APPLICATION ACCEPTED: January 26, 2009
BOARD OF ZONING APPEALS: April 14, 2009
TIME: 9:00 a.m.

County of Fairfax, Virginia

April 7, 2009

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2009-DR-008

DRANESVILLE DISTRICT

APPLICANTS/OWNERS:	Amy Wilcox Jeffrey Wilcox
STREET ADDRESS:	1709 Forest Lane
SUBDIVISION:	Chesterbrook Woods
TAX MAP REFERENCE:	31-4 ((9)) 2
LOT SIZE:	11,240 square feet
ZONING DISTRICT:	R-2
ZONING ORDINANCE PROVISION:	8-922
SPECIAL PERMIT PROPOSAL:	To permit reduction of certain yard requirements to permit construction of an addition 11.5 feet from a side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2009-DR-008 for a chimney 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.

O:\dhedri\Special Permits\(4-14) SP 2009-DR-008 Wilcox\SP 2009-DR-008 Wilcox staff report.doc Deborah Hedrick

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/

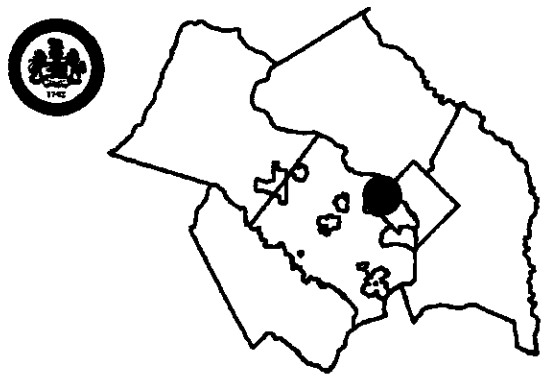
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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**.

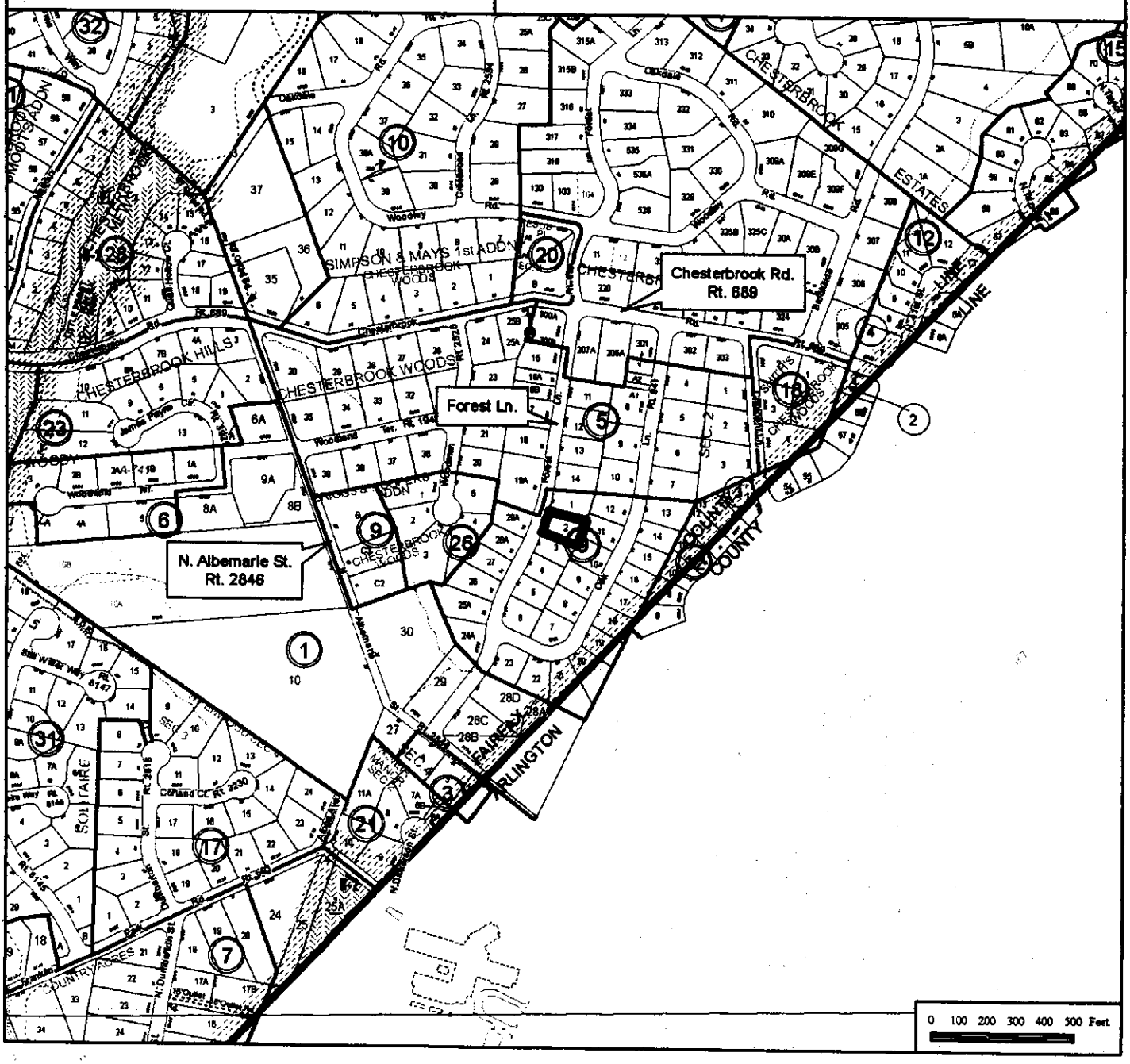
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2009-DR-008

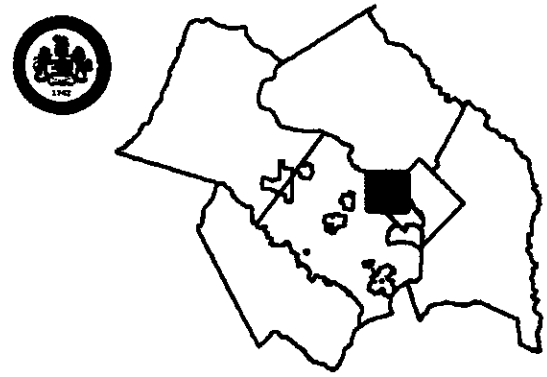


Applicant:	AMY AND JEFFREY WILCOX
Accepted:	01/26/2009
Proposed:	REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION 11.5 FEET FROM SIDE LOT LINE
Area:	11,240 SF OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect:	08-922
Art 8 Group and Use:	9-21
Located:	1709 FOREST LANE
Zoning:	R- 2
Overlay Dist:	
Map Ref Num:	031-4- /09/ /0002



Special Permit

SP 2009-DR-008



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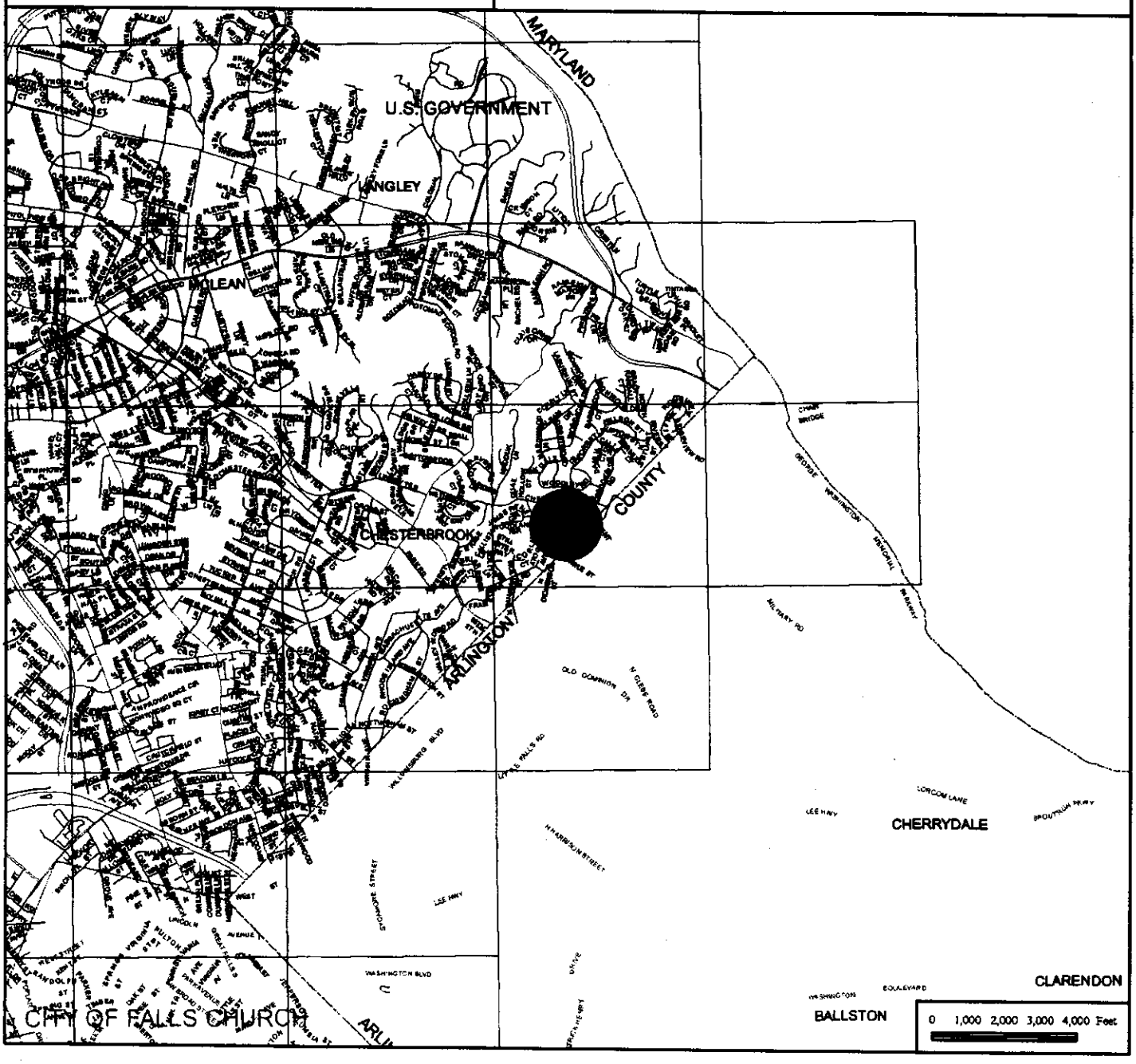
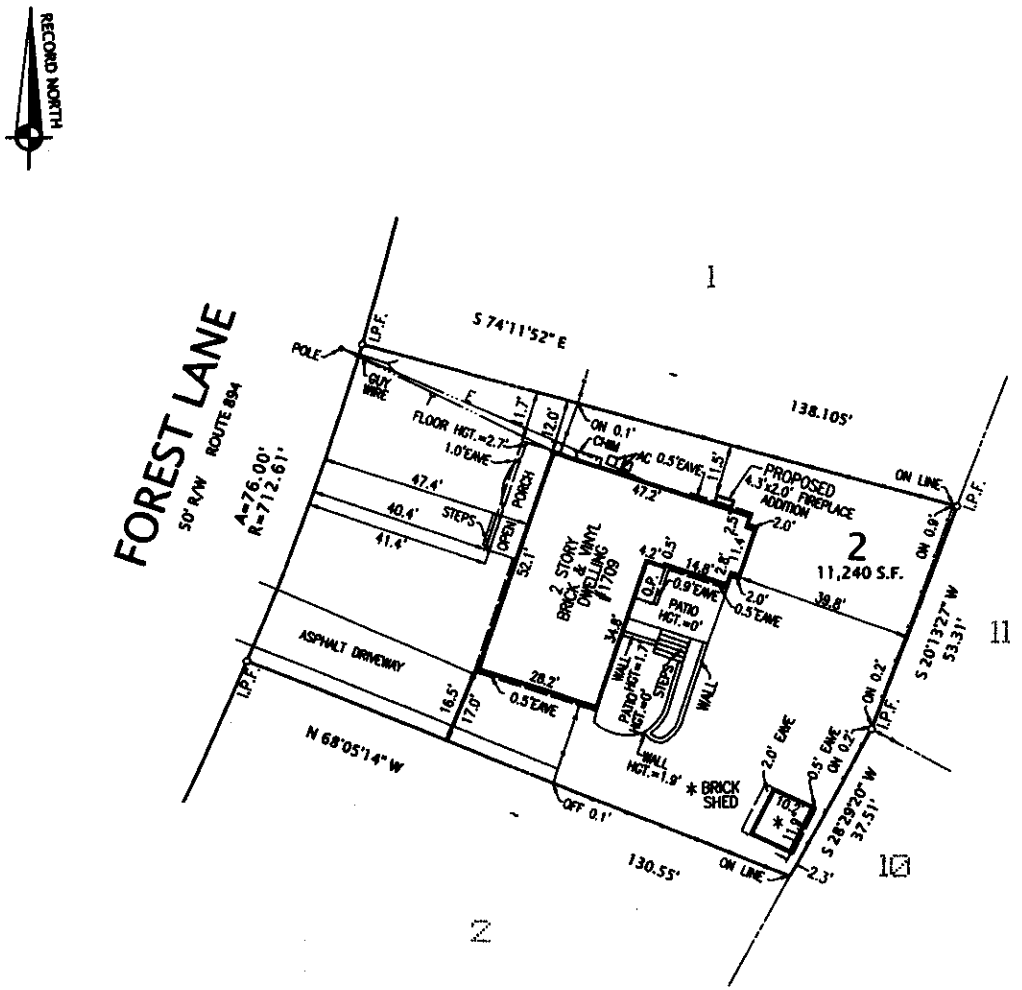




DRAWING NOTES: 1. WALLS ARE 1.0' STONE.
2. ——————— DENOTES FRAME FENCE

NOTES

1. TAX MAP: 0314-09-0002
2. ZONE: R-2 (RESIDENTIAL 2 DU/AC)
3. LOT AREA: 11,240 SQUARE FEET
4. REQUIRED YARDS:

FRONT:	=	35 FEET
SIDE:	=	15 FEET
REAR:	=	25 FEET

5. HEIGHTS:

DWELLING	=	21 FEET
SHED	=	13 FEET
FENCES	=	5 FEET
PROPOSED FIREPLACE ADDITION	=	9 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. THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 2
BRIGGS' AND HOOPER'S ADDITION TO
CHESTERBROOK WOODS
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20' OCTOBER 21, 2008

CASE NAME: WILCOX, KLEIN

GRAPHIC SCALE 0 20 40

COMMONWEALTH OF VIRGINIA
ANDREW L. WESTERMAN
LIC. NO. 2074
10/27/08
LAND SURVEYOR

BY PROVISIONS OF THE VIRGINIA CODE NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD AND NO TITLE REPORT IS FURNISHED.

