



APPLICATION ACCEPTED: February 27, 2008  
BOARD OF ZONING APPEALS: May 20, 2008  
TIME: 9:00 a.m.

# County of Fairfax, Virginia

May 13, 2008

## STAFF REPORT

**SPECIAL PERMIT APPLICATION NO. SP 2008-DR-019**

### DRANESVILLE DISTRICT

**APPLICANT:** John D. Vrankovich

**OWNERS:** John D. Vrankovich  
Elizabeth H. Vrankovich

**SUBDIVISION:** Breezewood

**STREET ADDRESS:** 7903 Old Falls Road

**TAX MAP REFERENCE:** 29-2 ((2)) 5

**LOT SIZE:** 21,786 square feet

**ZONING DISTRICT:** R-1

**ZONING ORDINANCE PROVISIONS:** 8-914 and 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction to minimum yard requirements based on errors in building locations to permit dwelling to remain 16.9 feet with eave 14.9 feet from side lot line, accessory storage structure to remain 1.4 feet from side lot line and accessory structure to remain 6.2 feet from side lot line and 5.4 feet from rear lot line and to permit reduction of certain yard requirements to permit construction of addition 10.9 feet from side lot line and 34.7 feet from front lot line.

*O:\dhedri\Special Permits\SP 2008-DR-019 Vrankovich (5-20)\SP 2008-DR-019 Vrankovich staff report.doc*

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2008-DR-019 for the addition 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.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 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.**

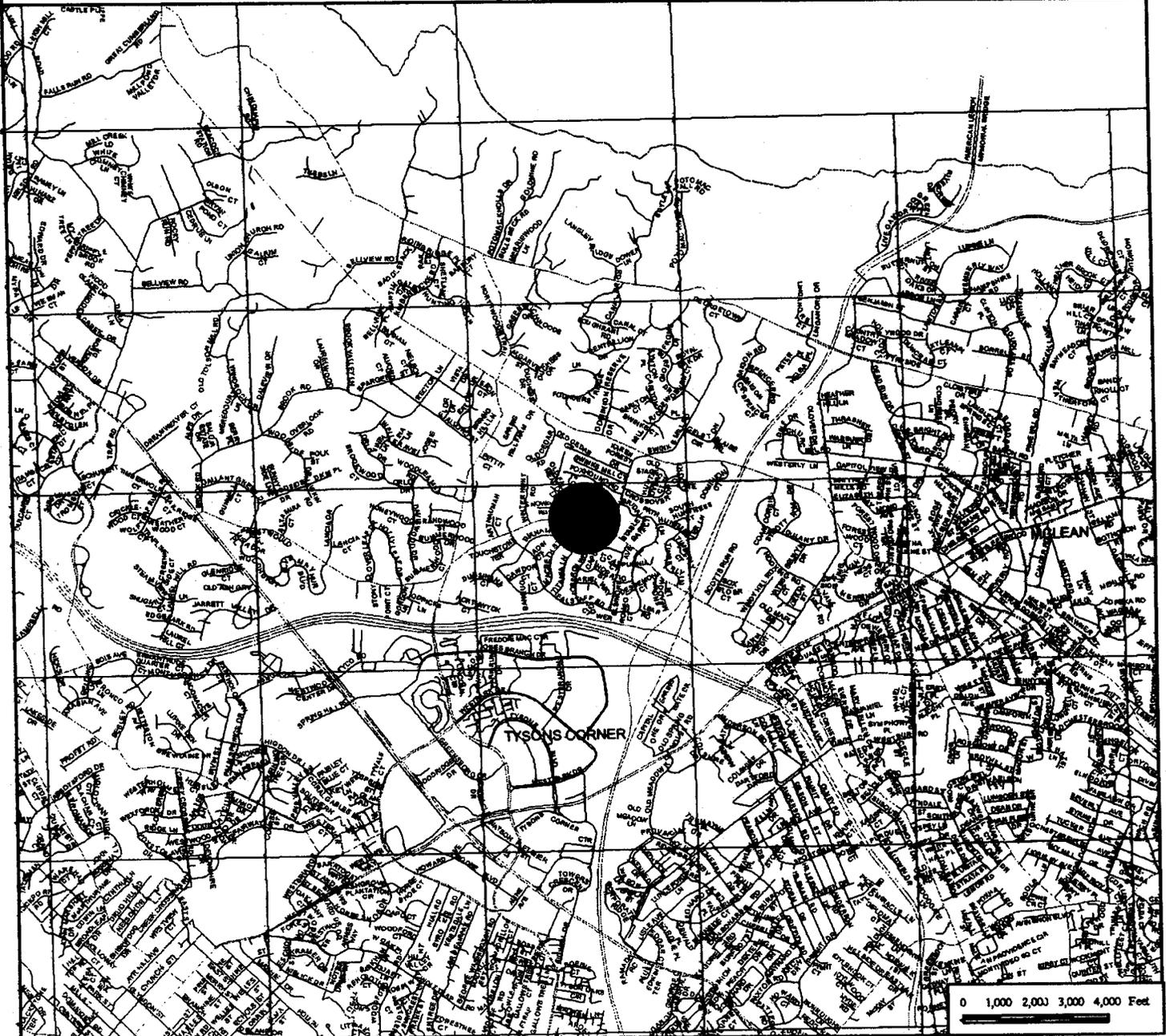
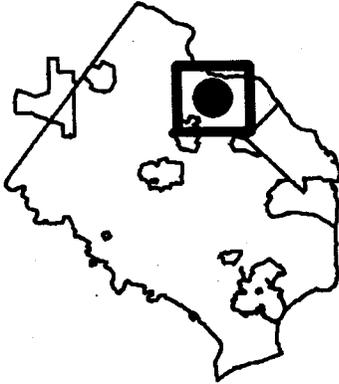
**Special Permit**  
**SP 2008-DR-019**

**Applicant:**  
**Accepted:**  
**Proposed:**

**JOHN D. VRANKOVICH**  
**02/27/2008**

TO PERMIT REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERRORS IN BUILDING LOCATIONS TO PERMIT DWELLING TO REMAIN 16.9 FT. WITH EAVE 14.9 FT. FROM SIDE LOT LINE, ACCESSORY STORAGE STRUCTURE TO REMAIN 1.4 FT. FROM SIDE LOT LINE AND ACCESSORY STRUCTURE TO REMAIN 6.2 FT. FROM SIDE LOT LINE AND 5.4 FT. FROM REAR LOT LINE, AND TO PERMIT REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT CONSTRUCTION OF ADDITION 10.9 FT. FROM SIDE LOT LINE AND 34.7 FT. FROM FRONT LOT LINE

**Area:** 21,786 SF OF LAND; DISTRICT - DRANESVILLE  
**Zoning Dist Sect:** 08-091408-922  
**Art 8 Group and Use:** 9-13 9-21  
**Located:** 7903 OLD FALLS ROAD  
**Zoning:** R- 1  
**Overlay Dist:**  
**Map Ref Num:** 029-2- /02/ /0005

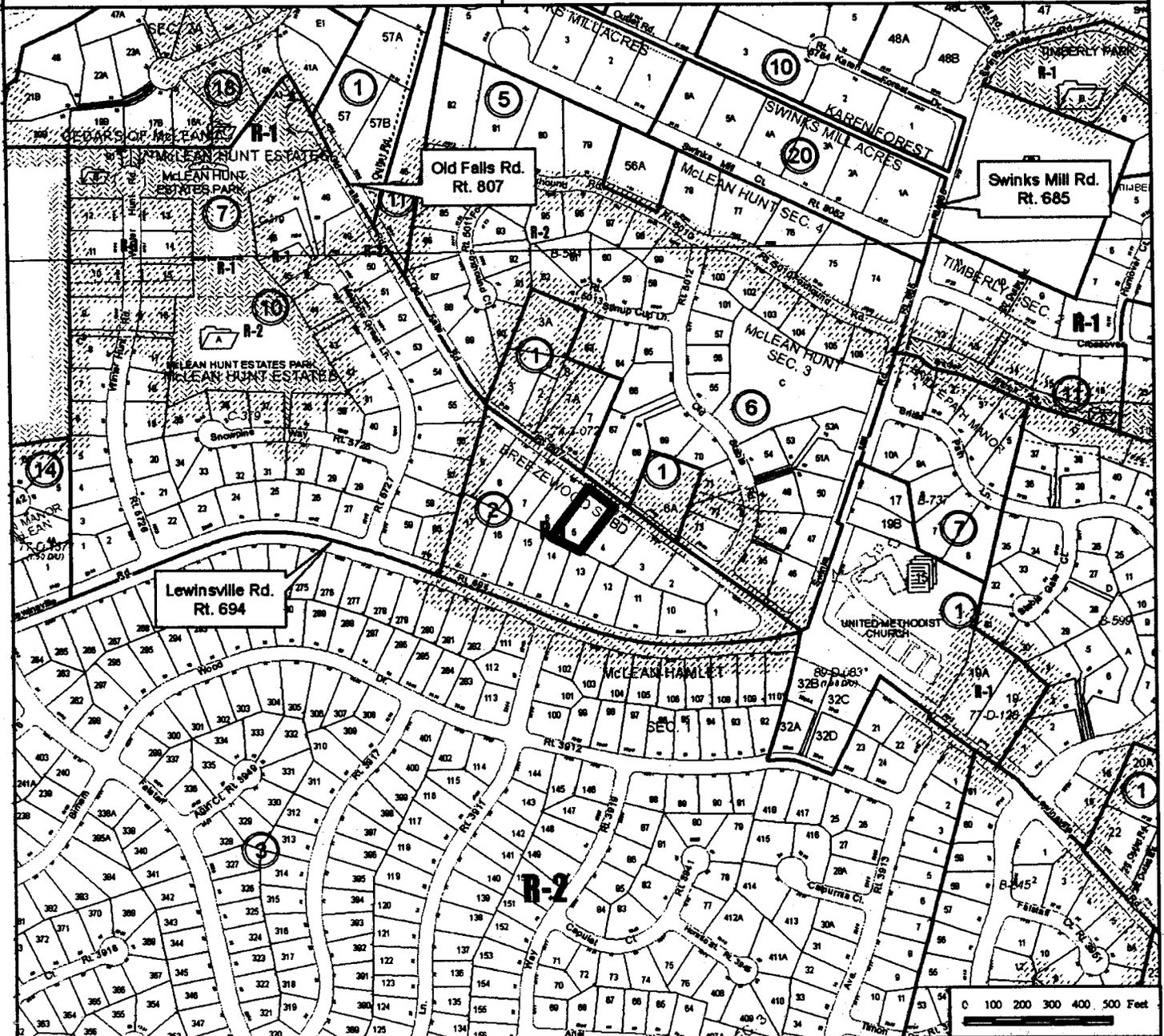
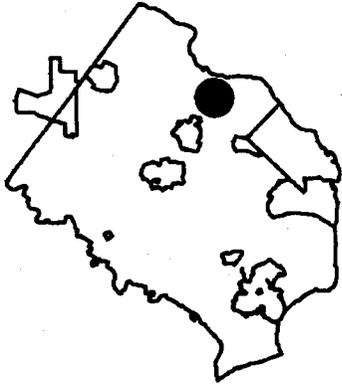


**Special Permit**  
**SP 2008-DR-019**

**Applicant:** JOHN D. VRANKOVICH  
**Accepted:** 02/27/2008  
**Proposed:**

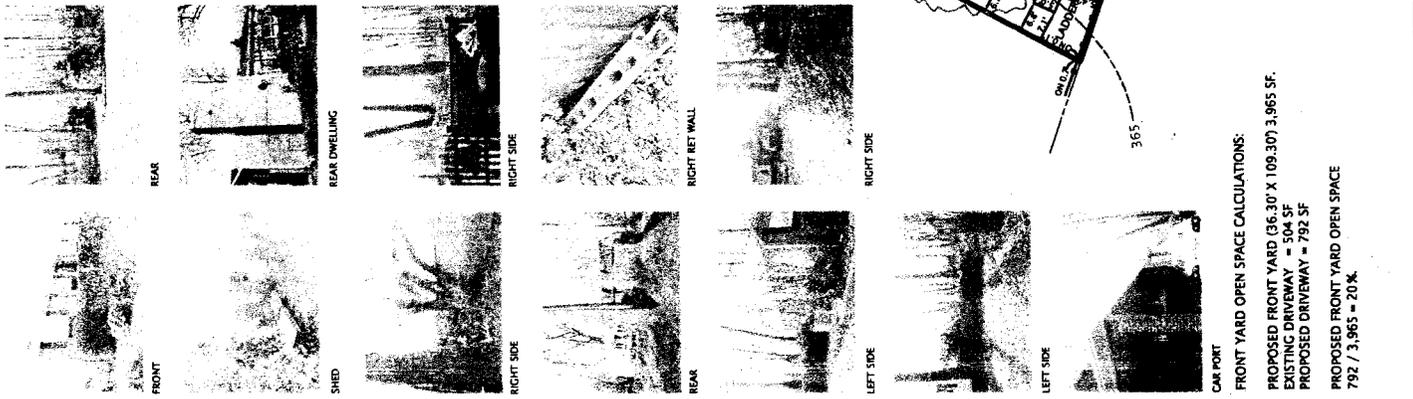
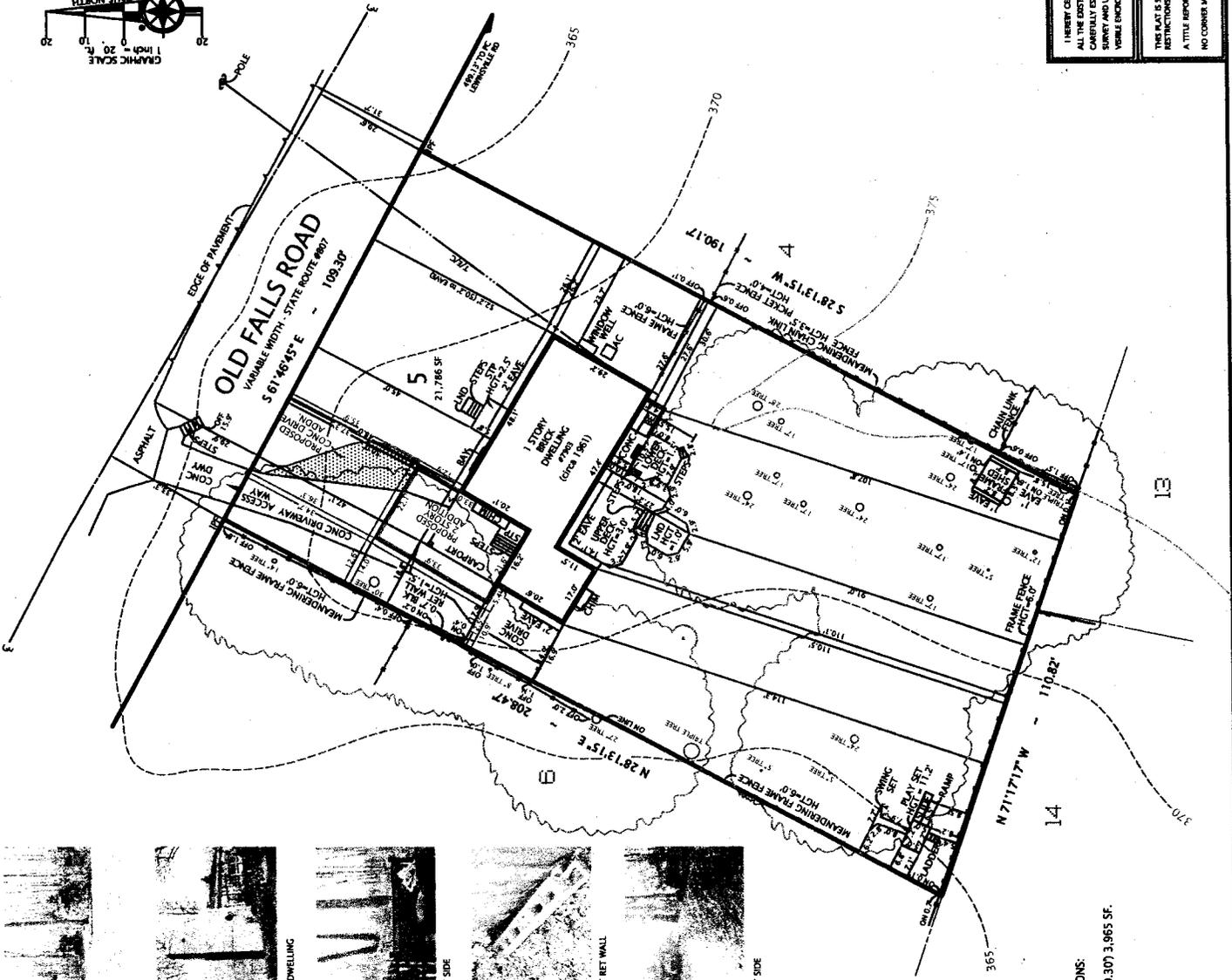
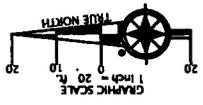
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**Zoning Dist Sect:** 08-091408-922  
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**Located:** 7903 OLD FALLS ROAD  
**Zoning:** R-1  
**Overlay Dist:**  
**Map Ref Num:** 029-2- /02/ /0005



