



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

February 20, 2009

Mr. Brian George
Wakefield Chapel Recreation Association, Inc.
4201 Woodlark Drive
Annandale, VA 22003

Re: Interpretation for SPA 76-A-022-2, Wakefield Chapel Recreation Association, Inc., 4627 Holborn Avenue, Tax Map 70-1 ((1)) 16: Accessory Storage Structure

Dear Mr. George:

This is in response to your letter of December 18, 2008, (attached) requesting an interpretation of the Special Permit Amendment (SPA) Plat and development conditions approved by the Board of Zoning Appeals in conjunction with SP 76-A-022-2. As I understand it, the question is whether the proposed accessory storage structure is in substantial conformance with the SPA Plat and development conditions. This determination is based on your letter and untitled plan. Copies of the letter and the plan are attached for reference.

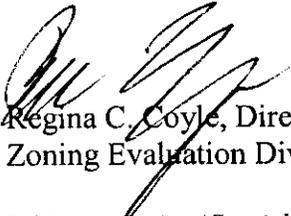
Special Permit Amendment SPA 76-A-022-02 was approved by the Board of Zoning Appeals (BZA) on November 30, 2004, subject to development conditions, to permit additional tennis courts at an existing community swim club. The approved SPA Plat shows a one story brick building with a floor area of 1,831 square feet. The site was approved with an overall Floor Area Ratio (FAR) of 0.0028 on the 663,538 square foot site. The property was approved for four tennis courts. As I understand it, you are proposing to construct an accessory storage shed measuring 12' x 14', or 168 square feet, south of the pool house adjacent to the wooden deck. No other changes are proposed for the site. You have provided a drawing of the proposed storage structure depicting its interior wood construction and outside plywood siding, cedar doors, cedar corners and asphalt shingled roof.

It is my determination that the proposed accessory storage structure as described above would be in substantial conformance with SPA 76-A-022-2 provided that: 1) the storage shed is finished in the same or similar wood as described above and in your drawing and 2) the shed will be installed using techniques, as approved by the Urban Forest Management, DPWES, to ensure the preservation of the existing 42 inch caliber Oak tree located in close proximity to the proposed storage shed. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

Mr. Brian George
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If you have any questions regarding this interpretation, please feel free to contact Lisa Feibelman at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division

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Attachments: A/S

cc: Members, Board of Zoning Appeals
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Chief, Plan and Document Control, Land Development Services, DPWES
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, ZED, DPZ
Susan Langdon, Chief, Special Permits/Variance Branch, ZED, DPZ
File: SPA 76-A-022-2, SPI 0901 002, Imaging, Reading File

Wakefield Chapel Recreation Association, Inc.

c/o Brian George 4201 Woodlark Drive Annandale, VA 22003

December 18, 2008

RECEIVED
Department of Planning & Zoning

DEC 22 2008

Zoning Evaluation Division

Barbara Byron

Director Zoning Evaluation Division

12055 Government Center Pkwy, Suite 801

Fairfax, VA 22035-5508

Re: Request for Minor Building Addition (shed)

Dear Ms. Byron:

WCRA would like to request an interpretation of the approved zoning to install a shed approximately 12 ft by 14 ft between the tennis courts and the existing building on our property. The shed will not impede drainage and covers 168 square feet of graveled area. The Special permit is SPA 76-A-022-02 and was for the installation of a tennis court. The WCRA Board feels the shed will have very little if any impact on the surrounding areas.

We appreciate your help in this matter.

Sincerely,



Brian George

President WCRA

December 18, 2008

To: All Adjacent Property Owners

To Wakefield Chapel Recreation Association

Dear Property Owner:

You are listed in the current real estate assessment books for Fairfax County, Virginia as the owner of a parcel of land which abuts or is immediately across the street from land for which a request for the administrative approval of a minor building addition has been filed. In accordance with the provisions of the Fairfax county Zoning Ordinance you are hereby notified that the attached request has been filed with the County. The Board would like to put a 12 x 14 shed adjacent to the tennis courts for storage purposes.

If you have comments or questions regarding the attached request, you may contact me at 4201 Woodlark Drive or 571-344-8744.

If you have questions or comments which you wish to address to the staff processing the request, please feel free to contact Special Project/Applications Management Branch of the Zoning Evaluation Division of the Department Planning and Zoning at 703-324-1290.

Sincerely,



Brian George

STORAGE SHED

2 X 4 TRUSSES, 1/2" PLYWOOD GUSSETS, 24" O.C.

ASPHALT SHINGLES

1/2" CDX ROOF SHEATHING

12' X 4'
1X CEDAR FASCIA

5/8" TEXTURED-PLYWOOD SIDING

10 X 60" TRANSOM WINDOW

1X CEDAR RAILS AND BRACES

3/4" T&G PLYWOOD DECKING

2 X 4 WALL FRAMING, 24" O.C.

4 X 8 X 16" CONCRETE BLOCK PIER

2 X 8 PRESSURE-TREATED SILL

2 X 4 INTERIOR WALL

2 X 6 PRESSURE-TREATED JOISTS, 16" O.C.

1 X 6 T&G CEDAR DOORS

RING GATE LATCH AND 12" STRAP HINGE

1X CEDAR CORNER BOARD

