



APPLICATION ACCEPTED: May 5, 2009
DATE OF PUBLIC HEARING: August 11, 2009
TIME: 9:00 a.m.

County of Fairfax, Virginia

August 4, 2009

STAFF REPORT

SPECIAL PERMIT APPLICATION No. SP 2009-LE-034

LEE DISTRICT

APPLICANT & OWNER: Norma Vidaurre
ZONING: R-3
LOCATION: 6811 Lois Drive
SUBDIVISION: Loisdale Estates
ZONING ORDINANCE PROVISION: 8-914
TAX MAP: 90-4 ((6)) 228
LOT SIZE: 11,154 Square Feet
SP PROPOSAL: Reduction to minimum yard requirements based on error in building location to permit addition to remain 7.6 feet from side lot line.

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 special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

O:\Scaff\2\Case Files\Special Permits\SP 2009-LE-034 VIDAURRE\Vidaurre_cover.doc

Shannon Caffee

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/dpa/



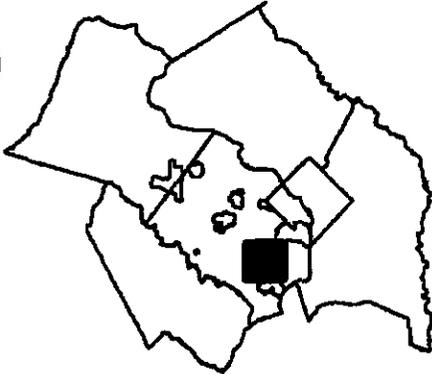


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

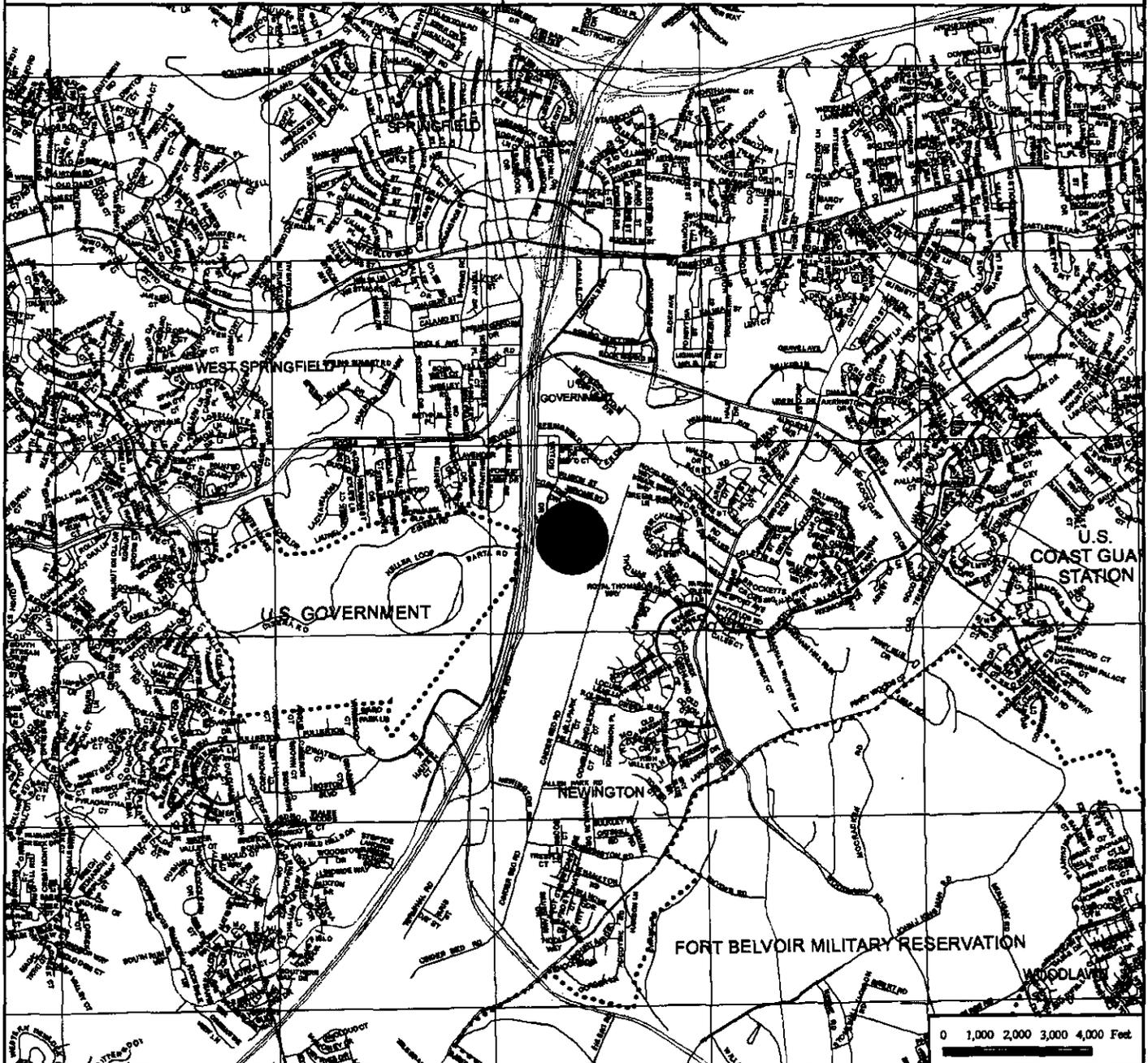
Special Permit

SP 2009-LE-034

Applicant: NORMA VIDAURRE
Accepted: 05/05/2009
Proposed: REDUCTION TO MINIMUM YARD REQUIREMENTS
BASED ON ERROR IN BUILDING LOCATION
TO PERMIT ADDITION TO REMAIN 7.6 FEET
FROM SIDE LOT LINE

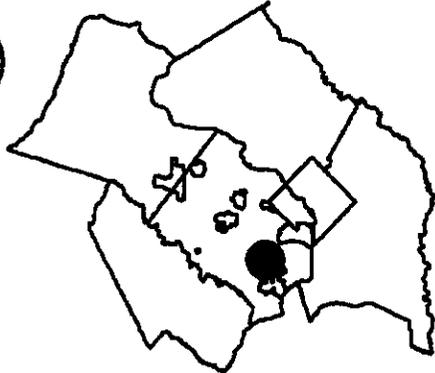


Area: 11,154 SF OF LAND; DISTRICT - LEE
Zoning Dist Sect: 08-0914
Art 8 Group and Use: 9-13
Located: 6811 LOIS DRIVE
Zoning: R-3
Overlay Dist:
Map Ref Num: 090-4 /06/ /0228

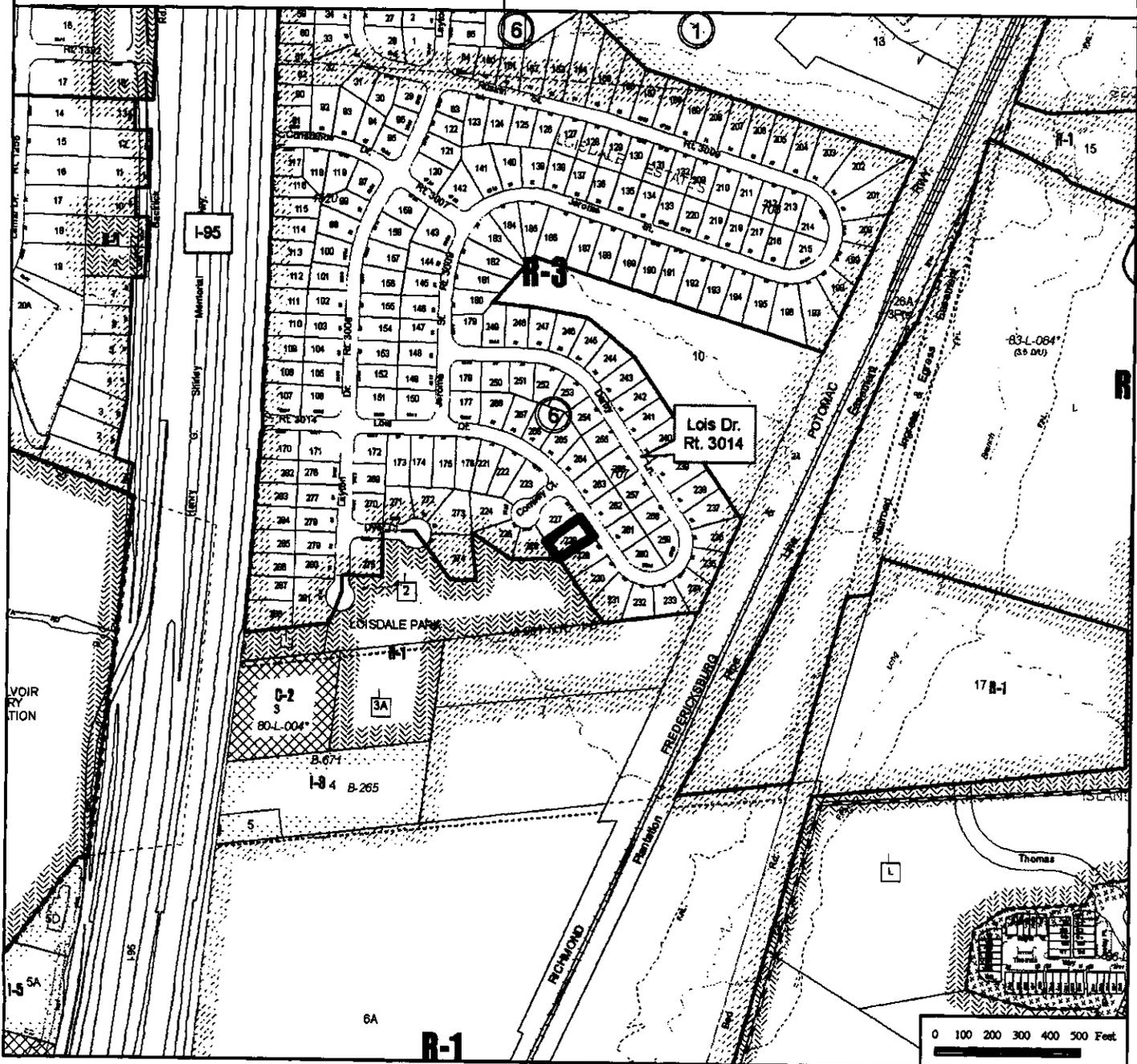


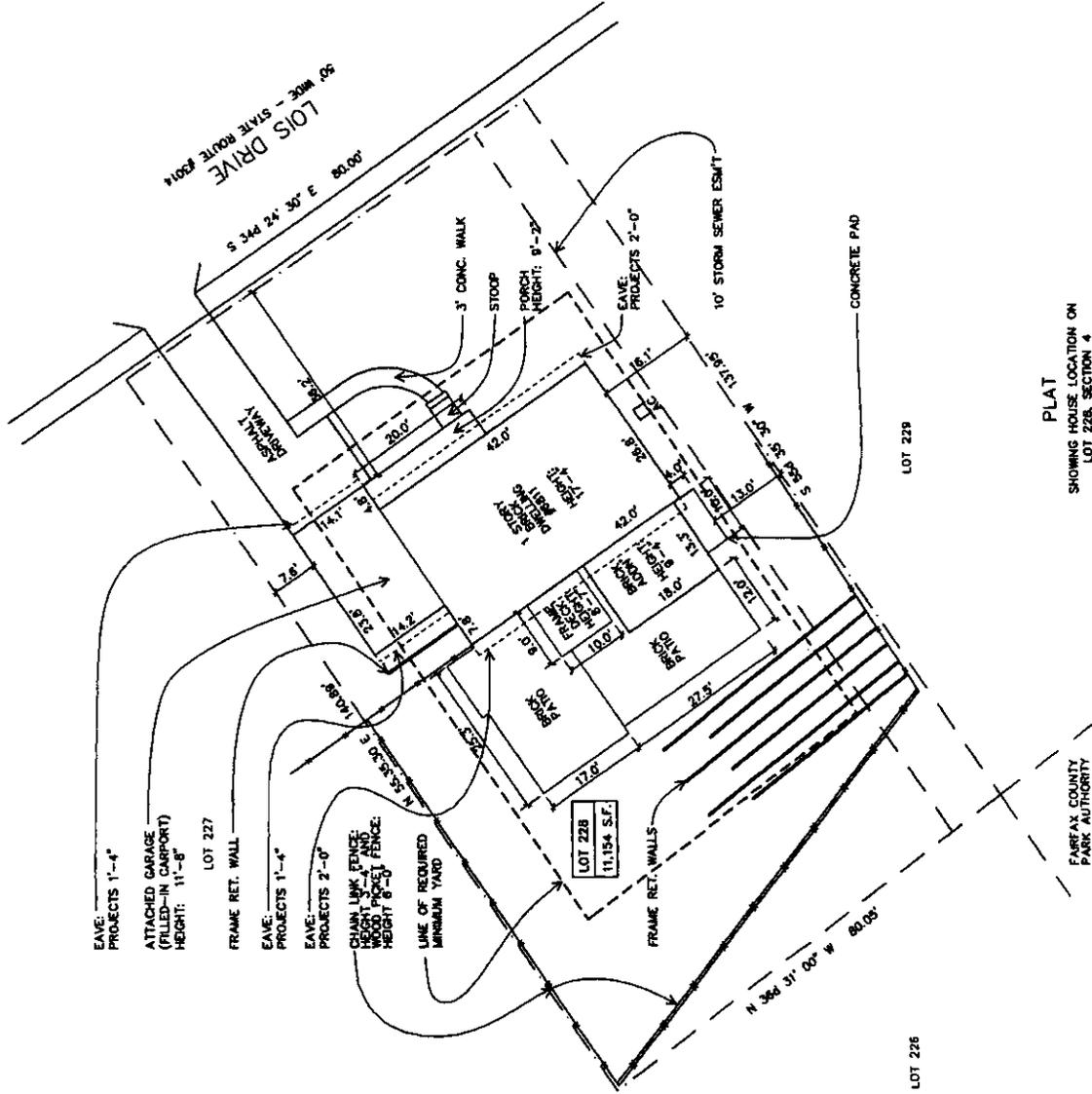
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Located: 6811 LOIS DRIVE
Zoning: R-3
Overlay Dist:
Map Ref Num: 090-4 /06/ /0228





EAVE: PROJECTS 1'-4"
 ATTACHED GARAGE (FILLED-IN CARPORT) HEIGHT: 11'-8"
 FRAME RET. WALL
 LOT 227
 EAVE: PROJECTS 1'-4"
 EAVE: PROJECTS 2'-0"
 CHAIN LINK FENCE HEIGHT 3'-6" AND WOOD POST FENCE HEIGHT 8'-0"
 LINE OF REQUIRED MINIMUM YARD

NOTE: PROPERTY SERVED BY CITY WATER AND SEWER.

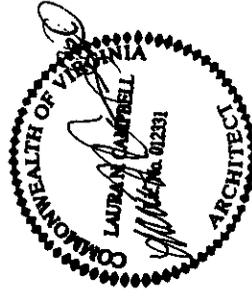
NOTE: PROPERTY SERVED BY PUBLIC UTILITIES.

NOTE: NO GRAVE SITES ON PROPERTY.

VIDAURRE RESIDENCE
 20 APRIL 2009

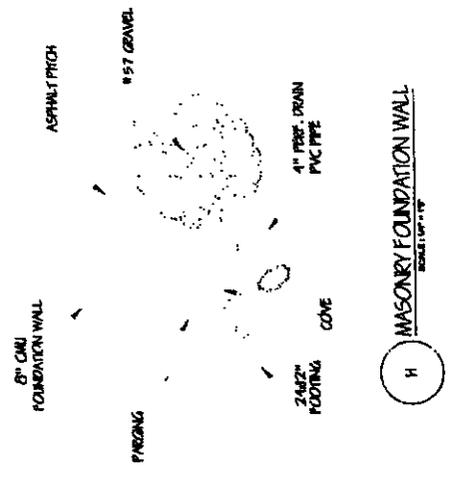
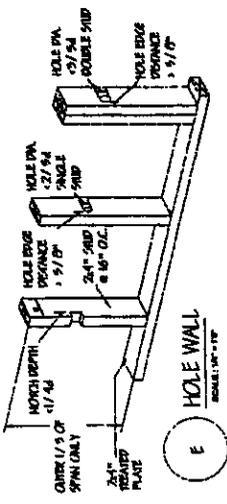
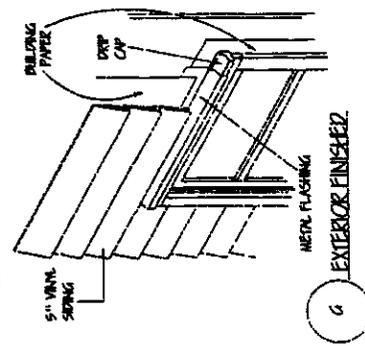
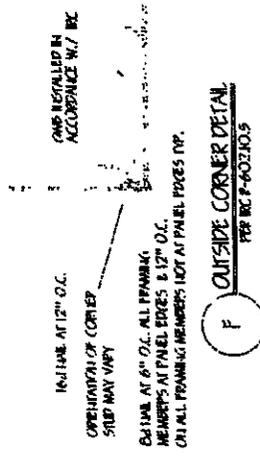
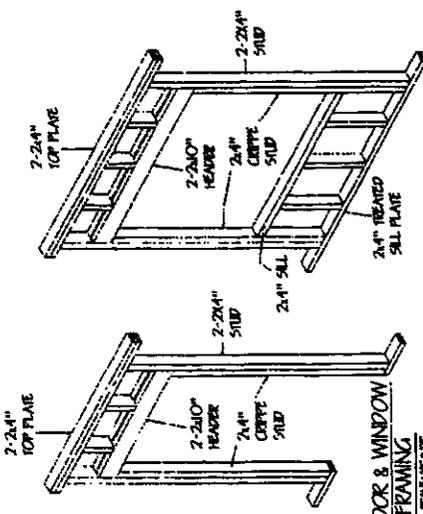
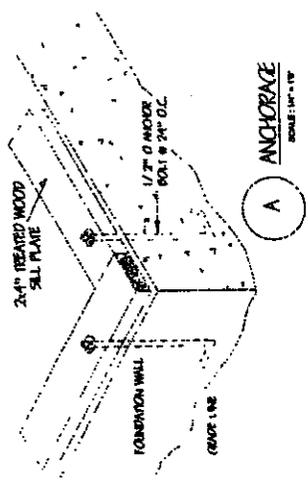
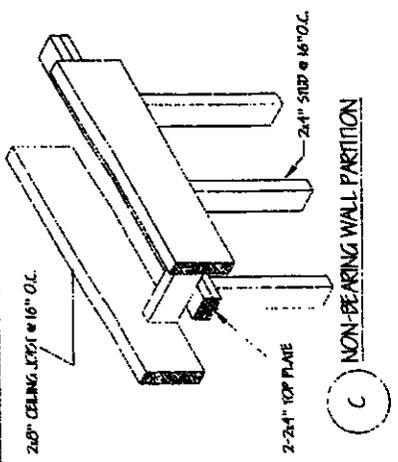
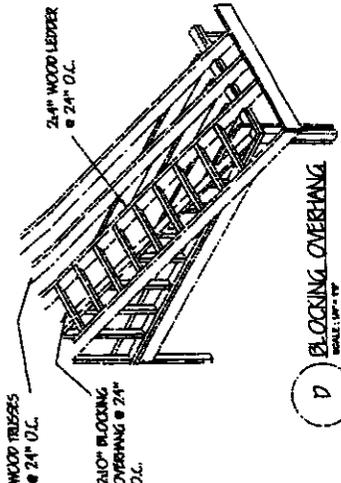
NOTE: INFORMATION FOR THIS DRAWING WAS OBTAINED FROM PLAT, 38711 LOIS DRIVE, LOT 228, SECTION 4, LOISDALE ESTATES, PLANNED COMMUNITY DEVELOPMENT, FARMINGTON VILLAGE, INC., ALEXANDRIA, VIRGINIA, LICENSE NO. 2068, DATED APRIL 13, 2005.