**NOTES**

1. TAX MAP: 29-2-02-0005
2. ZONE: R-1 (RESIDENTIAL 1 DU/AC)
3. LOT AREA: 21,786 SQUARE FEET (0.5001 ACRE)
4. REQUIRED YARDS:
  - FRONT: 40.0 FEET
  - SIDE: 20.0 FEET
  - REAR: 25.0 FEET
5. HEIGHTS:
  - DWELLING: 14.7 FEET
  - SHED: 09.2 FEET
  - PROPOSED ADDITION: 20.0 FEET
  - DECKS: AS NOTED
  - FENCES: AS NOTED
  - PLAY SET: AS NOTED
  - STP: 02.5 FEET
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
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. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS:
  - EXISTING DWELLING: 1,402 SF
  - BASEMENT: 1,745 SF
  - FIRST FLOOR: 1,745 SF
  - TOTAL AREA: 3,147 SF
  - PROPOSED ADDITION: 697 SF
  - GARAGE: 697 SF
  - FIRST FLOOR: 697 SF
  - TOTAL: 1,394 SF
  - PROPOSED AREA = 3147 + 1394 = 4541 SF.
  - PROP ADDN (1394) / EX DWELL (3147) = 44 %.
  - EXISTING FLOOR AREA RATIO: EX DWELL (3,147) / LOT AREA (21,786) = 14 %.
  - PROPOSED FLOOR AREA RATIO: PROP AREA (4,541) / LOT AREA (21,786) = 21 %.



**CAR PORT**  
 FRONT YARD OPEN SPACE CALCULATIONS:  
 PROPOSED FRONT YARD (36.30' X 109.30') 3,965 SF.  
 EXISTING DRIVEWAY = 504 SF  
 PROPOSED DRIVEWAY = 792 SF  
 PROPOSED FRONT YARD OPEN SPACE  
 792 / 3,965 = 20 %

SHOWING THE IMPROVEMENTS ON  
**PLAT**  
 LOT 5  
**BREEZEWOOD**  
 (REED BOOK 1390, PAGE 312)  
 FAIRFAX COUNTY, VIRGINIA  
 DRANESVILLE DISTRICT  
 DECEMBER 21, 2007  
 FEBRUARY 19, 2008 (REVISED)  
 SCALE: 1" = 20'

I HEREBY CERTIFY THAT THE PORTIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN OTHERWISE ARE NO VISIBLE ENCROACHMENTS AS OF THE DATE.

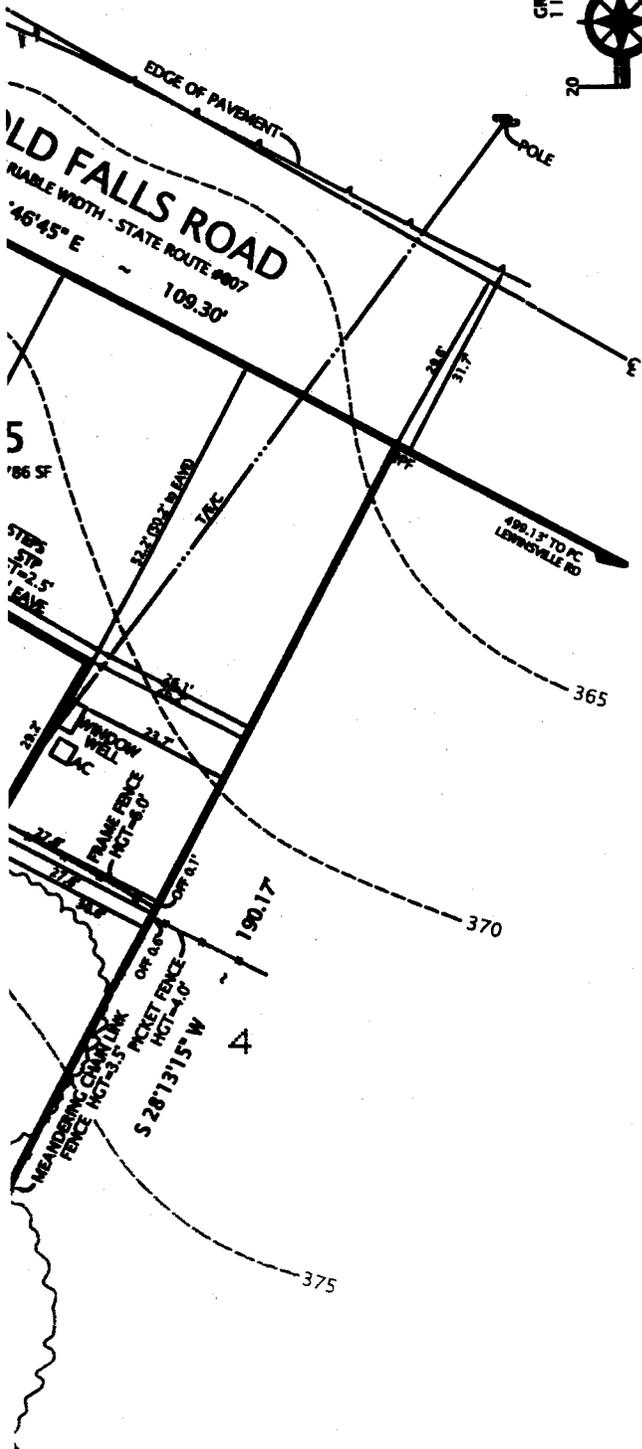
THIS MAP IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.

12/21/2007  
 GEORGE M. O'CONNOR  
 LICENSE NO. 2069  
 LAND SURVEYOR

CASE NAME  
 JOHN VANKOVICH

**DOMINION** SURVEYING, INC.  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 TEL: 703.799.8212  
 FAX: 703.799.8212





**NOTES**

1. TAX MAP: 29-2-02-0005
2. ZONE: R-1 (RESIDENTIAL 1 DU/AC)
3. LOT AREA: 21,786 SQUARE FEET (0.5001 ACRE)
4. REQUIRED YARDS:
 

FRONT:	=	40.0 FEET
SIDE:	=	20.0 FEET
REAR:	=	25.0 FEET
5. HEIGHTS:
 

DWELLING	=	14.7 FEET
SHED	=	09.2 FEET
PROPOSED ADDITION	=	20.0 FEET
DECKS	=	AS NOTED
FENCES	=	AS NOTED
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**12. AREAS:**

EXISTING DWELLING		
BASEMENT	=	1,402 SF
FIRST FLOOR	=	1,745 SF
TOTAL AREA	=	3,147 SF

PROPOSED ADDITION		
GARAGE	=	697 SF
FIRST FLOOR	=	697 SF
TOTAL	=	1,394 SF

PROPOSED AREA = 3147 + 1394 = 4541 SF.

PROP ADDN (1394) / EX DWELL (3147) = 44 %.

EXISTING FLOOR AREA RATIO:  
EX DWELL (3,147) / LOT AREA (21,786) = 14 %.

PROPOSED FLOOR AREA RATIO:  
PROP AREA (4,541) / LOT AREA (21,786) = 21 %.

**PLAT**

SHOWING THE IMPROVEMENTS ON

LOT 5

**BREEZEWOOD**

(DEED BOOK 1390, PAGE 312)

FAIRFAX COUNTY, VIRGINIA

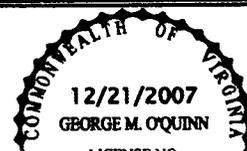
DRANESVILLE DISTRICT

SCALE: 1" = 20'

DECEMBER 21, 2007

FEBRUARY 19, 2008 (REVISED)

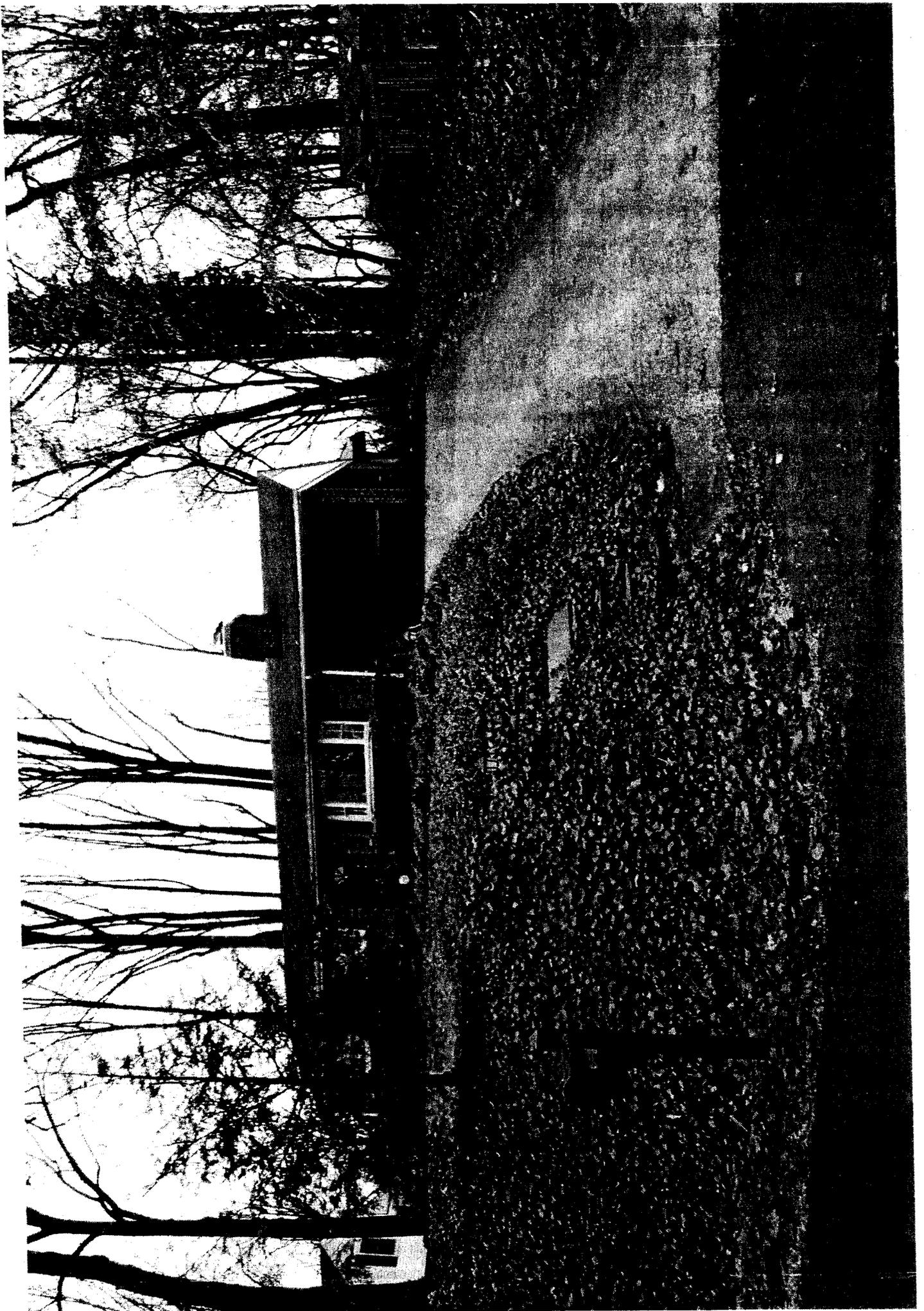
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

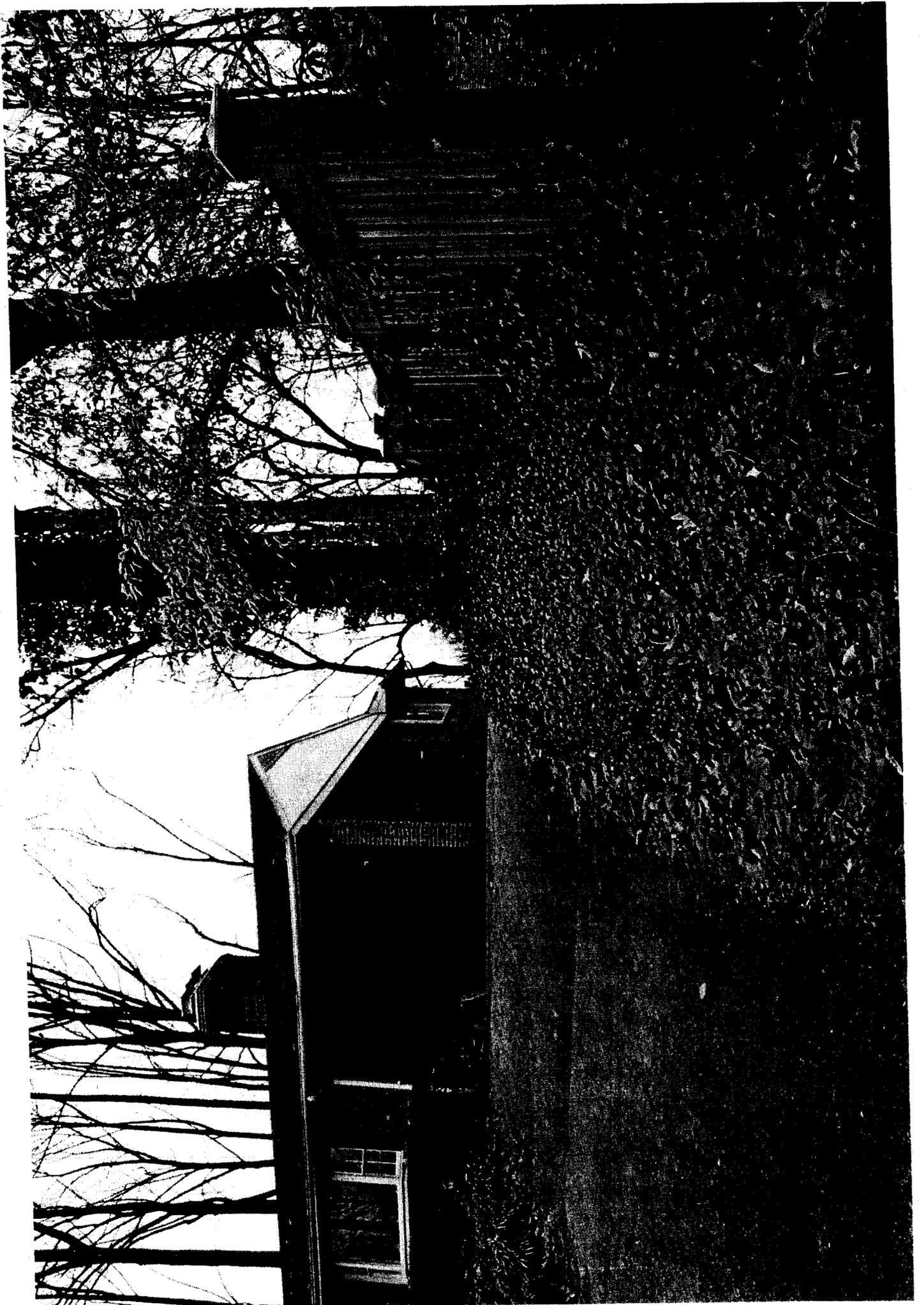


CASE NAME:

JOHN VRANKOVICH

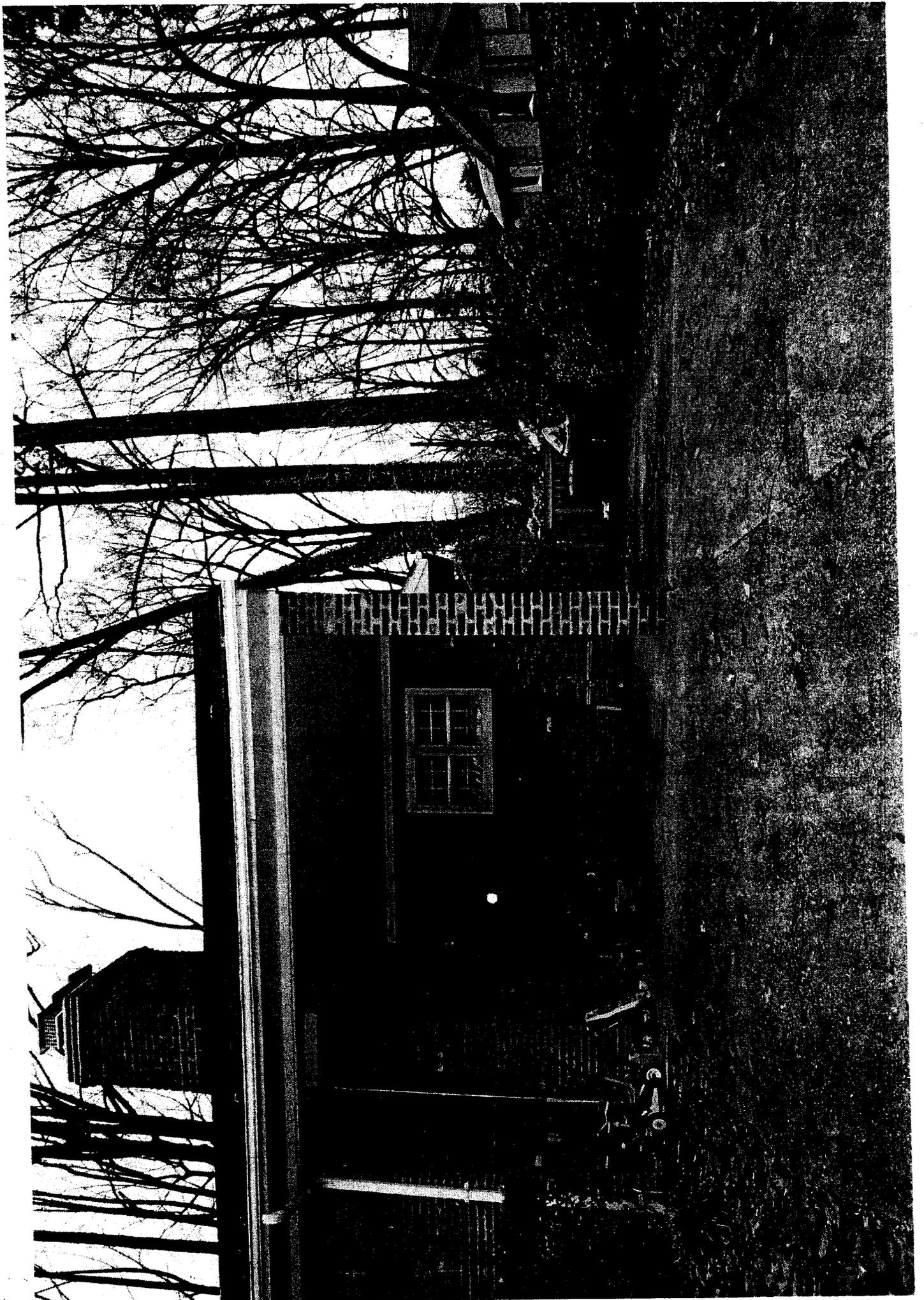






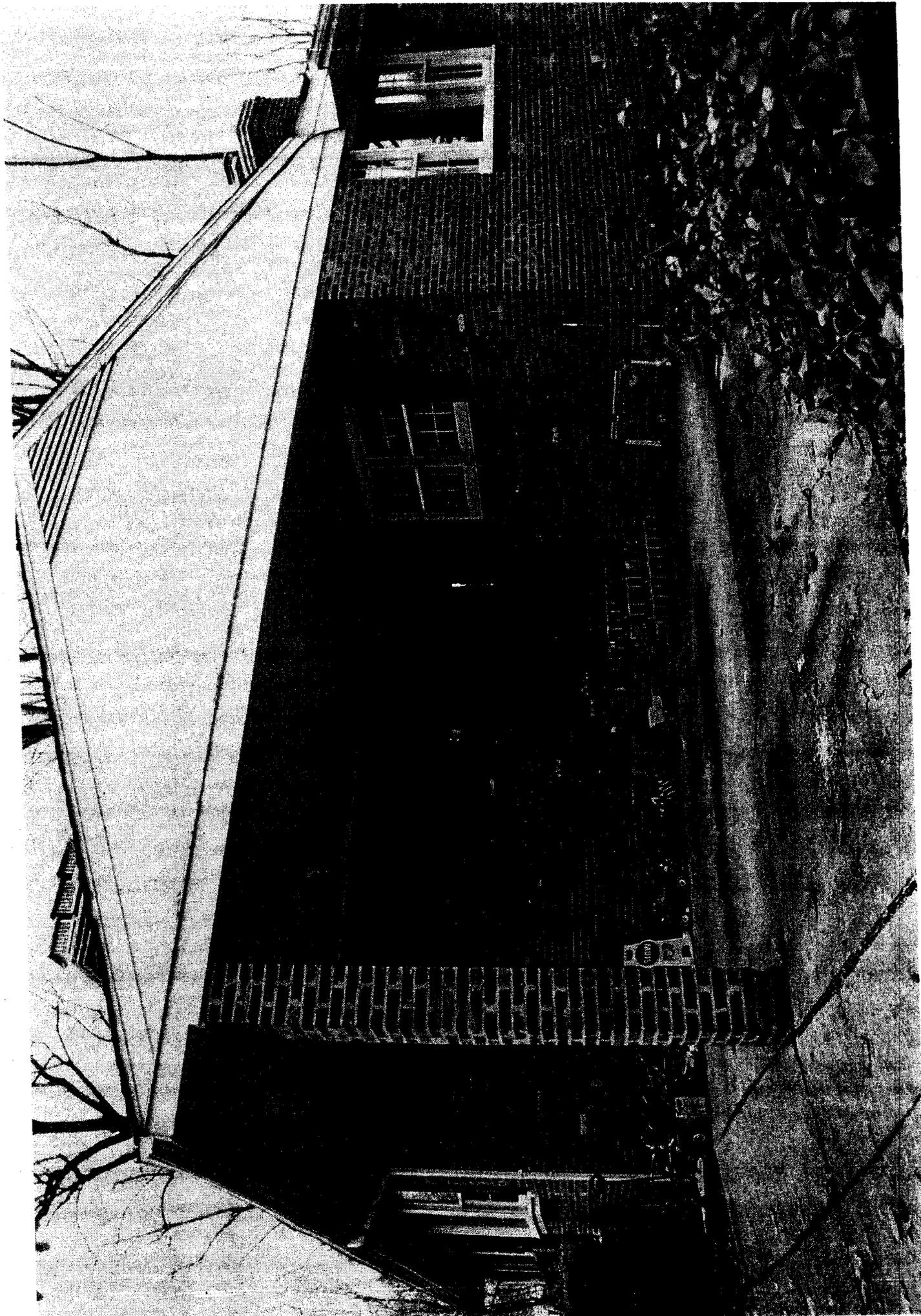


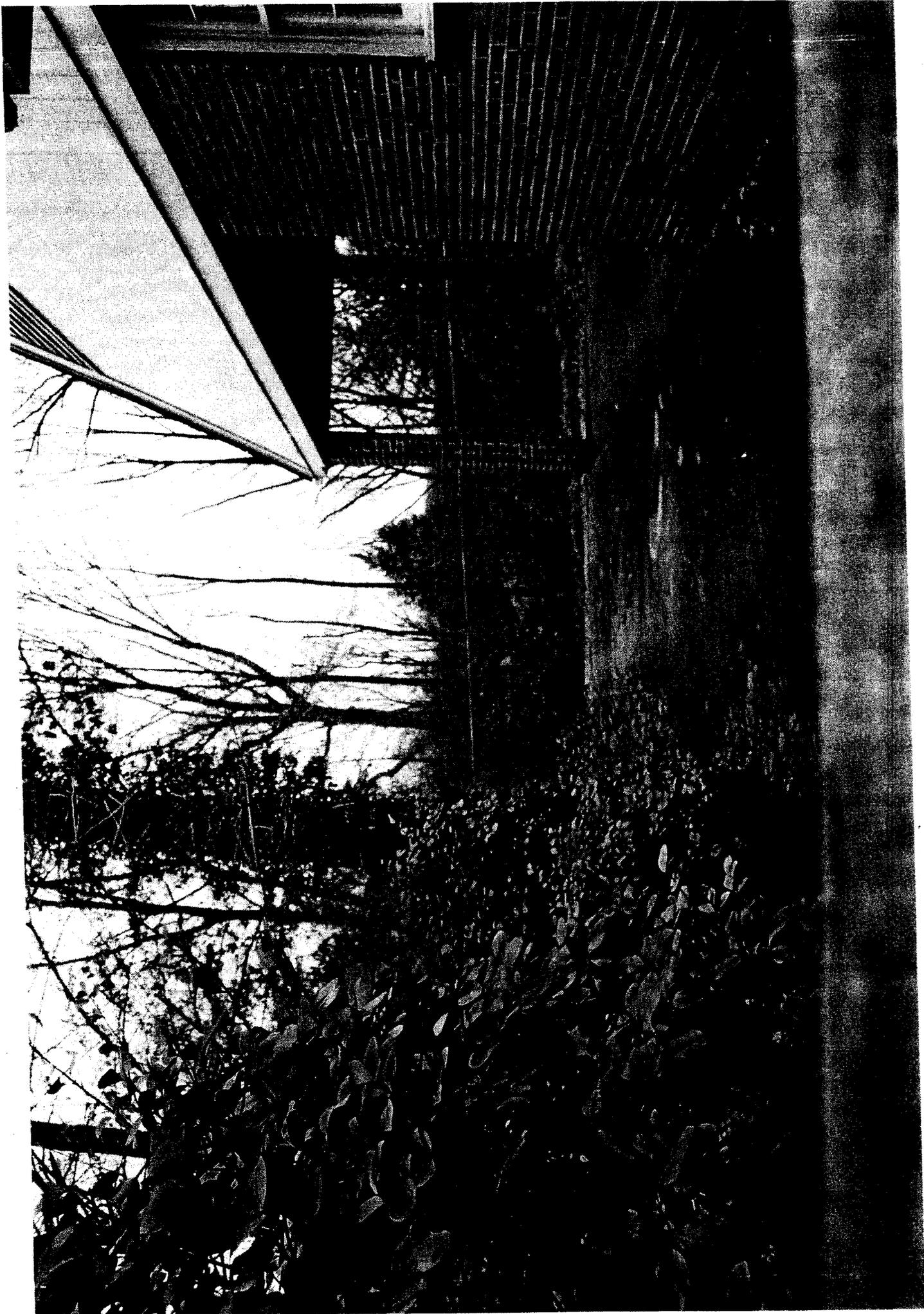












## DESCRIPTION OF THE APPLICATION

This application includes four (4) special permit requests. The first is to permit reduction to minimum yard requirements based on errors in building locations to permit 1) a dwelling to remain 16.9 feet with eave 14.9 feet from a side lot line, 2) an accessory storage structure (frame shed) to remain 1.4 feet from a side lot line; and, 3) an accessory structure (play set) to remain 6.2 feet from a side lot line and 5.4 feet from the rear lot line.

### Description of Special Permits

	Structure	Yard	Min. Yard Req.*	Permitted Extension**	Min. Allowed	Structure Location	Amount of Error	Percent of Error
<b>Special Permit #1</b>	<b>Dwelling</b>	Side (West)	20.0 feet	N/A	20.0 feet	16.9 feet	3.1 feet	16%
<b>Special Permit #1</b>	<b>Eave</b>	Side (West)	20.0 feet	3.0 feet	17.0 feet	14.9 feet	2.1 feet	12%
<b>Special Permit #2</b>	<b>Accessory storage structure</b>	Side (East)	20.0 feet	N/A	20.0 feet	1.4 feet	18.6 feet	93%
<b>Special Permit #3</b>	<b>Accessory structure</b>	Side (West)	20.0 feet	N/A	20.0 feet	6.2 feet	13.8 feet	69%
<b>Special Permit #3</b>	<b>Accessory structure</b>	Rear (South)	11.2 feet	N/A	11.2 feet	5.4 feet	5.8 feet	52%

\*Minimum yard requirement per Section 3-107

The fourth request is to permit reduction of certain yard requirements to permit construction of an addition 10.9 feet from a side lot line and 34.7 feet from the front lot line.

### Description of Special Permit

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
<b>Special Permit</b>	Addition	Side	20.0 feet	10.9 feet	9.1 feet	46%
<b>Special Permit</b>	Addition	Front	40.0 feet	34.7 feet	5.3 feet	13%

\*Minimum yard requirement per Section 3-107

### EXISTING SITE DESCRIPTION

The site is currently zoned R-1 and contains a single family detached dwelling built in 1961. The lot consists of 21,786 square feet and is surrounded by single family detached homes on the all lot lines. The eastern side yard is 26.2 feet where 20 feet is required and the rear yard is 91.0 feet where 25 feet is required in the R-1 District.

### CHARACTER OF THE AREA

	Zoning	Use
<b>North</b>	R-2 Cluster	Single family detached dwellings
<b>South</b>	R-1	Single family detached dwellings
<b>East</b>	R-1	Single family detached dwellings
<b>West</b>	R-1	Single family detached dwellings

## BACKGROUND

According to building permit history, which is attached as Appendix 4, the dwelling was originally constructed 17.4 feet from the side lot line, based on a 15% exception granted in 1963. County staff can not determine, under the Zoning Ordinance requirements set forth at that time, how that exception was granted. Notwithstanding the approval, the plat currently depicts the dwelling 16.9 feet from the side lot line. Zoning Administration staff has determined that an error in building location special permit approval is the appropriate remedy to allow the location of the dwelling.

Following adoption of the current Ordinance, the BZA heard the following applications in the vicinity of the application parcel:

- Variance VC 01-D-154 was approved on January 16, 2002 for Tax Map 29-2 ((2)) 6, zoned R-1, on 7907 Old Falls Road, to permit construction of an addition 14.8 feet from side lot line.
- Variance VC 99-D-167 was approved on January 18, 2000 for Tax Map 29-2 ((2)) 4, zoned R-1, on 7901 Old Falls Road, to permit construction of addition 10.0 feet from side lot line.
- Variance VC 89-D-092 was denied on November 1, 1989 for Tax Map 29-2 ((2)) 11, zoned R-1, on 7908 Lewinsville Road, to permit minimum side yard of 15 feet and minimum front yard of 15.2 feet (for a proposed garage).