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

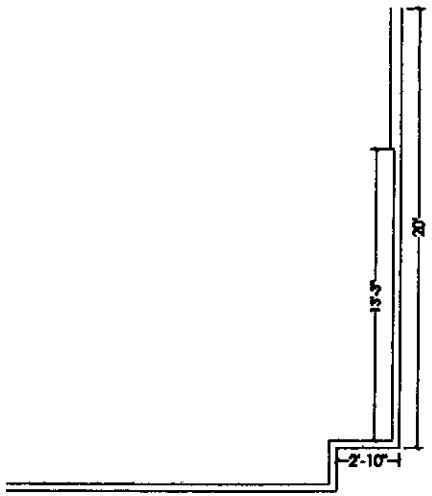
PROFESSIONAL CORPORATION

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22310
TEL. NO. 703-660-6615 FAX NO. 703-765-7764

#08-1855

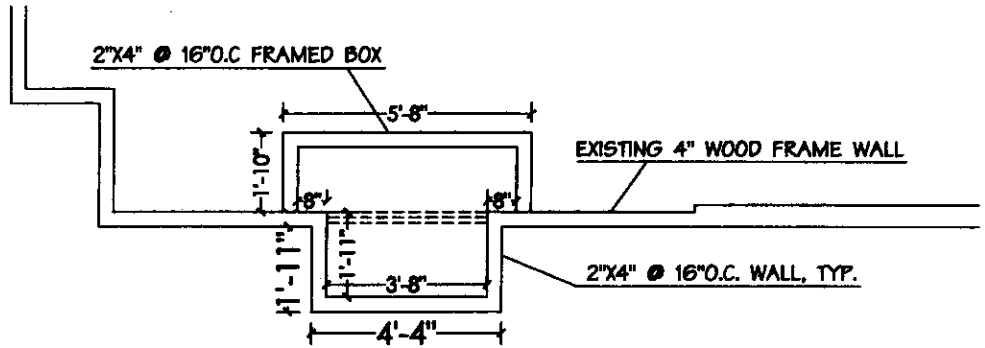
EXIST. FLOOR PLAN

EXISTING @ FIRST FLOOR SCALE: 1/4" : 1'



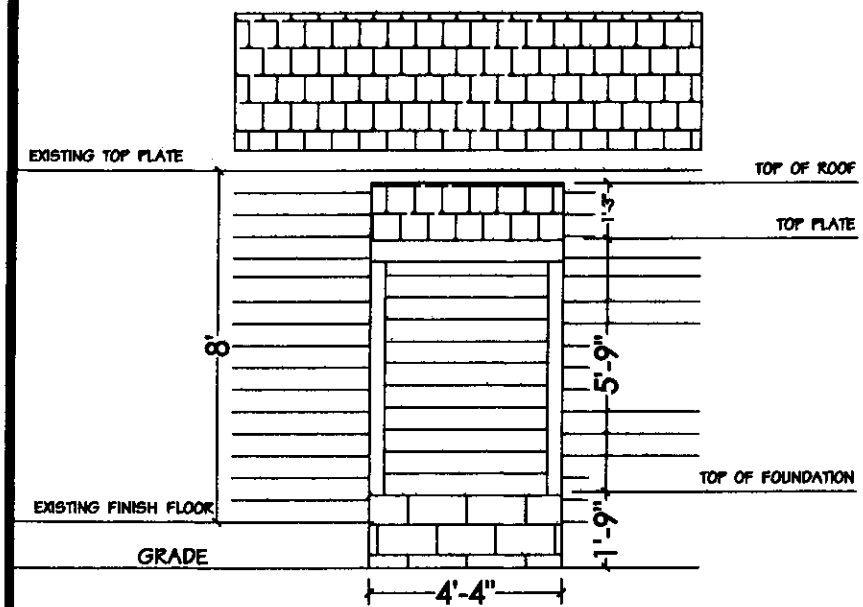
REMODELED FLOOR PLAN

FLOOR PLAN @ ADDITION SCALE: 1/2" : 1'



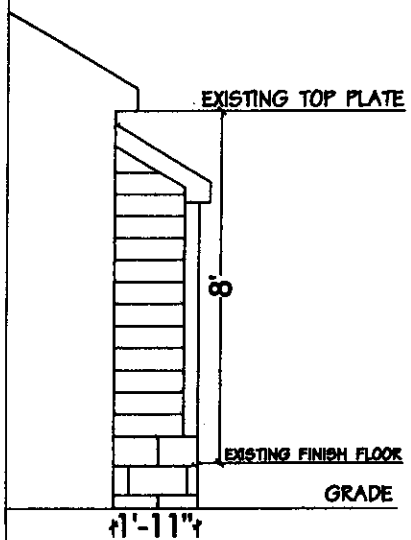
SOUTHWEST ELEVATION

ELEVATION @ ADDITION SCALE: 1/2" : 1'



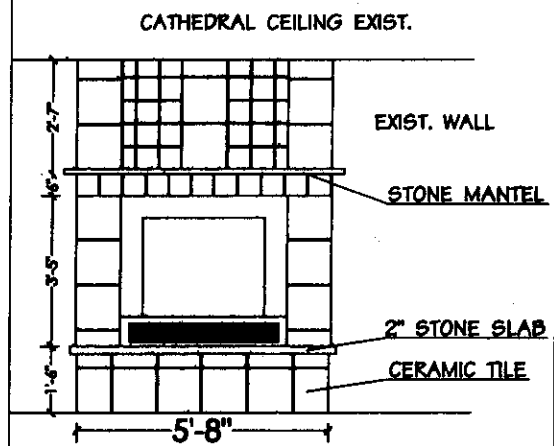
NORTHWEST ELEVATION

ELEVATION @ ADDITION SCALE: 1/2" : 1'



INTERIOR ELEVATION

ELEVATION @ ADDITION SCALE: 1/2" : 1'



RESIDENTIAL REMODEL
FIREPLACE ADDITION

Wilcox Residence
1709 Forest Lane,
McLean, VA 22101

REVISIONS

KIRKPATRICK'S CONSTRUCTION, LLC.
PO BOX 230011, Centreville, VA 20120
(703)830-7873

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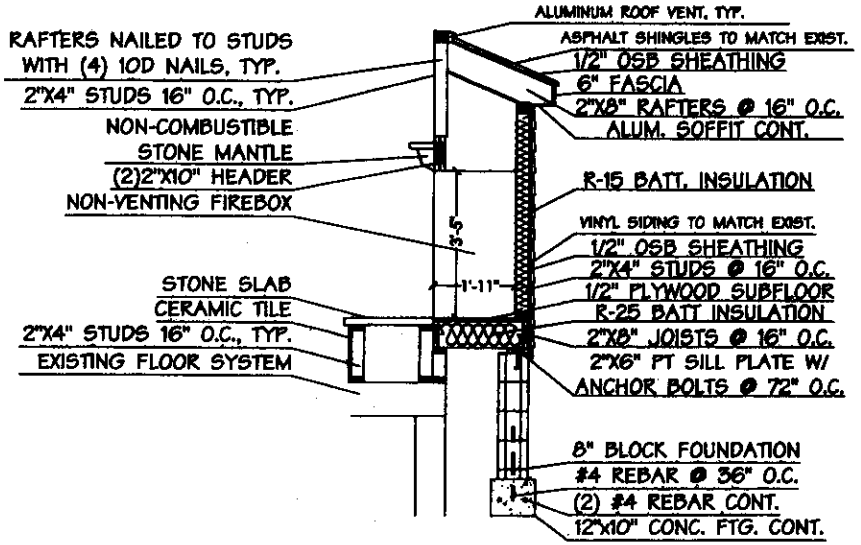
A1

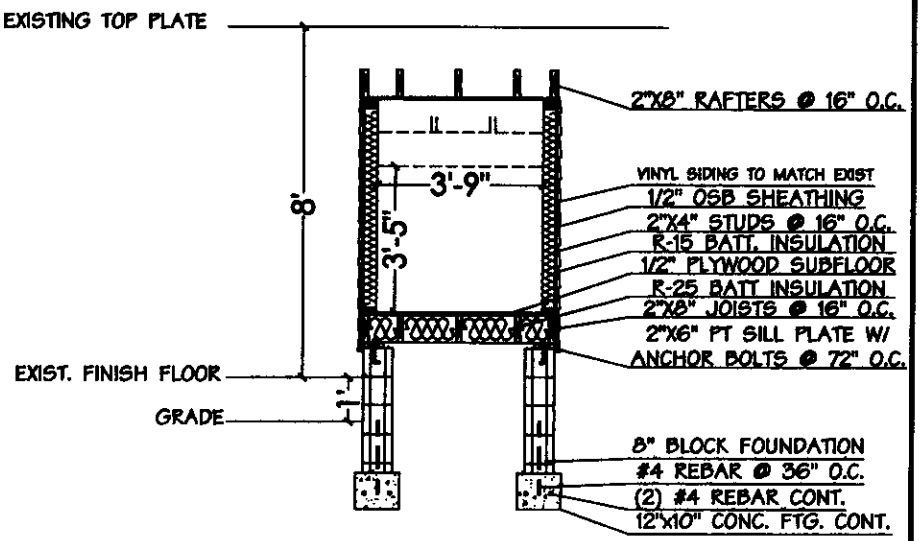
SECTION CUT I

STRUC. SECTION @ ADDITION SCALE: 1/2" : 1'



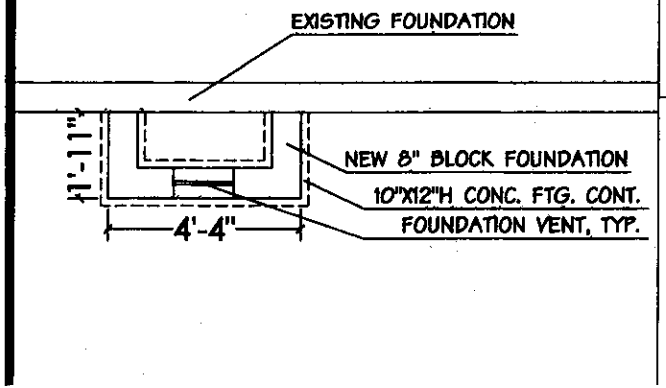
SECTION CUT II

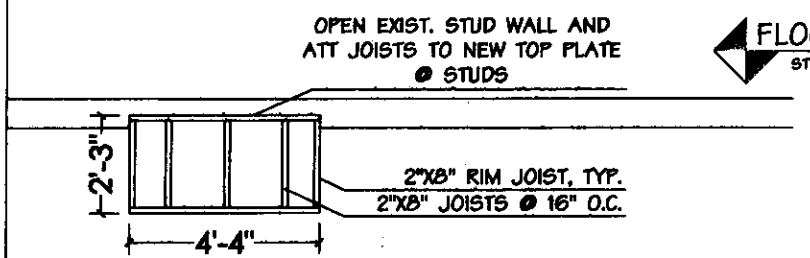
STRUC. SECTION @ ADDITION SCALE: 1/2" : 1'



FOUNDATION PLAN

STRUC. PLAN @ ADDITION SCALE: 1/2" : 1'



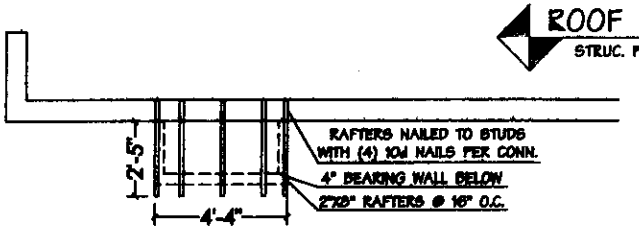


FLOOR FRAMING

STRUC. PLAN @ ADDITION SCALE: 1/2" : 1'

ROOF FRAMING

STRUC. PLAN @ ADDITION SCALE: 1/2" : 1'



RESIDENTIAL REMODEL FIREPLACE ADDITION

Wilcox Residence
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Disclaimer:
ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF ANY ITEM. FAILURE TO ADHERE TO THIS PROCEDURE SHALL PLACE FULL RESPONSIBILITY FOR ANY ERRORS DIRECTLY UPON THE CONTRACTOR. REPORT ANY DISCREPANCIES AND/OR PROBLEMS TO DESIGNER PRIOR TO PROCEEDING WITH WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, AND/OR EASEMENTS, EXISTING UTILITIES OR ANY OTHER UNDERGROUND OR SURFACE STRUCTURE OR CONDITIONS WHICH COULD AFFECT THIS PROJECT PRIOR TO BEGINNING OF CONSTRUCTION.