PREPARED BY LAURA N. CAMPBELL, AIA

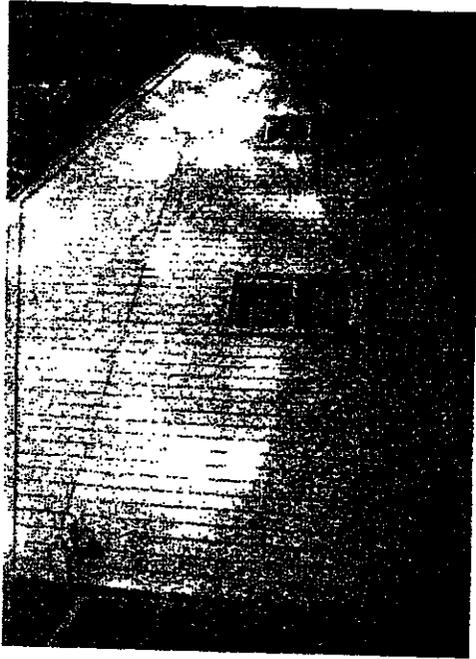


PLAT
 SHOWING HOUSE LOCATION ON
 LOT 228, SECTION 4
 LOISDALE ESTATES
 (REED BOOK 1620, PAGE 214)
 FAIRFAX COUNTY, VIRGINIA
 LEE DISTRICT
 APRIL 13, 2005





DETAILS		SHEET:
SCALE: 1/4" = 1'-0"	DATE: 01.2008	D2
JOB ADDRESS: 4081 LORIS DR. SPRINGFIELD VA 22904	OWNER: NORMA VANDERBEEK - 703-254-2902	DESIGNER: LUCED CORP. - 703-254-2900, P.O. BOX 1111, FALLS GURCH VA 22041



EXIST. FRONT HOUSE



LEFT SIDE VIEW



FRONT ADDITION & ELEVATION



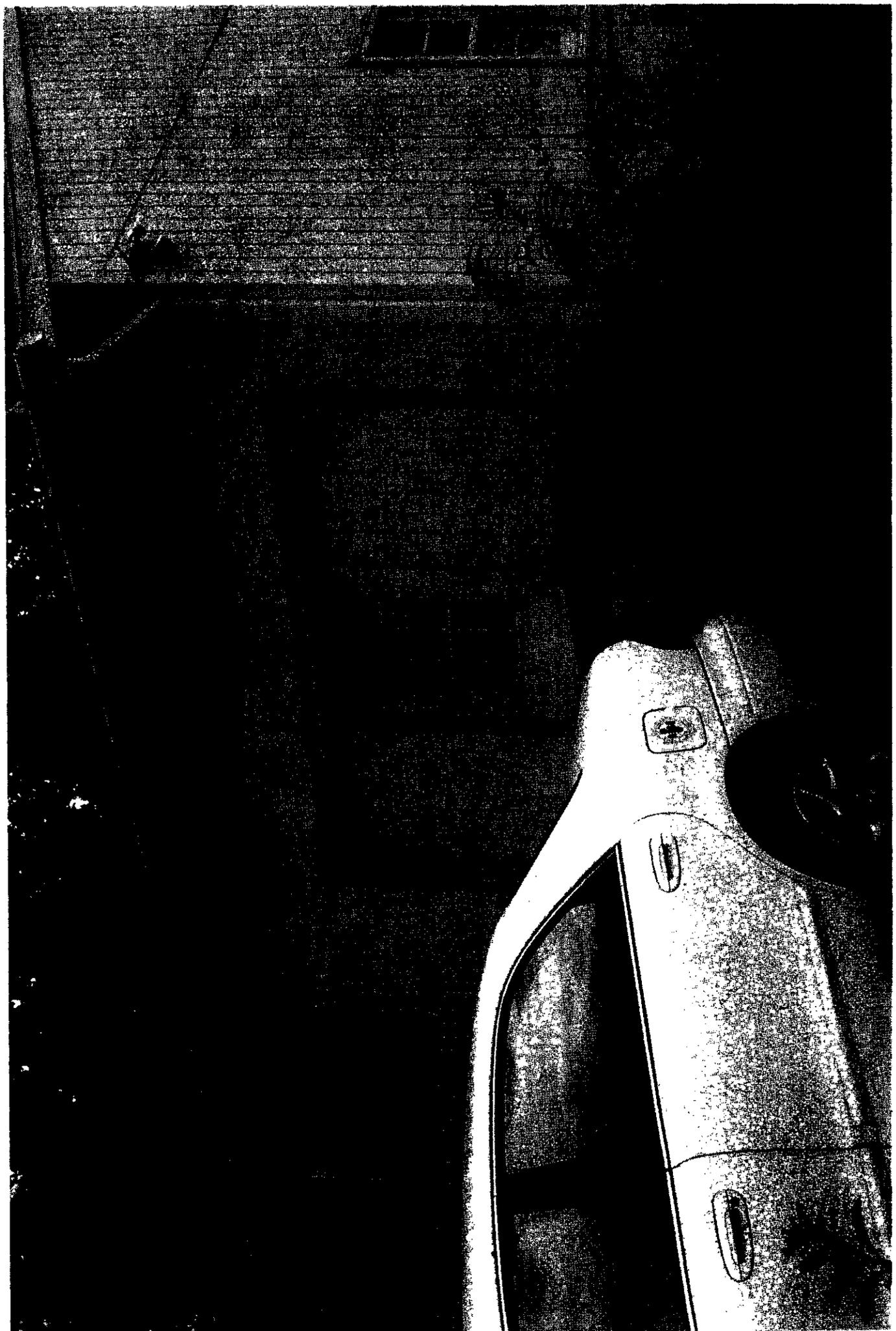
REAR VIEW

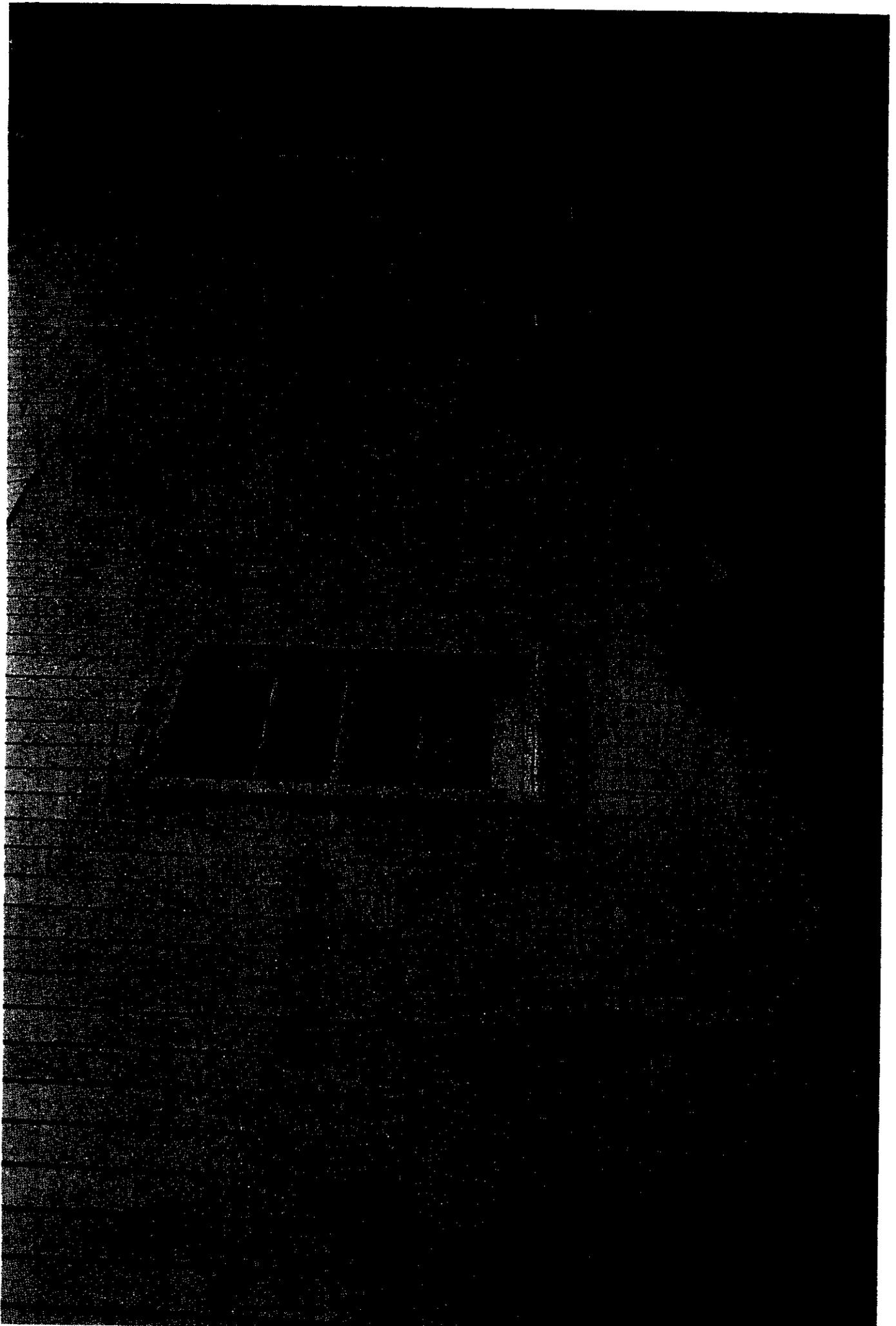
FRONT & LEFT SIDE VIEW

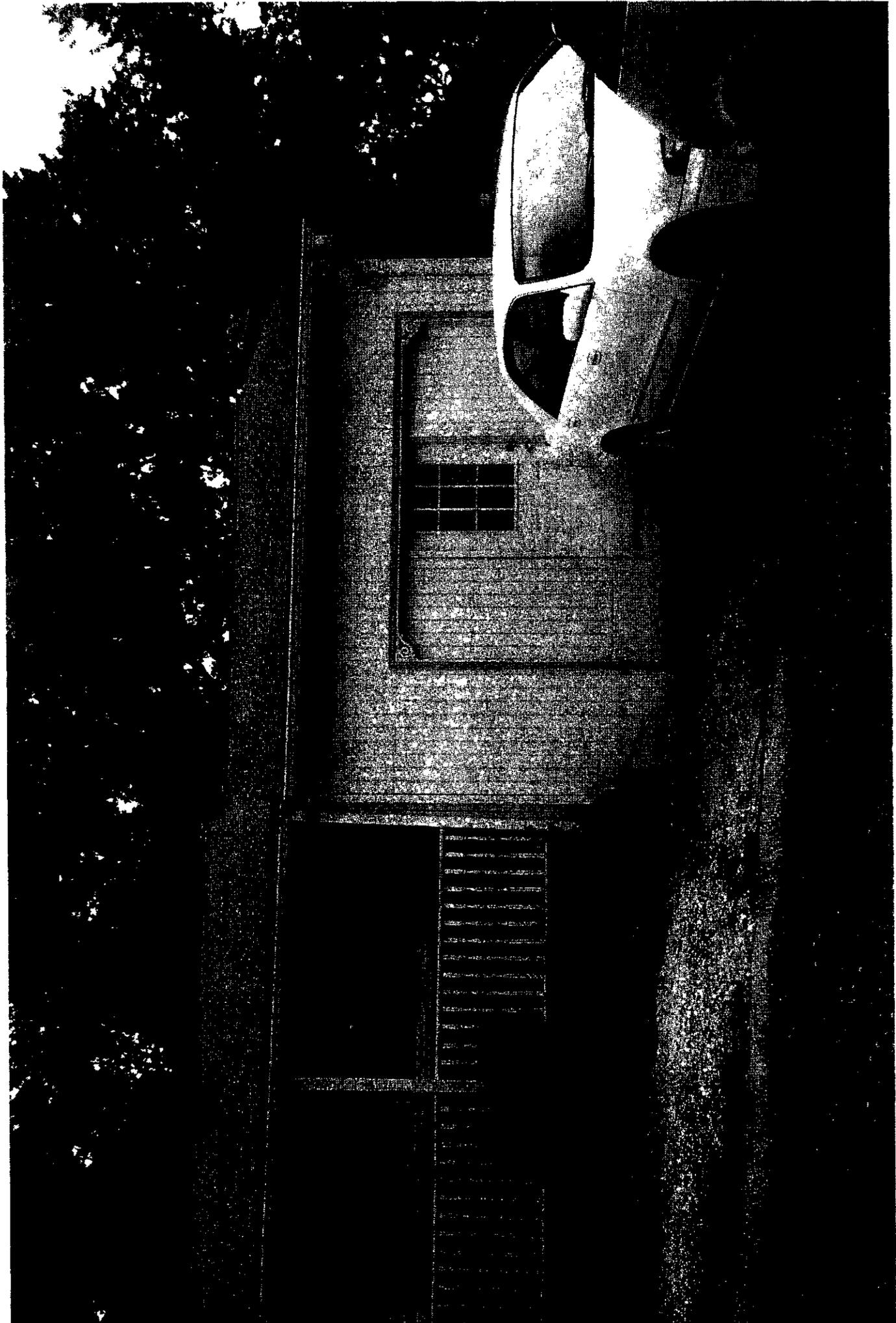
SHEET:

JCP ADDRESS : 6811 COLLEGE AVENUE VA 22190 SCALE : 1/4" = 1'-0"
OWNER : NORMA WINNER TOPS 286-7902 DATE : 01 - 2008
PREPARED BY : DEED COOK - 8024 KIRKWOOD PL. FALLS CHURCH VA 22044

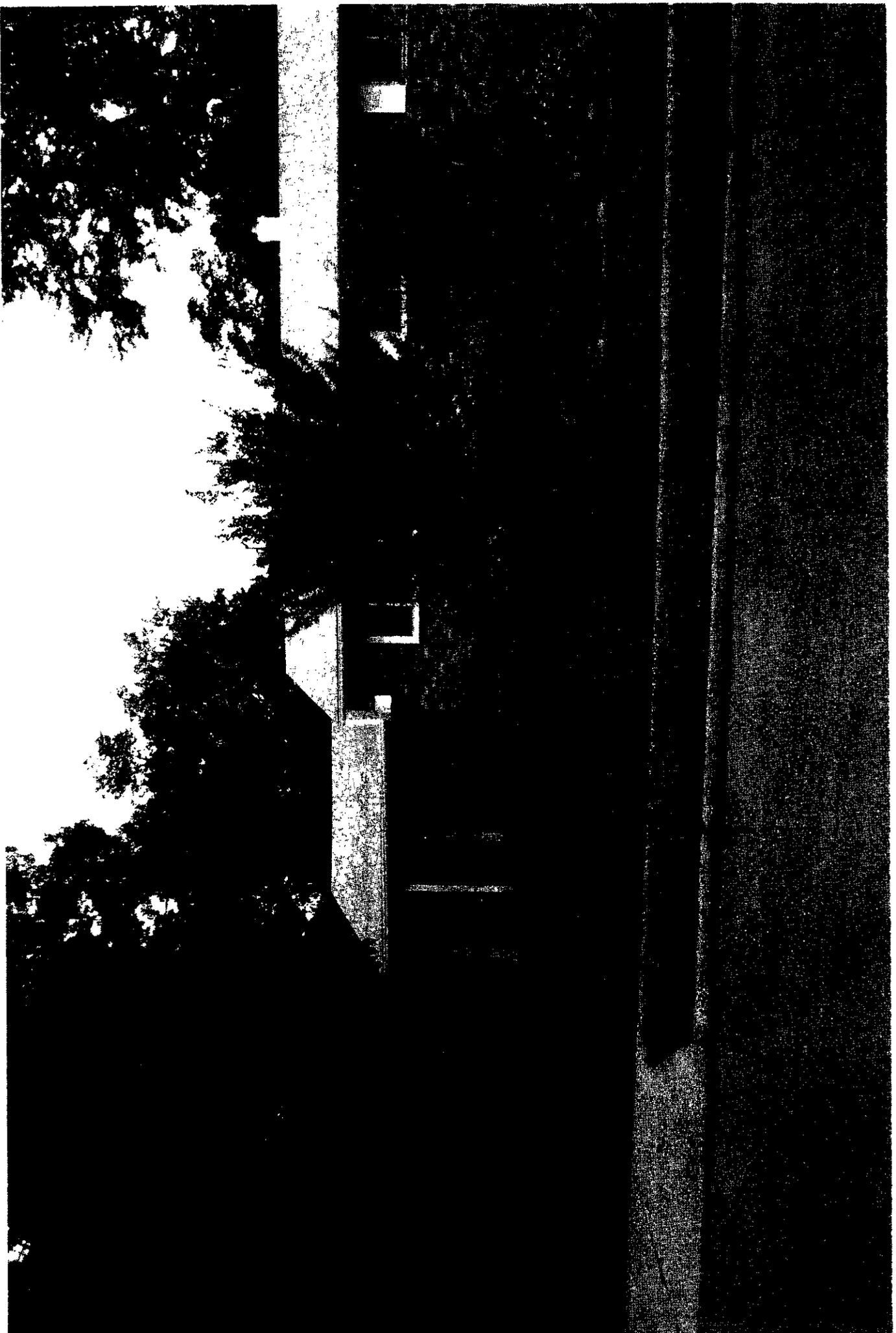
E1







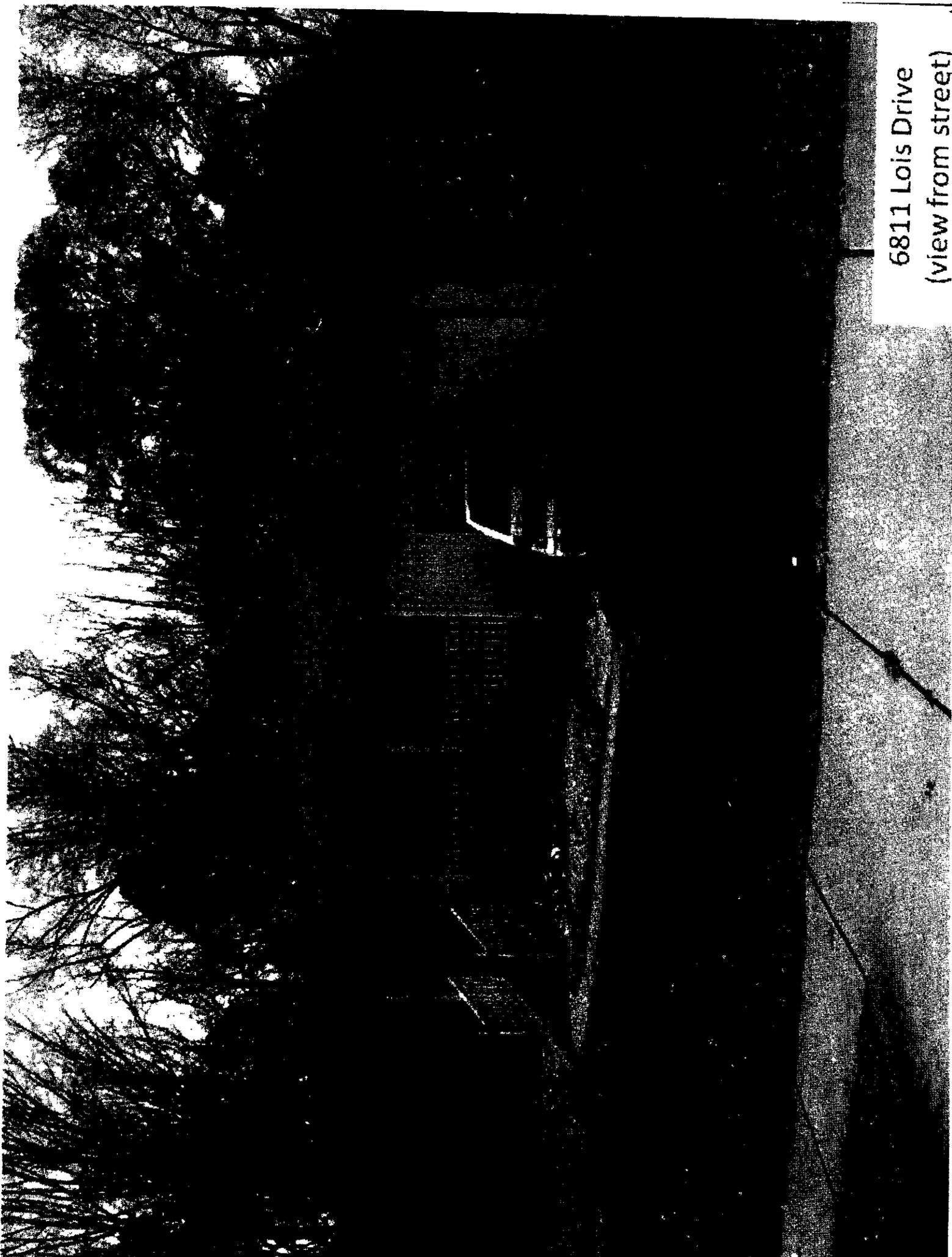




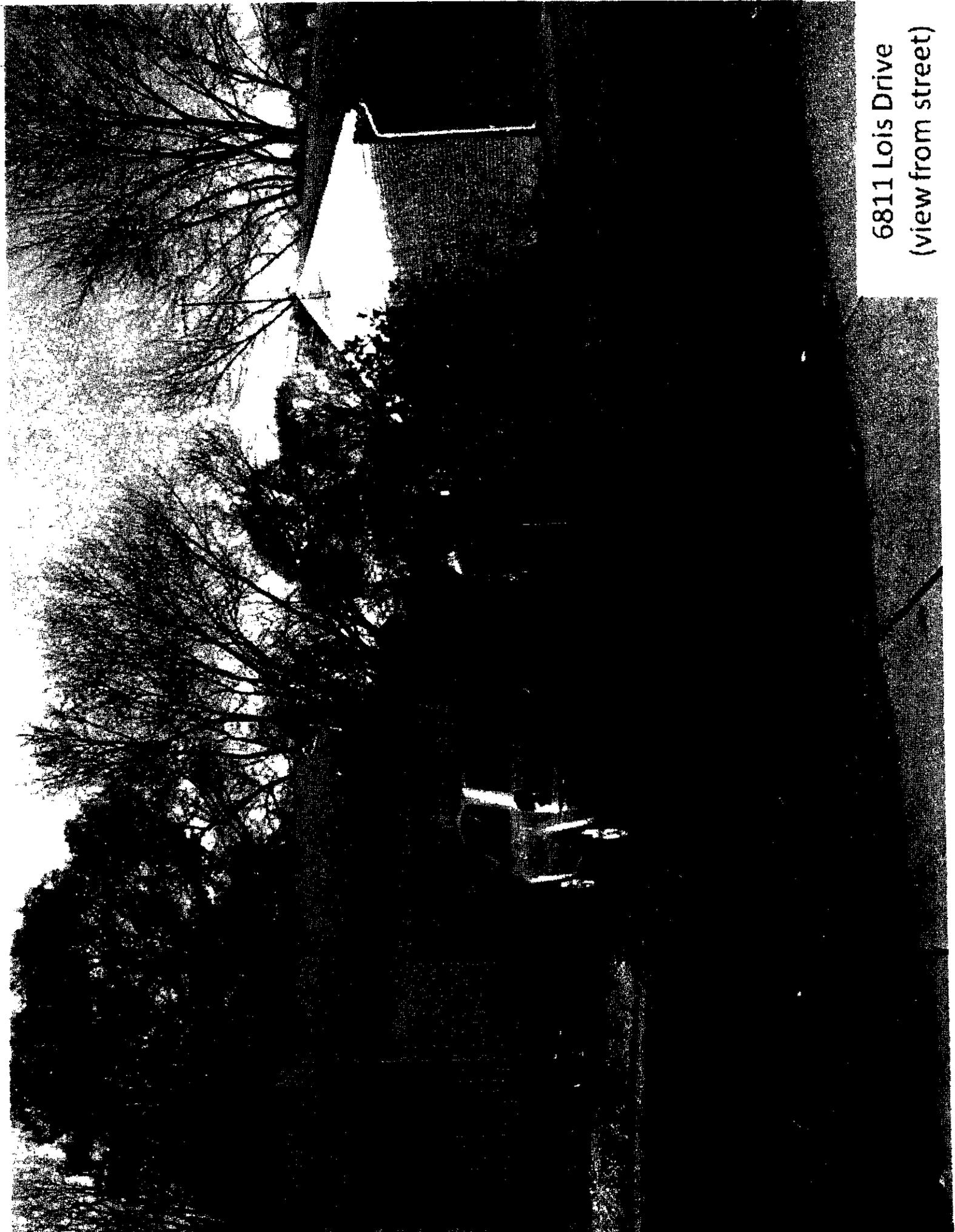




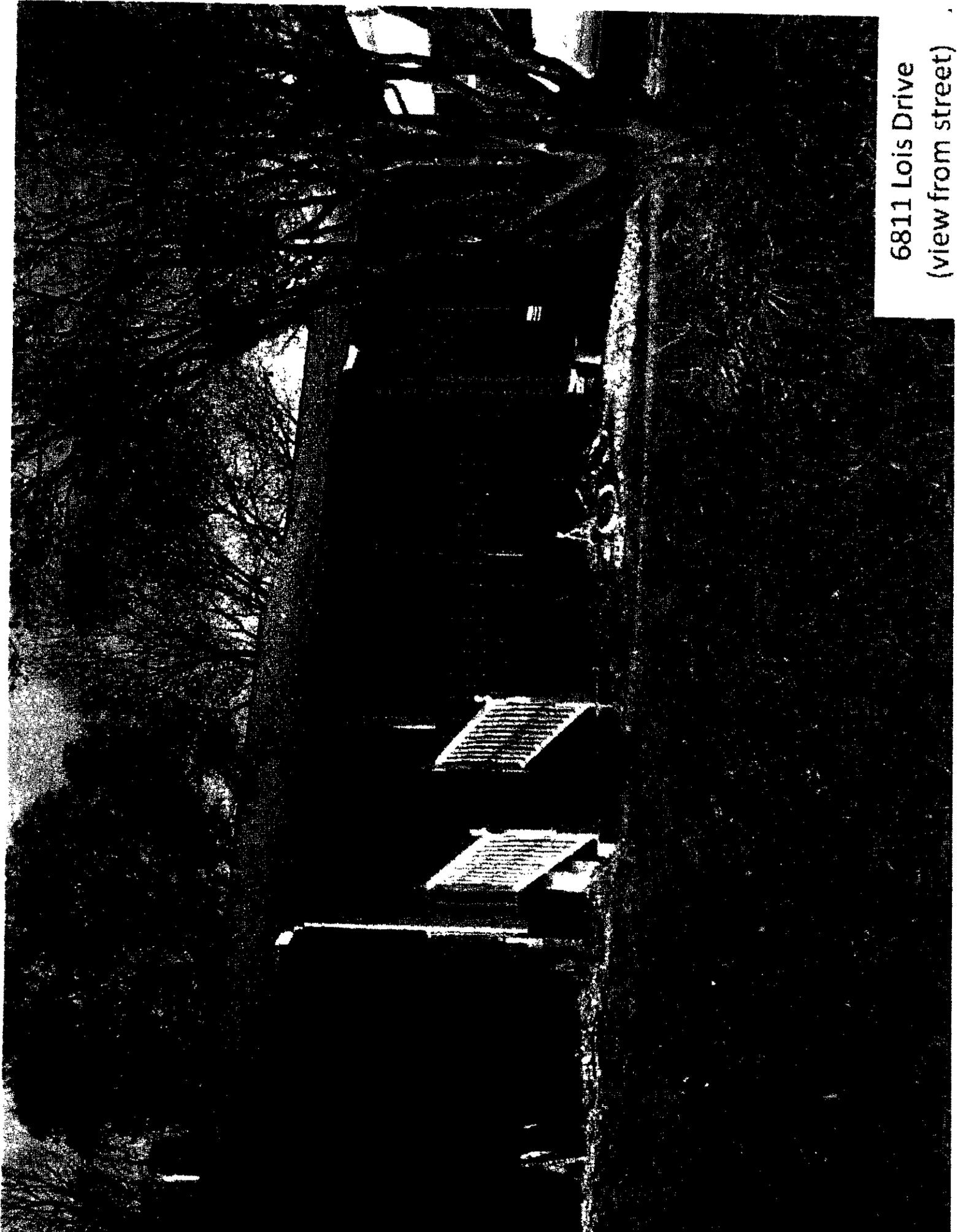
6811 Lois Drive
(view from street)