## ANALYSIS

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

- **Title of Plat:** Plat, Showing the Improvements on Lot 5, Breezewood, Fairfax County, Virginia
- **Prepared by:** Dominion Surveyors, Inc.
- **Dated:** December 21, 2007 as revised through February 19, 2008

### Proposal:

The applicant is requesting a special permit to permit the construction of two story addition to be located 10.9 feet from the side lot line and 34.7 feet from the front lot line. The proposed 1,394 square foot addition will consist of a garage addition and a second story master bedroom.

## ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1.

The application must meet all of the following standards, copies of which are attached as Appendix 5:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

### **Sect. 8-006 General Special Permit Standards**

Staff believes that the application for the addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application are General Standards 3 and 5.

*General Standard 3* requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *Staff believes by observation of the neighborhood through submitted photographs that the construction of the two story addition, which would incorporate an existing carport and creating a two car garage and a second story to accommodate a new master bedroom will not adversely affect the use or development of neighboring properties. Other homes in the immediate vicinity of the application property have been granted variances in the past for additions to the side lot line. The proposed intrusion into the front yard is minimal, only a 13% reduction. Therefore, staff believes the request is minimal and this standard has been met.*

*General Standard 5* requires that 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. *The proposed addition will replace an existing carport and add a second story. There are significant mature trees around the property, as well as an existing privacy fence on the adjoining lot line; therefore staff does not believe any additional vegetation or screening is required.*

### **Sect. 8-922 Provisions for Reduction of Certain Yard Requirements**

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 5 relates to accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.

*Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. The existing structure is 3,147 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 4,720.5 square feet in size for a possible total square footage at build out of 7,867.5. The proposed addition is 697 square feet on each floor with an overall total of 1,394 square feet for a total square footage of the house with the addition of 4,541 square feet. Therefore the application meets this provision.*

*Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. The elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed addition will be compatible with the existing structure. The location of the garage addition is the most logical place for this type of structure since it will be encompassing an existing carport structure. Therefore, staff believes that the application meets this provision.*

*Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. The photographs submitted and elevation drawings indicate that the proposed addition will be compatible with the surrounding houses in the neighborhood. Many of the homes in the neighborhood currently have two car garages and are two stories in height. Based on the elevation drawings, because of changes in topography, the addition will not appear much higher than the existing house. The addition replaces an existing carport structure and no vegetation is proposed to be removed to accommodate this special permit request. There is ample vegetation outside the area of the proposed construction of the addition which provides adequate screening. Therefore, staff believes that the application meets this provision.*

*Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since the Department of Public Works and Environmental Services (DPWES) has indicated that there are no drainage complaints on file related to this property. The area of additional impervious surface is minimal with this request since a majority of the footprint is an existing carport and driveway. The addition will only extend an additional five feet into the side yard than the existing carport and will help to reduce noise generated within the carport. Staff believes that the application meets this provision.*

*Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The location of the garage addition is the most logical location since it will be encompassing an existing carport. Even though a reduction is requested to the minimum front yard, the reduction is minimal, only 13%. The front of the addition will still be located over 37 feet from the front lot line. Other issues of well, easements, floodplains and/or Resource Protection Areas and preservation are not applicable to this site. Staff believes that the application meets this provision.*

## **CONCLUSION**

Staff believes that the request to add a one story addition is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

## **RECOMMENDATION**

Staff recommends approval of SP 2008-DR-019 for the addition subject to the Proposed Development Conditions contained in Appendix 1 of the staff report. 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. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Building Permit History
5. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2008-DR-019****May 13, 2008**

If it is the intent of the Board of Zoning Appeals to approve SP 2008-DR-019 located at Tax Map 29-2 ((2)) 5 to permit reduction of certain yard requirements pursuant to Sections 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

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 recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size (1,394 square feet) of an addition, as shown on the plat prepared by Dominion Surveyors, Inc., dated December 21, 2007 as revised through February 19, 2008, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (3,147 square feet existing + 4,720.5 square feet (150%) = 7867.5 square feet permitted) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

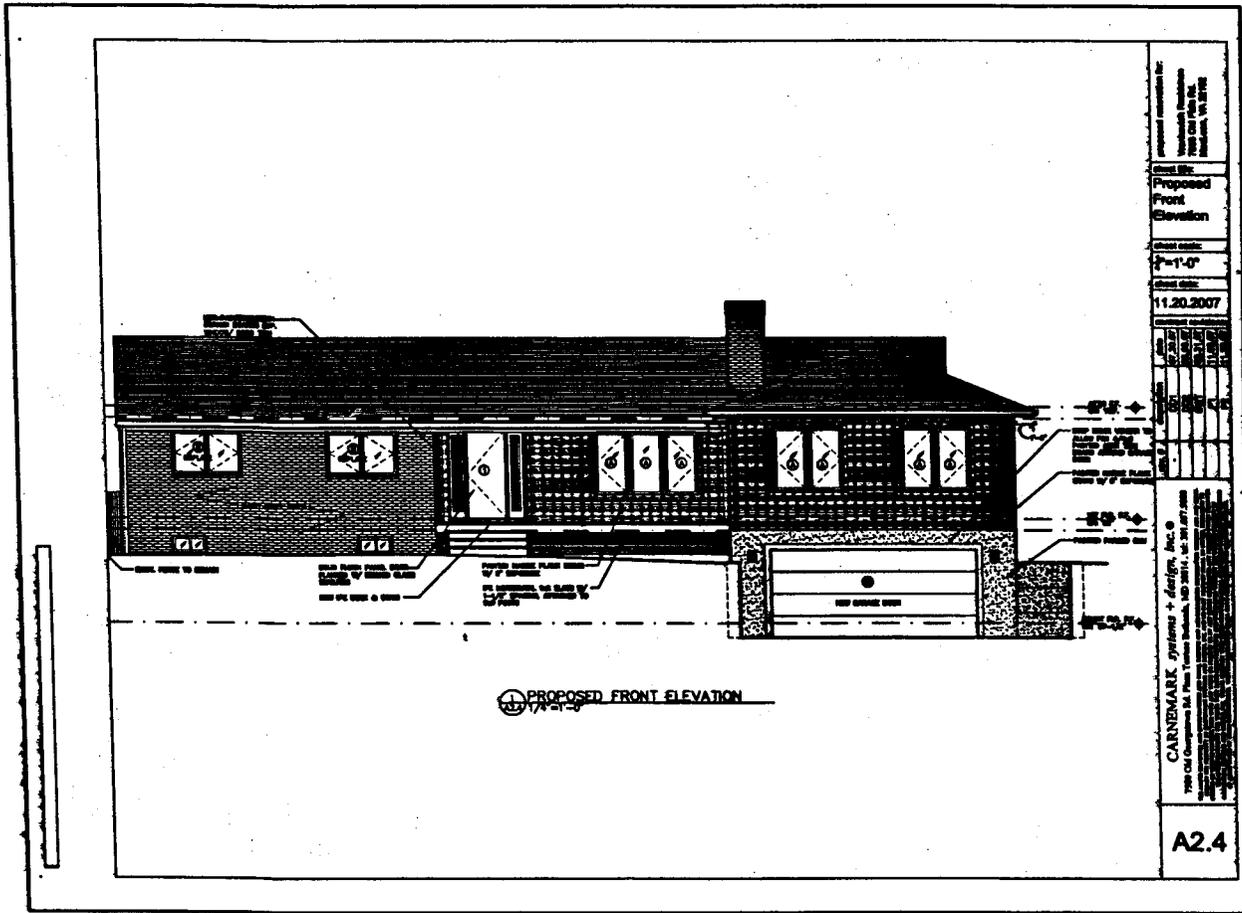
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction 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.

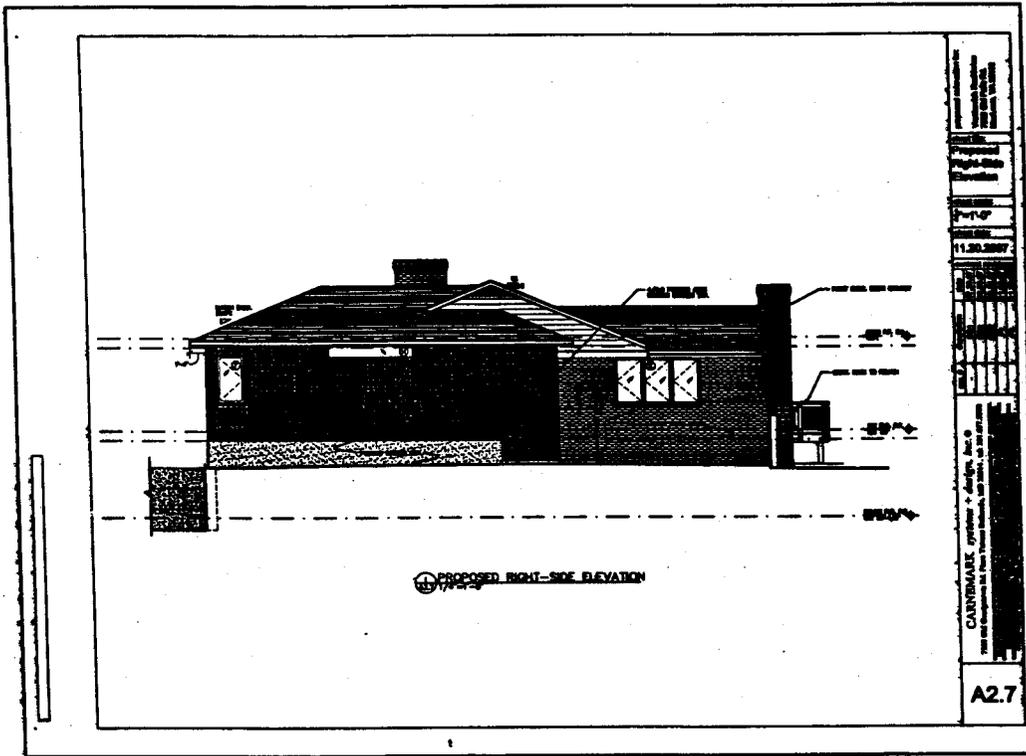
Design

Architectural Drawings (Exterior)

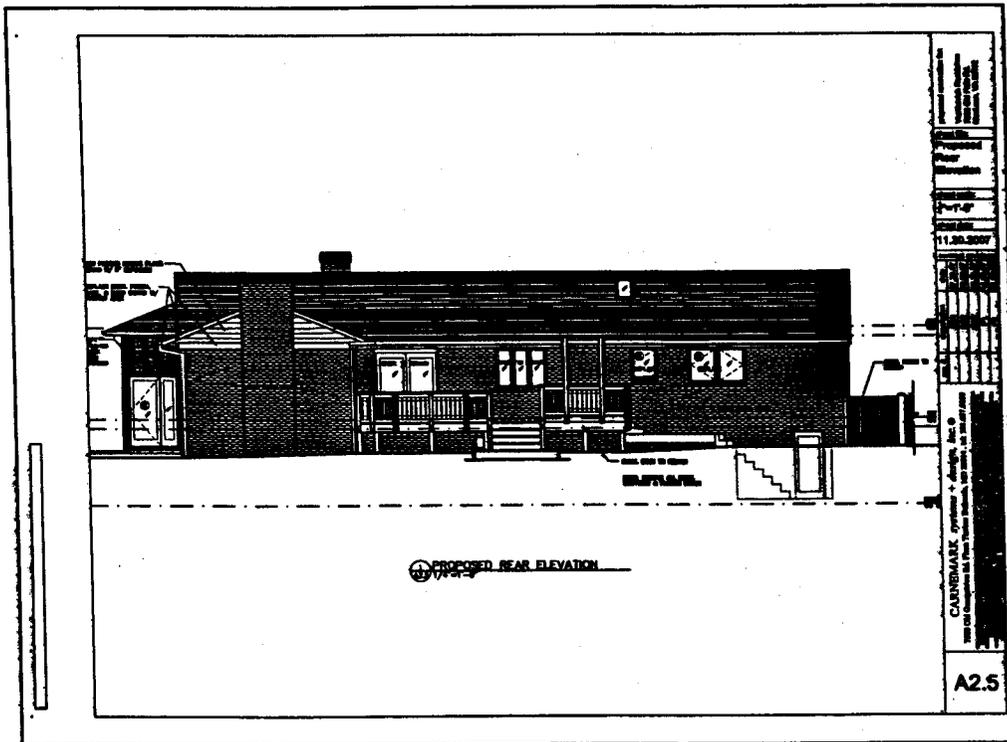
Front Elevation



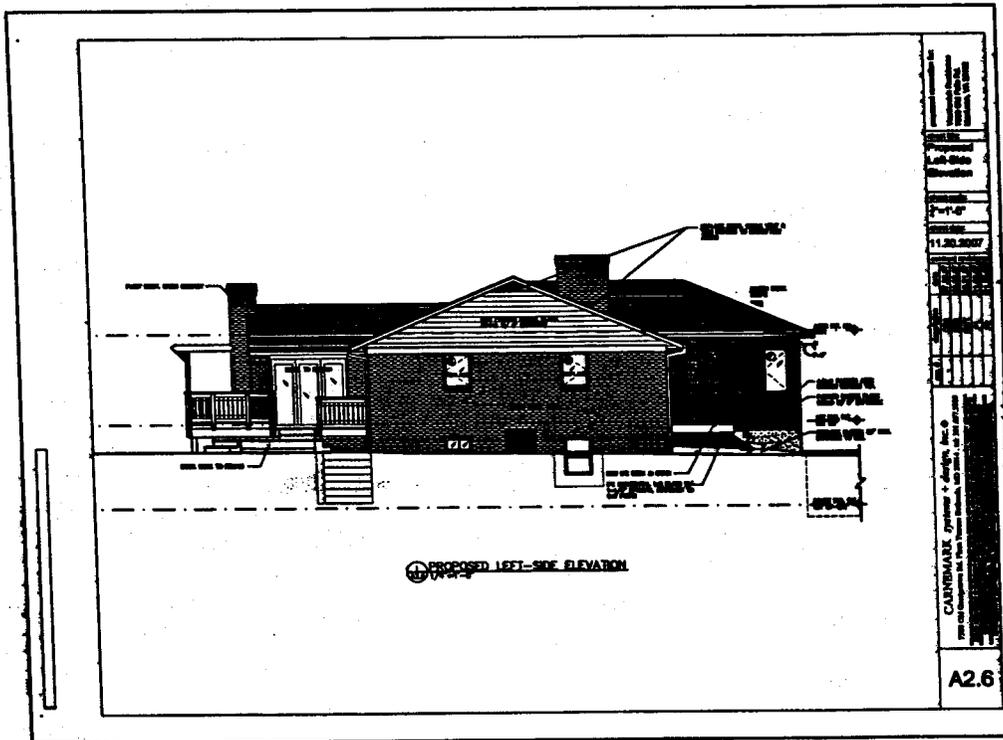
Right Side Elevation



Rear Elevation



Left Side Elevation



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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 01/10/2008  
 (enter date affidavit is notarized)

I, John D. Vrankovich, 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

98768

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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
John D. Vrankovich Elizabeth H. Vrankovich	7903 Old Falls Road, McLean, VA 22102 **	<b>Applicant/Title Owner</b> <b>Title Owner</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)

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 01/10/2008  
(enter date affidavit is notarized)

98768

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)

**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)

(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)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 01/10/2008  
(enter date affidavit is notarized)

98768

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)

(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: 01/10/2008  
(enter date affidavit is notarized)

98768

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.

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 01/10/2008  
(enter date affidavit is notarized)

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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.)

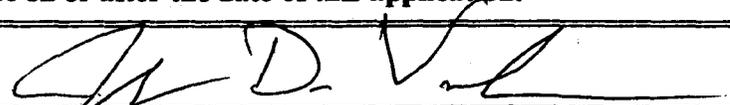
NONE

(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

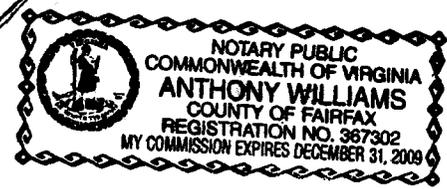
John D. Vrankovich

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

Subscribed and sworn to before me this 10 day of January 2008, in the State/Comm. of Virginia, County/City of Fairfax.