THE DESIGNER WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURE, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTORS, SUBCONTRACTORS, OR THEIR AGENTS, OR EMPLOYEES, OR ANY OTHER PERSON PERFORMING PORTIONS OF THE WORK.

IT IS UNDERSTOOD THAT THE ARCHITECT STAMPING THE DRAWINGS HAS PERFORMED A REVIEW OF THESE DRAWINGS BASED ON INFORMATIO PROVIDED BY THE DESIGNER. THE ARCHITECT SHALL NOT BE HELD LIABLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS, INCLUDING, BUT NOT LIMITED TO THE DESIGNER.

Wilcox Residence

Fireplace Addition
1709 Forest Lane,
McLean, VA 22101

DESIGN CRITERIA

Design Code: IRC 2006
(International Residential Code)

Design Loads:

Type	Live	Dead	Total
Roof Trusses	30PSF	17PSF	47PSF
Roof Rafters	30PSF	15PSF	45PSF
Attic Floors	30PSF	10PSF	40PSF
Attic Lt. Storage	20PSF	10PSF	30PSF
Attic No Storage	10PSF	5PSF	15PSF
Sleeping Rooms	30PSF	15PSF	45PSF
Other Living Areas	40PSF	15PSF	55PSF
Garage Floors	50PSF	50PSF	100PSF
Decks	60PSF	10PSF	70PSF
Stairs	40PSF	20PSF	60PSF

Existing structural members and footings:
At additions and all remodeling projects, where structural elements cannot be observed due to presence of existing finishes, the contractor shall verify in writing all such elements to designer, where new loads are imposed. This report shall also contain depth of footing and condition of elements involved. Various non-exposed, structural components such as beams, headers, footings, etc. could not be evaluated during the design process, however, the components are assumed to be adequate to support prescribed existing conditions per the BOCA code. During the demolition process , when the components are exposed, a structural engineer shall be contacted to evaluate their structural adequacies to coincide with the design intent.

OTHER NOTES

The designer hereby states, and owner and contractor acknowledge, that the designer has no professional liability or other insurance, and is unable to reasonable obtain such insurance, for claims arising out of the performance of or failure to perform professional services, including, but not limited to: the preparation of reports, designs, drawings and specifications, related to the investigation, detection, abatement, replacement or removal of products, materials, or processes containing asbestos.

The owner and contractor hereby agree to bring an claim for negligence, breech of contract, indemnity or otherwise against the designer, his principles, employees, agents and/or consultants if such claims in any way would involve the designer's services for the investigation of or remedial work related to asbestos on this project.

Contractor further acknowledges and agrees to indemnify and hold the owner and designer and his principles, employees, agents and/or consultants harmless from any such asbestos-related claims that may be brought by third parties as a result of the services provided by the designer pursuant to the Owner-designer agreement.

If, during the construction of this project, work involving friable asbestos is suspected of encountered, the Owner or Owner's representative shall be notified immediately. Complete investigation, removal and disposition of the friable asbestos hazard, in accordance with applicable laws and regulations, shall be performed under separate contract by an independent asbestos abatement/removal specialist.

DESIGN CRITERIA CONT'D.

All construction shall comply with the 2006 International Residential Code. Unless otherwise noted, the construction shall be accomplished in accordance with the publications produced by the following associations, latest editions:

Concrete-
American Concrete Institute (ACI)
Concrete reinforcing steel institute (CRSI)
Masonry-
Brick institute of America (BIA)
American society of testing and material (ASTM)
National concrete and masonry association (NCMA)
Steel-
American Institute of Steel Construction (AISC)
American Society of testing and material (ASTM)
Wood-
American Institute of Timber Construction (AITC)
American Plywood association (APA)
American Wood preservers association (AWPA)
Architectural woodwork manual (AWM)
American society of testing and material (ASTM)

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC), 2006 EDITION, AS AMENDED BY COUNTY AND STATE WHERE PROJECT IS CONSTRUCTED.
2. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST ADDITION OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
3. ALL CONSTRUCTION SHALL CONFORM TO ALL OTHER APPLICABLE LOCAL, STATE AND NATIONAL CODES, STANDARDS AND ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK, AND SHALL VERIFY THAT ALL WORK IS DONE TO THE HIGHEST DEGREE OF CRAFTSMANSHIP BY JOURNEYMEN OF THE RESPECTIVE TRADES. PLUMBING, ELECTRICAL, MECHANICAL, FIRE SAFETY AND ALL OTHER TRADES SHALL BE RESPONSIBLE FOR THE PROPER AND CODE CONFORMING DESIGN OF THEIR RESPECTIVE INSTALLATIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, AND SHALL WORK TO CRITICAL ALIGNMENTS AS INDICATED ON THE DRAWINGS, AND SHALL NOT SCALE THE DRAWINGS FOR MEASUREMENTS. IF ANY DISCREPANCIES IN DIMENSIONS OR CONDITIONS ARE FOUND, THE CONTRACTOR SHALL CONTACT THE PROJECT DESIGNER FOR CLARIFICATION PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
6. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN AND FREE OF DEBRIS. THE CONTRACTOR SHALL MAINTAIN THE SITE AND JOB CONDITIONS IN SUCH A MANNER AS TO PROTECT FROM INJURY ALL PERSONS AND PROPERTY.

CONSTRUCTION NOTES CONT'D.

7. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
8. PROVIDE FOR THE DEMOLITION OF ALL EXISTING ITEMS WHICH WILL INTERFERE WITH THE WORK. PROVIDE MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION AS MAY BE REQUIRED.
9. PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE, AS WELL AS TO PROTECT PERSONS AND PROPERTY. VERIFY ALL BEARING CONDITIONS PRIOR TO BEGINNING DEMOLITION.
10. PROVIDE SOLID BLOCKING IN STUD WALLS FOR ATTACHMENT OF HANDRAILS, GRAB BARS, MOUNTING BRACKETS, TOILET ACCESSORIES, WALL CABINETS, ETC.
11. FLOOR AND WALL COVERING IN CLOSETS SHALL BE THAT OF THE ROOM THAT THE CLOSET OPENS INTO, UNLESS OTHERWISE NOTED.
12. CONTRACTOR IS RESPONSIBLE FOR THE IDENTIFICATION AND REMOVAL OF ASBESTOS OR ANY OTHER MATERIAL DEEMED A HAZARD. IF ANY OF THESE MATERIALS ARE FOUND, NOTIFY DESIGNER IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO DIMENSIONS, GRADES, BOUNDARIES, EXISTING CONDITIONS OF CONSTRUCTION AND STRUCTURE PRIOR TO THE START OF WORK. IF ANY DISCREPANCIES ARE FOUND THEY MUST BE REPORTED TO THE DESIGNER IMMEDIATELY.
14. ALL SILLS AND PLATES ON SLABS, OR WITHIN 8" OF GRADE, OR IN FLULL AND DIRECT CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED LUMBER (WHEN USED).
15. ALL TUB AND SHOWER AREAS MUST BE ENCLOSED WITH MIN. 1/2" MOISTURE RESISTANT GYPSUM BOARD EXCEPT WHERE WALL TILE IS HUNG, THESE SPACES MUST BE ENCLOSED WITH CEMENT BACKERBOARD.

PROJECT SUMMARY

Addition of Non-Vented Gas Fireplace and Housing on Left side of existing house. Interior renovation to implement hearth and mantle for fireplace.
Size of Addition: 8.2 SQ FT
Construction Type: V-B

PACKAGE CONTENTS

C- COVER
C2- STRUC. NOTES
G1- GENERAL INFO
A1 - ARCHITECTURALS
S1 - STRUCTURALS
P1 - PHOTOS
P2 - PHOTOS
P3 - PHOTOS

RESIDENTIAL REMODEL
FIREPLACE ADDITION

Wilcox Residence
1709 Forest Lane,
McLean, VA 22101

REVISIONS

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STRUCTURAL NOTES

1. Concrete

A. Concrete construction shall be per the latest editions of ACI318, ACI301, and BOCA.
B. Concrete shall attain the following 28 day compressive strengths per ASTMA39.

Footings, Piers	3,000PSI
Slab-On-Grade	3,000PSI

All exposed concrete to be 3,500 PSI air entrained to 6% +/- 1%.
C. Provide clear distance to outermost reinforcing as indicated on the drawing.
D. All concrete shall be normal weight, U.N.O.
E. Placement of exterior concrete shall be made only when required set-up and curing. Use of concrete additives is not permitted unless approved by the structural engineer.
F. Concrete cover to reinforcement in all footings and other structural members in contact with the earth shall be 3" Minimum.
G. Reinforcing Steel Shall Conform to A615-GR60; Mesh shall conform to ASTM a185 with minimum laps of 8"

2. Masonry

A. All concrete masonry units (CMU) shall be a load bearing type, with all joints filled with grout where loads are applied.
B. All hollow masonry units below columns,posts, and beams shall be grouted solid.
C. All vertically un-reinforced hollow masonry units below grade shall be fully grouted if grade differential is > 4 feet for 8" block, and > 6feet for 12" block units.
D. All masonry lintels shall be the same width as the supported wall, with 8" bearing (Min.) masonry lintel sizes, U.N.O.
Precast CMU Lintels:
1- Spans Under 8'-0"
8" Deep w/ 1 #4 bar top and bottom for each 4" of wall thickness
2- spans 8'-0" to 12'-0"
16" deep w/ 1 #4 bar top and bottom for each 4" of wall thickness

3. Footings

A. See drawings for sizes and reinforcement.
B. Bottom of footings to be 2'-0" Min. Below Finish Grade (6'-0" at Marine Clay, soil engineer to verify). All footings to extend 2'-0" Min. from grade to bottom of footing into undisturbed soil.

4. Steel

A. Structural steel and angles shall conform to ASTM a36m-04. Steel pipes shall be a53-04. Tubes shall be a500 or a501. Connections shall be capable of supporting allowable uniform load stress of 24KSI. Bolted filed connections shall be 3/4" diameter high strength bolts meeting ASTM a325-04b. Provide welded connections typically, U.N.O.
B. Structural steel shall have minimum strength, fy-36ksi.
C. Connections shall be AISC standard.
D. Adjustable pipe column shall meet irc requirements and shall have capacity rating at least as specified and shall be designated as columns.
E. Steel Lintels:
a) typical steel angle lintels: U.N.O on the drawings, steel lintels shall be as follows:
Spans under 6'-0"
4" x 3 1/2" x 1/4" long leg vertical angle for each 4" of wall thickness.
Spans 6'-0" to 8'-0"
(1) 6" x 3 1/2" x 5/16" LLV angle for each 4" of wall thickness.
b) lintel angles, U.N.O., shall have a minimum bearing of 6" but not less than 1" of such bearing for each foot of opening width.
c) overhead garage door angle lintels: see drawings.

5. Foundation Sill Plates

A. Foundation sill plates to be bolted to foundation with 1/2" diameter x 15" long hooked steel bolts @ 72" O.C. Max. placed no further than 12" from each corner and embedded into fully grouted CMU cells. Cells at anchors shall be grout filled to 24" Min. depth below sill plate.
B. All foundation sill plates shall be pressure treated 2x X's. See drawings for details.

6. Wood Headers

A. Load Bearing Walls
- all wood headers within a load bearing wall shall be installed with a continuous plywood spacer to match the wall depth. Spacer will be glued and nailed to header as required.
- U.N.O. in drawings, wood header in bearing wall openings shall be as follows:
Span 0'-0" to 3'-0" - (2) 2x8's
Span 3'-1" to 4'-0" - (2) 2x10's
Span 4'-1" to 6'-0" - (2) 2x12's
B. Non load bearing partitions
U.N.O. in drawings, typical wood headers in interior partition openings shall be as follows:
Span 0'-0" to 3'-0" - (2) 2x4's
Span 3'-1" to 8'-0" - (2) 2x6's

7. Sheathing

A. All wall sheathing shall be 1/2" CDX plywood, unless otherwise noted on plans and drawings.
B. All floor sheathing shall be min. 1/2" tongue and groove cdx plywood sheathing for spans of 12" or less between joists and 3/4" for spans greater, U.N.O.
C. Roof sheathing shall be as follows:
1/2" CDX plywood if space between rafters or trusses is 16" O.C.
5/8" CDX Plywood if space between raters or trusses is 24" O.C.