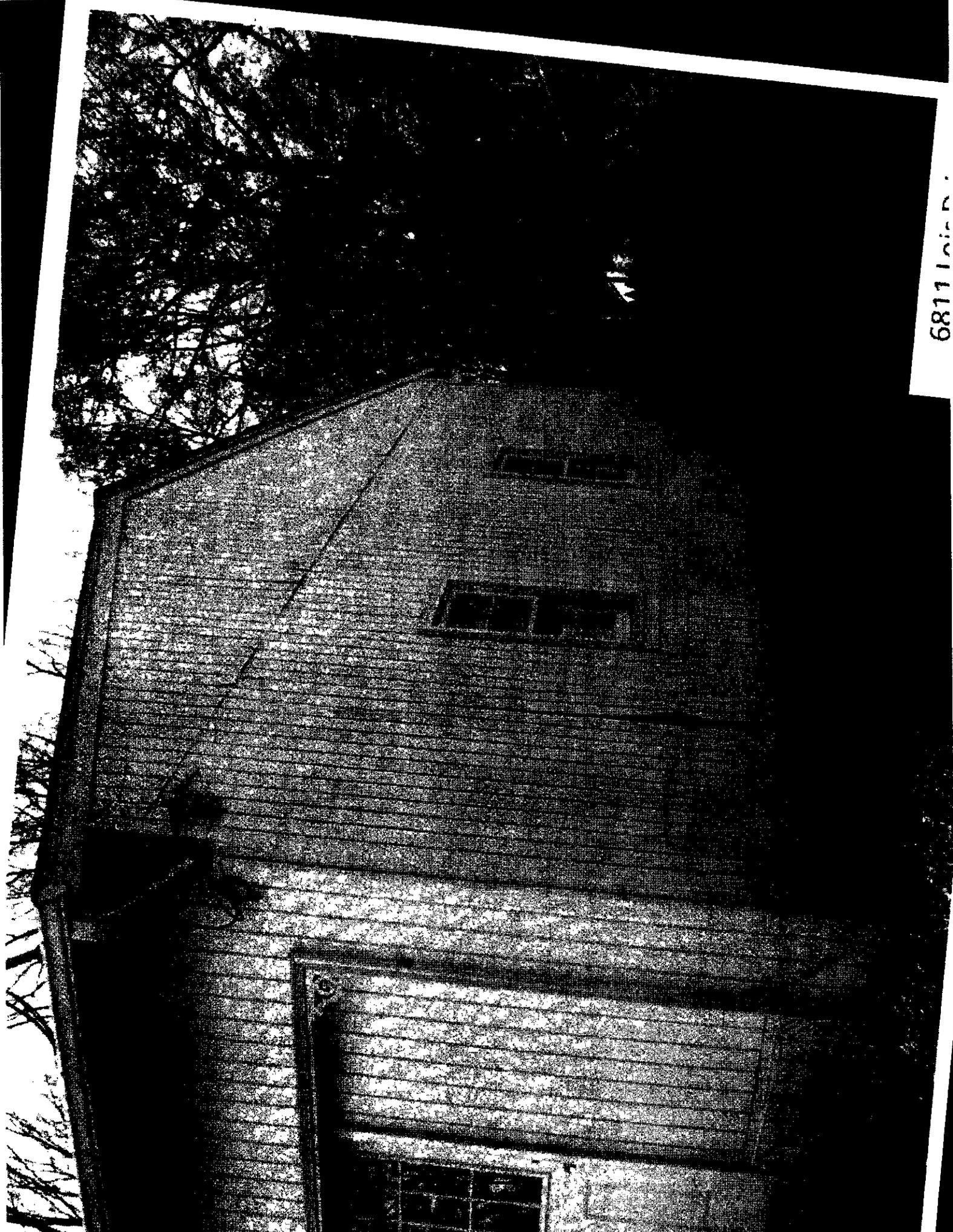
6811 Lois Drive
(view from street)



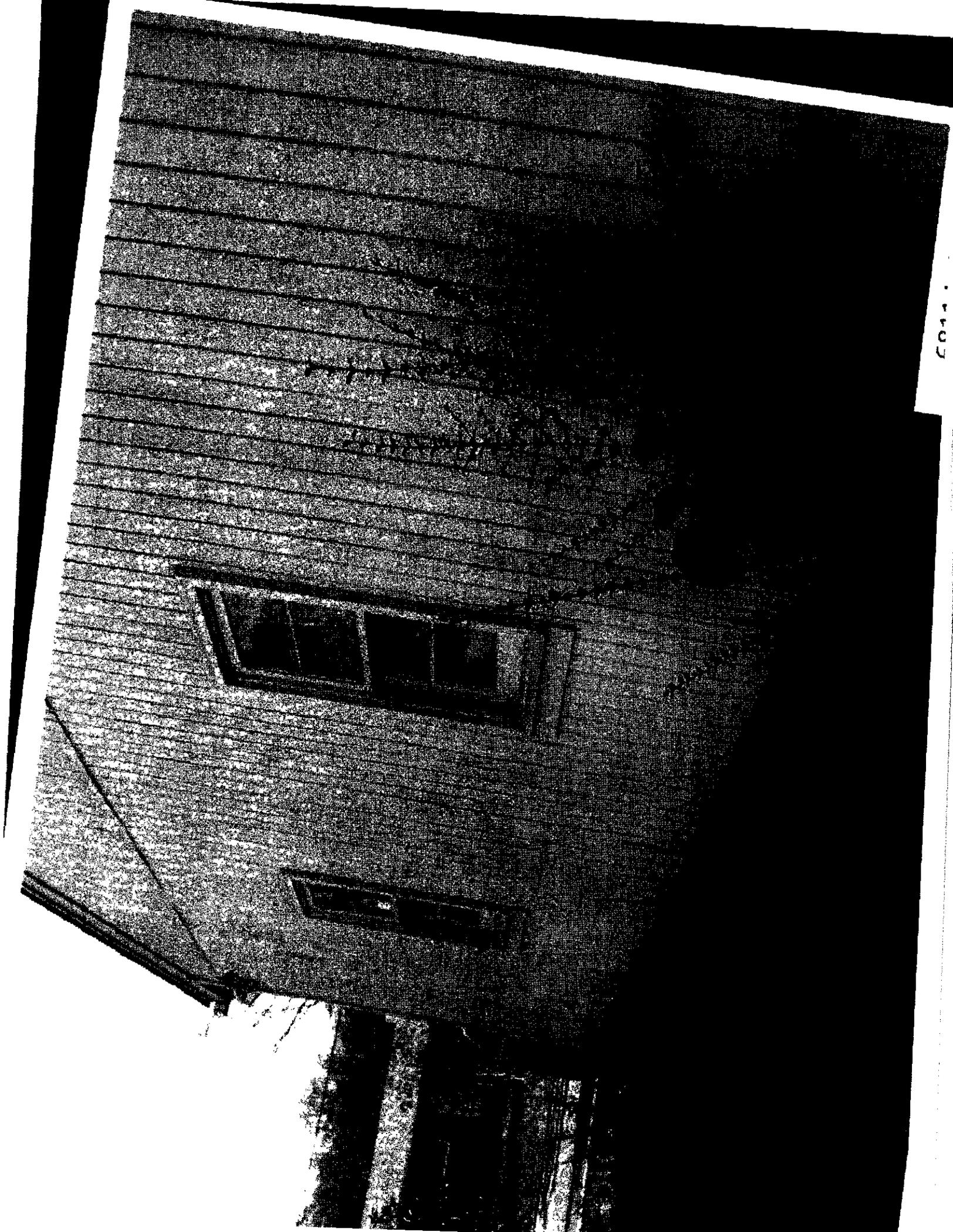
6811 Lois Drive
(view from street)



6811 Lois Drive
(view from street)



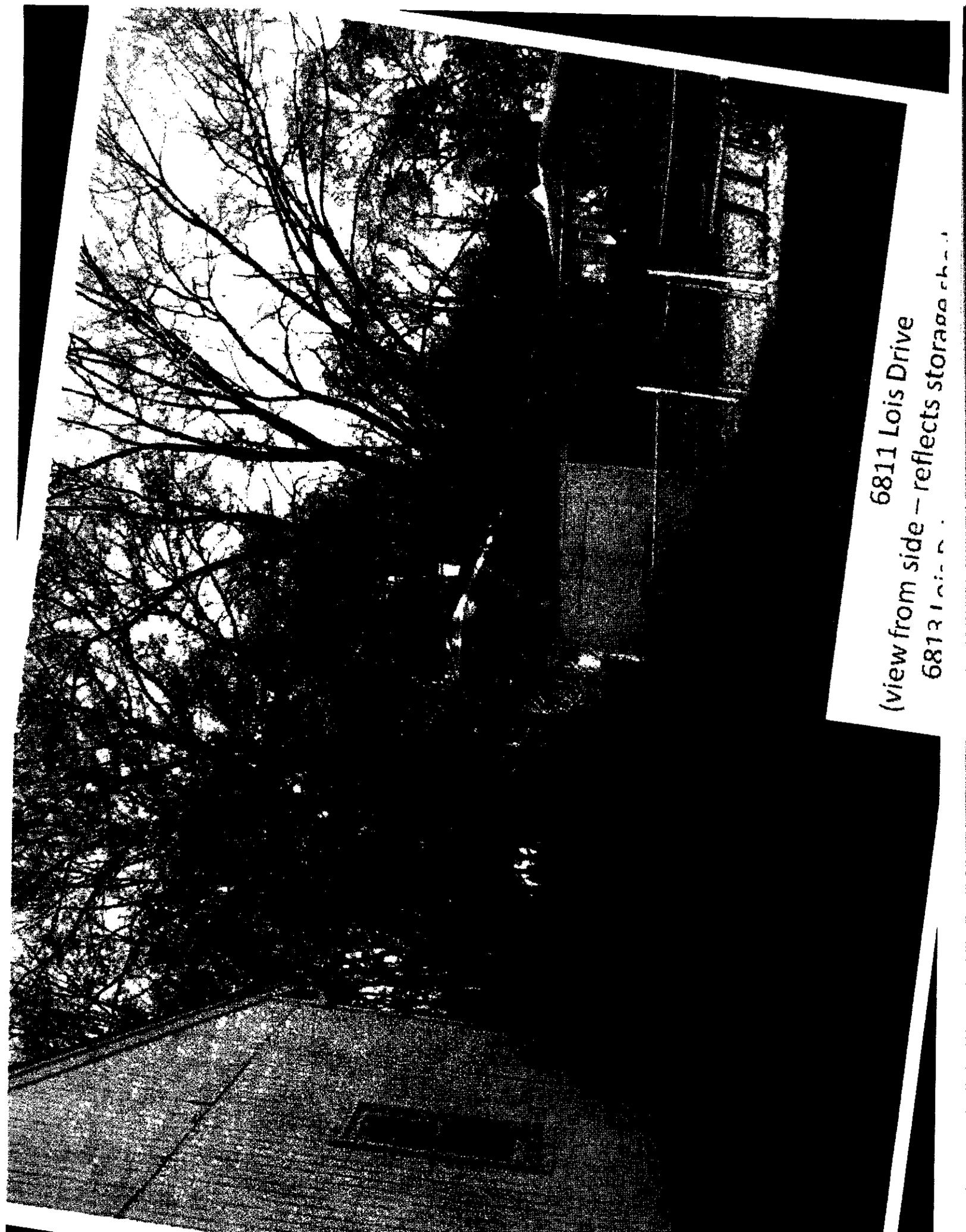
6811 1st D.



001

6811 Lois Drive

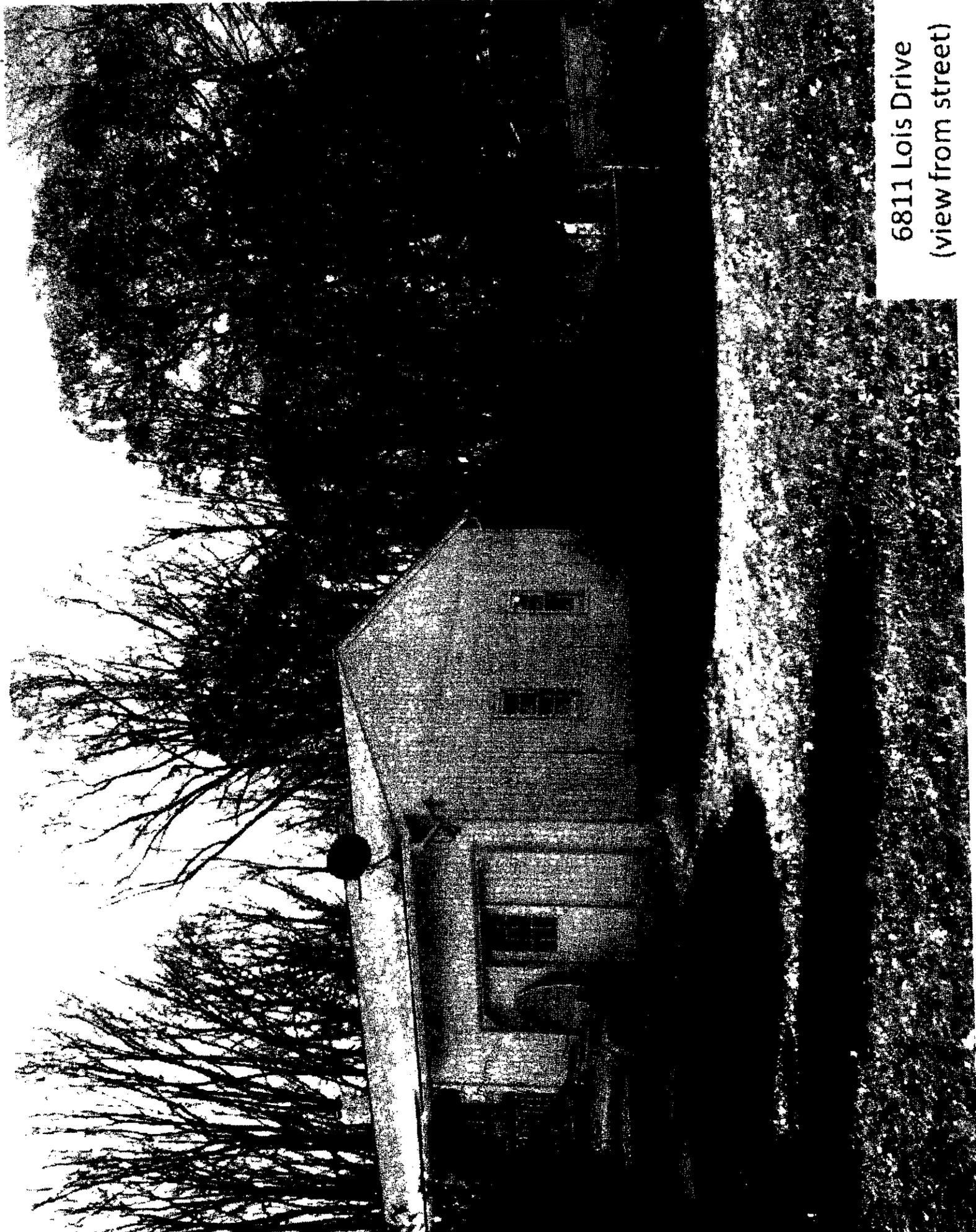
6811 Lois Drive



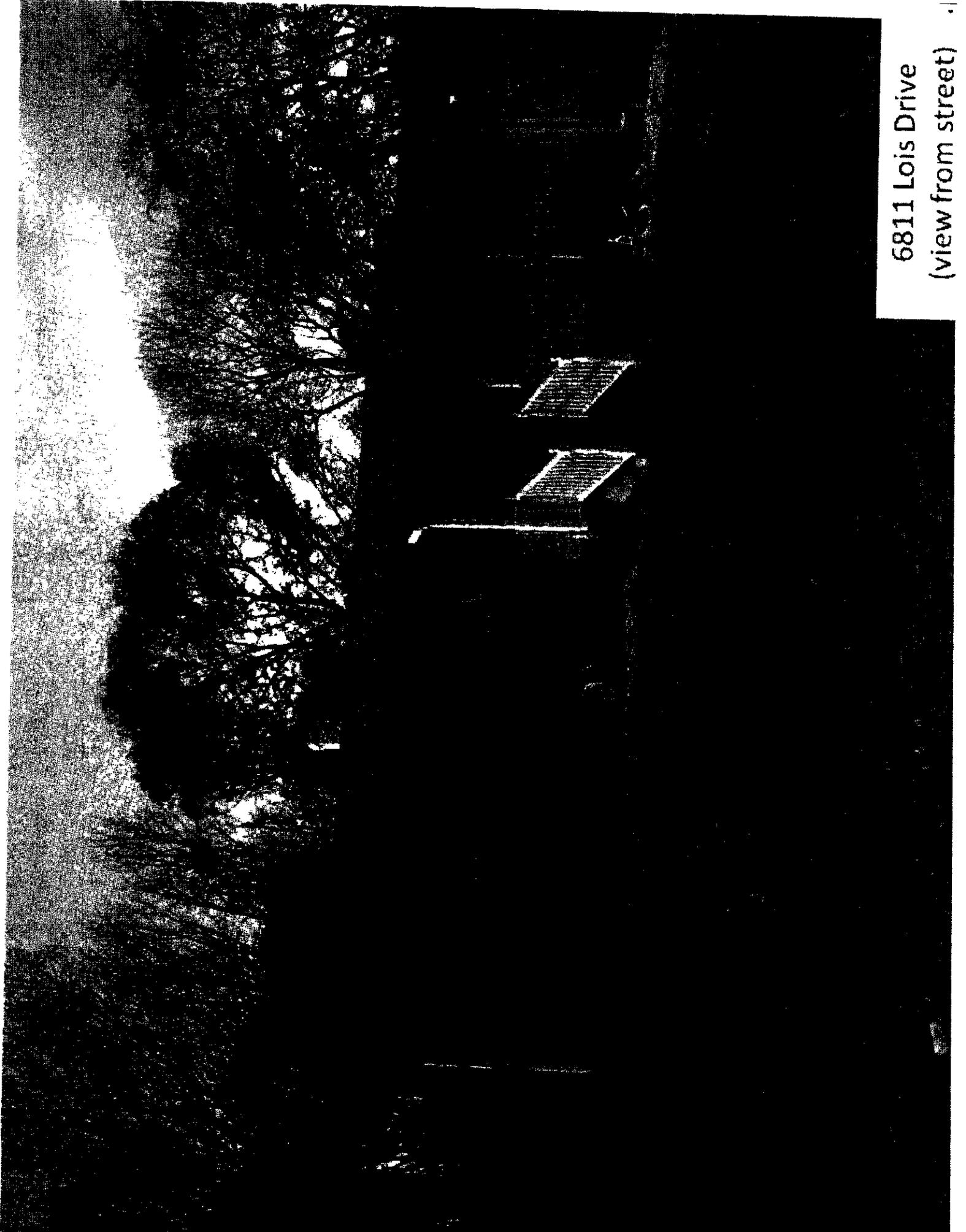
6811 Lois Drive

(view from side - reflects storage shed)