  
Notary Public

My commission expires: 12/31/09



**Hedrick, Debbie**

---

**From:** Vranko [john.vrankovich@gmail.com]  
**Sent:** Tuesday, April 08, 2008 11:15 AM  
**To:** Hedrick, Debbie  
**Subject:** Error in existing building location; 7903 Old Falls Road

Debbie,

Thanks for contacting me about the error in building location that you identified during the review of my special permit application. We purchased our home in November 2002 and were not aware that the right side of our home was built in the 20 foot side lot setback area. We only became aware of this during the submission process for our special permit. As we discussed today please update our special permit to allow for this error in building location of the existing property (The 17.4 feet plus eaves setback of our right rear family room).

Thanks,

John and Betsy Vrankovich  
7903 Old Falls Road  
McLean, VA 22102  
(h) 703-734-6932  
(m) 703-909-3559

RECEIVED  
DEPARTMENT OF PLANNING  
AND ZONING

APR 08 2008

SPECIAL PERMIT &  
VARIANCE BRANCH

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# Zoning Request Summary

## **Objective**

Reduction of certain yard requirements

## **Contents**

- Four (4) copies of the **Special Permit Application Form**
- Fifteen (15) **Special Permit Plats**
- One (1) copy of the current **Official Zoning Map of Fairfax County**
- **Statement of Justification**
- **Photographs** of the application property and abutting properties
- A notarized **affidavit**
- **Confirmation of ownership**

# Statement of Justification

## Description of Project

We are filing for this special permit to allow us to expand our single family home, and primary residence, by adding a garage, mudroom and master bedroom. Another goal of the project is to decrease the steep incline of our driveway. To implement the design described below we are requesting a reduction of certain yard requirements to allow us to put the proposed addition in the location of our existing carport.

Our property was build in 1961 and although it's approximately 1/2 acre it is zoned R1. The setbacks for our property are:

- Front Yard: 40 feet
- Side Yard: 20 feet
- Rear Yard: 25 feet

We are requesting a reduction of the front and right side yard setbacks (34.7 feet from the front lot line and 10.9 feet from the side lot line). The included Special Permit PLAT describes the proposed addition and setback reductions. The architectural diagrams and building facade of our proposed addition are included below in the **Design** section of this document.

No hazardous or toxic substances or storage tanks are in existence and are not proposed by this permit application.

The following special permit justification questions do not apply to this request since this a single family home; types of operation(s), hours of operation, estimated number of patrons, proposed number of employees, and estimated traffic impact, vicinity or general area to be served by the use.

This reduction in certain yard requirements will not result in the placement of a detached accessory structure in a front yard. (Ordinance 8-922.2)

This special permit only applies to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established (Ordinance 8-922.3). The house we are adding our addition to is our principal structure and primary residence. There will no change in use of the property.

The resulting gross floor area of the proposed addition will be less than 150% of the total floor area our principal structure that existed at the time of the first yard reduction (Ordinance 8-922.4). The floor area calculations are as follows (also included on our PLAT):

### EXISTING DWELLING

Basement	1,402 SF
First Floor	1,745 SF
Total Area	3,147 SF

### PROPOSED ADDITION

Garage	697 SF
First Floor	697 SF
Total	1,394 SF

**PROPOSED AREA = 3,147 + 1,394 = 4,541 SF (including new garage)**

**PROPOSED ADDITION (1394)/ EX DWELLING (3147) = 44% (including new garage)**

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Department of Planning & Zoning

FEB 27 2008

Zoning Evaluation Division

The proposed addition is not an addition to an existing accessory structure so Ordinance 8-922.5 does not apply.

The proposed addition will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure (Ordinance 8-922-6). It also represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot (Ordinance 8-922.9). We have worked with many architects over the past two years to achieve a design that adds minimal bulk and height to our existing structure. We avoided adding a second story addition (and therefore adding unnecessary height) by placing the garage at the lower level and adding the mudroom and additional bedroom at the first floor level. The most accommodating location for an addition to our property is in the location of our carport. We believe this was the most space efficient design we could accomplish on our lot. The location of the proposed addition also allows for the preservation of all existing vegetation and trees. The property is on public water and sewer so no well or septic field issues need to be addressed, no easements will be impacted and no historic resources are involved.

The proposed addition will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees (Ordinance 8-922.7). We are not planning to add or remove any trees or vegetation. As mentioned in the prior paragraph we have chosen a design which adds the minimal amount of bulk, height and scale to our existing structure and we are selecting materials and colors for the project so that it blends in with the surrounding properties. Please see the pictures of our property and surrounding properties included in this document.

The proposed addition will not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff (Ordinance 8-922.8). As mentioned in the prior paragraphs we have chosen a design which adds the minimal amount of bulk, height and scale to our existing structure to minimize all the issues mentioned above. Other than the decrease in the slope of our driveway, to accommodate the lower-level garage, no regrading of the property will be undertaken.

**RECEIVED**  
**Department of Planning & Zoning**  
**FEB 27 2008**  
**Zoning Evaluation Division**

### **Other Compliance Issues (Shed and Playground Equipment)**

During the submission process for this special permit it was identified that our playground equipment and shed were not compliant with the setbacks. Therefore we are also applying for a reduction to minimum yard requirements for these structures based on an error in building location (accessory storage structure 1.4 feet from the side lot line and accessory structure, shed, 6.2 feet from side lot line and 5.4 feet from rear lot line and existing fence). The shed was constructed before we purchased the property and the playground equipment was added by us without knowledge of the setback requirements. As one can see from the pictures and elevation/contour lines of our property the locations of these structures are the only relatively flat areas of our backyard so we are requesting to keep them in their current location.

The reduction to minimum yard requirements of our shed and playground equipment will not impair the purpose and intent of this Ordinance. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity. The shed is not very visible to other property owners and the playground equipment would be more visible to the neighboring properties if it were placed further away from the fence line since the current location is the lowest elevation on our property. Neither the shed or the playground equipment will create an unsafe condition with respect to both other property and public streets since both are in our fenced backyard. Forced compliance with the minimum yard requirements would either require us to destroy these structures or have them moved to another location. No other reasonable locations exist on our property because of the slope and location trees of all other areas of our backyard. This requested reduction in minimum yard requirements would also not increase the density or floor area ratio of our property since neither structure is livable space.

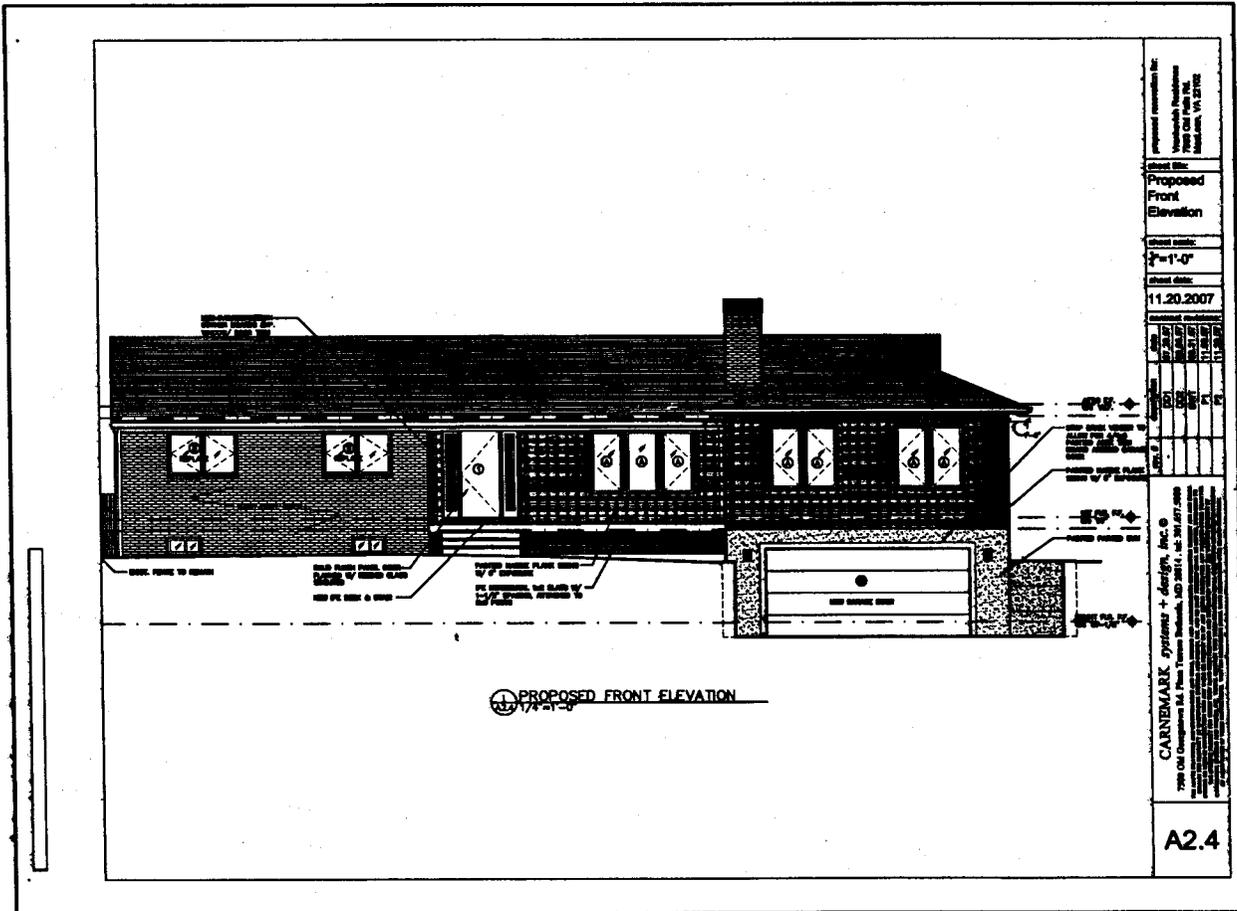
During the submission process it was also identified that the meandering fence in our front right yard (shown on the PLAT) may not be in compliance with zoning ordinances. This fence belongs to the adjacent property owner (7909 Old Falls Road) and therefore is not included in this special permit.

**RECEIVED**  
**Department of Planning & Zoning**  
**FEB 27 2008**  
**Zoning Evaluation Division**

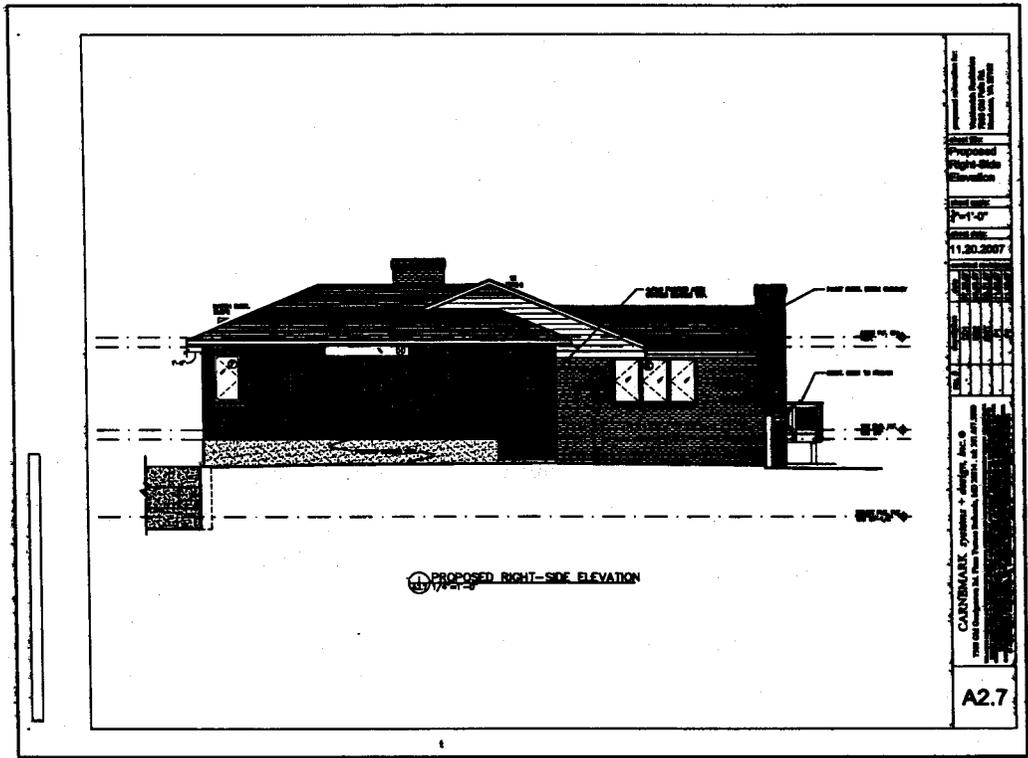
Design

Architectural Drawings (Exterior)