8. Wood Framing

A. All exterior wall framing is 2x6's @ 16" O.C. unless otherwise noted.
B. All dimensional lumber shall be SPF#2 or greater strength with the following properties as minimum:
Fb=950 PSI, fv=75 PSI, E= 1.3 x 106 PSI.
C. All wood in contact with concrete or masonry shall be pressure treated as required.
D. Provide 2x jack studs and king studs at all door and window jambs to match wall depth, unless otherwise noted on plans and/or drawings.
E. Provide 4x4 posts, or (2) 2x4 secured together per 2006 IRC code, in all new and existing stud walls at all new beam bearing end points, unless otherwise noted on plans and/or drawings.
F. Where new and existing rafters and joists are hung from new beams and ledgers, use preformed metal hangers (Simpson brand or equivalent).
G. All pressure treated 2x ledgers shall be attached with 1/2" Diameter lag bolts (1/2" diameter epoxy anchors at masonry wall) @ 16" O.C. staggered spacing. 4" deep min. embedment into wall unless otherwise noted on plans and/or drawings.
H. Contractor is solely responsible for shoring and bracing of existing structure as required when dealing with including but not limited to bearing walls, interior partitions, floor systems, foundation systems, and roof systems.
I. Layout of joist spacing is diagrammatic. Contractor shall coordinate location with framing of fixtures, receptacles, and diffusers, and any other obstructions and increased load requirements not specified by designer.
J. Where new load bearing and exterior stud walls connect to existing using 3/8" diameter by 4" long lag bolts @ 24" O.C. vertically.
K. For venting of cathedral ceilings at skylights, notch the top of the rafters in-line with the skylights with 1"x1" notches @ 24" O.C. along the length of the rafter.
L. Install rafter tie down clips or hurricane straps at each rafter securing them to the top plate.
M. Install bridging @ floors and roofs as per all local codes.
N. Install fire blocking between studs of walls and partitions as required.

O. Prefabricated floor joists or floor trusses shall be designed to carry all imposed live and dead loads with the live load deflection not to exceed L/480. The manufacturer shall provide all required components. The manufacturer shall provide all required hangers, shear panels, blocking/bracing and other required components. The manufacturer shall also provide all drawings required for permit and erection purposes, signed and sealed if required by a professional engineer registered in the state where the job is to be built.
P. Pre-engineered trusses shall be designed and fabricated in accordance with TPI recommendations to carry all imposed live and dead loads. The manufacturer shall provide all required components. The manufacturer shall provide all required hangers, hold-down strips, shear panels, blocking/bracing and other required components. The manufacturer shall also provide all drawings required for permit and erection purposes, signed and sealed if required by a professional engineer registered in the state where the job is to be built.
Q. Joists shall be doubled under parallel walls that exceed one-third of the joist length. Joists shall be spaced closer under bath tubs, ceramic or marble tile, potential water beds and similar anticipated loading conditions. Joists shall not be cut, notched, or drilled except as permitted by IRC 2006 R502.8 or other applicable code.

9. Engineered Wood

A. All wood "I" joists and rafters shall be manufactured by Truss Joist (TJI). Unless otherwise noted on plans and/or drawings, the design criteria is based on the allowable floor spans for trusseries joists with the loads as shown above in the design loads section, all substitute products shall be certified by the contractor to be equal and meet or exceed the above noted design criteria.
B. All LVL (Laminated Veneer Lumber) shall have the following minimum design properties:
Fb=2600 PSI, E=1,900,000 PSI, Fv=285 PSI

10. Thermal and Moisture Protection

A. 1/2" x 3-1/2" compressible sill seal shall be provided beneath all exterior sill plates.
B. Insulation shall be provided as follows:
2x4 walls: r-13 minimum with integral vapor barrier
2x6 walls: r-19 minimum with integral vapor barrier
ceilings at roof: r-38 minimum, blown or Batt
floor over unheated area: r-30 Batt
unfinished basement walls: r-11 minimum foil-faced
finished basement walls: r-13 minimum w/int. V.B.
Basement slab: r-7 minimum rigid exterior grade, extending 24" Horizontally and/or vertically or per local jurisdiction.
ALL INSULATION REQUIREMENTS SUBJECT TO LOCAL JURISDICTION AND LAWS, THOSE TAKE PRECEDENCE OVER WHAT IS NOTED HERE.

ABBREVIATIONS

Approx. -Approximate	Eq. - Equal	Ref. - Reference
Bd. - Board	Exh. - Exhaust	Reinf. - Reinforced
Blk. - Block	Ftg. - Footing	Sht. - Sheet
Blk'g. - Blocking	GYPBD - Gypsum Board	Spec. - Specifications
B.O. - By Owner	H.B. - Hose Bib	Sq. - Square
Brg. - Bearing	Hdw. - Hardware	T&G - Tongue and Groove
Clear - Finish to Finish	Max. - Maximum	Typ. - Typical
CLG. - Ceiling	Mfg. - Manufacturer	V.B. - Vapor Barrier
C.M.U. - Concrete Masonry Units	Min. - Minimum	Vert. - Vertical
Col. - Column	M.R. - Moisture Resistant	Wd. - Wood
Conc. - Concrete	Mtd. - Mounted	
Conn. - Connection	Opn'g. - Opening	
Cont. - Continuous	Part'n - Patition	
Contr. - Contractor	Per. - Perimeter	
Dia. - Diameter	Ply'Wd - Plywood	
Dim. - Dimension	PT. - Pressure Treated	
Dtl. - Detail		
Dwg. - Drawing		

RESIDENTIAL REMODEL
FIREPLACE ADDITION

Wilcox Residence
1709 Forest Lane,
McLean, VA 22101

REVISIONS

KIRKPATRICK'S CONSTRUCTION, LLC.
PO BOX 230011, Centreville, VA 20120
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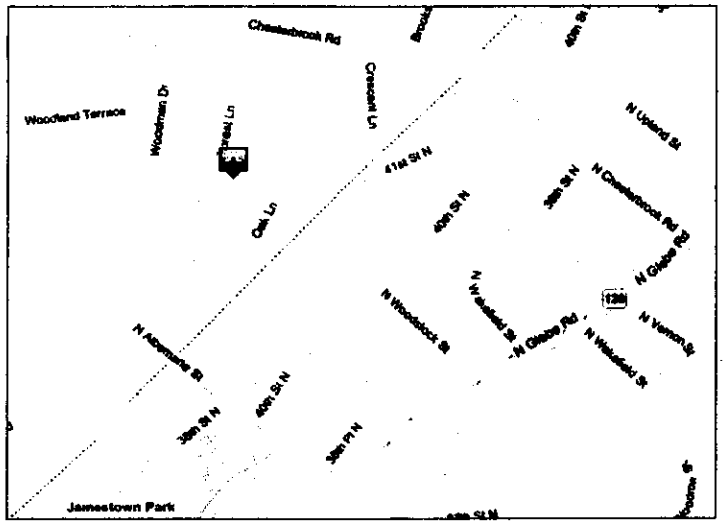
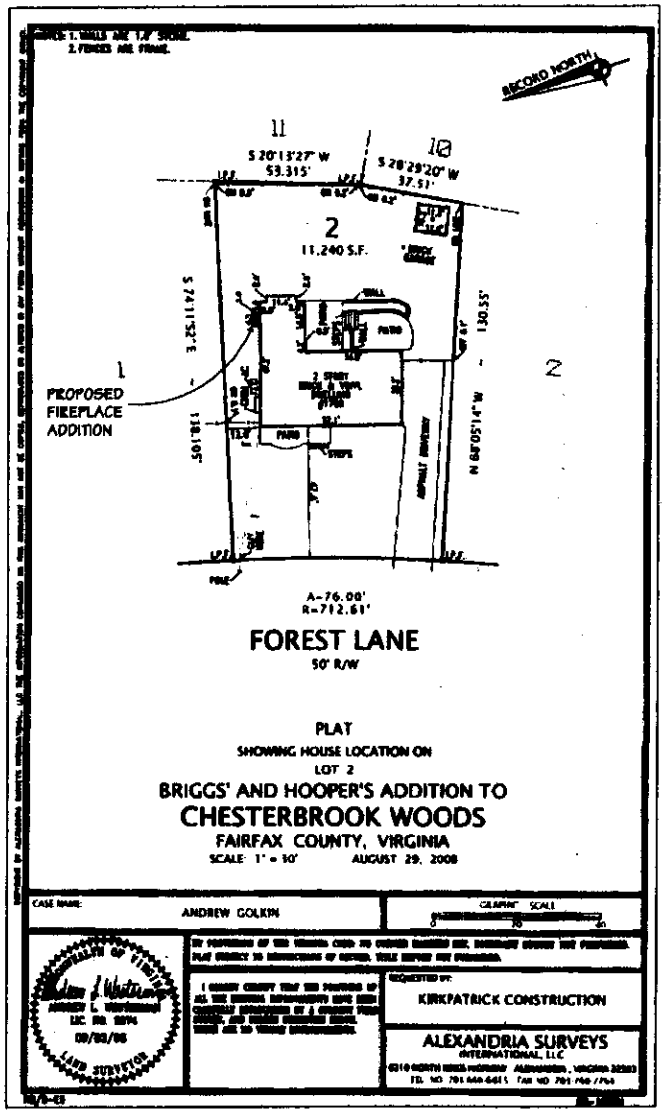


LOT LOCATION
NOT TO SCALE

MAP LOCATION
NOT TO SCALE



HOUSE PROPERTY PLAT
SITE PLAN @ WILCOX RESIDENCE Scale: 1" : 50'