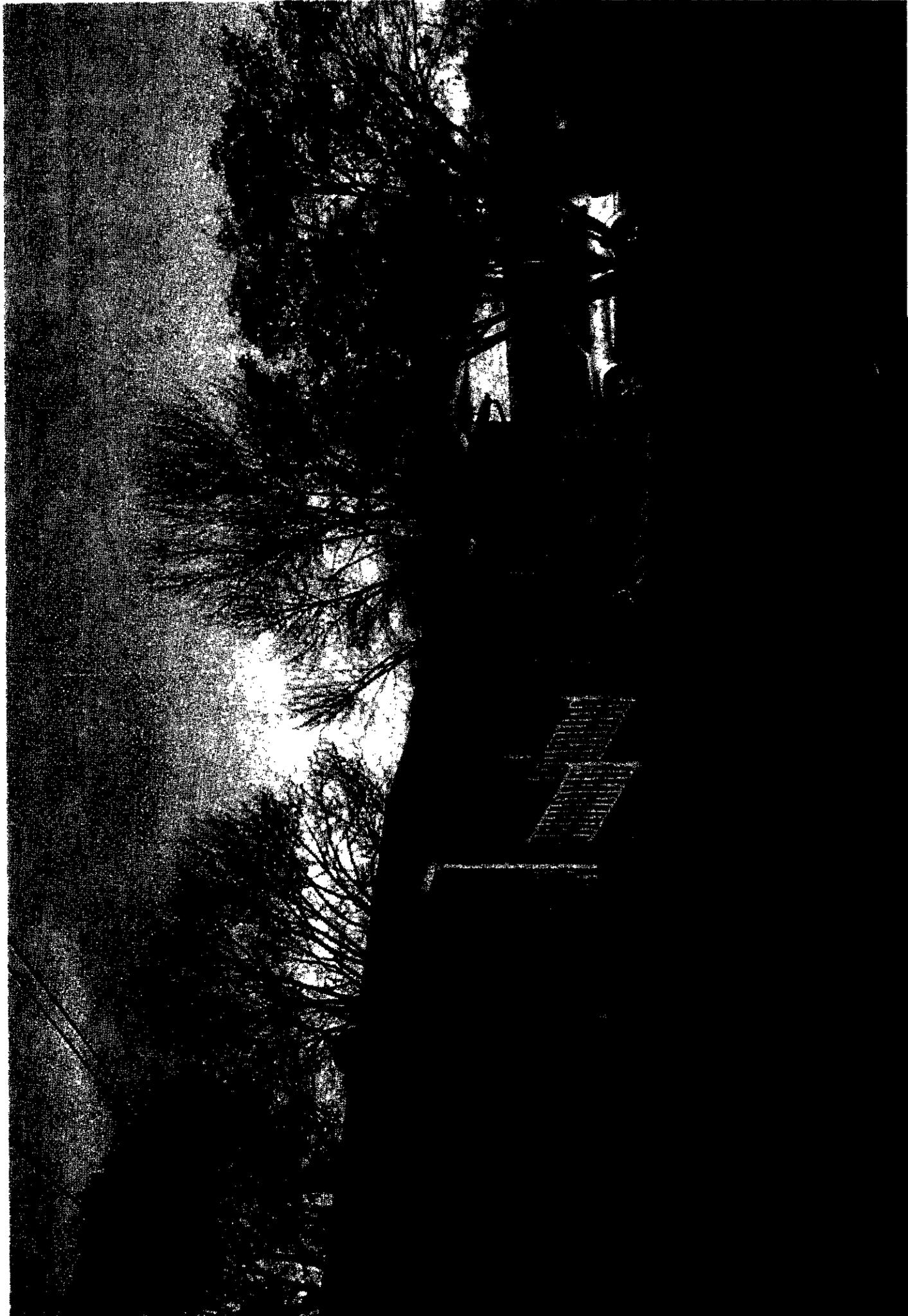
6813 Lois Drive



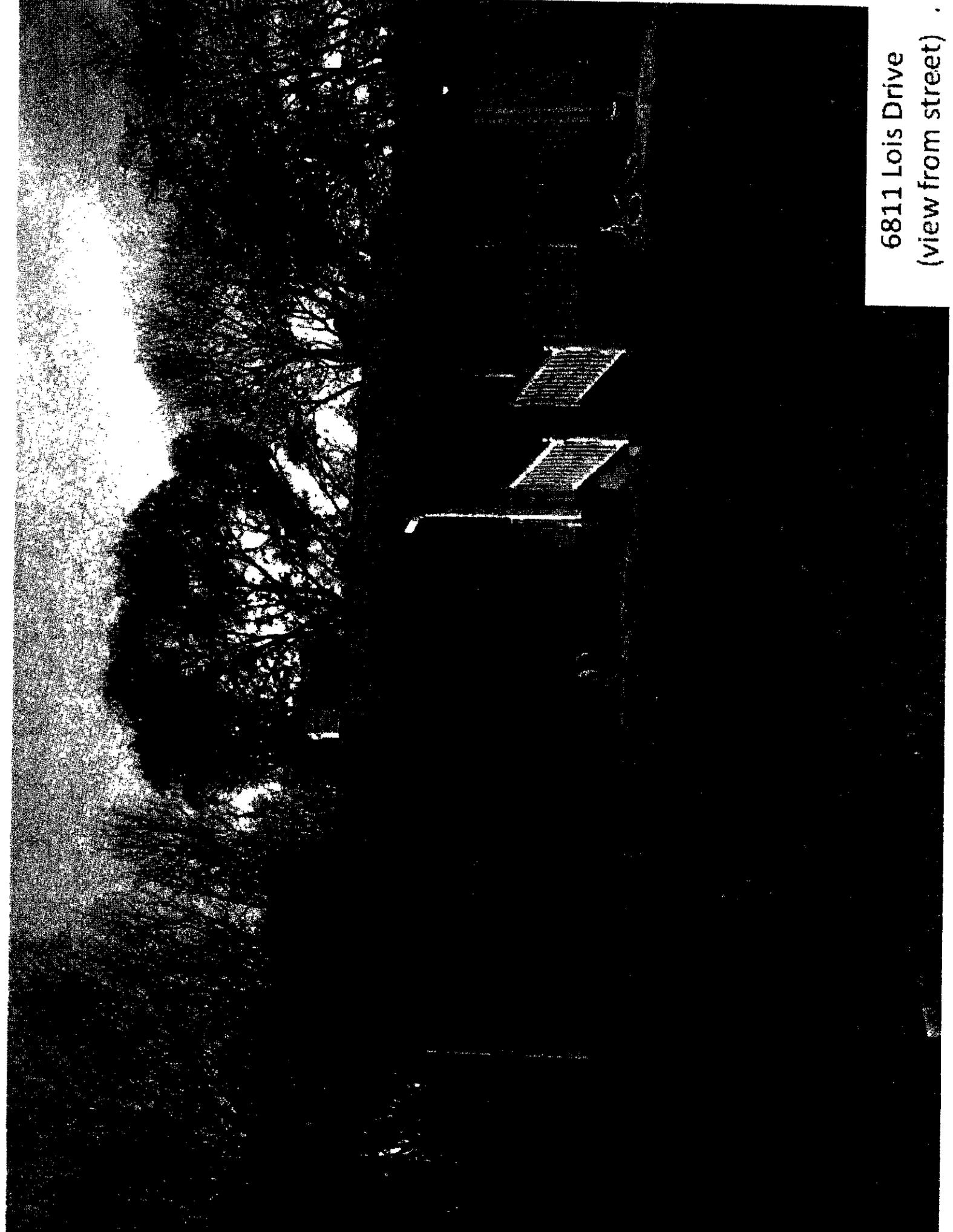
6811 Lois Drive
(view from street)



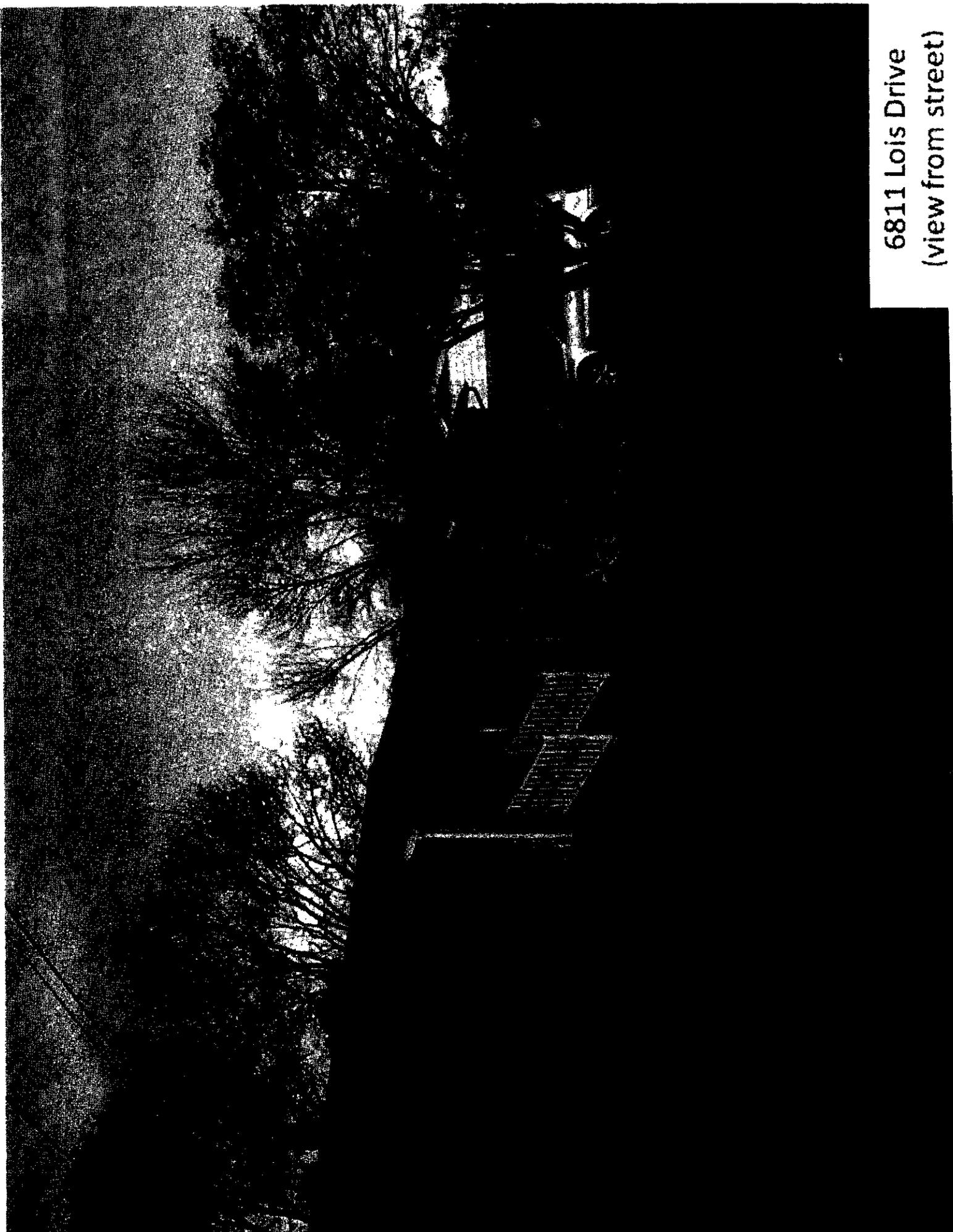
6811 Lois Drive
(view from street)



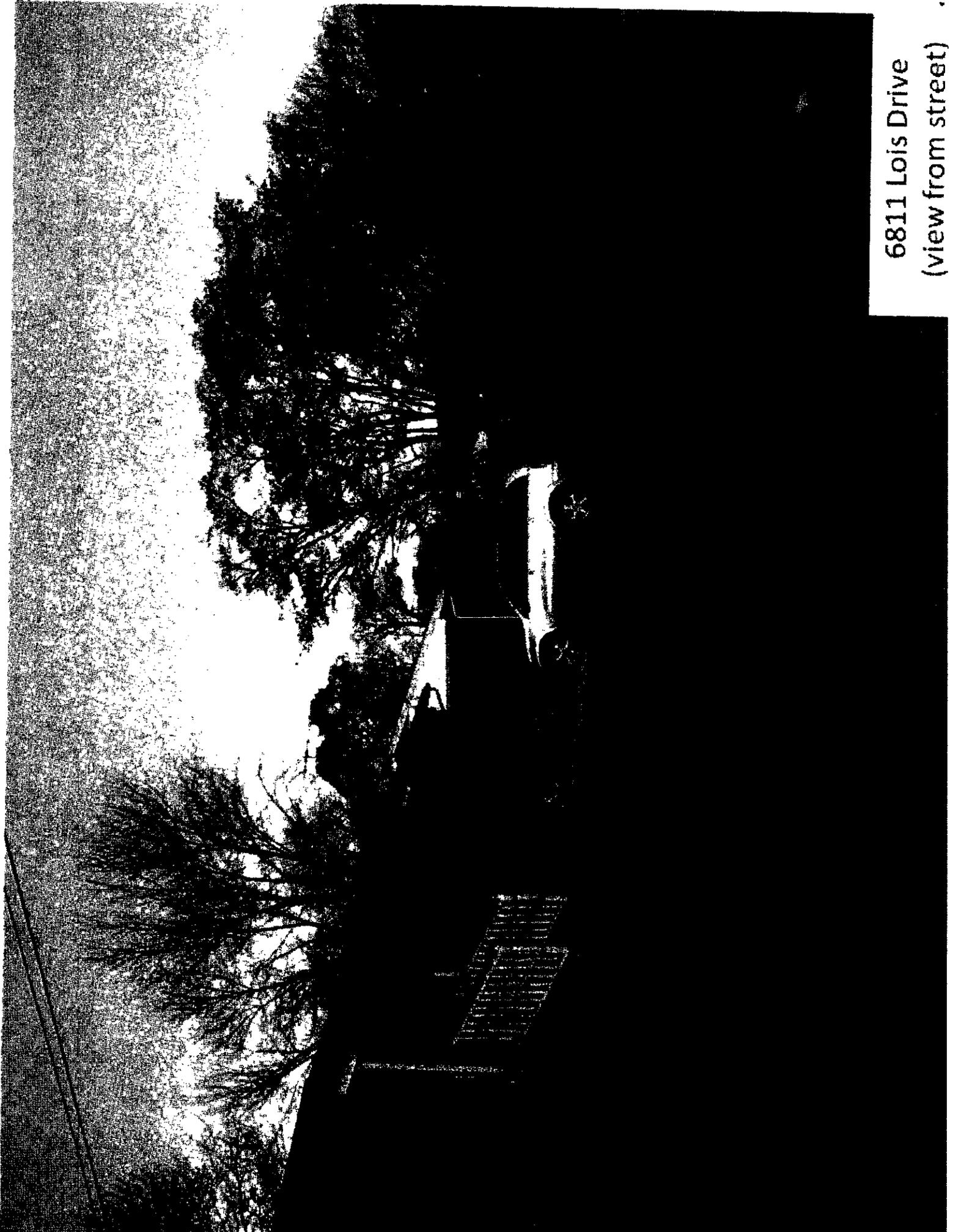
6811 Lois Drive
(view from street)



6811 Lois Drive
(view from street) .



6811 Lois Drive
(view from street)



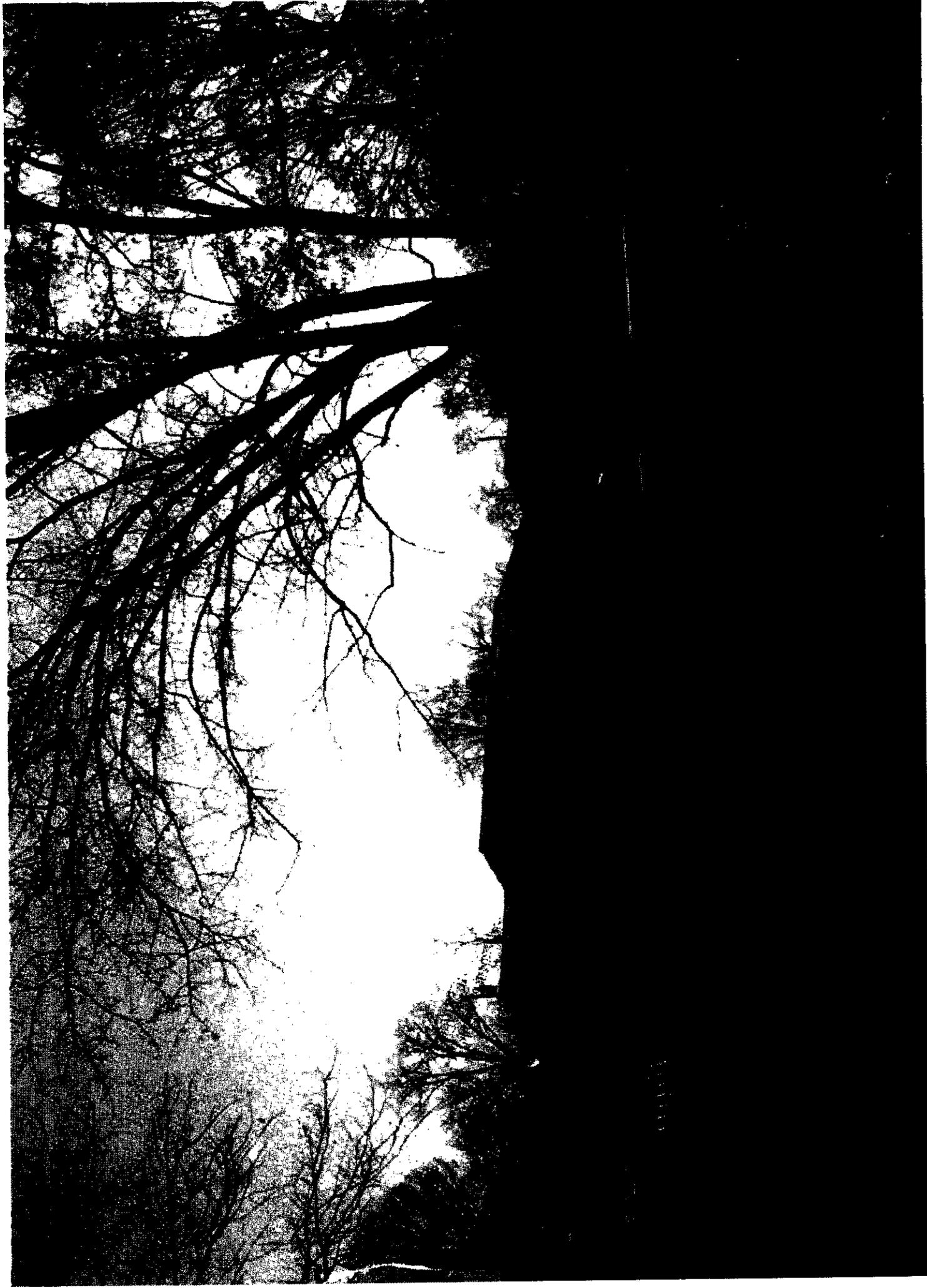
6811 Lois Drive
(view from street)



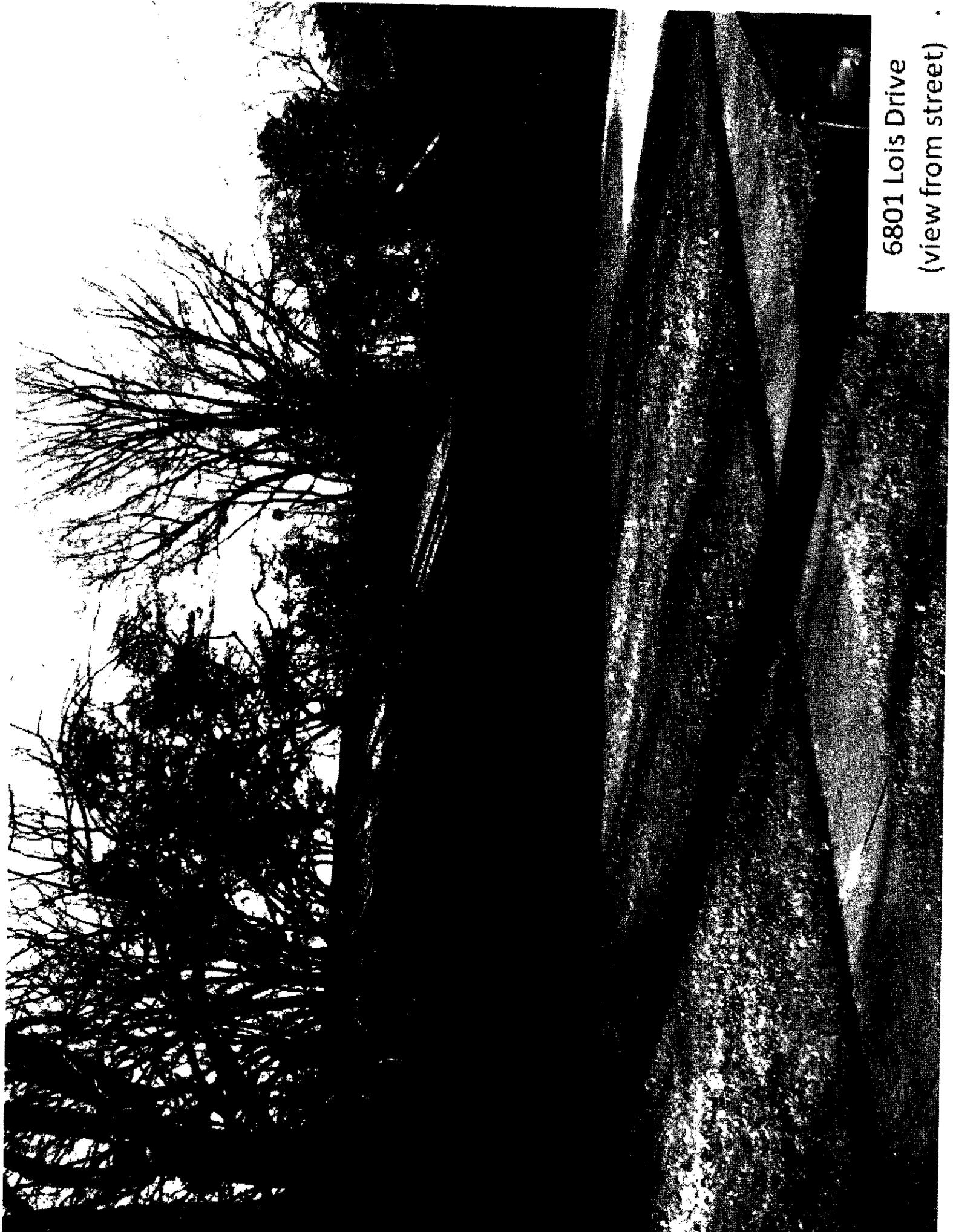
View of rear of property at 6811 Lois Drive from Conway Court