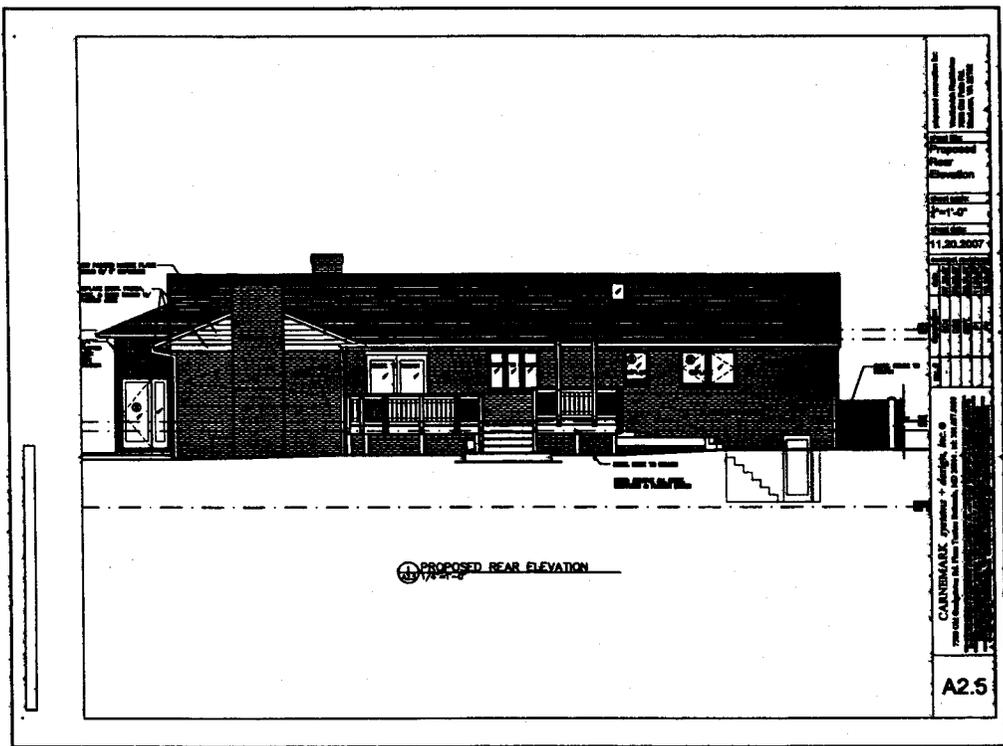
Front Elevation



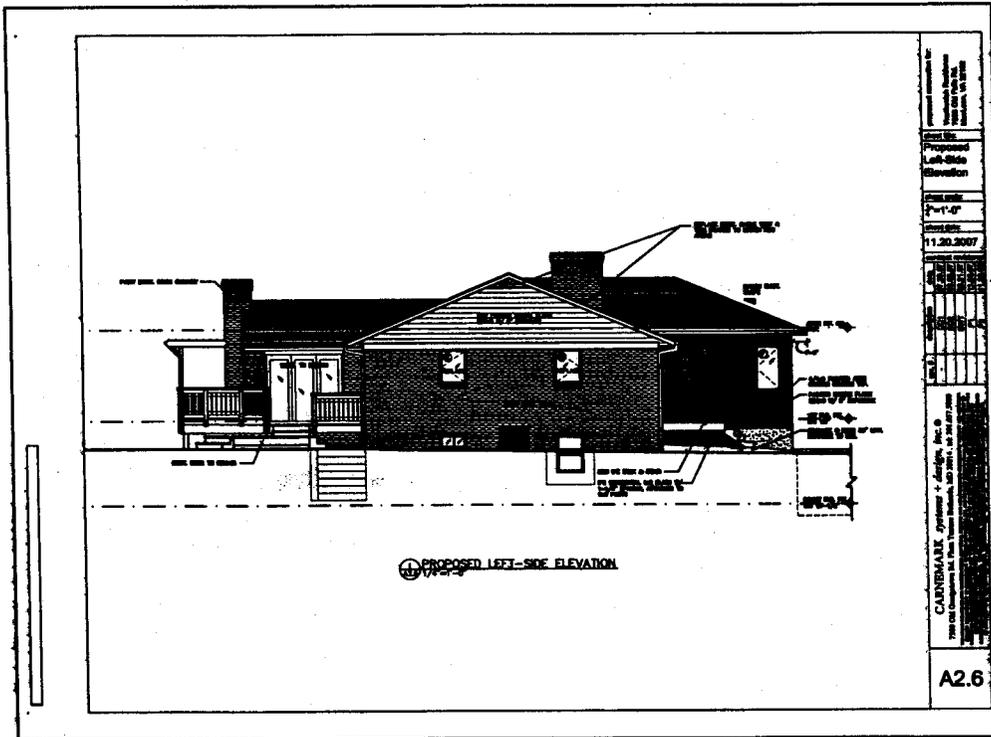
Right Side Elevation



Rear Elevation

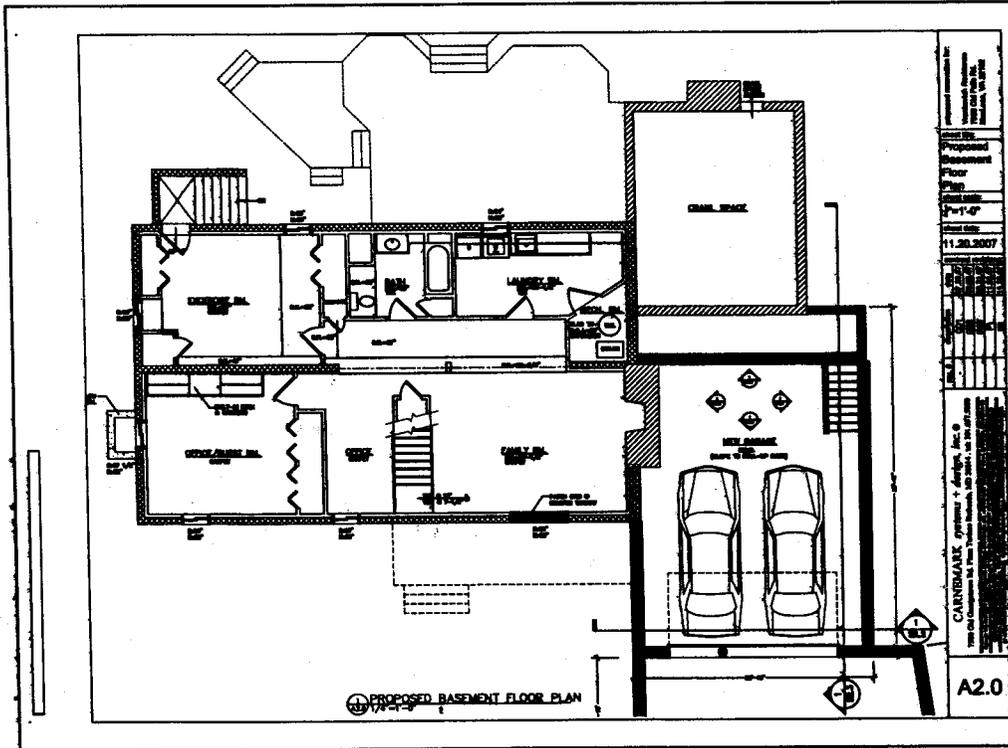


Left Side Elevation

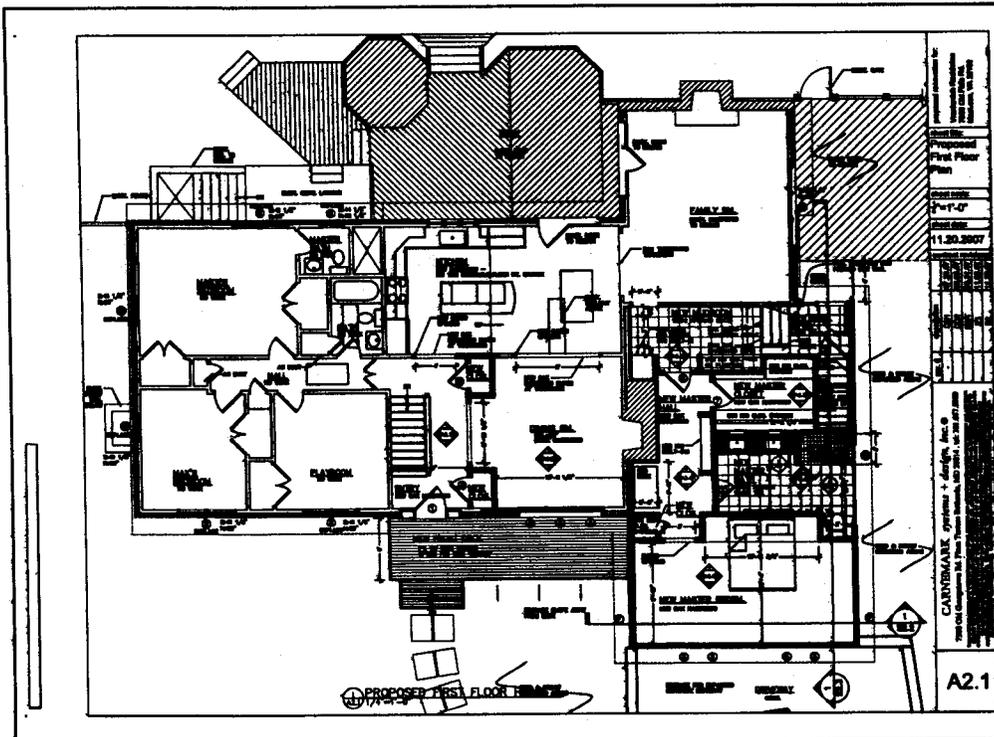


Architectural Drawings (Interior)

Basement

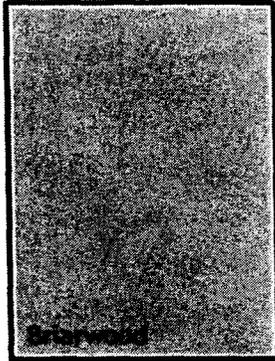


First Floor

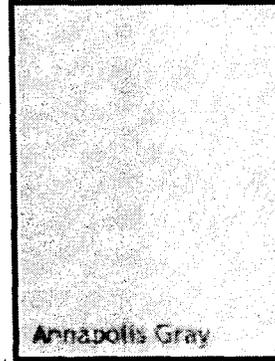


**Materials and Colors**

The first floor addition will be covered with Hardie Plank smooth lap siding. The garage level will be parged concrete block. The roof will remain black asphalt shingles and all existing windows will be replaced with Pella casement windows. The entire house will be painted (existing brick, Hardie Plank siding and parged concrete). The paint colors will be selected to blend in with the surrounding woodland and contemporary/neutral tones of the surrounding properties. Current selected colors are Benjamin Moore briarwood and annapolis gray.



Briarwood



Annapolis Gray

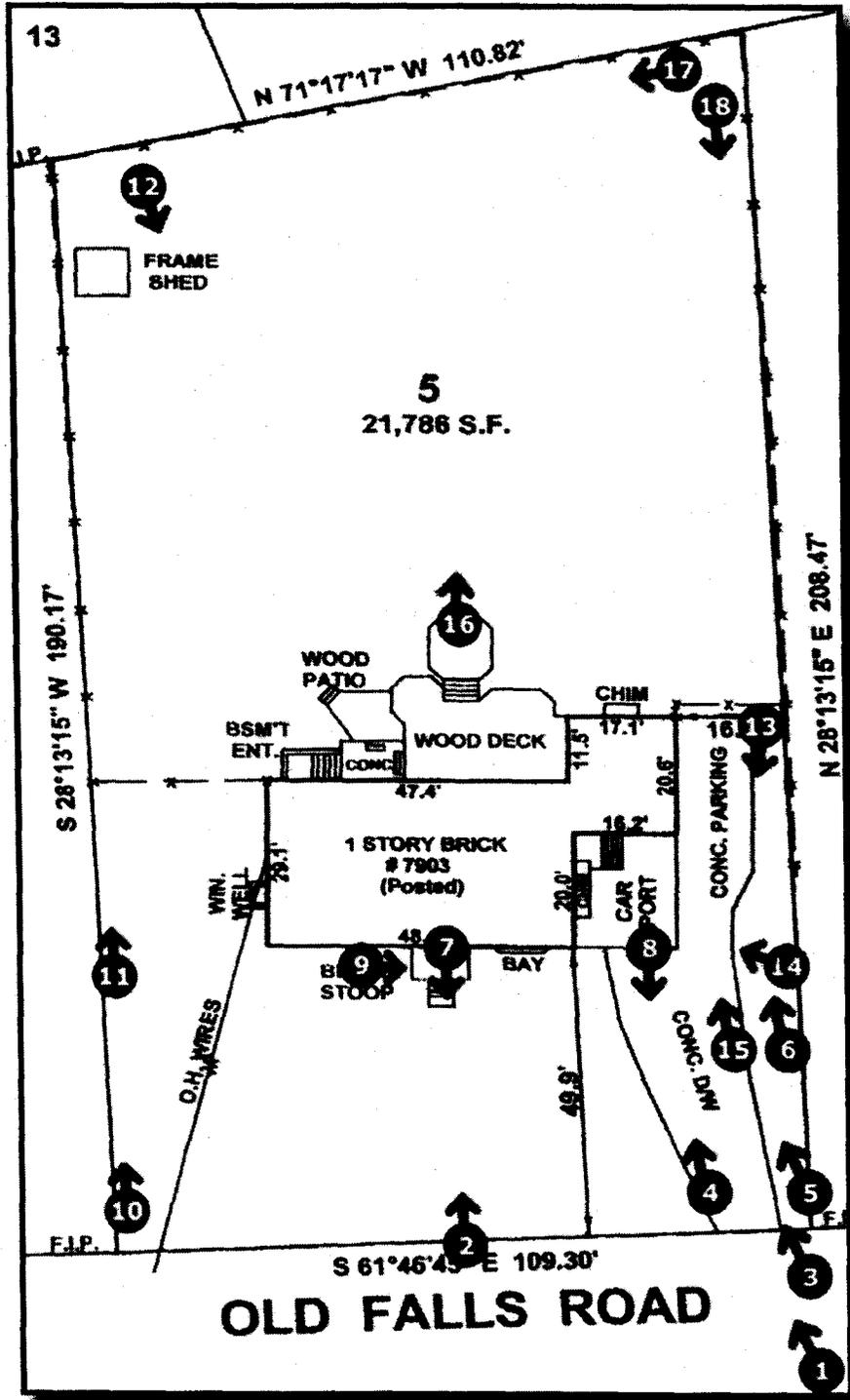
The retaining walls will be stacked landscape retaining walls similar to the example in the photo below.



# Photographs

All photographs below were taken on 12/15/2007. The PLAT below includes an index to the included photographs, along with the direction in which they were taken.

## Existing PLAT with photograph direction indicators



Photographs of Application Property



1) Front right from road.



2) Front center



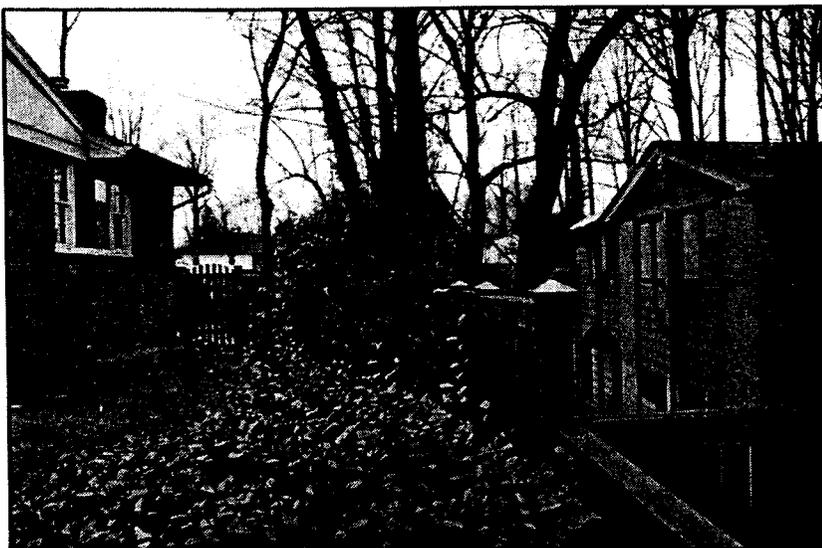
3) Front right



4 Front right from driveway



5) Font right property corner



6) Right Side



7) Road from front door



8) Road from carport



9) Front of house from front left corner

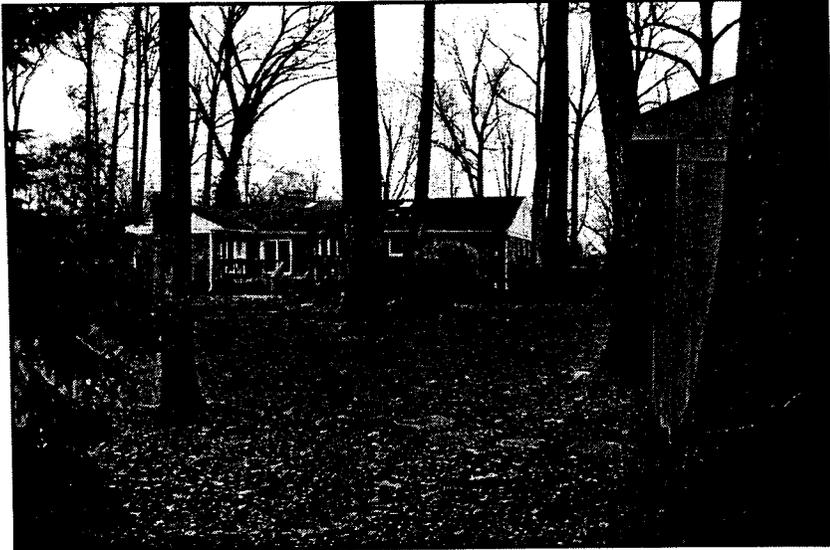


10) Front left view



11) Front left view of property line and neighboring property (7901 Old Falls Road)