RESIDENTIAL REMODEL
FIREPLACE ADDITION

Wilcox Residence
1709 Forest Lane,
McLean, VA 22101

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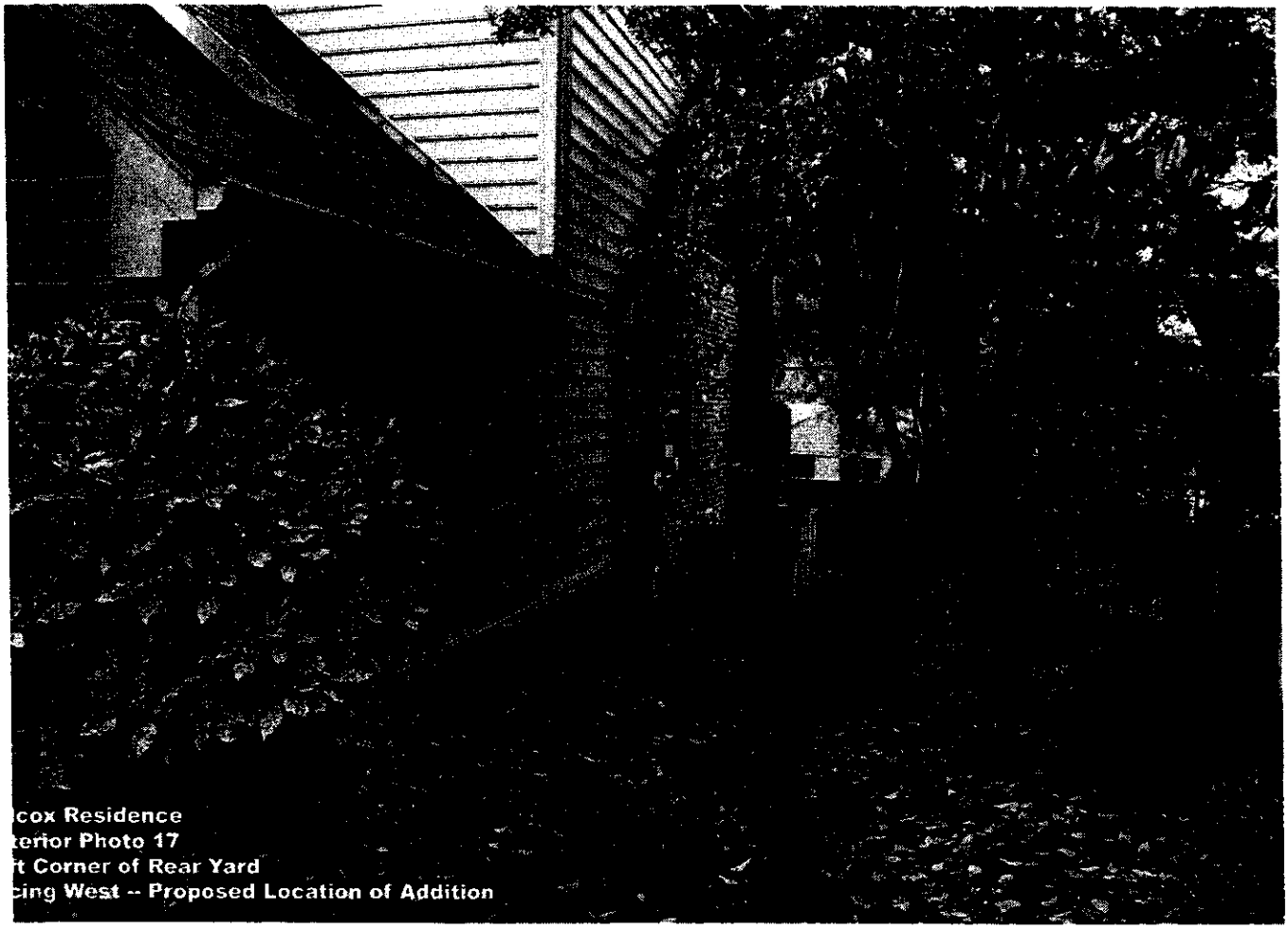
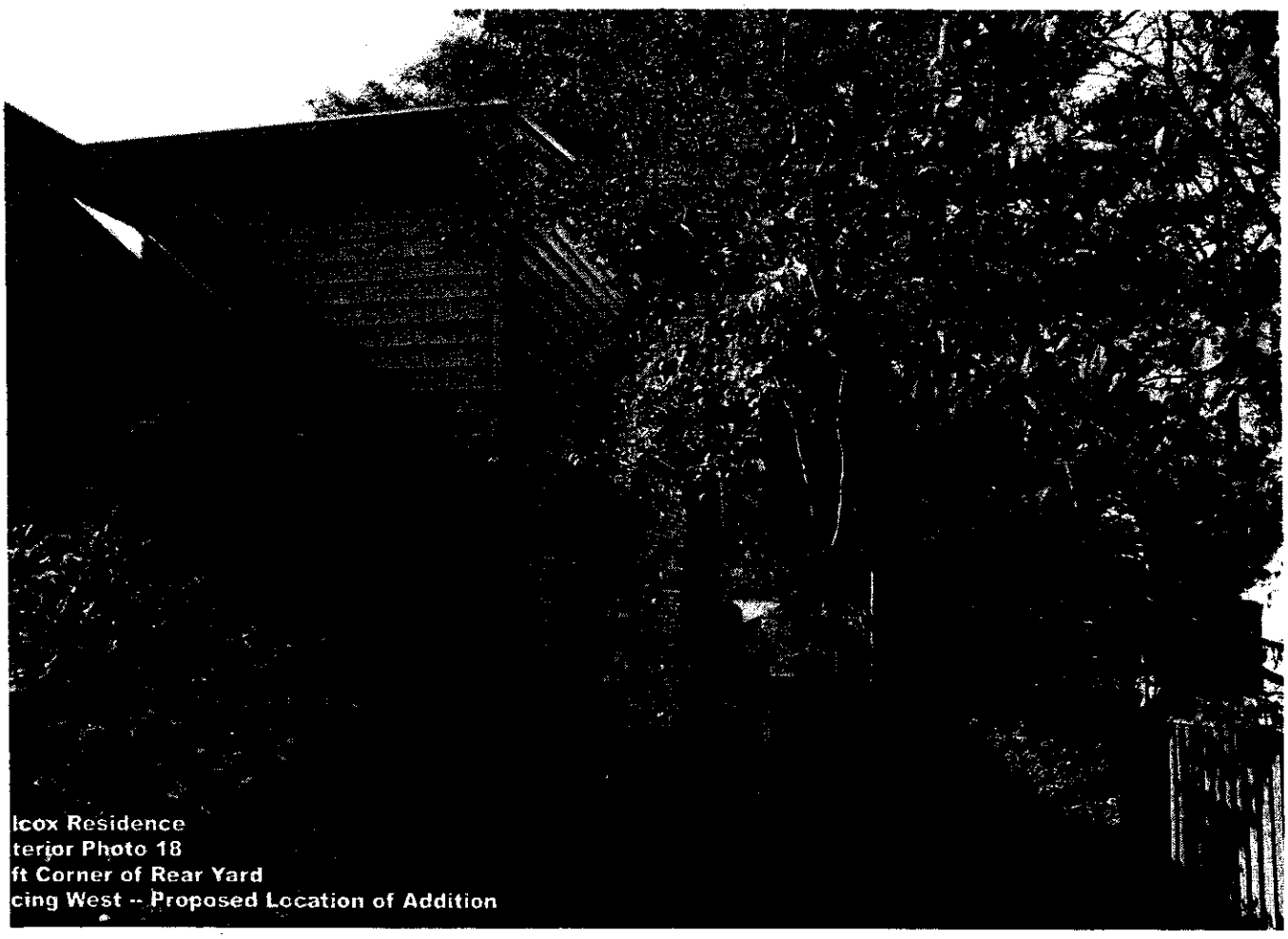
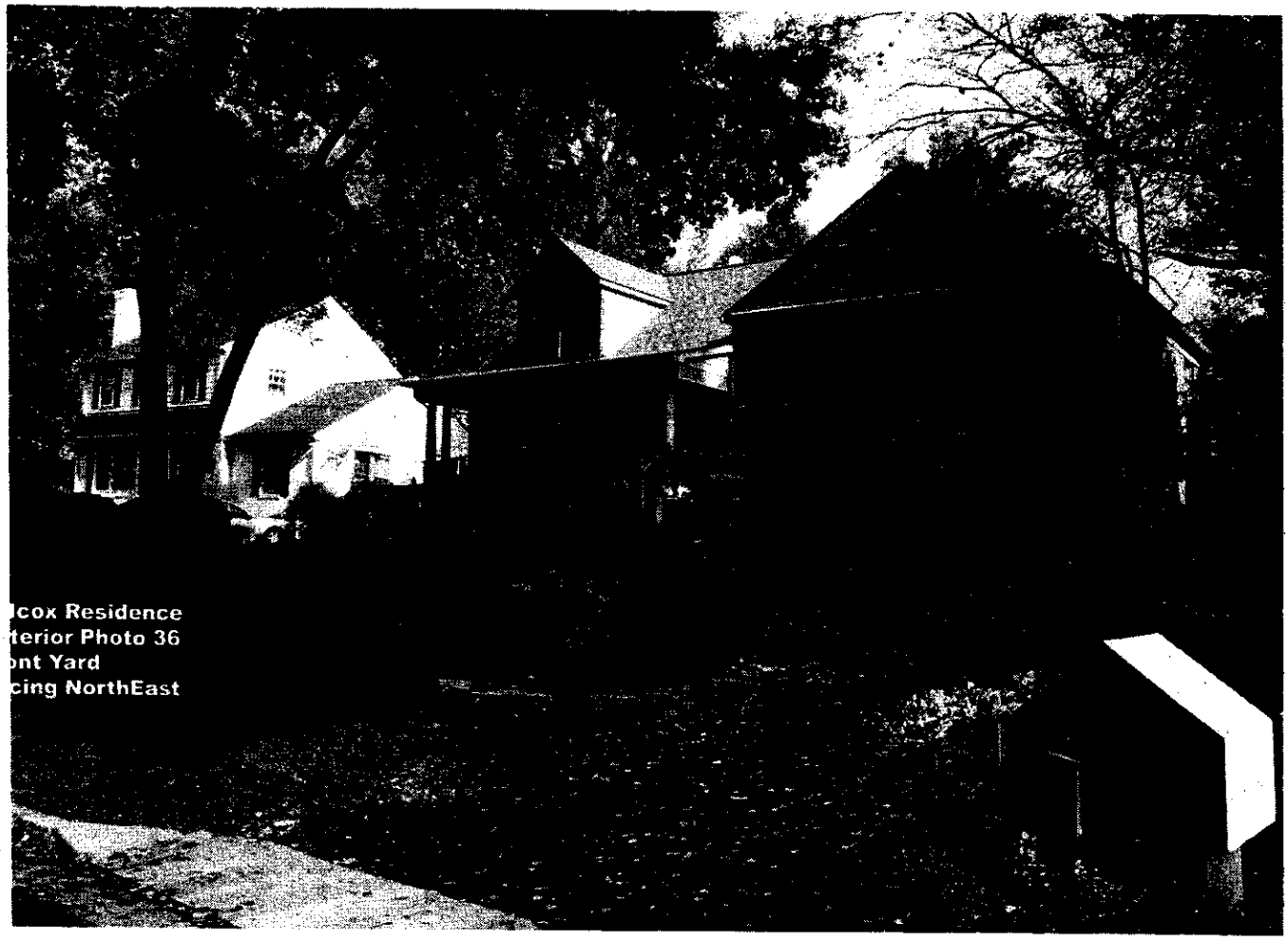


cox Residence
terior Photo 17
t Corner of Rear Yard
cing West -- Proposed Location of Addition



lcox Residence
terior Photo 18
ft Corner of Rear Yard
cing West -- Proposed Location of Addition