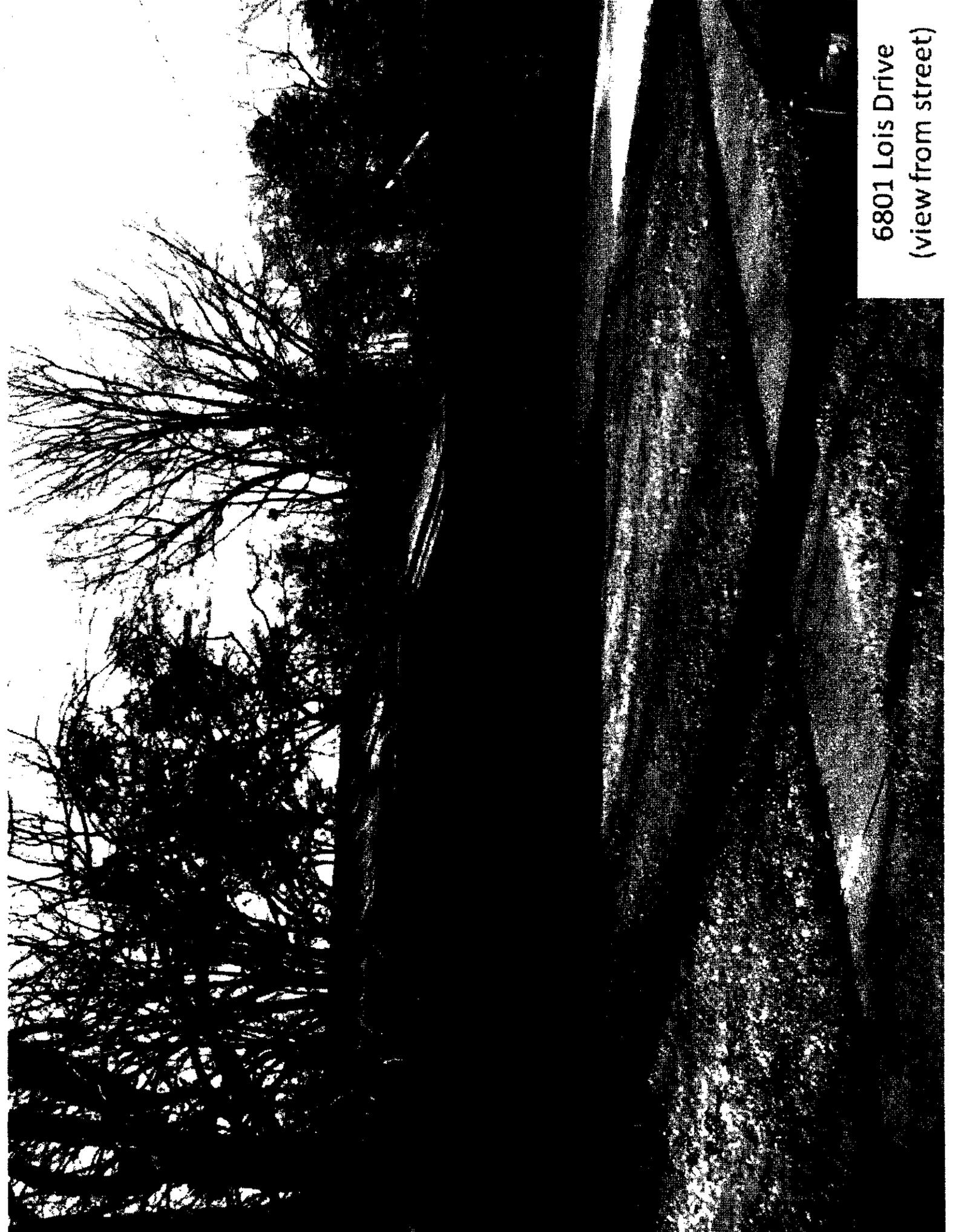
View of rear of property at 6811 Lois Drive from Conway Court •



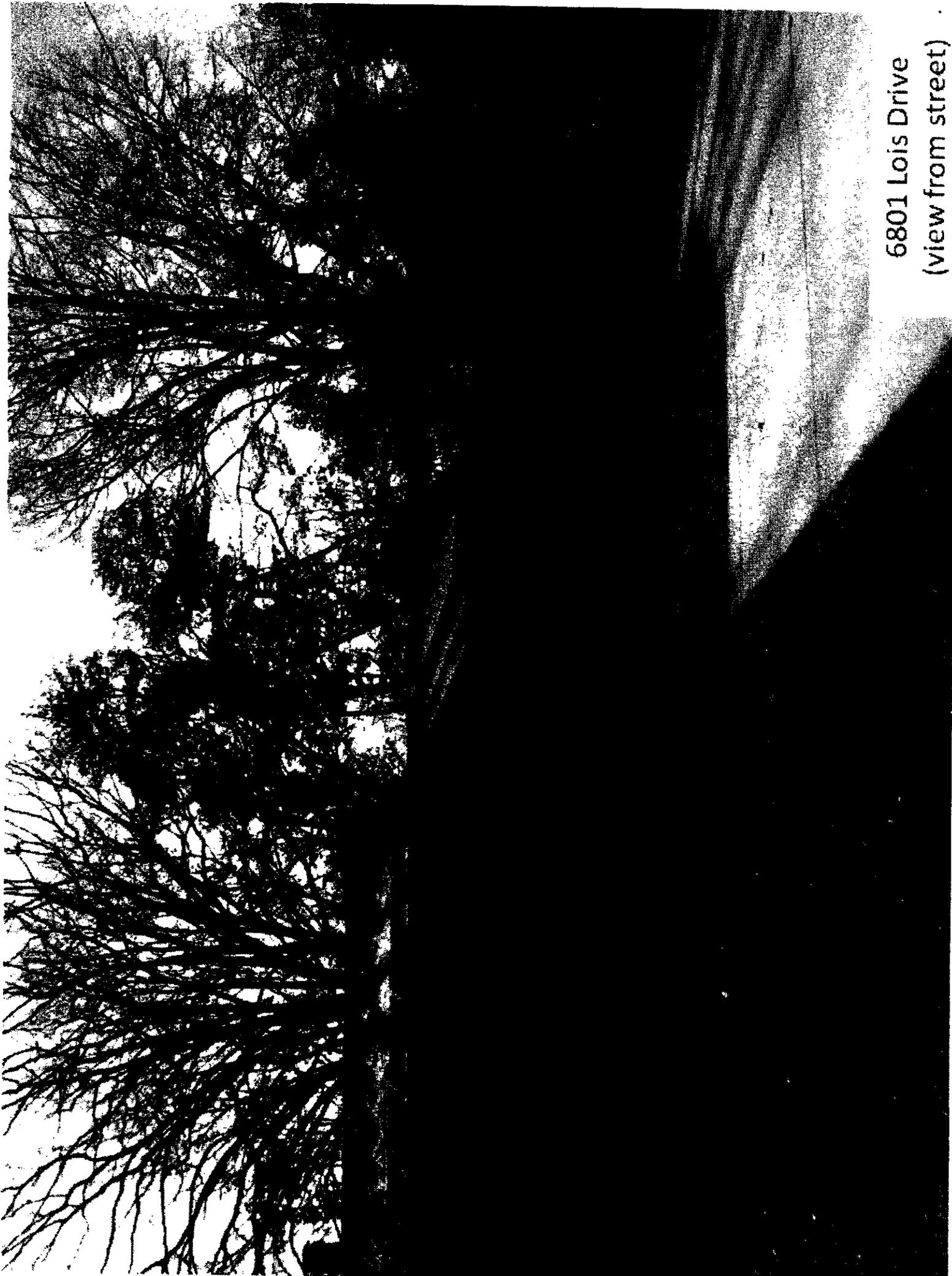
View of rear of property at 6811 Lois Drive from Conway Court



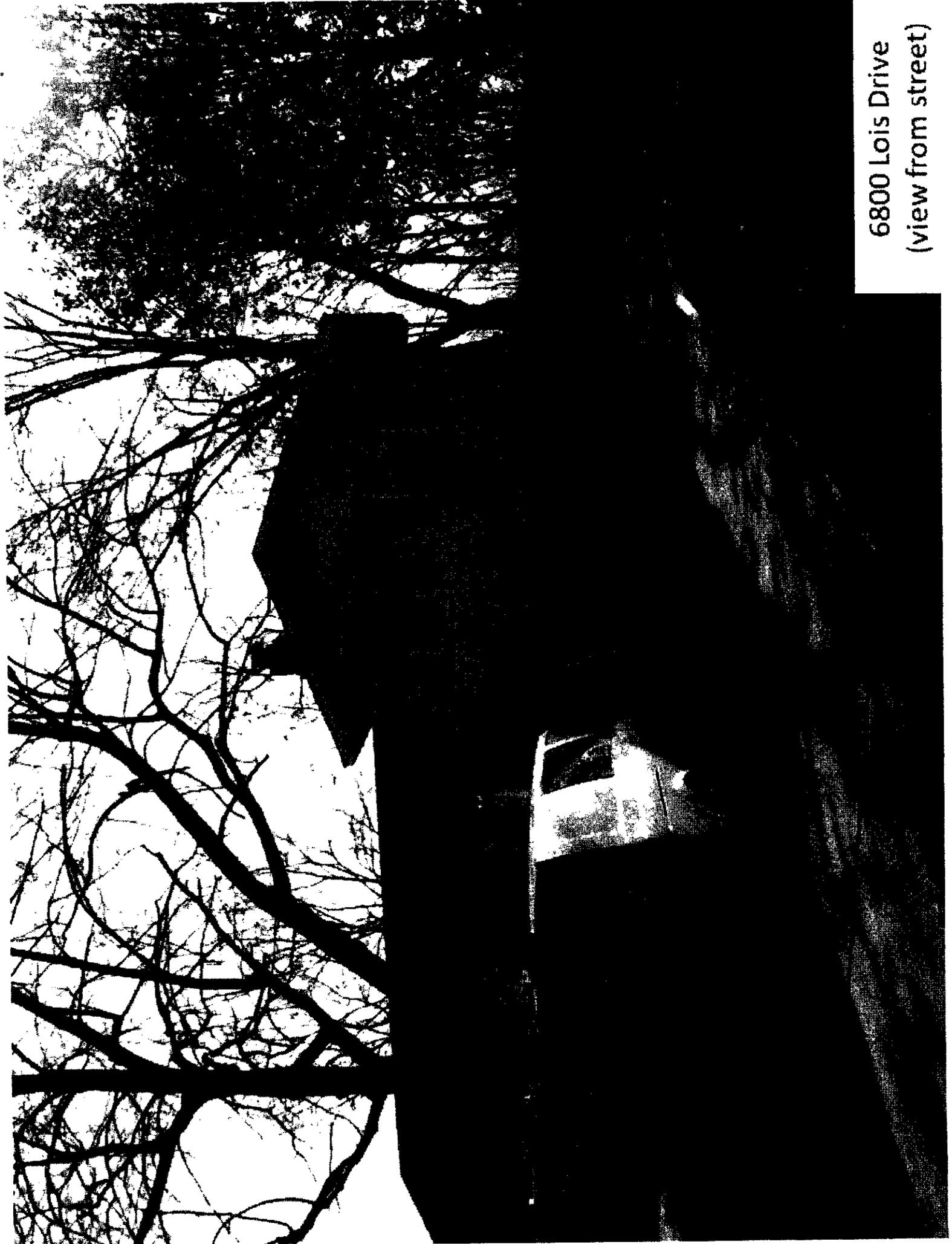
6801 Lois Drive
(view from street)



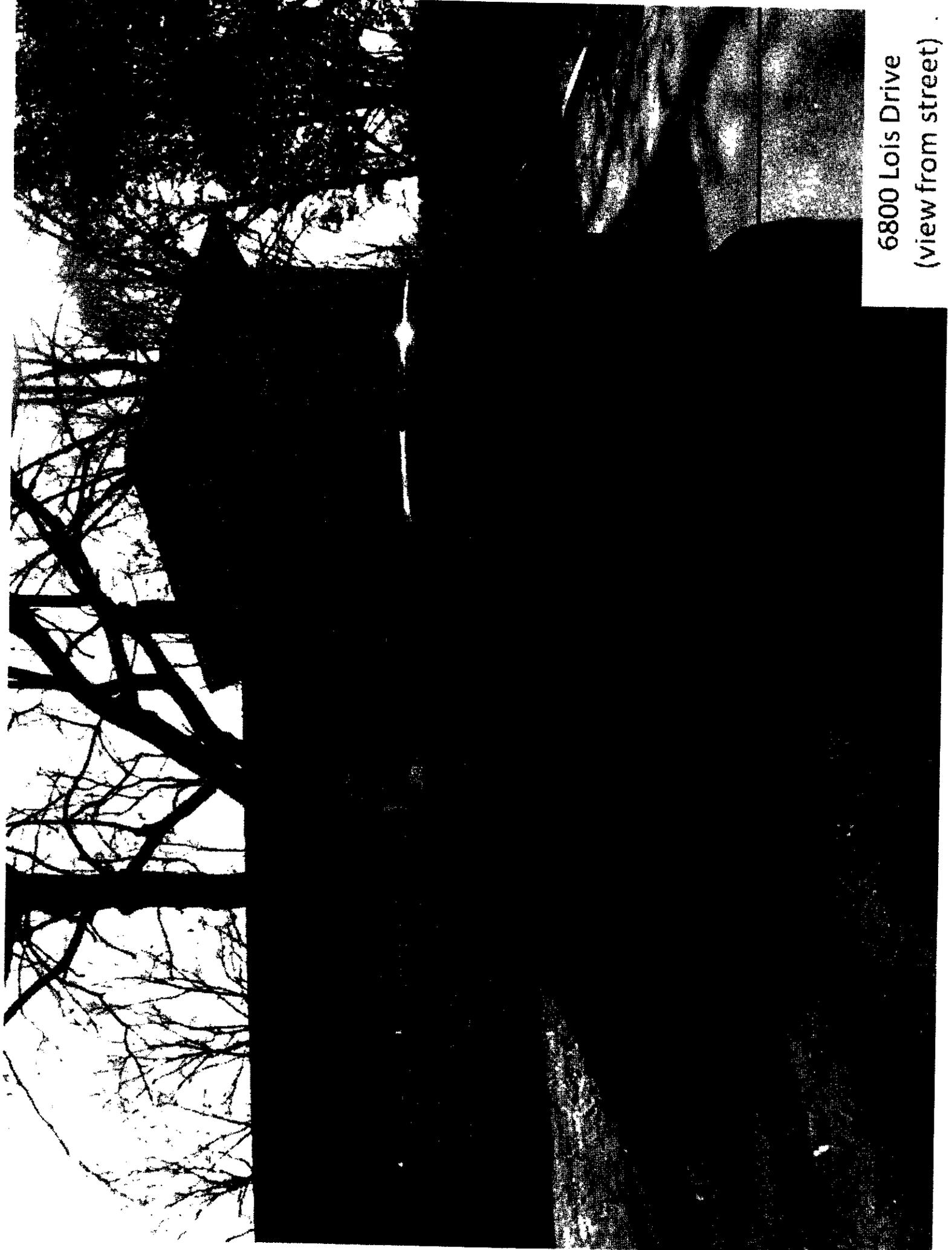
6801 Lois Drive
(view from street)



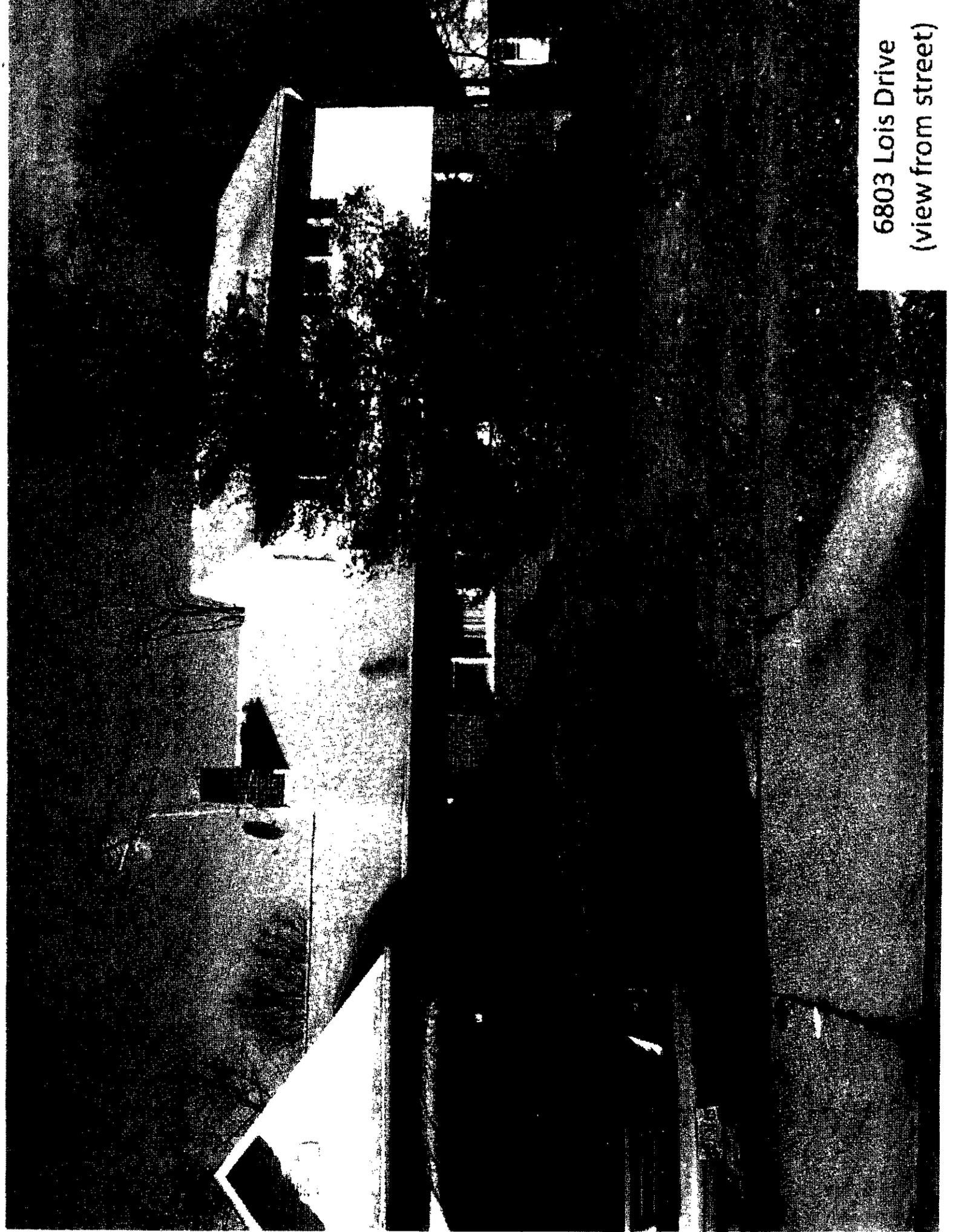
6801 Lois Drive
(view from street)



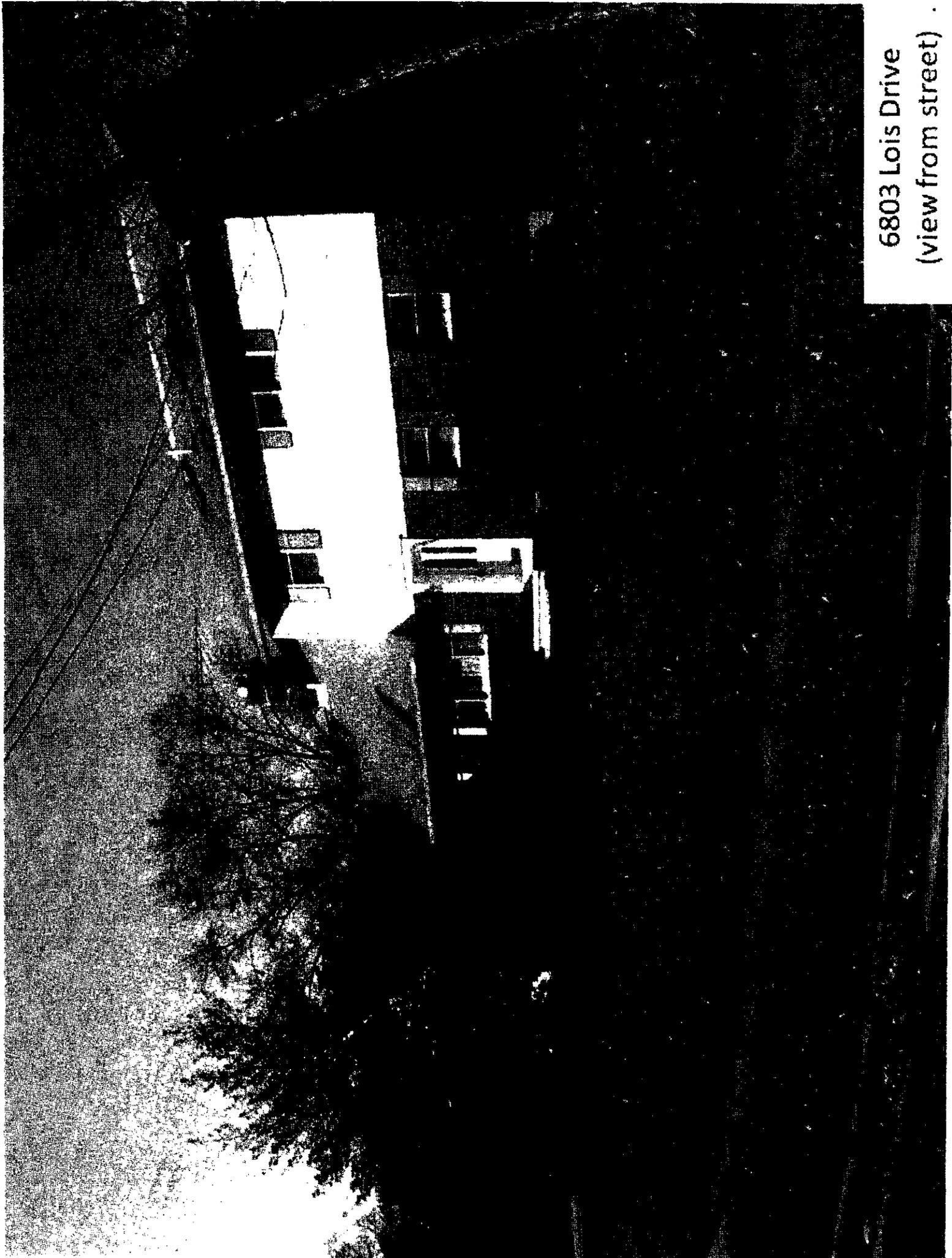
6800 Lois Drive
(view from street)



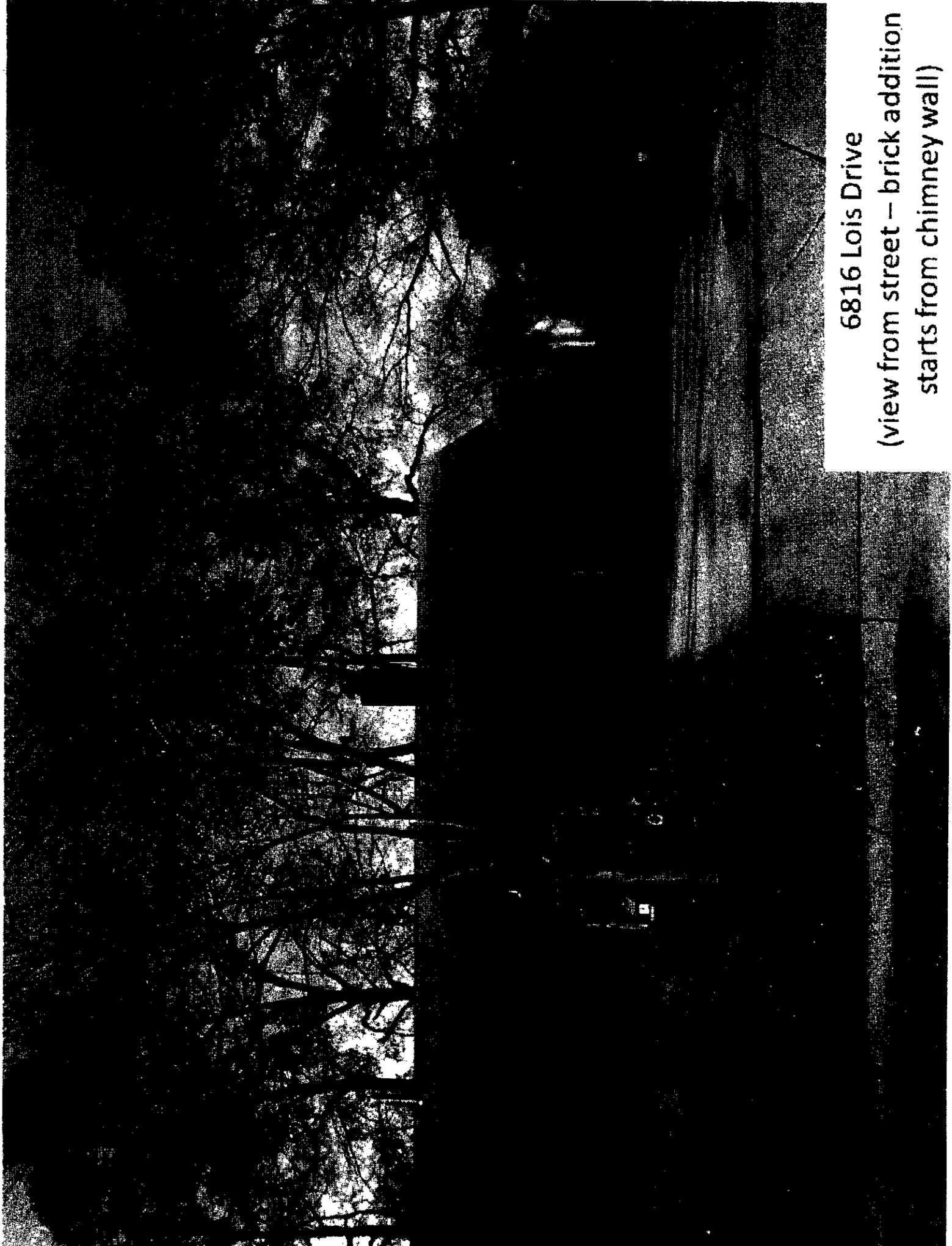
6800 Lois Drive
(view from street)