12) Rear left corner view



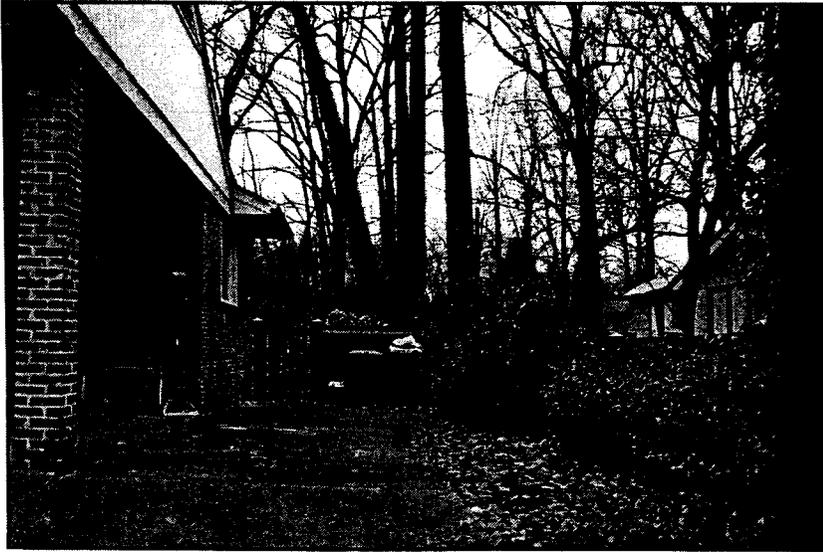
13) Carport from rear



14) Carport from side



15) Carport from driveway



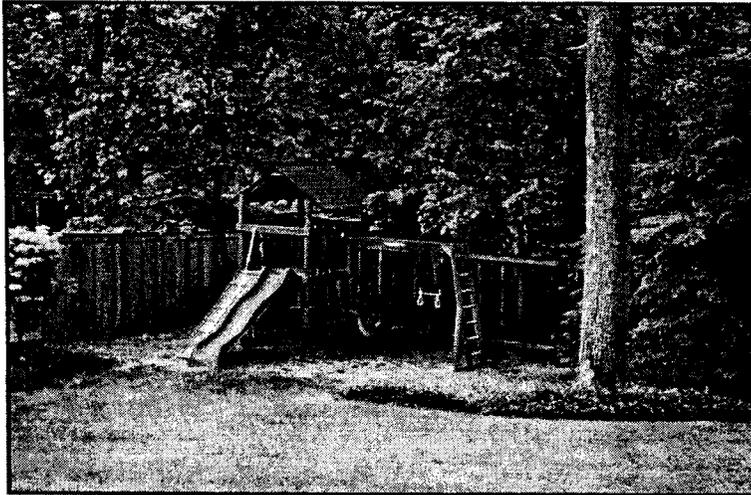
Photographs of Application Property



16) Rear yard from back deck

17) Rear lot line from from rear right corner

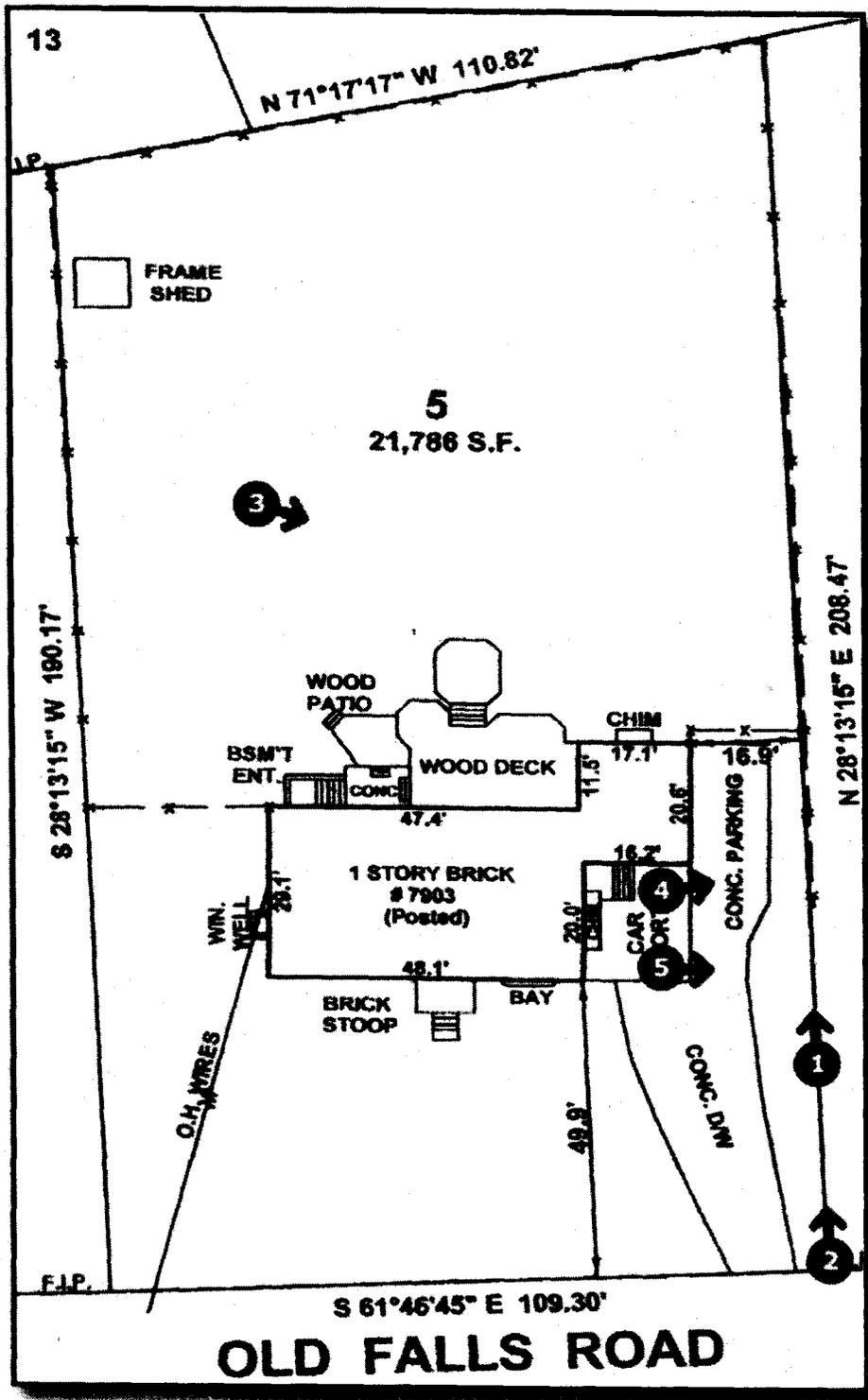
18) Rear right side lot line from rear right corner