cox Residence
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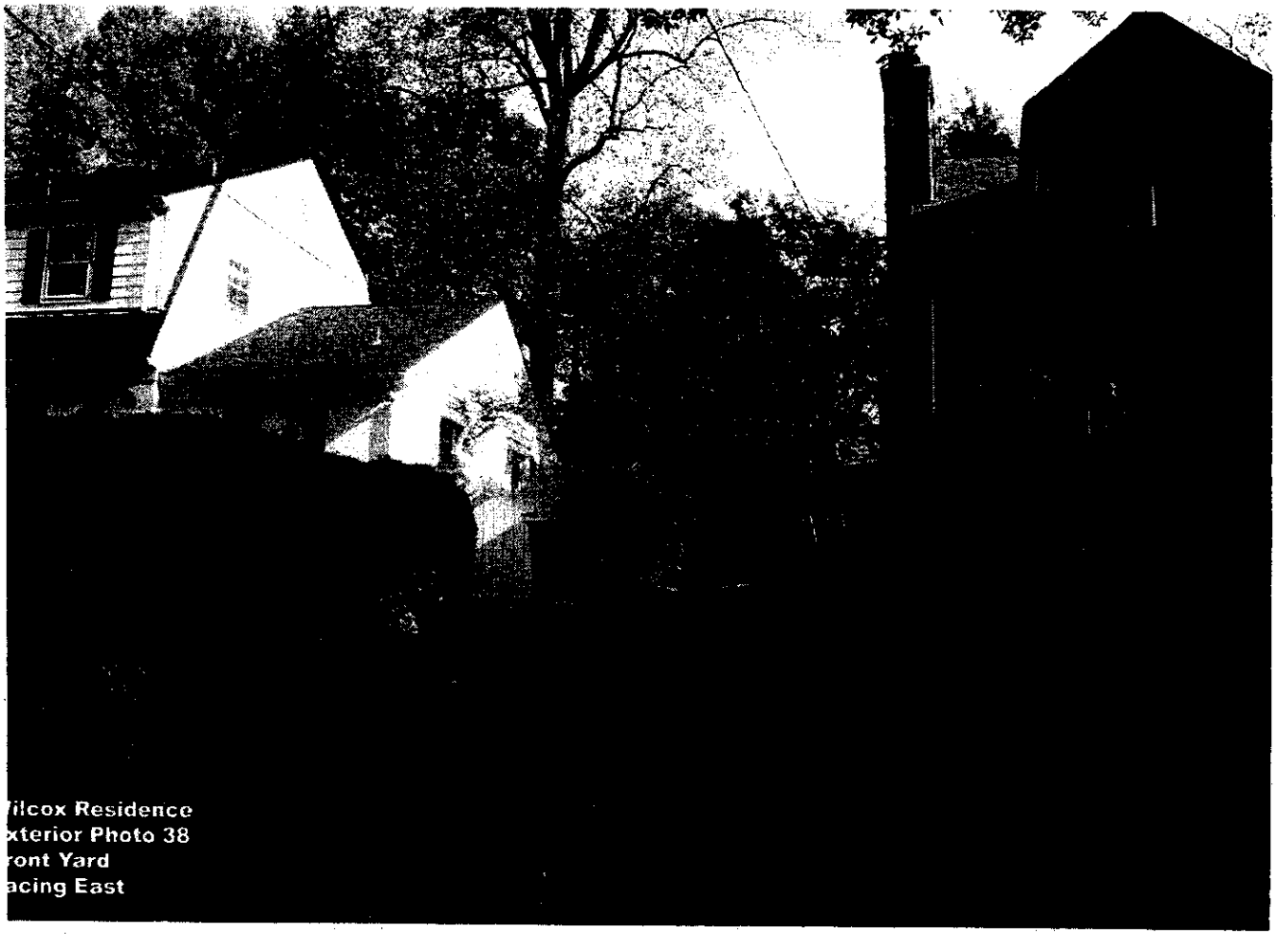
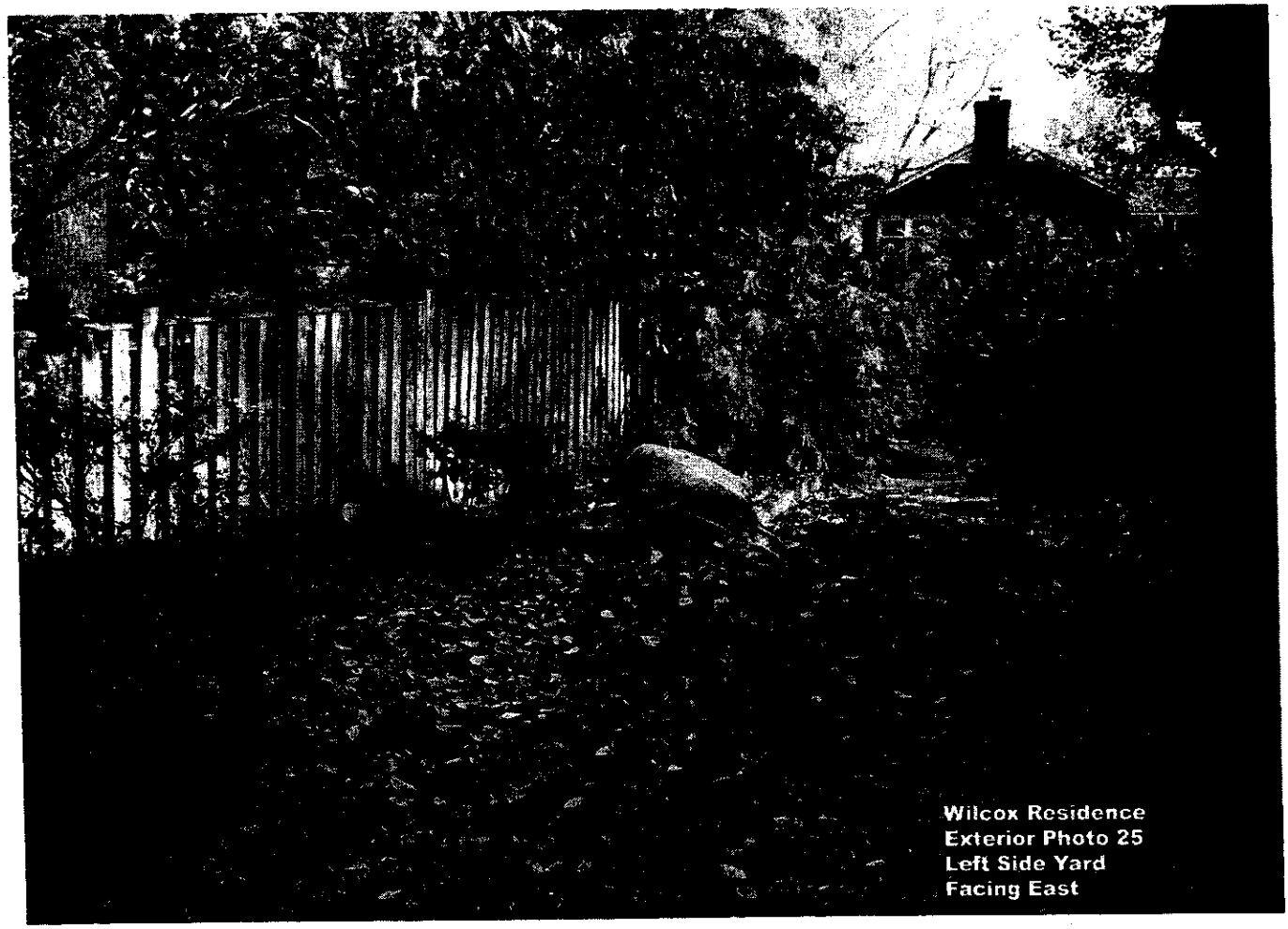
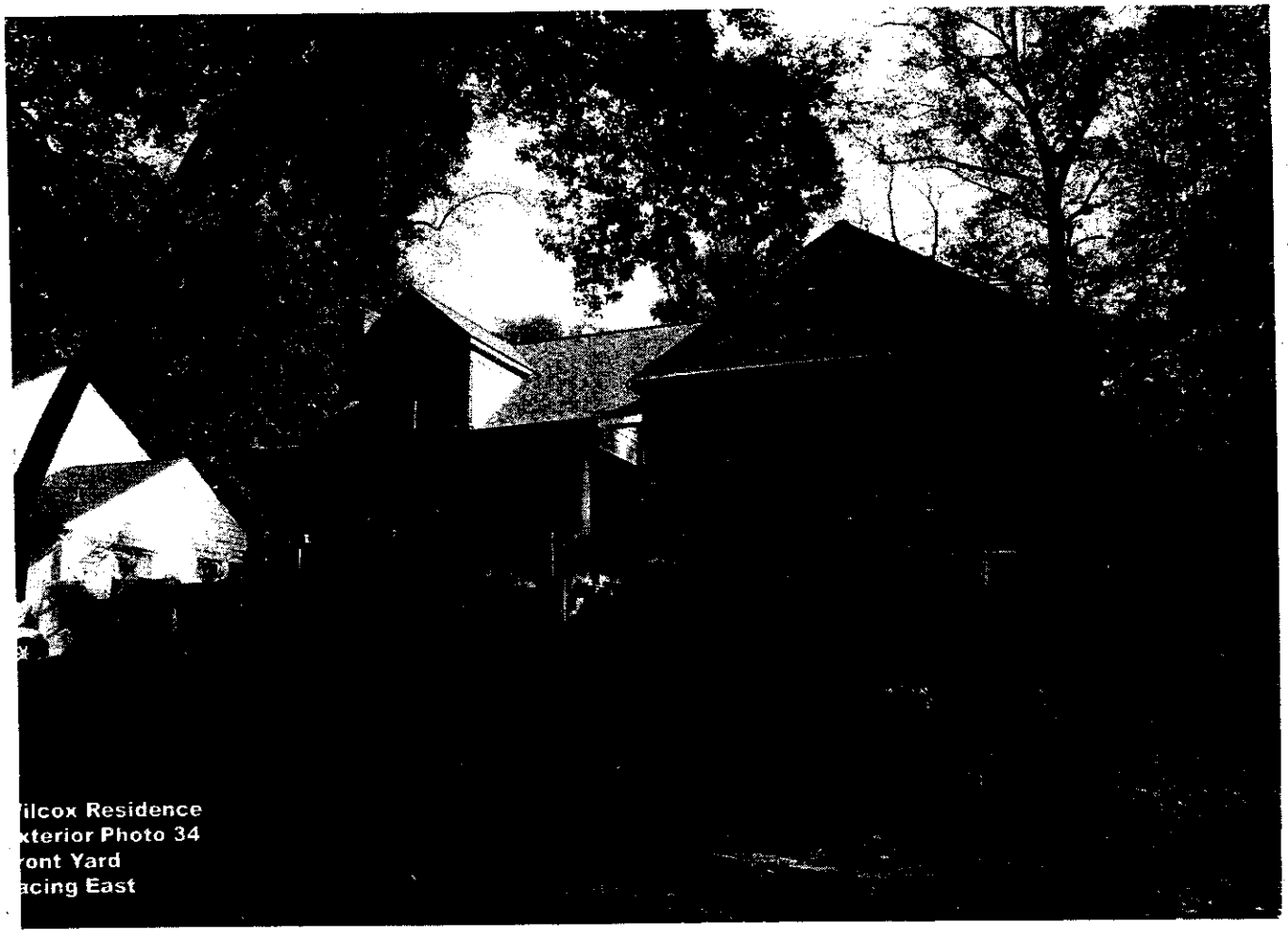
nt Yard
cing NorthEast



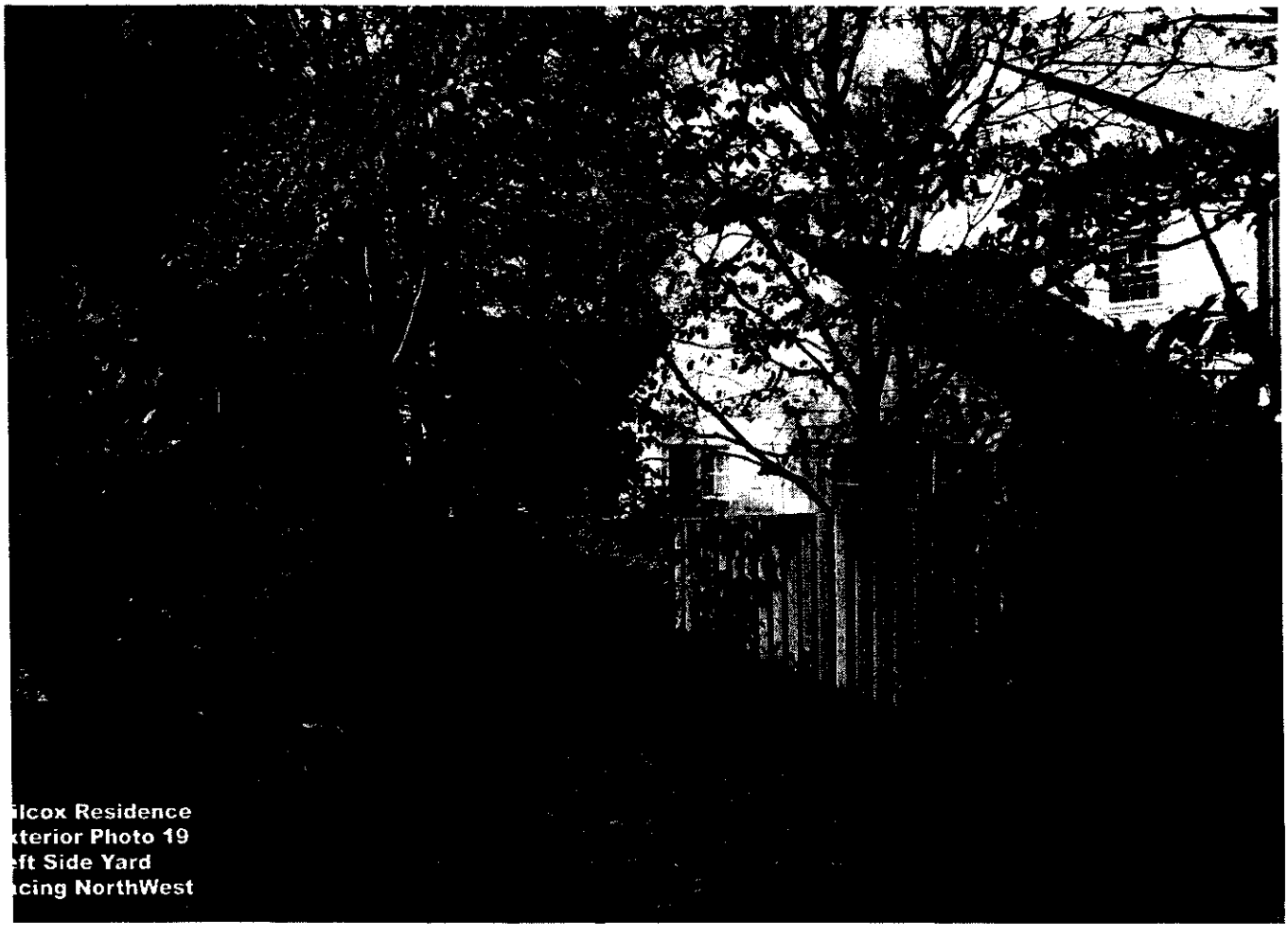
ilcox Residence
xterior Photo 38
ront Yard
acing East



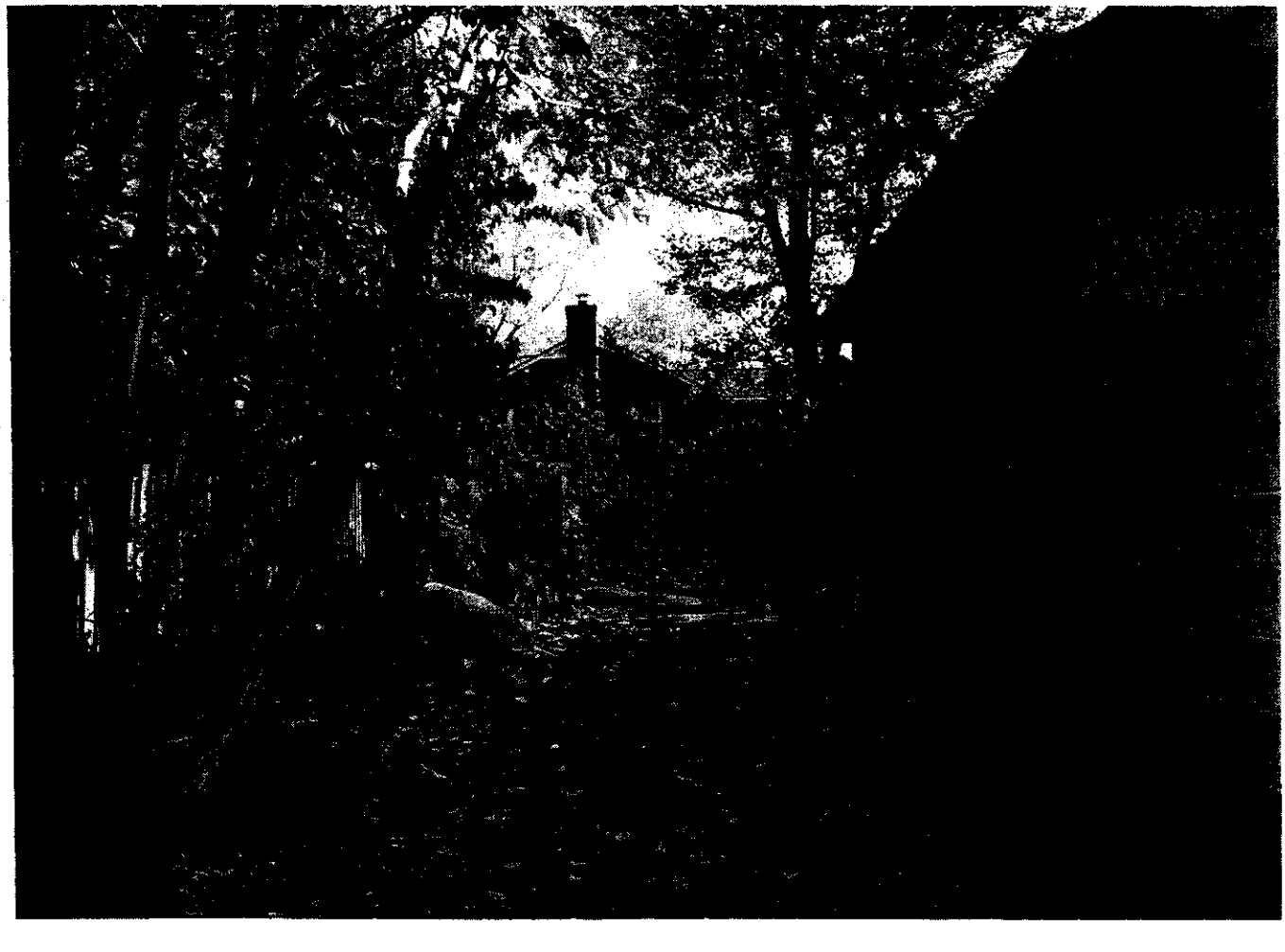
Wilcox Residence
Exterior Photo 25
Left Side Yard
Facing East



ilcox Residence
xterior Photo 34
ront Yard
acing East



Wilcox Residence
Exterior Photo 19
Left Side Yard
Facing NorthWest



DESCRIPTION OF THE APPLICATION

To permit reduction of certain yard requirements to permit construction of a 4.3 foot x 2.0 foot chimney addition to be located 11.5 feet from the side lot line.