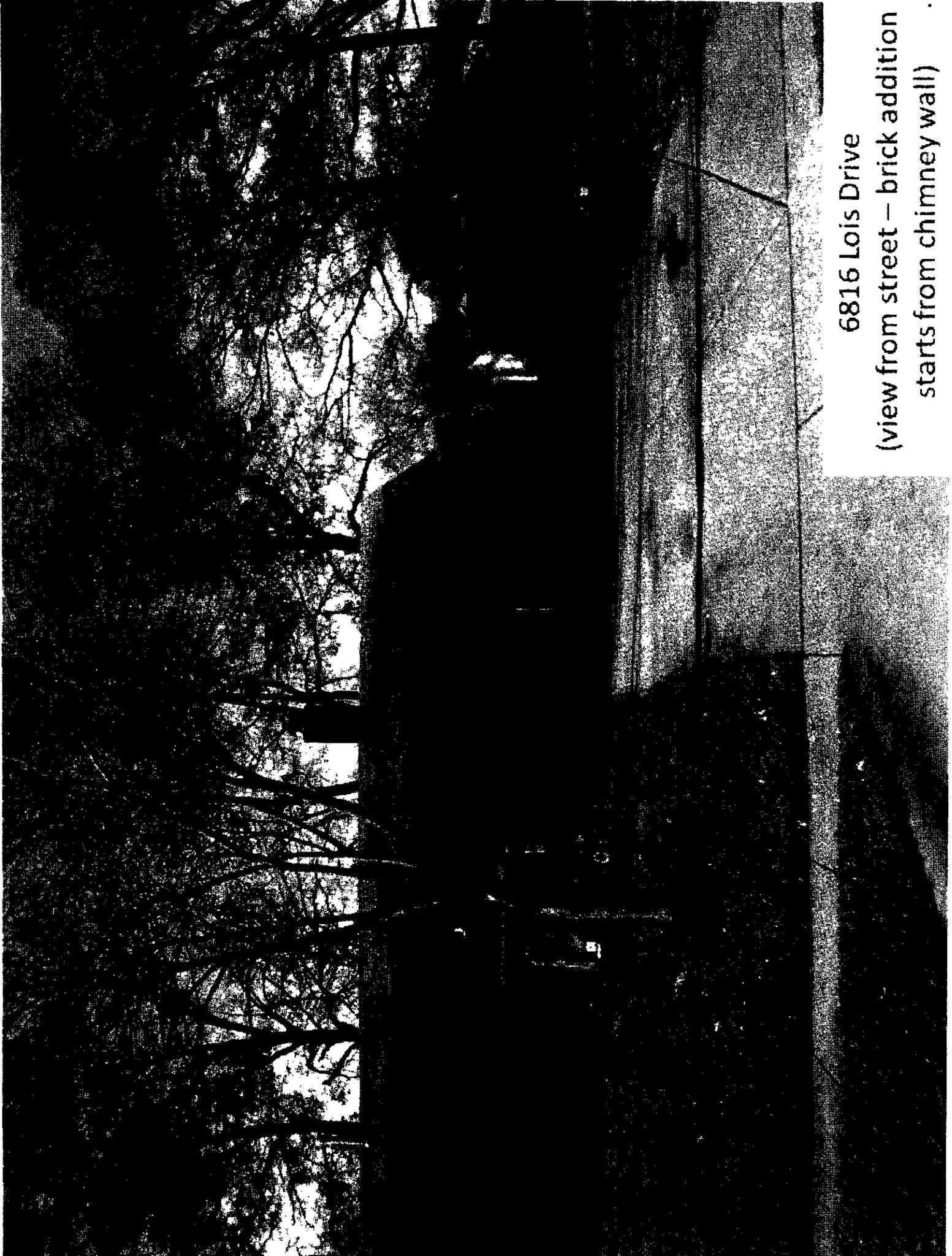
6803 Lois Drive
(view from street)



6803 Lois Drive
(view from street)

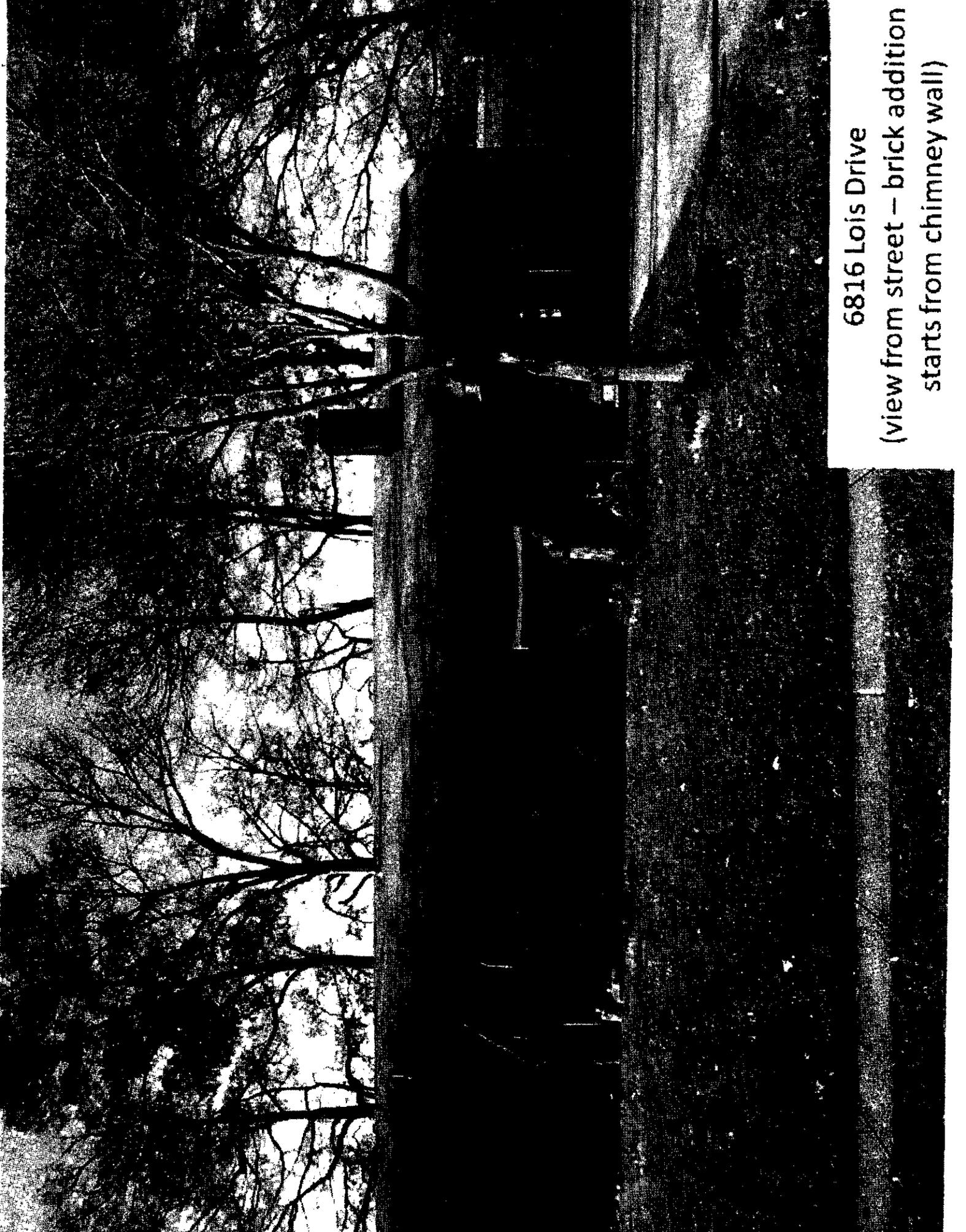


6816 Lois Drive
(view from street – brick addition
starts from chimney wall)



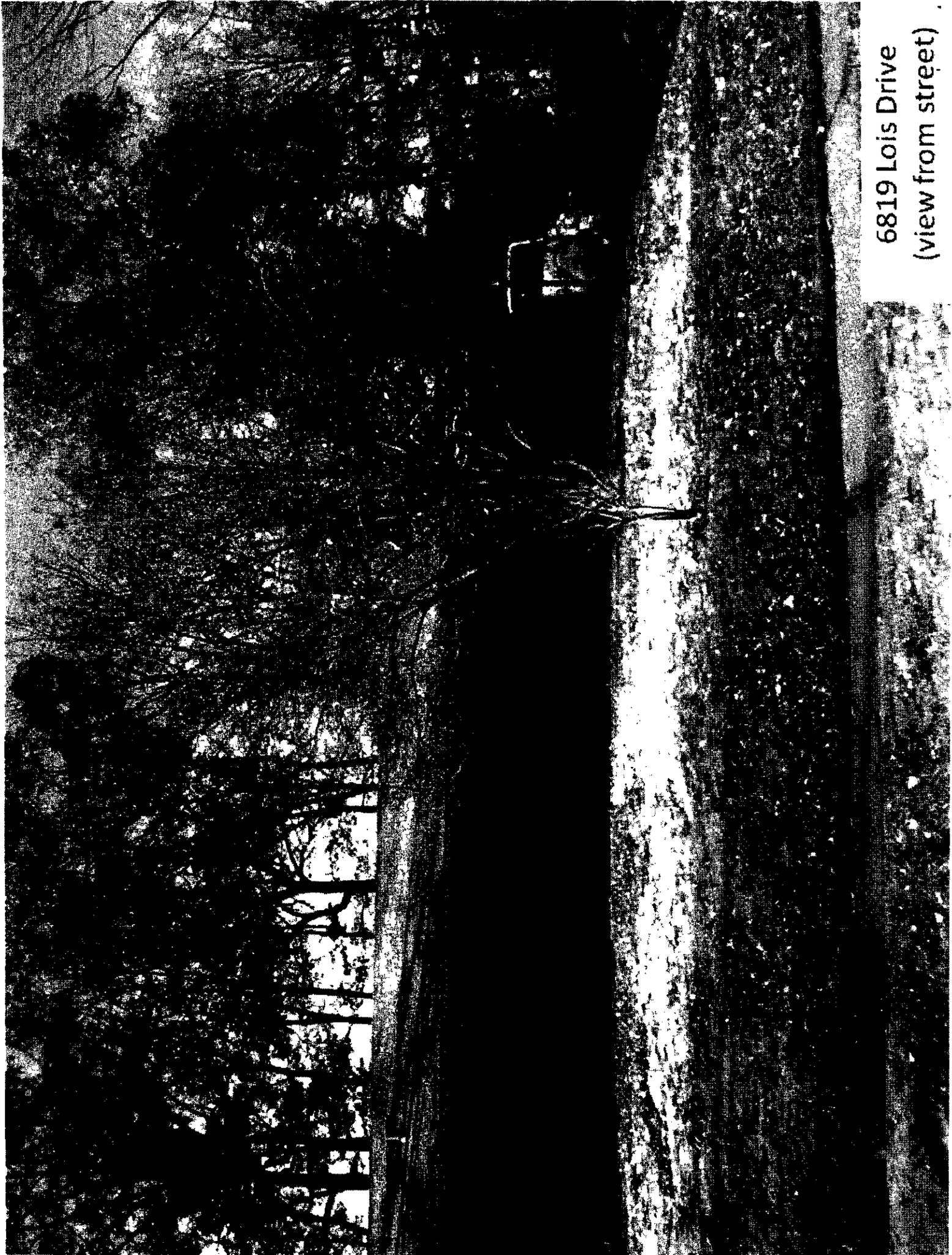
6816 Lois Drive

(view from street – brick addition
starts from chimney wall)

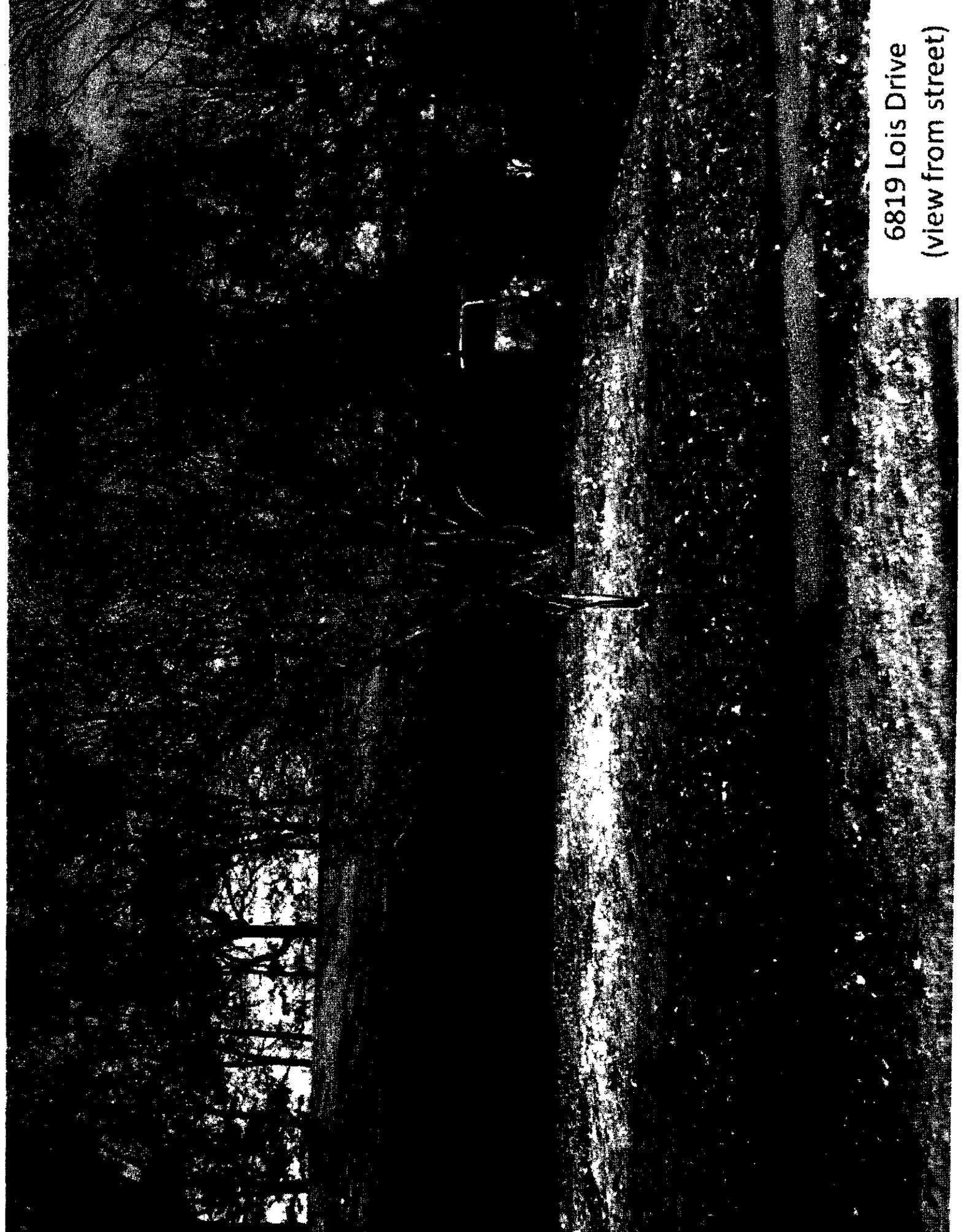


6816 Lois Drive

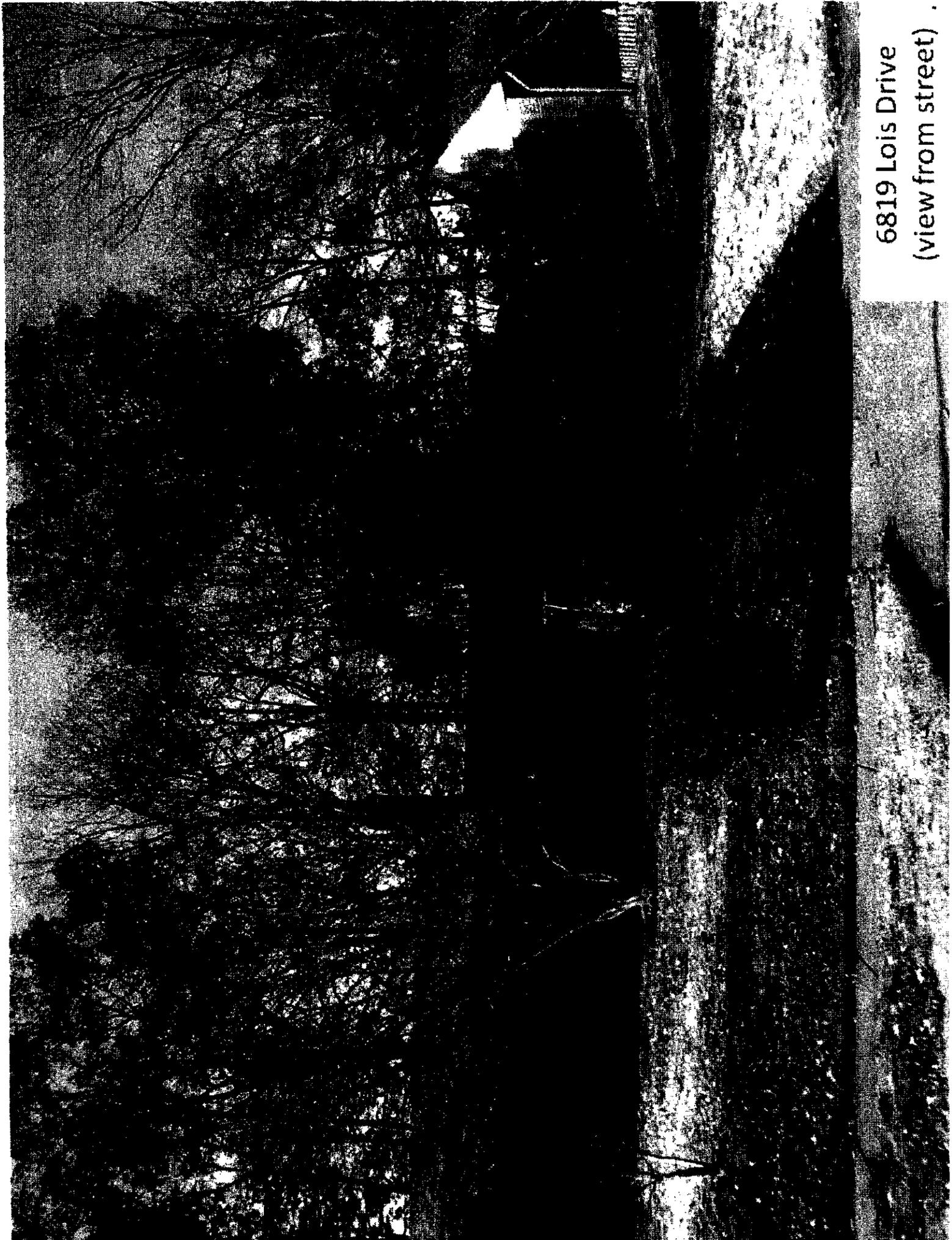
(view from street – brick addition starts from chimney wall)



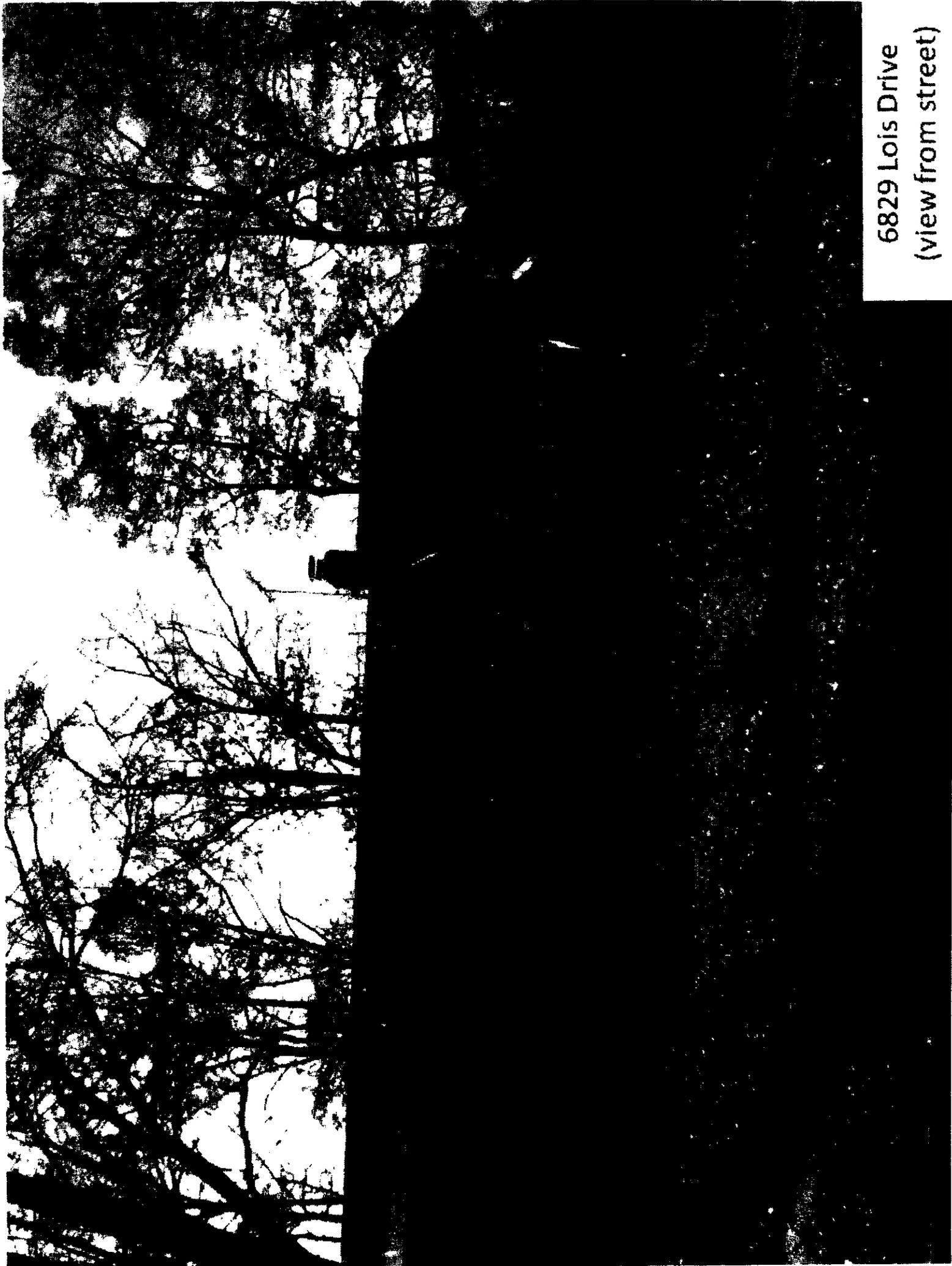
6819 Lois Drive
(view from street)