19) Playground equipment from center of backyard

Photographs of Abutting Properties

Map of Abutting Properties



**Photographs of Abutting Properties**



**1) 7909 Old Falls Road**



**2) 7909 Old Falls Road**



**3) 7909 Old Falls Road**



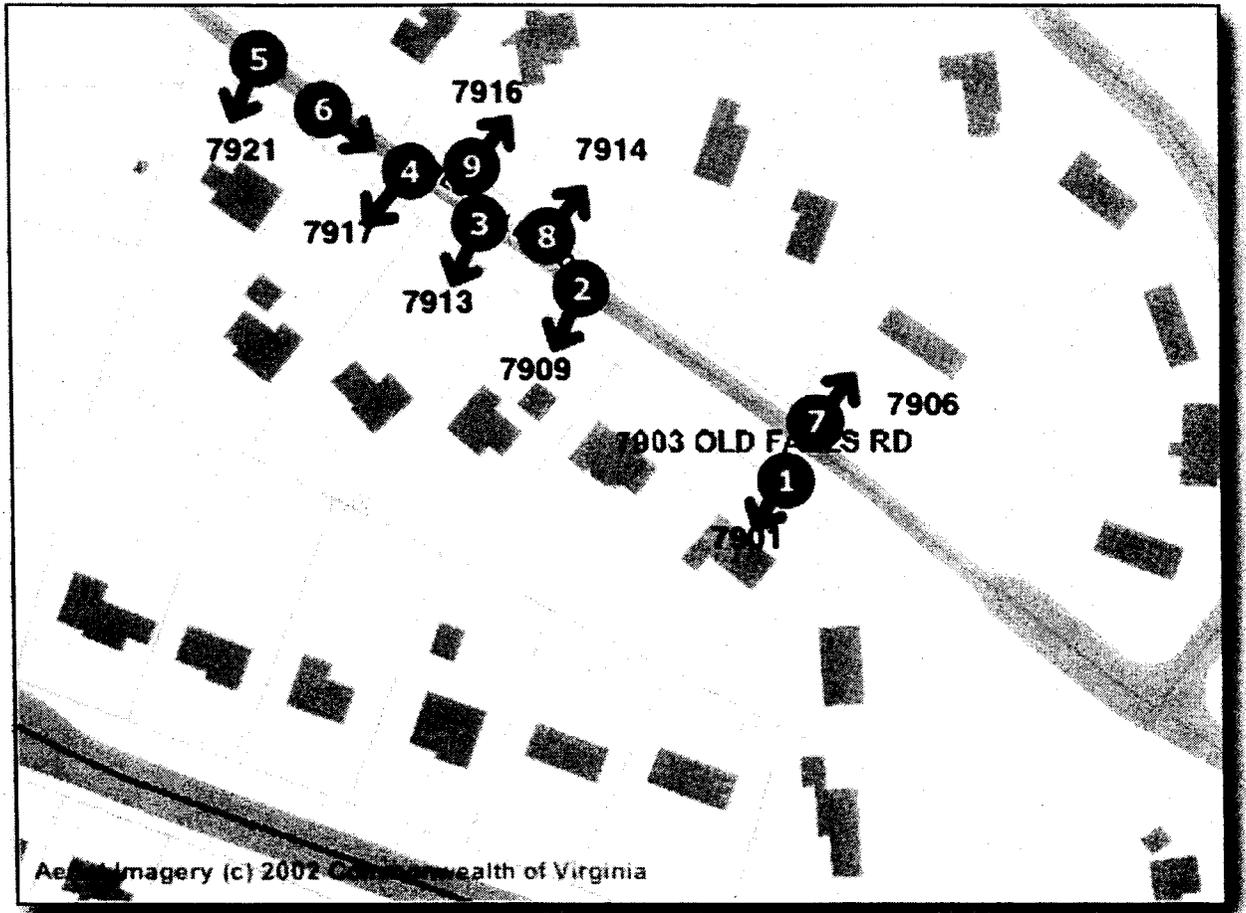
4) 7909 Old Falls Road



5) 7909 Old Falls Road

Surrounding Properties

Map of Surrounding Properties



**Photographs of Other Surrounding Properties**



1) 7901 Old Falls Road



2) 7909 Old Falls Road



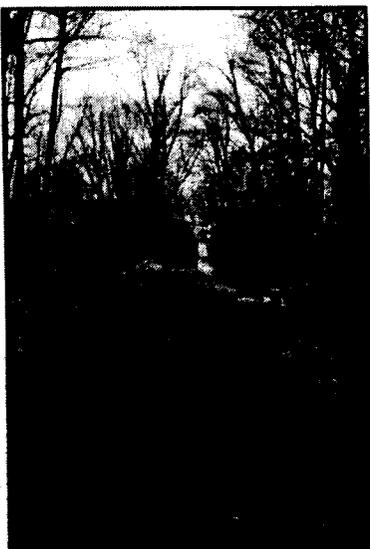
3) 7913 Old Falls Road



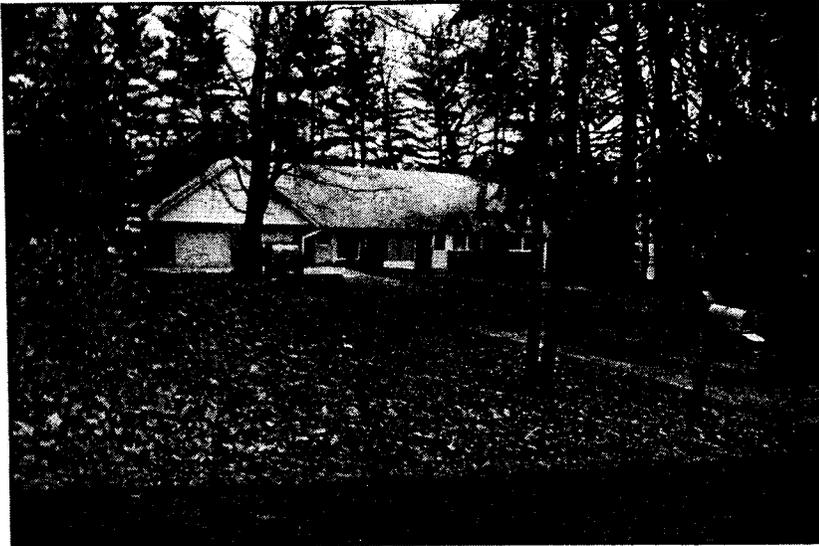
4) 7917 Old Falls Road



5) 7921 Old Falls Road



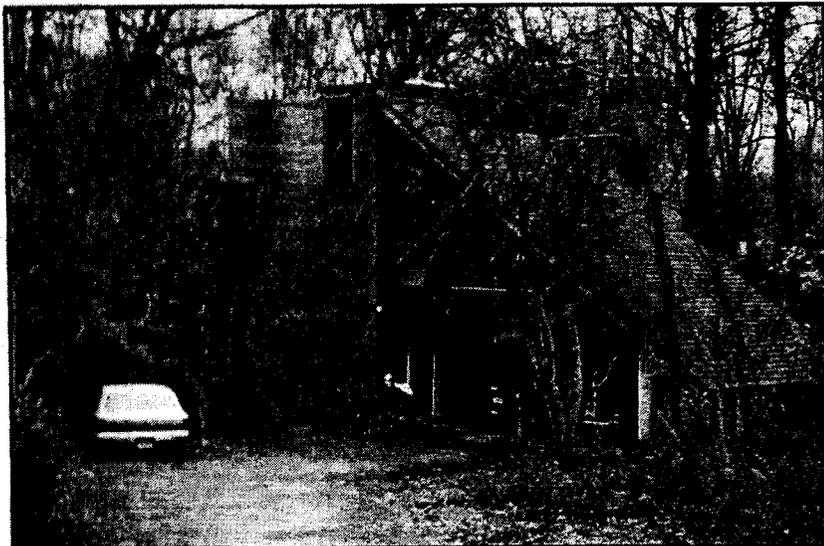
6) Old Falls Road from 7913 facing East



7) 7906 Old Falls Road



8) 7914 Old Falls Road



9) 7916 Old Falls Road

COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF THE BUILDING INSPECTOR

Application for Building Permit

MAP REFERENCE		
PLAT NUMBER	BLK. NO.	PARCEL OR LOT
29.2	2	5

CENSUS TRACT NO.	28D
DATE	6-1-1961
PERMIT NO.	P6612

To: BUILD  Alter or Repair  Add to  Demolish  Move

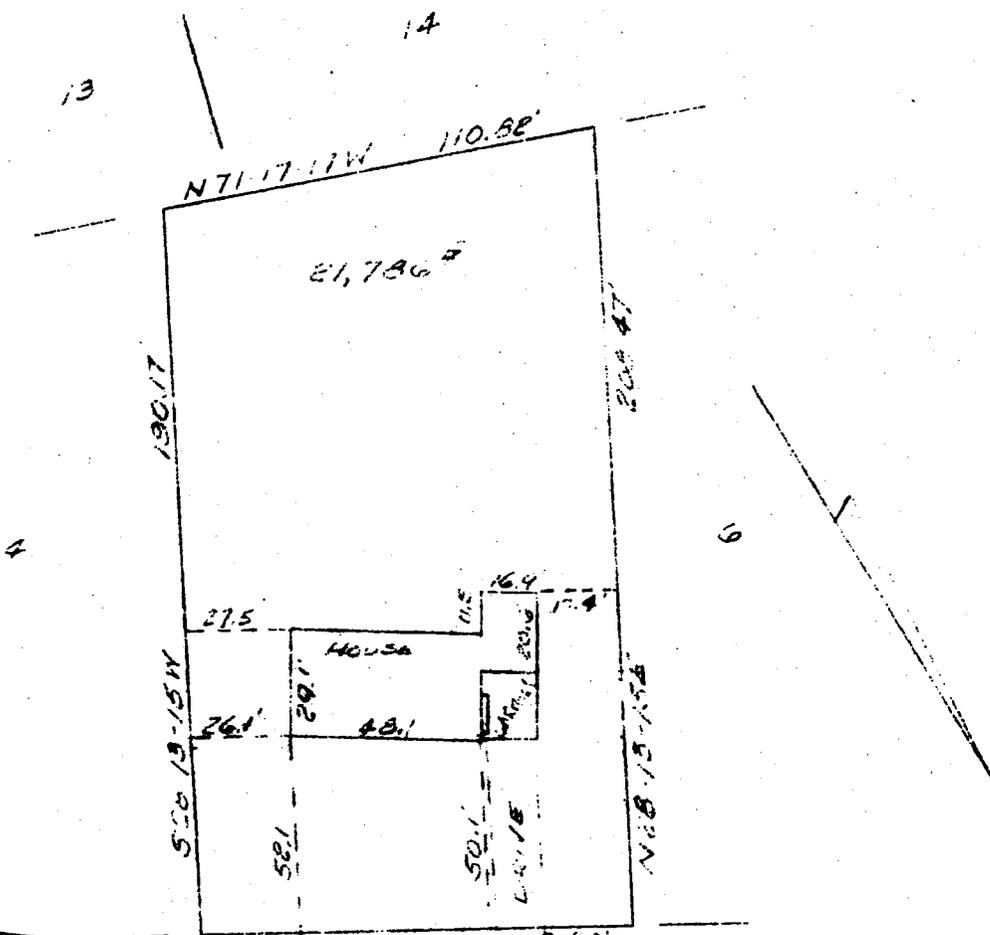
JOB LOCATION	DIRECTIONS Route <u>A-7476</u> Route <u>123-TO 694 907</u>	DESCRIPTION For: Residential <input checked="" type="checkbox"/> Institutional <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> No. of Bldgs. <u>1</u> Type <u>BRICK</u> No. of Units <u>    </u> Est. Const. Cost \$ <u>20,000</u> No. of Kitchens <u>1</u> No. of Stories <u>1</u> No. of Baths <u>2</u> Ht. of Building <u>12</u> Ft. No. of Rooms <u>5</u> Total Area <u>    </u> (Exclude Kit. & Bath) Basement <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crawl <input type="checkbox"/> FILL <input type="checkbox"/> SOIL <input type="checkbox"/> Footing Size <u>20" X 10"</u> Depth from Finish Grade <u>5 1/2</u> Ft. Material of Exterior Walls <u>BRICK</u> Basement <u>12 X 12 X 6 C.B.</u> 1st Floor <u>BRICK</u> 2nd Floor <u>    </u> Other <u>    </u> Material of Interior Walls <u>DRY-WALL</u> HEAT: Gas <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Hot Air <input checked="" type="checkbox"/> Hot Water <input type="checkbox"/> Boiler <input type="checkbox"/> Air Conditioner <input type="checkbox"/> Sprinkler <input type="checkbox"/> ROOF: Flat <input type="checkbox"/> Pitch <input checked="" type="checkbox"/> Shed <input type="checkbox"/> SEWAGE: Public <input type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input checked="" type="checkbox"/> Pit Privy <input type="checkbox"/> None <input type="checkbox"/> WATER: Public <input type="checkbox"/> Individual Well <input checked="" type="checkbox"/> None <input type="checkbox"/> Remarks: <u>Grade ground structure to preclude ponding of water.</u>
	OWNER Name <u>CARL E. Wood.</u> Address <u>Rt. 2, Box 356</u> City <u>McLEAN, VA. PL. 9-2793</u> Tel. No. <u>    </u>	
ARCHITECT ENGINEER Name <u>OWNER</u> Address <u>    </u> City <u>    </u> State Reg. No. <u>    </u>		
CONTRACTOR Name <u>OWNER</u> Address <u>    </u> City <u>    </u> State Reg. No. <u>    </u>		
AUTHORIZATION I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property. <u>PL. 9-2793</u> <u>MAY 29-1961</u> <u>Carl E. Wood</u> Phone No. <u>    </u> Date <u>    </u> Signature of Owner or Auth. Agent <u>    </u>		

PLAN APPROVAL	Use Group of Building <u>L-3</u> Area of Bldg. <u>4766</u> @ <u>0.07</u> per Sq. Ft. \$ <u>33.00</u>
	Type of Construction <u>H-D</u> Area of Bldg. <u>    </u> @ <u>    </u> per Sq. Ft. \$ <u>    </u>
	Fire District <u>    </u> Total Each Bldg. \$ <u>    </u>
	Date Checked <u>6-1, 1961</u> By <u>    </u> TOTAL FEE \$ <u>33.00</u> Approved by Building Inspector <u>    </u>

ROUTING	OFFICE	Rm. No.	DATE	APPROVAL	REMARKS
<input checked="" type="checkbox"/>	Land Office	112	5-29-61	<u>    </u>	
<input checked="" type="checkbox"/>	Zoning Administrator	210	5-29-61	<u>    </u>	
<input checked="" type="checkbox"/>	Health Officer	Rt. 237	5-29-61	<u>    </u>	Health and Welfare Bldg. on Rt. 237
<input checked="" type="checkbox"/>	Sanitary Engineer	Bsmt			
<input checked="" type="checkbox"/>	Finance Office	120			
<input checked="" type="checkbox"/>	Building Inspector	203			Return to secure Bldg. Permit

CERTIFICATION	Supervisor of Assessments
	Property is listed in name of <u>Evelyn H. Santell et al</u>
	Magisterial District <u>Oranville</u> Deed Book Reference <u>1390-316</u> Authorization: <u>John W. Ferguson</u>

ZONING	Subdivision <u>Beechwood</u> Lot No. <u>5</u> Block <u>    </u> Section <u>    </u> Zone <u>Re-1</u>
	No. Acres or Sq. Ft. <u>    </u>
	Street Address <u>    </u>
	LOT SIZE: Front <u>    </u> Right Side <u>    </u> Left Side <u>    </u> Rear <u>    </u> Use of Bldg. <u>dwelling</u> Use after Alteration <u>    </u> No. Families <u>one</u>
Set Back: Front <u>50</u> Rt. Side <u>36</u> Left Side <u>25</u> Rear <u>25</u> Authorization <u>    </u>	



**FINAL APPROVAL**  
*[Signature]*  
 ZONING ADMINISTRATOR  
 DATE **MAR 5 1963**

S 61° 16' 25" E 109.30'  
**ROUTE 807**

LOT 5  
**WEEZEWOOD SUBDIVISION**

COUNTY VIRGINIA  
 June 1, 1962  
**HARRY ENGINEERS**  
 VIRGINIA

*[Signature]*  
 and Surveyor

that the location of all the existing  
 and the described property have been  
 and a transit-tape survey and that  
 there are no encroachments.

*15% Exception per J.C.W.*

MAP REFERENCE --Sheet No. 29-2, Property Identification No. A-7476

Form ZA

*Septic Tank*

COUNTY OF FAIRFAX, VIRGINIA  
Office of the Zoning Administrator

APPLICATION FOR CERTIFICATE OF OCCUPANCY

For Use in Connection with a New Building or For Change In The  
Exterior Outline of An Existing Building

(WRITE WITH INK)

Date 5-29-61, 1961

Name of Proposed Occupant or Trade Name  
Applicant Carl E. Wood

Premises number Rt 2 Box 356 McLean, Va

Lot number 5 Block \_\_\_\_\_ Section \_\_\_\_\_

Subdivision or  
Acreage Description Breezewood

To be used as one family dwelling

Last used as new

Non Conforming Use \_\_\_\_\_

Material of Building \_\_\_\_\_

No. of stories high \_\_\_\_\_

Which floor do you propose to  
use? \_\_\_\_\_

Owner of Building (or agent)  
\_\_\_\_\_

Address \_\_\_\_\_

TO BE FILLED IN BY CLERK

Zone R-1

Height 1 story

Fire Zone \_\_\_\_\_

Building Permit No. P 6611

Date 5-29-61  
Initials \_\_\_\_\_

Route 807

This Application Constitutes A Written Request For a Certificate of  
Occupancy Upon Compliance By the Applicant With Provisions of Section  
13.4.3 of Chapter 6 Volume II of The Code

It is understood that the Certificate of Occupancy  
does not take the place of any license that may be  
required by law, and also that it does not confer  
the right to erect or maintain any kind of signs.

Zoning Section
No. <u>D-7505</u>
Issued <u>KL</u>
Date <u>3-5-63</u>

Signature of Proposed Occupant  
Applicant Carl E. Wood  
Address Rt 2 Box 556 McLean Va.  
Telephone number PL 9-2793

126

2-25-63

**BUILDING  
 PERMIT APPLICATION**

APPLICATION NO  
11219  
 Date

**LOCATION**  
 Street 7105 Old Fall Rd  
 Building \_\_\_\_\_ Floor \_\_\_\_\_ Suite \_\_\_\_\_  
 Division \_\_\_\_\_  
 Owners Name \_\_\_\_\_

**DO NOT WRITE IN THIS SPACE**  
 Permit No. \_\_\_\_\_  
 Map Reference \_\_\_\_\_  
 Building Permit No. \_\_\_\_\_ Control No. \_\_\_\_\_  
 Std. \_\_\_\_\_ Mag. \_\_\_\_\_ Plan \_\_\_\_\_ Census \_\_\_\_\_

Name Mr. Mrs. Talbot  
 Address (Mailing) 7105 Old Fall Rd  
 City Washington State VA Zip \_\_\_\_\_  
 Telephone 703-9628

**CONTRACTOR**  
 Company Name Woodcraft Contractors  
 Master \_\_\_\_\_  
 Address 7105 Old Fall Rd  
 City Washington State VA Zip \_\_\_\_\_  
 Telephone 703-9628 License No. 2111  
 State Contractors License No. 2111  
 County Business Account No. 1 POC 8111

**Description**  
Deck 416 S.E.  
 Use Group: Public  Community  Septic Tank  None   
 Water: Public  Individual Well  None   
 N-New  D-Demolish  
 R-Alter or Repair  M-Move  
 A-Add To  O-Other

**ROUTING**

	Date	Approved By:
Health Review		
Site Review		
Zoning Review		
Sanitation Review		
Building Review		
Fire Review		

**MARKS:**  
**BUILDING DESCRIPTION**  
 Units \_\_\_\_\_  
 Stories \_\_\_\_\_  
 Rooms \_\_\_\_\_  
 Bedrooms \_\_\_\_\_  
 to be Added \_\_\_\_\_  
 Baths \_\_\_\_\_  
 Kitchens \_\_\_\_\_  
 Replaces \_\_\_\_\_  
 Basement \_\_\_\_\_  
 Basements to Finish \_\_\_\_\_

Use Group of Building \_\_\_\_\_  
 Type of Construction \_\_\_\_\_  
 Building Area \_\_\_\_\_  
 Estimated Const. Cost 4600  
**ZONING REVIEW**  
 Zoning Proffers Building \_\_\_\_\_  
 Zoning Class R-1  
 Zoning Case # \_\_\_\_\_  
**BUILDING CHARACTERISTICS**  
 Building Height \_\_\_\_\_  
 Exterior Walls \_\_\_\_\_  
 Interior Walls \_\_\_\_\_  
 Roofing Material \_\_\_\_\_  
 Flooring Material \_\_\_\_\_  
 Heating Fuel \_\_\_\_\_  
 Heating System \_\_\_\_\_  
**GRADING AND DRAINAGE REVIEW**  
 Soils \_\_\_\_\_  
 Historical \_\_\_\_\_  
 Plan # \_\_\_\_\_  
 Retaining Wall \_\_\_\_\_

**BUILDING DIMENSIONS**

Stories	Width	Depth	Sq. Ft.
	X	=	
	X	=	
	X	=	
	X	=	

DS Front Front Left Side Right Side Rear

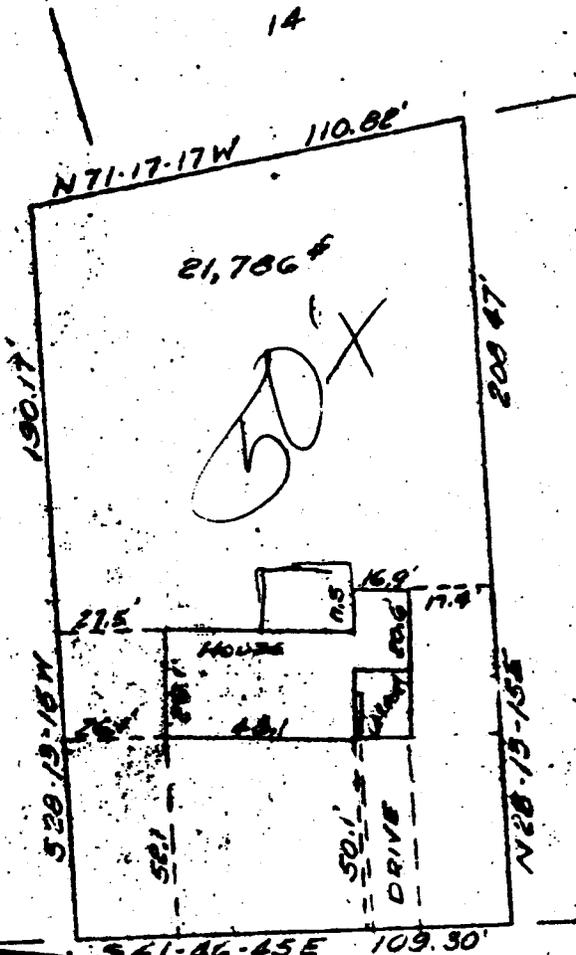
**MARKS** BREEZEWOOD  
LOT - 5

**FOR COUNTY USE ONLY:**  
 By [Signature]  
 Approved for Issuance of Building Permit

Fee _____
Filing Fee _____
Amount Due _____

Request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.  
 I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

APPROVED  
 DIVISION OF  
 DESIGN REVIEW  
 By [Signature]  
 Date 4-25-85



FINAL  
 APPROVAL  
[Signature]  
 ZONING ADMINISTRATOR  
 DATE MAR 5 1963

APPROVED  
 ROUTE 807  
 4/25/85

[Signature]  
 Zoning Administrator

HOUSE LOCATION SURVEY  
 LOT 5  
 BREEZEWOOD SUBDIVISION

FAIRFAX COUNTY, VIRGINIA

SCALE 1"=50'

JUNE 2, 1963

BERRY ENGINEERS  
 Vienna, Virginia

[Signature]  
 and Surveyor

I hereby certify that the position of all the improvements on the above described property has been carefully established by a transit-tape survey, unless otherwise shown, there are no encroachments.

15% Exception per S.O.W.

### 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.

## 8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

- 1. Only the following yard requirements shall be subject to such special permit:
  - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
  - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
  - C. Accessory structure location requirements set forth in Sect. 10-104.
  - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

- 2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

- 3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
- 4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
- 5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
- 6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
- 7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
- 8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
- 9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.

- ☑ 10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
  
- ☑ 11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
  - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
  - B. Total area of the property and of each zoning district in square feet or acres.
  - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
  - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
  - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
  - F. Means of ingress and egress to the property from a public street(s).
  - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
  - H. If applicable, the location of a well and/or septic field.
  - I. Existing and proposed gross floor area and floor area ratio.
  - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

- K. The location, type and height of any existing and proposed landscaping and screening.
  - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
  - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.

**8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location**

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia and such plat shall contain the following information:
  - A. Boundaries of entire property, with bearings and distances of the perimeter property lines and of each zoning district.
  - B. Total area of the property and of each zoning district in square feet or acres.
  - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
  - D. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
  - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
  - F. Means of ingress and egress to the property from a public street(s).
  - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
  - H. If applicable, the location of well and/or septic field.
  - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
  - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
  - K. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
  - A. The error exceeds ten (10) percent of the measurement involved, and
  - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
  - C. Such reduction will not impair the purpose and intent of this Ordinance, and
  - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
  - E. It will not create an unsafe condition with respect to both other property and public streets, and
  - F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.
  - G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.