	Structure	Yard	Minimum Yard Required *	Permitted Extension **	Minimum Yard Permitted	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	**Addition**	Side	15.0 feet	3.0 feet	12.0 feet	11.5 feet	0.5 feet	4%

*Minimum yard requirement per Section 3-207
**Permitted Extension per Section 2-412

EXISTING SITE DESCRIPTION

The site is currently zoned R-2 and contains a single family detached dwelling, built in 1961, with an addition constructed in 1999, by approval of variance VC 98-D-147. The lot consists of 11,240 square feet and is surrounded by single family detached homes on all lot lines. The lot contains mature vegetation and fencing exists around the rear of the property.

The brick shed located in the rear yard was constructed by an approved building permit in 1964, at which time an accessory storage structure made of fire resistant materials could have been located as close as 2.0 feet to a side or rear lot line, and is therefore permitted to remain in its current location.

CHARACTER OF THE AREA

	Zoning	Use
North	R-2	Single Family Detached Dwelling
East	R-2	Single Family Detached Dwelling
South	R-2	Single Family Detached Dwelling
West	R-2	Single Family Detached Dwelling

BACKGROUND

Following the adoption of the current Ordinance, the BZA has heard the following similar special permits or variances in the vicinity of the application parcel:

- Variance VC 99-D-069 was approved on July 28, 1999, for Tax Map 31-4 ((9)) 25A, zoned R-2, at 1718 Forest Lane, to permit construction of deck 10.5 feet from side lot line.

- Variance VC 98-D-148 was approved on March 3, 1999, for Tax Map 31-4 ((9)) 3, zoned R-2, at 1711 Forest Lane, to permit construction of second story addition 12.1 feet from side lot line and roofed deck 11.8 feet from side lot line.

- Variance VC 98-D-147 was approved on February 24, 1999 for Tax Map 31-4 ((9)) 2, zoned R-2, at 1709 Forest Lane, to permit construction of additions 12.1 feet, 13.2 feet and 12.0 feet from side lot line.

- Variance VC 97-D-098 was approved on January 6, 1998, for Tax Map 31-4 ((9)) 1, zoned R-2, at 1707 Forest Lane, to permit construction of addition 13.2 feet from side lot line and chimney 11.2 feet from side lot line.

The applicants were granted a variance, VC 98-D-147, on February 16, 1999, to permit construction of several additions adjacent to the northern side lot line. A copy of the approved Resolution and Plat are attached as Appendix 4. One of those additions was a one story family room addition located 13.2 feet from the side lot line. The addition of the chimney would be located to the side of this approved addition.

ANALYSIS

Special Permit Plat (Copy at front of staff report)

- **Title of Plat:** Plat, Showing the Improvements on Lot 2, Briggs' and Hooper's Addition to Chesterbrook Woods

- **Prepared by:** Alexandria Surveys International, LLC, dated October 21, 2008, signed October 27, 2008

Proposal:

The applicant proposes to construct a chimney, 9 feet in height, 4.3 feet in width and 2.0 feet in depth, to be located 11.5 feet from the northern side lot line. The chimney is 8.6 square feet in size.

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 chimney on the side of the dwelling will not adversely affect the use or development of neighboring properties. As noted on Page 2 of the staff report, the immediate neighbor also received the same approval to construct a chimney on the side of their dwelling. Therefore, staff does not believe the addition would adversely affect the use or development of neighboring properties 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 consist of an 8.6 total square foot chimney addition. The construction of the chimney will not require the removal of any vegetation. Staff believes that the request is minimal and therefore this standard has been met.*

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 approximately 2,108 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 3,162 square feet in size for a possible total square footage at build out of 5,270. The proposed addition is 8.6 square feet, for a total square footage of the house with the addition of 2,116.6 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 chimney addition will be compatible with the architecture of the existing house on the lot. 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 chimney addition will be compatible with the surrounding houses in the neighborhood. As noted above, the immediate adjacent lot has also received an approval of a chimney. The property has ample mature vegetation and no vegetation will be required to be removed to accommodate this request. 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. Staff believes that the addition of a chimney by adding a mere 8.6 square feet to the dwelling will not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as stormwater runoff, noise, light, air, safety or erosion. 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 request is to construct a chimney addition to the side of an existing one story family room addition. Staff believes that the amount of the reduction is minimal to accommodate such a request. Other issues of well, 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 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 2009-DR-008 for a chimney 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. Approved Resolution and Plat for VC 98-D-147
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2009-DR-008

April 7, 2009

If it is the intent of the Board of Zoning Appeals to approve SP 2009-DR-008 located at Tax Map 31-4 ((9)) 2 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 of a chimney addition (8.6 square feet), as shown on the plat prepared by Alexandria Surveys International, LLC, dated October 21, 2008, signed October 27, 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 (2,108 square feet existing + 3,162 square feet (150%) = 5,270 square feet maximum permitted on lot) 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.

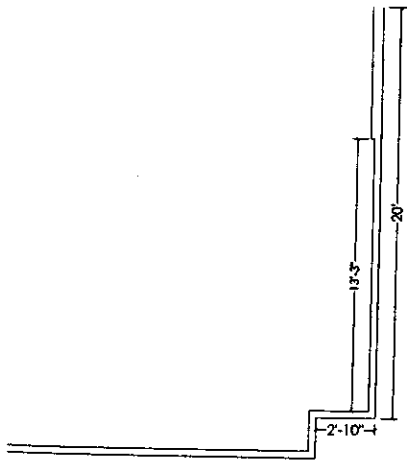
4. The addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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.

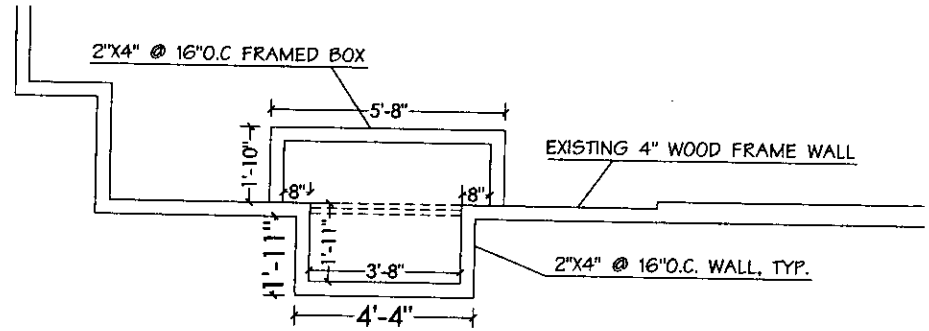
EXIST. FLOOR PLAN

EXISTING @ FIRST FLOOR SCALE: 1/4" : 1'



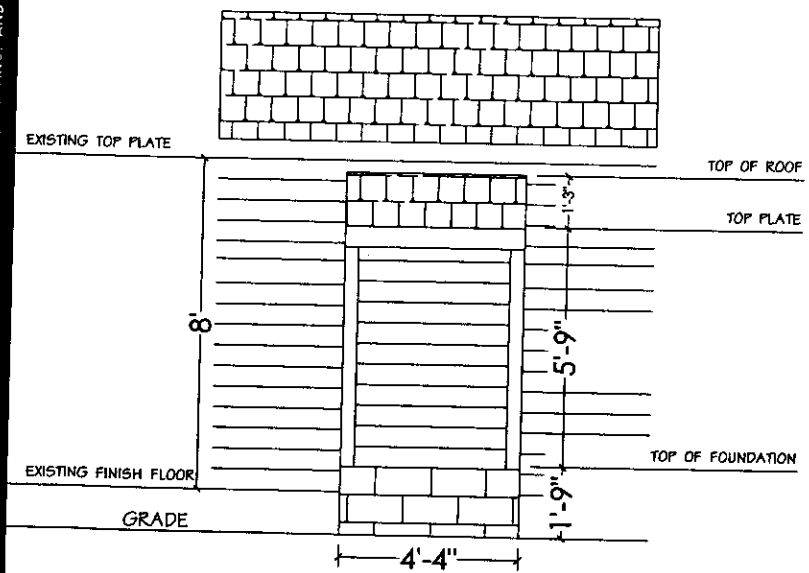
REMODELED FLOOR PLAN

FLOOR PLAN @ ADDITION SCALE: 1/2" : 1'



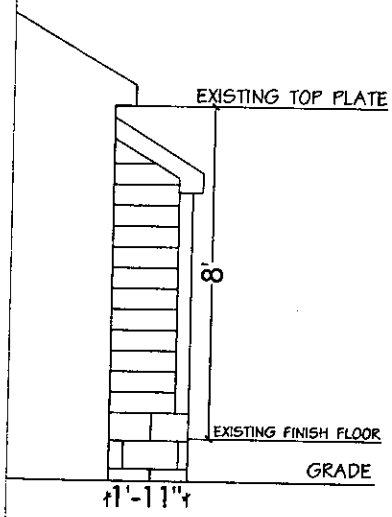
SOUTHWEST ELEVATION

ELEVATION @ ADDITION SCALE: 1/2" : 1'



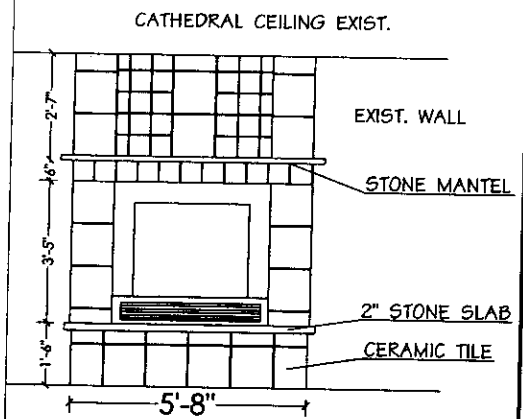
NORTHWEST ELEVATION

ELEVATION @ ADDITION SCALE: 1/2" : 1'



INTERIOR ELEVATION

ELEVATION @ ADDITION SCALE: 1/2" : 1'



RESIDENTIAL REMODEL
FIREPLACE ADDITION

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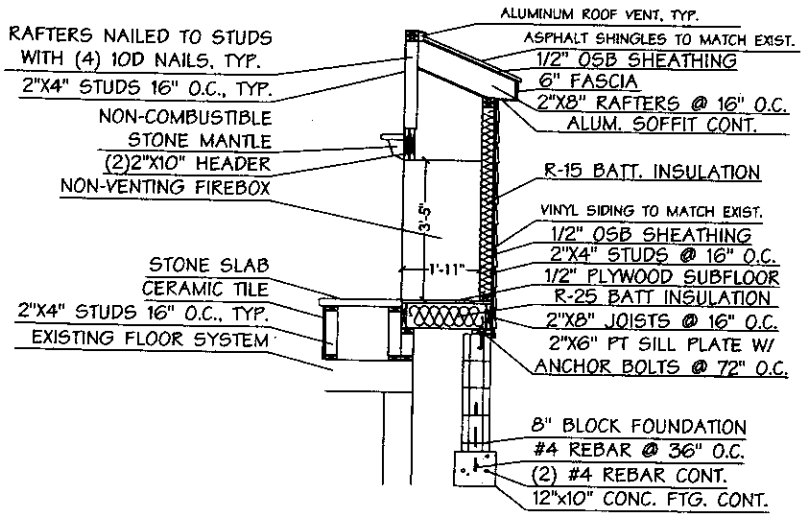
ATTACHMENT 1

SECTION CUT I

STRUC. SECTION @ ADDITION SCALE: 1/2" : 1'



SECTION CUT II

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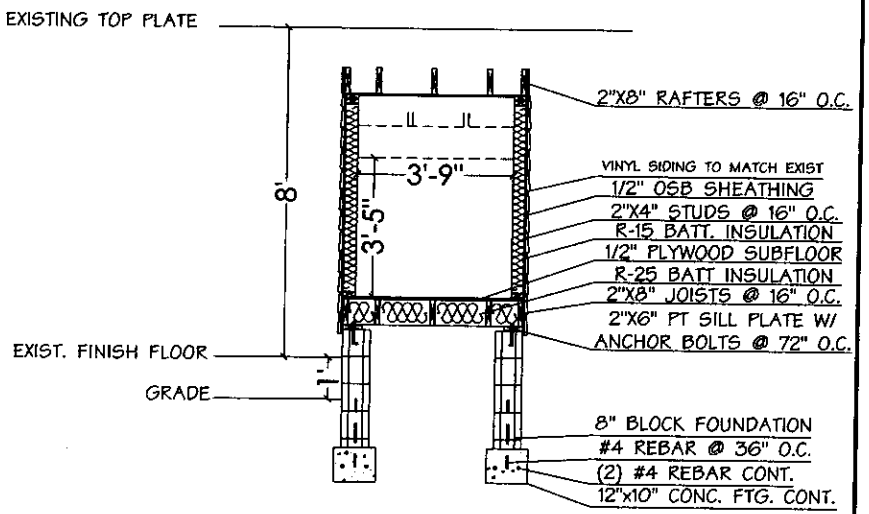