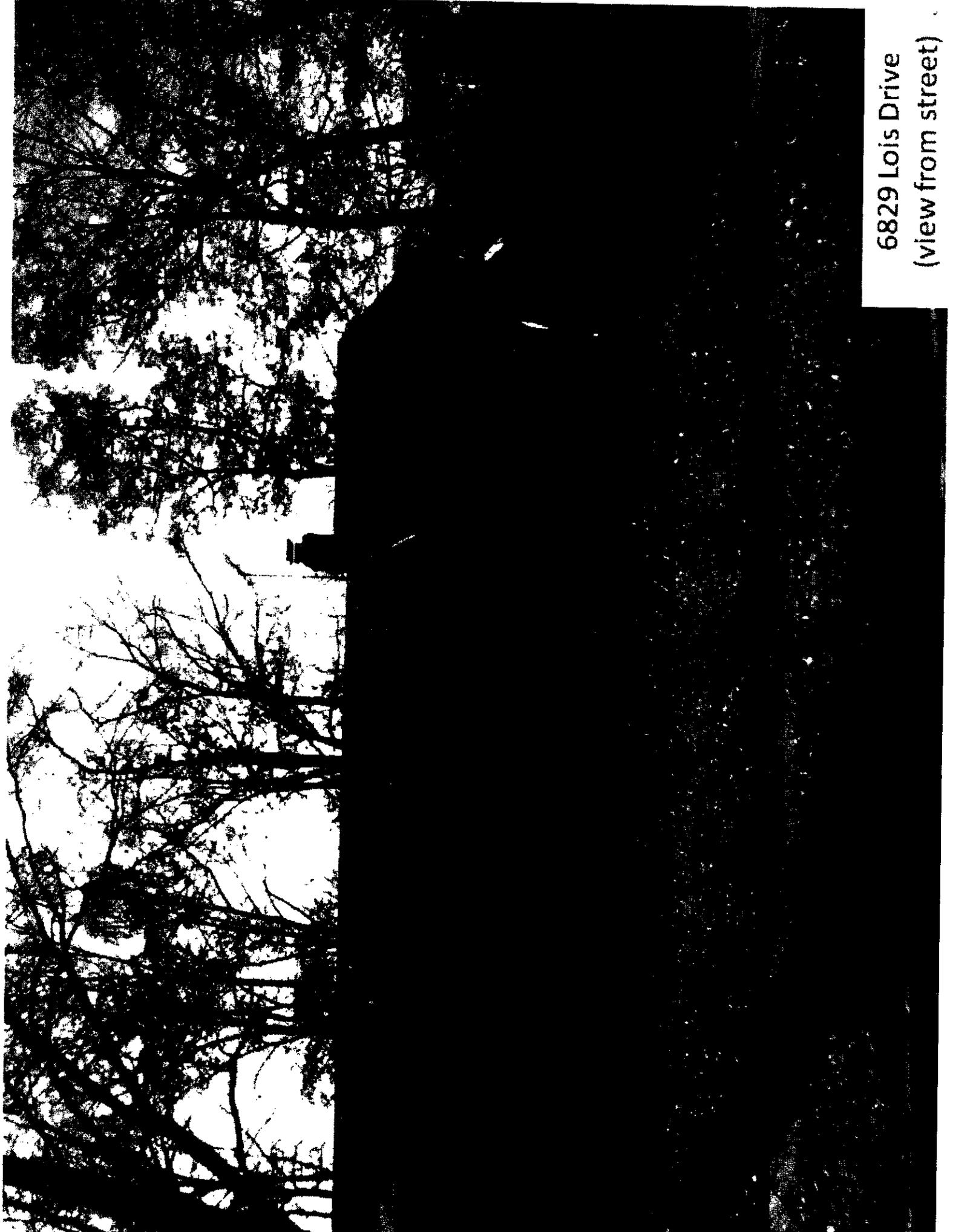
6819 Lois Drive
(view from street)



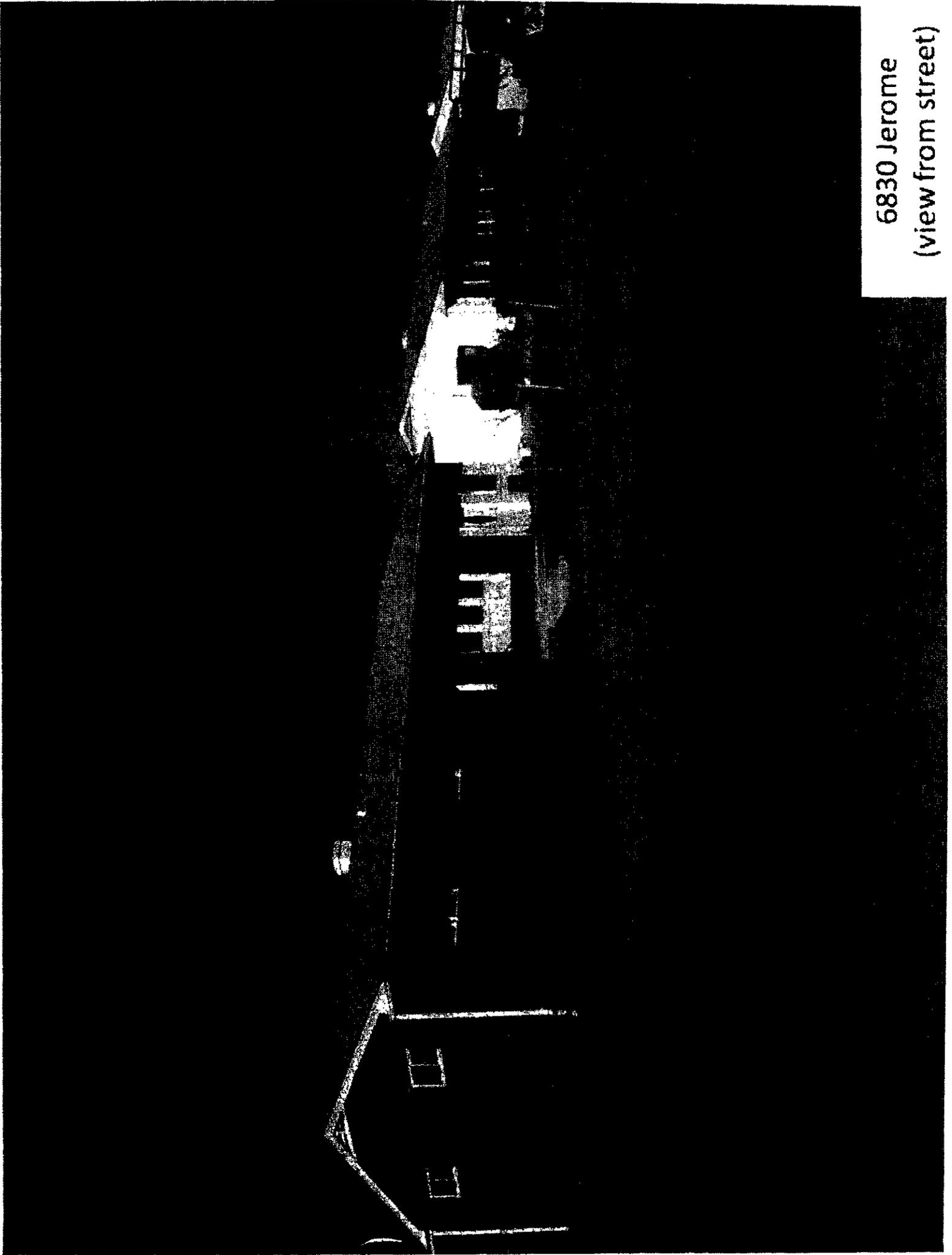
6819 Lois Drive
(view from street) .



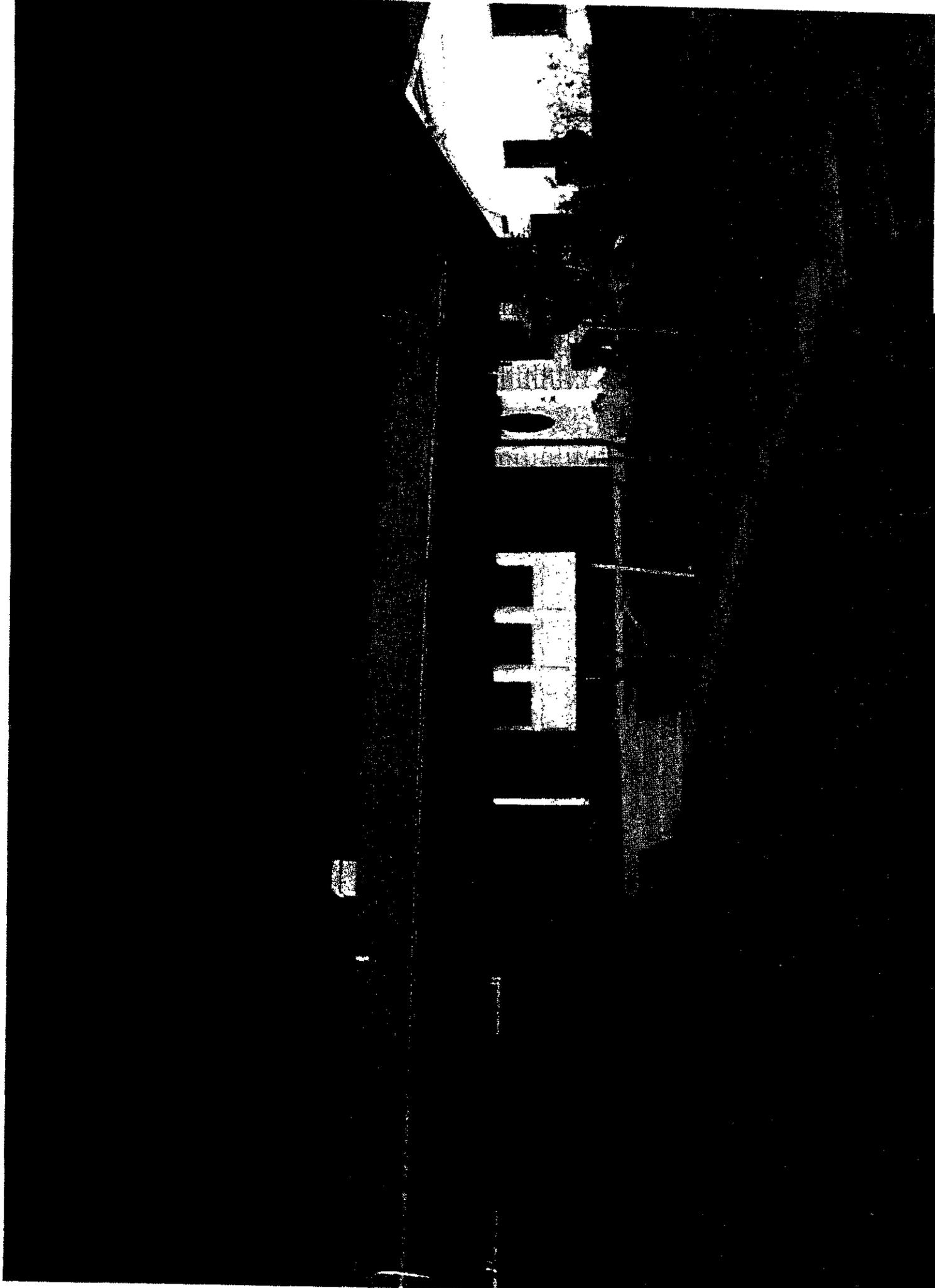
6829 Lois Drive
(view from street)



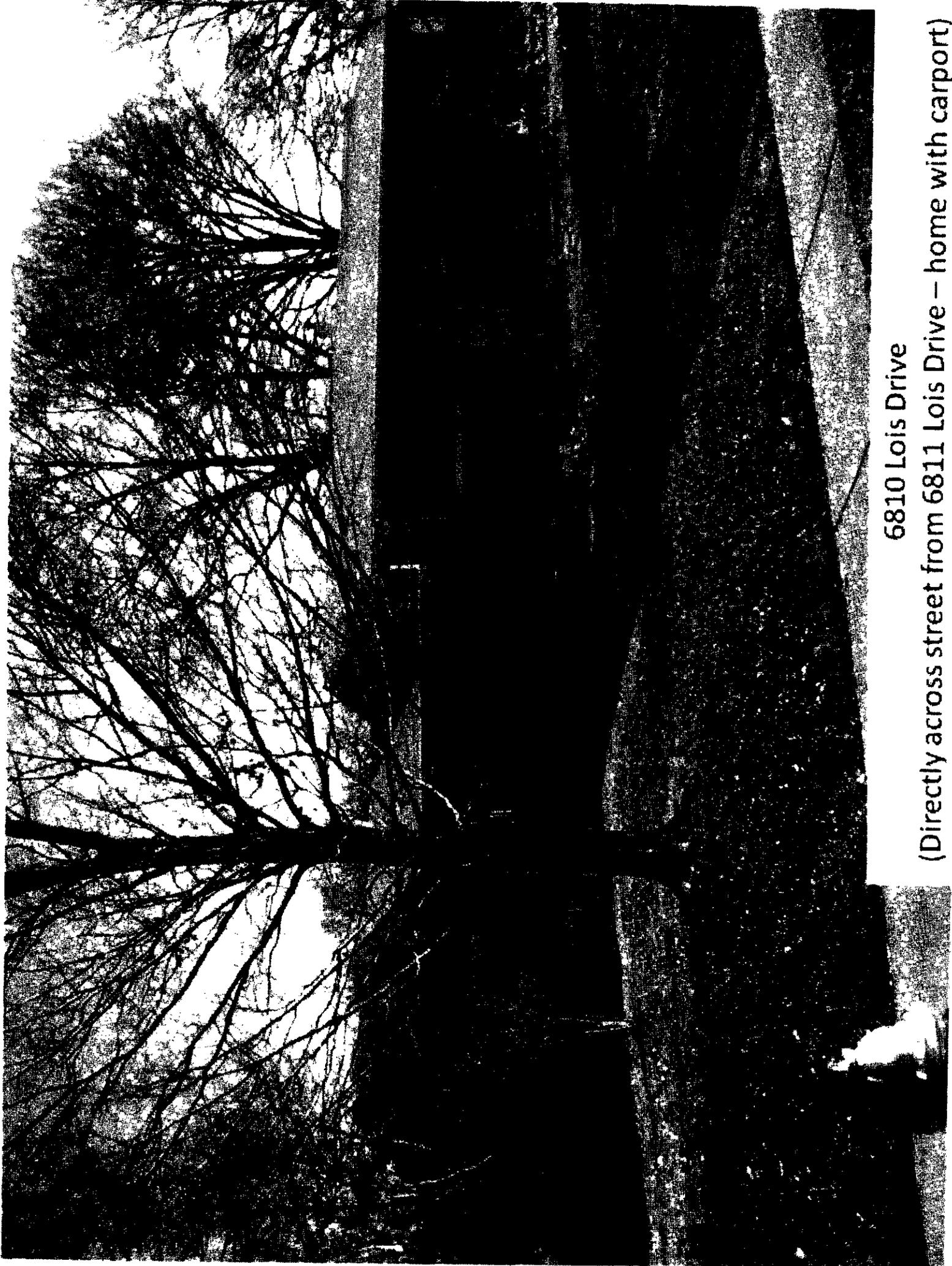
6829 Lois Drive
(view from street)



6830 Jerome
(view from street)

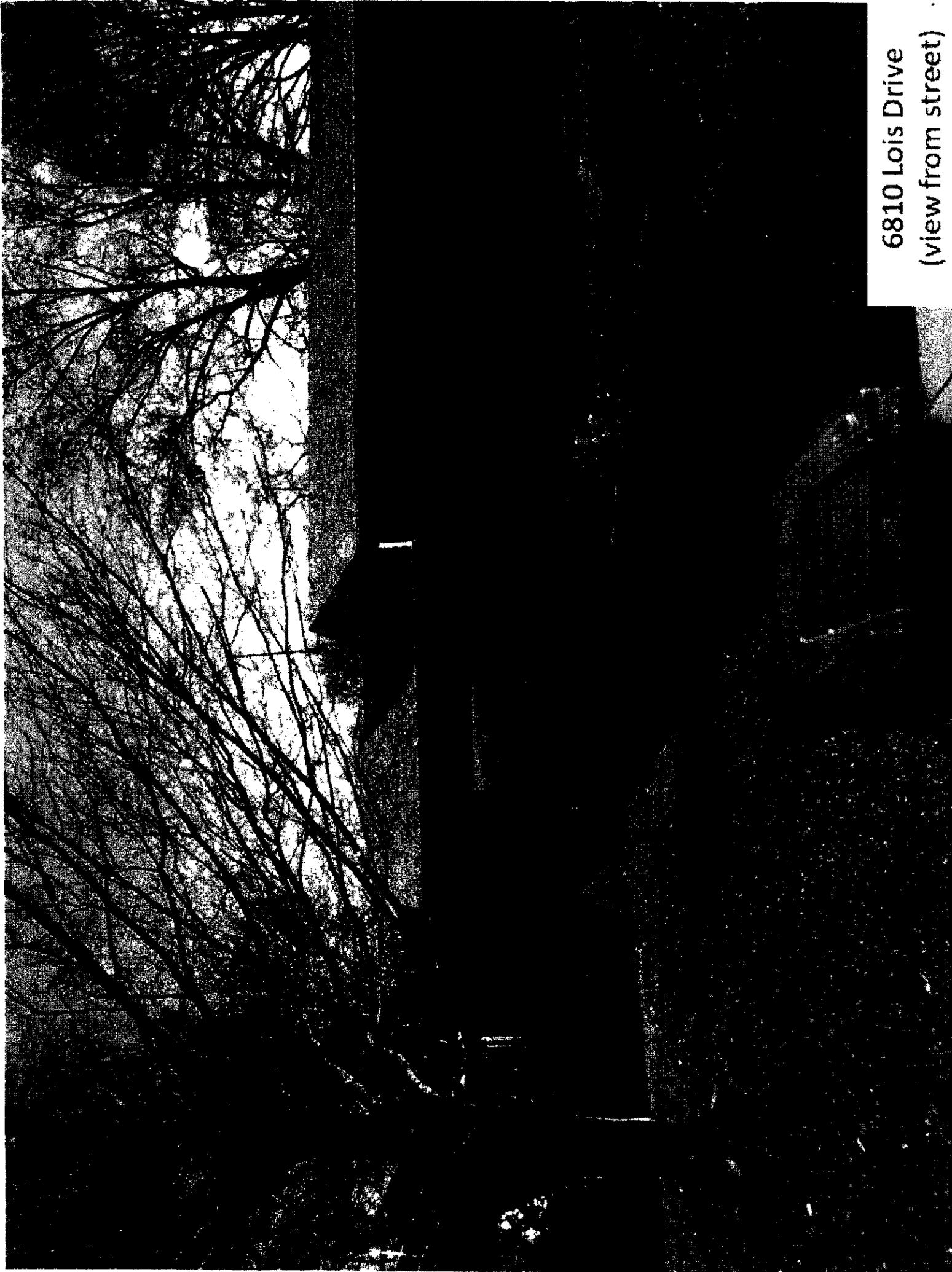


6830 Jerome Street



6810 Lois Drive

(Directly across street from 6811 Lois Drive – home with carport)



6810 Lois Drive
(view from street)

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit to permit reduction in yard requirements based on error in building location for an addition (enclosed carport) to remain 7.6 feet from the northern side lot line.

	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Special Permit	Side	12 feet	7.6 feet	4.4 feet	37 %

* Minimum yard requirement per Section 10-104

CHARACTER OF THE AREA

	Zoning	Use
North	R-3	Single Family Detached Dwellings
South	R-3 & R-1	Single Family Detached Dwellings and Fairfax County Park Authority Property (Loisdale Park)
East	R-3	Single Family Detached Dwellings
West	R-3	Single Family Detached Dwellings

ANALYSIS OF SPECIAL PERMIT APPLICATION

- **Title of SP Plat:** Plat Showing House Location on Lot 228, Section 4, Loisdale Estates
- **Prepared By:** Laura N. Campbell, dated April 13, 2005, as revised through April 20, 2009
- **Building Permit Required for Enclosed Carport:** Yes
- **Obtained:** No
- **Location Error Made By:** Applicant

BACKGROUND

County records indicate that the existing single family detached dwelling was constructed in 1958 and was purchased by the applicant in May of 2005. There are two Notices of Violation on record for the subject property. The first Notice of Violation (NOV) was issued on January 31, 2007, to the subject property for outdoor storage. A copy of this notice can be found in Appendix 4.

A second Notice of Violation (NOV) from the Code Enforcement Strike Team was issued on February 4, 2008 for numerous violations of the Zoning Ordinance and the Virginia Uniform Statewide Building Code (VUSBC) on the subject property. The first violation for the subject property was the establishment of multiple dwelling units and multiple occupancy for the purposes of a rooming house. Inspections of the dwelling revealed provisions for living, sleeping, cooking, eating and sanitation on both the first floor level and the basement level of the dwelling. The second violation found that a carport had been enclosed and turned into a garage, and later was converted to habitable space without any building permits. The third and fourth violations found were the construction of additions at both the side and rear of the property without any building permits being obtained. Violations of the VUSBC were also found on the property since numerous interior modifications were done to the dwelling without obtaining building permits. The final violation found on the subject property was for maintaining outdoor storage in excess of 100 square feet. The garage addition is the basis of this special permit. A copy of the NOV can be found in Appendix 5.

