, from Hodzic Architects, PC, to represent us in obtaining Special Permit from Fairfax County in order to construct our addition. He will be our Agent.

We plan to have our mother Mildred Burulia, who is 87 years, old live with us. We plan to continue residing in this house and need more space for her to live in.

Sincerely,



Carole E. Tranavitch



William V. Tranavitch, Jr.

RECEIVED  
Department of Planning & Zoning  
OCT 10 2007  
Zoning Evaluation Division

**8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

### **8-903 Standards For All Group 9 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

- 1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
- 2. All uses shall comply with the performance standards specified for the zoning district in which located.
- 3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

## 8-918 Additional Standards for Accessory Dwelling Units

As established by the Fairfax County Board of Supervisors' Policy on Accessory Dwelling Units (Appendix 5), the BZA may approve a special permit for the establishment of an accessory dwelling unit with a single family detached dwelling unit but only in accordance with the following conditions:

1. Accessory dwelling units shall only be permitted in association with a single family detached dwelling unit and there shall be no more than one accessory dwelling unit per single family detached dwelling unit.
2. Except on lots two (2) acres or larger, an accessory dwelling unit shall be located within the structure of a single family detached dwelling unit. Any added external entrances for the accessory dwelling unit shall be located on the side or rear of the structure.
  - On lots two (2) acres or greater in area, an accessory dwelling unit may be located within the structure of a single family detached dwelling unit or within a freestanding accessory structure.
3. The gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the total gross floor area of the principal dwelling unit. When the accessory dwelling unit is located in a freestanding accessory structure, the gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the accessory freestanding structure and the principal dwelling unit.
4. The accessory dwelling unit shall contain not more than two (2) bedrooms.
5. The occupancy of the accessory dwelling unit and the principal dwelling unit shall be in accordance with the following:
  - A. One of the dwelling units shall be owner occupied.
  - B. One of the dwelling units shall be occupied by a person or persons who qualify as elderly and/or disabled as specified below:
    - (1) Any person fifty-five (55) years of age or over and/or
    - (2) Any person permanently and totally disabled. If the application is made in reference to a person because of permanent and total disability, the application shall be accompanied by a certification by the Social Security Administration, the Veterans Administration or the Railroad Retirement Board. If such person is not eligible for certification by any of these agencies, there shall be submitted a written declaration signed by two (2) medical doctors licensed to practice medicine, to the effect that such person is permanently and

totally disabled. The written statement of at least one of the doctors shall be based upon a physical examination of the person by the doctor. One of the doctors may submit a written statement based upon medical information contained in the records of the Civil Service Commission which is relevant to the standards for determining permanent and total disability.

For purposes of this Section, a person shall be considered permanently and totally disabled if such person is certified as required by this Section as unable to engage in any substantial gainful activity by reasons of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of the person's life.

C. The accessory dwelling unit may be occupied by not more than two (2) persons not necessarily related by blood or marriage. The principal single family dwelling unit may be occupied by not more than one (1) of the following:

(1) One (1) family, which consists of one (1) person or two (2) or more persons related by blood or marriage and with any number of natural children, foster children, step children or adopted children.

(2) A group of not more than four (4) persons not necessarily related by blood or marriage.

6. Any accessory dwelling unit established for occupancy by a disabled person shall provide for reasonable access and mobility as required for the disabled person. The measures for reasonable access and mobility shall be specified in the application for special permit. Generally, reasonable access and mobility for physically handicapped persons shall include:

A. Uninterrupted access to one (1) entrance; and

B. Accessibility and usability of one (1) toilet room.

7. The BZA shall review all existing and/or proposed parking to determine if such parking is sufficient to meet the needs of the principal and accessory dwelling units. If it is determined that such parking is insufficient, the BZA may require the provision of one (1) or more off-street parking spaces. Such parking shall be in addition to the requirements specified in Article 11 for a single family dwelling unit.

8. The BZA shall determine that the proposed accessory dwelling unit together with any other accessory dwelling unit(s) within the area will not constitute

sufficient change to modify or disrupt the predominant character of the neighborhood. In no instance shall the approval of a special permit for an accessory dwelling unit be deemed a subdivision of the principal dwelling unit or lot.

- 9. Any accessory dwelling unit shall meet the applicable regulations for building, safety, health and sanitation.
- 10. Upon the approval of a special permit, the Clerk to the Board of Zoning Appeals shall cause to be recorded among the land records of Fairfax County a copy of the BZA's approval, including all accompanying conditions. Said resolution shall contain a description of the subject property and shall be indexed in the Grantor Index in the name of the property owners.
- 11. The owner shall make provisions to allow inspections of the property by County personnel during reasonable hours upon prior notice.
- 12. Special permits for accessory dwelling units shall be approved for a period not to exceed five (5) years from the date of approval; provided, however, that such special permits may be extended for succeeding five (5) year periods in accordance with the provisions of Sect. 012 above.
- 13. Notwithstanding Par. 5 of Sect. 9-012, any accessory dwelling unit approved prior to July 27, 1987 and currently valid may be extended in accordance with the provisions of this Section and Sect. 012 above.