FOUNDATION PLAN

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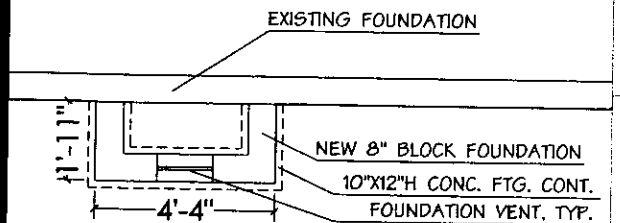

FLOOR FRAMING

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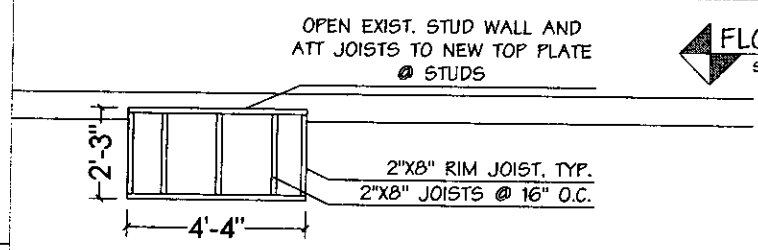

ROOF FRAMING

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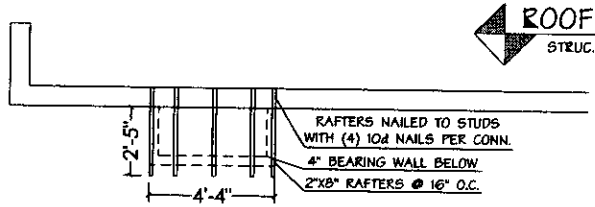

RESIDENTIAL REMODEL FIREPLACE ADDITION

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APPENDIX 2

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: ~~10/30/2008~~ 11/20/2008
(enter date affidavit is notarized)

I, ANDREW GOLKIN, 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 10173 9a

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 **BOLD** above)
JEFFREY J. WILCOX	1709 FOREST LANE, MCLEAN, VA 22101	APPLICANT/TITLE OWNER
AMY K. WILCOX, ALSO KNOWN OF RECORD AS AMY P. KLEIN	1709 FOREST LANE, MCLEAN, VA 22101	TITLE OWNER
ANG VISUALS LLC	8610 34TH AVE, COLLEGE PARK, MD 20740	AGENT
ANDREW GOLKIN	15687 ALDERBROOK DR, HAYMARKET, VA 20169	AGENT

(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: 11/20/2008

(enter date affidavit is notarized)

10173 9a

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)

ANG VISUALS, LLC.
8610 34TH AVE, COLLEGE PARK, MD 20740
(703) 898-4430

DESCRIPTION OF CORPORATION: (check one statement)

[X] 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)

ANDREW N. GOLKIN

(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: 11/20/2008
(enter date affidavit is notarized)

101739a

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: 11/20/2008

(enter date affidavit is notarized)

1017394

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:

[N] 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: 11/20/2008 1017399

(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 [X] Applicant's Authorized Agent

ANDREW N. GOLKIN

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

Subscribed and sworn to before me this 20th day of November 2008, in the State/Comm. of Virginia, County/City of Fairfax.

Mai Huong Thi Quach Notary Public #360974

My commission expires: 10-31-09

MAI-HUONG THI QUACH NOTARY PUBLIC #360974 MY COMMISSION EXPIRES 10/31/09 COMMONWEALTH OF VIRGINIA

FORM SP/VC-1 Updated (7/1/06)

Thursday, December 11, 2008

RE: Wilcox Special Permit Application – SP 2008-0266

Wilcox Addition Statement per 8-922 Provisions of Certain Yard Requirements

2. Reduction of yard requirements 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 the yard.

3. The special permit shall only apply to those lots that contain the principle structure and use that compiled with the minimum yard requirements in effect when the use or structure was established.

4. The resulting gross floor area of the addition is 8 square feet. This will make the total gross floor area of the principle structure on the lot less than 150% of its original gross floor area. No portion of the gross floor area of the principle structure shall be removed during this project.

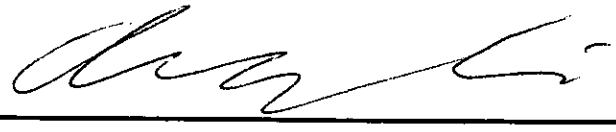
5. The area of the addition in this project is subordinate to the principle structure in that is will be used as fireplace housing for the main structure itself. It will have a wall height, gross floor area, width, and length significantly less than that of the principle structure, making it clearly subordinate.

6. The proposed addition will be matched in siding, trim, shingle, and architectural detail in order to remain consistent with the character of the principle structure on the lot.

7. The proposed addition shall be harmonious with the off-site structures and uses according to location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees.

8. The proposed addition shall be confined to the lot of the principal structure and will not adversely effect the enjoyment or use of adjacent properties with regard to noise, light, air, safety, erosion, and storm water runoff.

9. The proposed reduction allowed shall be the minimum amount necessary to construct the proposed addition. The addition shall not adversely affect environmental characteristics, Resource Protection Area's, the preservation of existing vegetation, any well or septic field and easements, or any historic resources.



1/12/2009

Andrew Golkin, ANG Visuals, LLC. , Authorized Agent

RECEIVED
Department of Planning & Zoning

JAN 14 2009

Zoning Evaluation Division

VARIANCE RESOLUTION OF THE BOARD OF ZONING APPEALS

JEFF AND AMY WILCOX, VC 98-D-147 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 12.1 ft., 13.2 ft. and 12.0 ft. from side lot line. Located at 1709 Forest Ln. on approx. 11,240 sq. ft. of land zoned R-2. Dranesville District. Tax Map 31-4 ((9)) 2. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 16, 1999; and

WHEREAS, the Board has made the following findings of fact:

1. The applicants are the owners of the land.
2. The applicant has met the nine required standards for the granting of a variance.

This application meets all of the following Required Standards for Variances in Section 18-404 of the Zoning Ordinance:

1. That the subject property was acquired in good faith.
2. That the subject property has at least one of the following characteristics:
   A. Exceptional narrowness at the time of the effective date of the Ordinance;
   B. Exceptional shallowness at the time of the effective date of the Ordinance;
   C. Exceptional size at the time of the effective date of the Ordinance;
   D. Exceptional shape at the time of the effective date of the Ordinance;
   E. Exceptional topographic conditions;
   F. An extraordinary situation or condition of the subject property, or
   G. An extraordinary situation or condition of the use or development of property immediately adjacent to the subject property.
3. That the condition or situation of the subject property or the intended use of the subject property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.
4. That the strict application of this Ordinance would produce undue hardship.
5. That such undue hardship is not shared generally by other properties in the same zoning district and the same vicinity.
6. That:
   A. The strict application of the Zoning Ordinance would effectively prohibit or unreasonably restrict all reasonable use of the subject property, or
   B. The granting of a variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the applicant.
7. That authorization of the variance will not be of substantial detriment to adjacent property.
8. That the character of the zoning district will not be changed by the granting of the variance.
9. That the variance will be in harmony with the intended spirit and purpose of this Ordinance and will not be contrary to the public interest.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has satisfied the Board that physical conditions as listed above exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of all reasonable use of the land and/or buildings involved.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This variance is approved for the location of a porch and room additions as shown on the plat prepared by John C. Manganello, dated November 16, 1998, submitted with this application and is not transferable to other land.

2. A Building Permit shall be obtained prior to any construction and final inspections shall be approved.

3. The porch and room additions shall be architecturally compatible with the existing dwelling.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance shall automatically expire, without notice, thirty (30) months after the date of approval* unless 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 variance. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Pammel seconded the motion which carried by a vote of 5-0. Mr. Dively and Mr. Kelley were absent from the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on February 24, 1999. This date shall be deemed to be the final approval date of this variance.

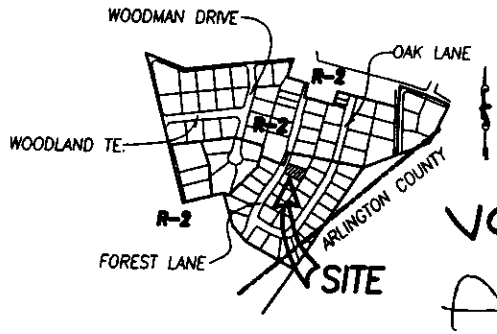
A Copy Teste:

Deborah A. Hedrick, Deputy Clerk
Board of Zoning Appeals

N:\ZED\Hedrick\2-16-99 Resolutions.wpd

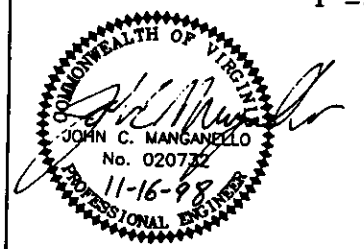
NOTES

1. THE PROPERTY IS LOCATED AT FAIRFAX COUNTY TAX MAP #31-4--0009-2.
2. THE PROPERTY COMPRISES APPROXIMATELY 0.258 ACRES AND IS ZONED R-2.
3. THE PLAN SHOWN IS CONCEPTUAL ONLY AND IS NOT BASED ON DETAILED ENGINEERING, OR SOIL STUDIES.
4. BOUNDARY UTILITY INFORMATION IS BASED ON TAX MAP AND OTHER AVAILABLE INFORMATION.
5. THE PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
6. THE BULK REQUIREMENTS ARE AS FOLLOWS:
   FRONT YARD: 35 FEET
   SIDE YARD: 15 FEET
   REAR YARD: 25 FEET



VICINITY MAP
1"=500'

VC 98-D-147
APPROVED
BY BZA

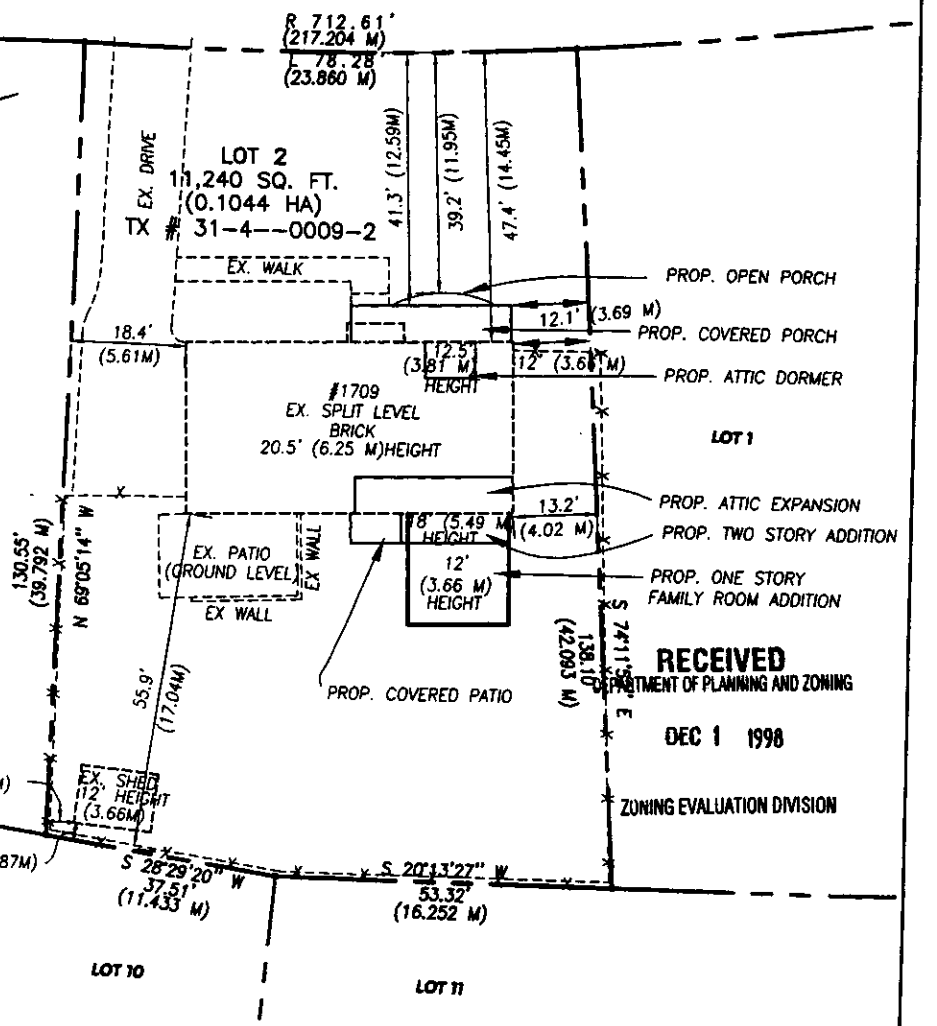


VARIANCE PLAT

AUGUST 17, 1998
REV.: NOV. 11, 1998

-20 0 20 40
SCALE: 1"=20'

JCM ASSOCIATES
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
3816 CAROLYN AVENUE, FAIRFAX, VIRGINIA, 22031
TEL.: (703) 352-5164 • FAX.: (703) 352-0852



RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 1 1998
ZONING EVALUATION DIVISION

Lot 2 - Chesterbrook Woods, Briggs + Thompson's Add.

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.