Previously, the Code Enforcement Strike Team pursued legal action in criminal court against the applicant and there is an Agreed Final Order in place to resolve the Notice of Violation dated February 4, 2008.

In some instances, structures which have been in existence and taxed for a period of 15 years can be deemed to be "not illegal" per section 15.2-2307; Vested Rights of the State Code. However, tax records indicate that the structure was being taxed as a carport 15 years ago and not as either a garage or an addition. Therefore, the applicant's are required to obtain a special permit or convert the structure back to a carport. A copy of the vested rights determination from the Zoning Administration Division can be found in Appendix 6.

County records show that the carport was constructed in 1979 per building permit; but no permits were obtained later for the conversion of the carport to a garage or living space.

The Board of Zoning Appeals (BZA) has not heard any similar applications in the vicinity of the application site.

ZONING ORDINANCE REQUIREMENTS (See Appendix 7)

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location (Sect. 8-914)

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Notice of Violation dated January 31, 2007
5. Notice of Violation dated February 4, 2008
6. Vested Rights Determination and Attachments
7. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2009-LE-034****August 4, 2009**

1. This special permit is approved for the location of an existing addition (enclosed carport) as shown on the plat prepared by Laura N. Campbell, dated April 13, 2005, as revised through April 20, 2009, submitted with this application and is not transferable to other land.
2. Within 120 days of approval of this application, building permits and final inspections for the addition (enclosed carport) shall be diligently pursued and obtained or the addition shall be removed or brought into compliance with the Zoning Ordinance Requirements.

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.

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 01/29/2009
 (enter date affidavit is notarized)

I, Mary C. Zinsner, 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 102868a

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)
Norma Vidaurre	4106 Mason Ridge, Annandale, VA 22003	Applicant/Title Owner
Troutman Sanders LLP	1660 International Dr., Ste. 600, McLean, VA 22102	Attorney/Agent
Mary C. Zinsner, Esquire	1660 International Dr., Ste. 600, McLean, VA 22102	Attorney/Agent
Anahi Pardo	6811 Lois Drive, Springfield, VA 22150	Lessee

(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: 1/29/09
(enter date affidavit is notarized)

102868a

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): _____
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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 01/29/09
(enter date affidavit is notarized)

102868a

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)

Troutman Sanders LLP, 600 Peachtree Street, N.W., Suite 5200, Atlanta, GA 30308

(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)

- | | | |
|------------------------------|--------------------------------|-------------------------------|
| Matthew J. Aaronson, Partner | Coburn R. Beck, Partner | Robert H. Buckler, Partner |
| Christopher A. Abel, Partner | Pamela S. Belleman, Partner | John E. Buehner, Partner |
| Richard P. Ackerman, Partner | C. Jonathan Benner, Partner | Julie L. Burgener, Partner |
| James W. Addison, Partner | Thomas F. Betz, Partner | Carol F. Burger, Partner |
| Leslie S. Ahari, Partner | Carl H. Bivens, Partner | John K. Burke, Partner |
| Susan S. Ancarrow, Partner | Charles T. Blair, Partner | Kaye W. Burwell, Partner |
| Robert A. Angle, Partner | Gregory W. Blount, Partner | Maureen T. Callahan, Partner |
| David N. Anthony, Partner | Miles M. Borden, Partner | Clinton E. Cameron, Partner |
| Daniel N. Anziska, Partner | Robert L. Bourguignon, Partner | Donald B. Cameron, Partner |
| Susan C. Armstrong, Partner | Eileen K. Bower, Partner | Margaret C. Campbell, Partner |
| Saba Ashraf, Partner | John M. Bowler, Partner | Jeremiah H. Candreva, Partner |
| Sonia K. Bain, Partner | Barry J. Brett, Partner | James W.C. Canup, Partner |
| Brett R. Baker, Partner | Terry C. Bridges, Partner | Dabney J. Carr, Partner |
| Thomas W. Baker, Partner | Benjamin D. Briggs, Partner | David M. Carter, Partner |
| Jeffery R. Banish, Partner | Richard H. Brody, Partner | Aurora Cassirer, Partner |
| Alec M. Barinholtz, Partner | Randy E. Brogdon, Partner | Andrea J. Chambers, Partner |
| Robert C. Bata, Partner | Robert L. Brooke, Partner | Robert J. Chanis, Partner |
| R. Mason Bayler, Partner | Margaret A. Brown, Partner | M. Lee Cheney, Partner |
| Richard C. Beale, Partner | Sandra L. Brown, Partner | Han C. Choi, 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)

Page 1 of 3

Special Permit/Variance Attachment to Par. 1(c)

DATE: 01/29/09
(enter date affidavit is notarized)

102868a

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

Troutman Sanders UP (cont'd)

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

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

- | | | |
|---------------------------------|------------------------------------|-------------------------------|
| Wallace A. Christensen, Partner | Halie M. Fahey, Partner | John O. Gwathmey, Partner |
| Simon D. Cices, Partner | Andrea M. Farley, Partner | Stanley H. Hackett, Partner |
| Bernice H. Cilley, Partner | Scott A. Farrow, Partner | Charles I. Hadden, Partner |
| John R. Cline, Partner | Thomas E. duB. Fauls, Partner | Ashley Z. Hager, Partner |
| Elliot Cohen, Partner | Mitchell L. Fenton, Partner | Sean M. Hanifin, Partner |
| Hollace T. Cohen, Partner | Kevin C. Fitzgerald, Partner | Edmund D. Harlee, Partner |
| Jeff M. Cohen, Partner | Seth T. Ford, Partner | Stephen F. Harmon, Partner |
| Mark H. Cohen, Partner | Robert H. Forry, Partner | Brian C. Harms, Partner |
| David S. Cohn, Partner | Robert D. Fortson, Partner | Jason S. Hartley, Partner |
| Amie V. Colby, Partner | William D. Freedman, Partner | Jonathan L. Hauser, Partner |
| Todd R. Coles, Partner | Malcolm P. Friddell, Partner | Charles A. Hawkins, Partner |
| David E. Constine III, Partner | Michael D. Friedman, Partner | Bryan M. Haynes, Partner |
| Howard A. Cooper, Partner | Robert A. Friedman, Partner | Douglas A. Henderson, Partner |
| Edwin C. Cox, Partner | Monique M. Fuentes, Partner | Elizabeth G. Hester, Partner |
| Daniel J. Cross, Partner | Paul L. Gale, Partner | Jeffrey F. Hetsko, Partner |
| M. Lisanne Crowley, Partner | John P. Gallagher, Partner | Steven J. Hewitson, Partner |
| David F. Cutter, Partner | Jean E. Gallancy-Wininger, Partner | Henry J. Heyming, Partner |
| John J. Dalton, Partner | Michael J. Gardner, Partner | Hollister A. Hill, Partner |
| John W. Daniel II, Partner | Ira Genberg, Partner | Mitchel A. Hill, Partner |
| J. David Dantzler, Partner | Richard Gerakitis, Partner | Merril J. Hirsh, Partner |
| Bradfute W. Davenport, Partner | Elizabeth S. Gere, Partner | Michael D. Hobbs Jr., Partner |
| N. Karen Deming, Partner | John R. Gerstein, Partner | Patrick F. Hofer, Partner |
| Tyler B. Dempsey, Partner | David W. Ghegan, Partner | William W. Hopson, Partner |
| Hazen H. Dempster, Partner | Jeffrey M. Gill, Partner | David B. Horn, Partner |
| William R. Derasmo, Partner | David M. Gische, Partner | Lewis C. Horne, Partner |
| William R. Derry, Partner | Peter S. Glaser, Partner | Roscoe C. Howard, Partner |
| W. Brinkley Dickerson, Partner | Carter Glass IV, Partner | Sebastian Hughes, Partner |
| Gary V. Dixon, Partner | David F. Golden, Partner | Charles A. Hunnicutt, Partner |
| Arthur H. Domy, Partner | Mark A. Goldsmith, Partner | William H. Hurd, Partner |
| Kathleen M. Donahue, Partner | Stephen G. Gorell, Partner | John P. Hutchins, Partner |
| William M. Droze, Partner | Larry E. Gramlich, Partner | Albert C. Hwang, Partner |
| John W. Duchelle, Partner | Thomas A. Grant, Partner | Robyn E. Ice, Partner |
| Daniel C. Edmundson, Partner | Steven D. Gravely, Partner | Timothy P. Irving, Partner |
| Robert P. Edwards, Partner | Kevin C. Greene, Partner | Brian J. Iwashyna, Partner |
| Mark L. Elliott, Partner | Charles P. Greenman, Partner | David E. Jacobson, Partner |
| Edward J. Epstein, Partner | Stephen J. Grimway, Partner | Jeffrey M. Jakubiak, Partner |
| Douglas E. Ernst, Partner | Jeffrey S. Grimson, Partner | Molly F. James, Partner |
| Barbara E. Etkind, Partner | Robert W. Grout, Partner | Donald W. Janney, Partner |
| John F. Faber Jr., Partner | Leonard Grunstein, Partner | Norman A. Jenkins, Partner |

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

Application No.(s): _____
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Special Permit/Variance Attachment to Par. 1(c)

DATE: 01/29/09
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PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)

Troutman Sanders (cont'd)

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

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

- | | | |
|--------------------------------|---------------------------------|--------------------------------|
| Howard H. Jiang, Partner | John C. Lynch, Partner | Evan H. Pontz, Partner |
| John H. Johnson, Partner | Patrick W. Macken, Partner | Mitchell P. Portnoy, Partner |
| Michael E. Johnson, Partner | Edward R. Mandell, Partner | Thomas O. Powell, Partner |
| Stephen L. Johnson, Partner | Howard L. Margulis, Partner | Robert M. Pozin, Partner |
| Charles A. Jones, Partner | Brandon F. Marzo, Partner | Richard J. Pratt, Partner |
| Timothy I. Kahler, Partner | J. Timothy Mast, Partner | D.C. Presten III, Partner |
| James M. Kaplan, Partner | Jennifer Mathis, Partner | Erik M. Pritchard, Partner |
| Michael A. Karpen, Partner | Andrew G. Mauck, Partner | J. Kirk Quillian, Partner |
| Michael D. Kaufman, Partner | C. LeeAnn McCurry, Partner | Shawn D. Rafferty, Partner |
| Jeffrey W. Kelley, Partner | M. Kevin McCusty, Partner | John M. Ramirez, Partner |
| Jonathan A. Kenter, Partner | Stacey L. McGraw, Partner | Roger S. Reigner Jr., Partner |
| Patricia P. Kerner, Partner | Terrence R. McInnis, Partner | Thomas E. Reilly, Partner |
| Neil S. Kessler, Partner | David J. McPherson, Partner | Daniel S. Reinhardt, Partner |
| Prashant K. Khetan, Partner | Kevin G. Meeks, Partner | Eric A. Richardson, Partner |
| Edward B. Kidd, Partner | Julie C. Mendoza, Partner | Gabriela A. Richeimer, Partner |
| Kevin F. Kieffer, Partner | John T.W. Mercer, Partner | Carolyn P. Richter, Partner |
| Susie Kim, Partner | David I. Meyers, Partner | Roseleen P. Rick, Partner |
| David C. Kirk, Partner | Richard A. Minardi Jr., Partner | Stephen W. Riddell, Partner |
| Matthew B. Kirsner, Partner | David M. Moore, Partner | Frank E. Riggs Jr., Partner |
| Thomas C. Kleine, Partner | Jeffrey C. Morgan, Partner | Andrea L. Rimer, Partner |
| Craig M. Kline, Partner | Kevin W. Mottley, Partner | Stephen G. Rinehart, Partner |
| Eric A. Koontz, Partner | Nathan J. Muyskens, Partner | James C. Roberts, Partner |
| John Lamberski, Partner | Mark E. Nagle, Partner | Matthew F. Roberts, Partner |
| James A. Lamberth, Partner | Mark J. Newman, Partner | Pete Robinson, Partner |
| Daniel L. Larcamp, Partner | Jeffrey J. Nix, Partner | DeWitt R. Rogers, Partner |
| Shirley Lau, Partner | Stephen A. Northup, Partner | Thomas M. Rose, Partner |
| Bryan B. Lavine, Partner | Peter C. Noyes, Partner | Stephen D. Rosenthal, Partner |
| David J. Lawson, Partner | R.J. Nutter II, Partner | Harvey A. Rosenzweig, Partner |
| Karen F. Lederer, Partner | Stephen D. Otero, Partner | Rebecca L. Ross, Partner |
| Olivia S. Lee, Partner | Donald G. Owens, Partner | Ronald R. Ross, Partner |
| Michael A. Leichtling, Partner | Fletcher W. Paddison, Partner | Stuart P. Ross, Partner |
| Lawrence M. Levinson, Partner | Charles F. Palmer, Partner | Henry I. Rothman, Partner |
| Clark H. Lewis, Partner | Russell V. Palmore, Partner | David B. Rubin, Partner |
| Stephen E. Lewis, Partner | Joseph M. Parker, Partner | Richard A. Rubin, Partner |
| Diane L. Lidz, Partner | Gary S. Parsons, Partner | James E. Ryan, Partner |
| A. William Loeffler, Partner | Mitchel H. Perkiel, Partner | Douglas D. Salyers, Partner |
| Alan E. Lubel, Partner | Stuart F. Pierson, Partner | Carl E. Sanders, Partner |
| Jacob A. Lutz, Partner | Richard M. Pollak, Partner | Will B. Sandler, Partner |

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

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Special Permit/Variance Attachment to Par. 1(c)

DATE: 01/29/09
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PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, zip code)

Troutman Sanders (cont'd)

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

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

- | | |
|---------------------------------|---------------------------------|
| June Ann Sauntry, Partner | Ashley L. Taylor, Partner |
| Stephanie T. Schmelz, Partner | Jaime L. Theriot, Partner |
| Ryan A. Schneider, Partner | James A. Thomas, Partner |
| Thomas J. Schramkowski, Partner | Richard E. Thompson, Partner |
| James E. Schutz, Partner | Evelyn S. Traub, Partner |
| George L. Scruggs Jr., Partner | Anthony F. Troy, Partner |
| Robert D. Seabolt, Partner | Scott E. Turner, Partner |
| Leslie F. Secrest, Partner | Michael P. Van Voorhis, Partner |
| Daniel S. Seikaly, Partner | William G. Vance, Partner |
| Larry W. Shackelford, Partner | Mark S. VanderBroek, Partner |
| Rebecca W. Shanlever, Partner | John R. Varholy, Partner |
| Michael J. Shef, Partner | E. Fitzgerald Veira, Partner |
| Herbert D. Shellhouse, Partner | Karen Ventrell, Partner |
| Mark S. Shiembob, Partner | Christopher E. Vinyard, Partner |
| Charles P. Shimer, Partner | Pamela L. Wahl, Partner |
| Clifford S. Sikora, Partner | Jerome Walker, Partner |
| Wendelin W. Silliman, Partner | Christopher L. Walters, Partner |
| Cathy A. Simon, Partner | D. Eugene Webb, Partner |
| Daniel J. Slatz, Partner | Jill M. Webb, Partner |
| Mark E. Slaughter, Partner | Robert W. Webb Jr., Partner |
| Lynette E. Smith, Partner | Melvin Weinberg, Partner |
| Roger E. Smith, Partner | John S. West, Partner |
| William C. Smith, Partner | James J. Wheaton, Partner |
| George B. Snyder, Partner | Michael J. Whitton, Partner |
| George A. Somerville, Partner | Thomas W. Wilcox, Partner |
| Gary J. Spahn, Partner | Robert P. Williams, Partner |
| Philip H. Spector, Partner | Allen S.C. Willingham, Partner |
| Harold E. Starke Jr., Partner | Michelle Willis, Partner |
| Wallace M. Starke, Partner | Martin M. Wilson, Partner |
| Edward H. Starr, Partner | Alan D. Wingfield, Partner |
| Marlon F. Starr, Partner | Harris B. Winsberg, Partner |
| John W. Stephenson Jr., Partner | William N. Withrow Jr., Partner |
| Robert C. Stevens, Partner | Ellen C. Wolchek, Partner |
| Ashley H. Story, Partner | Jason B. Yost, Partner |
| Robert D. Strauss, Partner | Charles A. Zdebski, Partner |
| Lee W. Stremba, Partner | Mary C. Zinsner, Partner |
| Lawrence D. Swift, Partner | |
| Eric A. Szweda, Partner | |

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

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

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 01/29/09
(enter date affidavit is notarized)

102868a

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: 01/29/09 102868a
(enter date affidavit is notarized)

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

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

NONE

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

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

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

WITNESS the following signature:

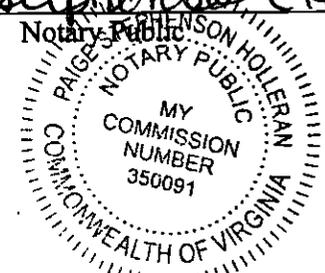
(check one) [] Applicant Applicant's Authorized Agent

Mary C. Zinsner, Attorney
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 29th day of January 2009, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: May 31, 2012

Paige Stephenson Holleran



AMENDED STATEMENT OF JUSTIFICATION

Applicant Norma Vidaurre ("Applicant" or "Ms. Vidaurre") is the owner of record of real property and improvements thereon in Fairfax County, Virginia, located at 6811 Lois Drive, Springfield, Virginia, identified as Tax Map Parcel No. 90-4(6) (the Property). The property is presently occupied by Ms. Vidaurre's daughter, Anahi Vidaurre Pardo, Mr. Pardo (Anahi's husband), and daughters Adrianna (age 6) and Allyssa (age 8 weeks). There are no other tenants or residents at the Property.

Applicant became the record owner of the Property when she purchased it in May 2005 from the prior owner, Christina Mata. The purchase price was \$509,000. The listing for the home indicated that it was a six bedroom home. Unbeknownst to Ms. Vidaurre, either Ms. Mata, or a prior owner, made improvements to the Property without obtaining the requisite approvals from the Fairfax County Board of Zoning. Those improvements include the enclosed carport on the Property, which appeared to have been used by the prior owner as a bedroom and was advertised as such in the listing agreement. At the time of purchase, Applicant was unaware that the requisite approvals from Fairfax County for the construction had not been obtained.

The enclosed carport is the subject of this Special Permit Application. Applicant seeks approval of a special permit for an error in building location from the BZA to allow the enclosed carport to remain in its current location. The Applicant does not know why the prior owners constructed the carport without the requisite approvals from Fairfax County or without complying with side yard setback requirements. Attempts to contact the prior owners have been unsuccessful. Applicant presumes the prior owners were well-intentioned and were simply unaware that they were violating side yard setback requirements or that County approval was necessary.

Judging from the appearance of the enclosed carport, and the age of the construction, it appears that the carport has been enclosed for at least fifteen or twenty years.

Many of the neighboring properties have enclosed carports or garages. Approximately seven homes on Lois Drive have improved their property values by enclosing the carport and/or constructing garages. The use is entirely consistent with the homes in the surrounding neighborhood.

The enclosed carport makes a better appearance than a carport and benefits the appearance of the neighborhood and home values. Many owners of the homes with carports use the carport for storage of miscellaneous garage/shed type items, which is visible from the street.

The enclosed carport at the Property is being used for another entrance way to the house, as a mud room, and for purposes of storage, and is not being used as a bedroom or living quarters.

RECEIVED
Department of Planning & Zoning

FEB 24 2009

Zoning Evaluation Division

Requiring Applicant to demolish the enclosed carport would diminish the Property's value. It would also be costly and make the home less attractive from a neighborhood appearance standpoint. In addition, the structure has been in place for fifteen or twenty years and there is no prejudice or harm to any neighboring properties.

The Applicant and her family are a hardworking and law-abiding family. They have worked diligently and cooperatively with Fairfax County officials to achieve compliance with zoning ordinances. Thank you for your consideration of this application.

HOW THE ERROR IN BUILDING LOCATION OCCURRED

The Applicant does not know why the prior owners constructed the carport without the requisite approvals from Fairfax County or without complying with side yard setback requirements. Attempts to contact the prior owners have been unsuccessful. Applicant presumes the prior owners were well-intentioned and were simply unaware that they were violating side yard setback requirements or that County approval was necessary.

#380477v1

STATEMENT OF JUSTIFICATION

Applicant Norma Vidaurre (“Applicant” or “Ms. Vidaurre”) is the owner of record of real property and improvements thereon in Fairfax County, Virginia, located at 6811 Lois Drive, Springfield, Virginia, identified as Tax Map Parcel No. 90-4(6) (the Property). The property is presently occupied by Ms. Vidaurre’s daughter, Anahi Vidaurre Pardo, Jose Pardo (Anahi’s husband), and daughters Adrianna (age 6) and Allyssa (age 6 weeks). There are no other tenants or residents at the Property.

Applicant became the record owner of the Property when she purchased it in May 2005 from the prior owner, Christina Mata. The purchase price was \$509,000. The listing for the home indicated that it was a six bedroom home. Unbeknownst to Ms. Vidaurre, either Ms. Mata, or a prior owner, made improvements to the Property without obtaining the requisite approvals from the Fairfax County Board of Zoning. Those improvements include the enclosed carport on the Property, which appeared to have been used by the prior owner as a bedroom and was advertised as such in the listing agreement. At the time of purchase, Applicant was unaware that the requisite approvals from Fairfax County for the construction had not been obtained.

The enclosed carport is the subject of this Special Permit Application. Applicant seeks approval of a special permit for an error in building location from the BZA to allow the enclosed carport to remain in its current location. The Applicant does not know why the prior owners constructed the carport without the requisite approvals from Fairfax County. Attempts to contact the prior owners have been unsuccessful. Applicant presumes the prior owners were well-intentioned and were simply unaware that County approval was necessary.

Judging from the appearance of the enclosed carport, and the age of the construction, it appears that the carport has been enclosed for at least fifteen or twenty years.

Many of the neighboring properties have enclosed carports or garages. Approximately seven homes on Lois Drive have improved their property values by enclosing the carport and/or constructing garages. The use is entirely consistent with the homes in the surrounding neighborhood.

The enclosed carport makes a better appearance than a carport and benefits the appearance of the neighborhood and home values. Many owners of the homes with carports use the carport for storage of miscellaneous garage/shed type items, which is visible from the street.

The enclosed carport at the Property is being used for another entrance way to the house, as a mud room, and for purposes of storage, and is not being used as a bedroom or living quarters.

Requiring Applicant to demolish the enclosed carport would diminish the Property's value. It would also be costly and make the home less attractive from a neighborhood appearance standpoint.

The Applicant and her family are a hardworking and law-abiding family. They have worked diligently and cooperatively with Fairfax County officials to achieve compliance with zoning ordinances. Thank you for your consideration of this application.



County of Fairfax, Virginia

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

January 31, 2007

NOTICE OF VIOLATION

SHERIFF'S LETTER

Norma Vidaurre
6811 Lois Drive
Springfield, Virginia 22150



Re: 6811 Lois Drive
Loisdale Estates, Sec. 4, Lot 228
Tax Map Ref: 90-4 ((6)) 228
Zoning District: R-3

Dear Ms. Vidaurre:

Zoning inspections of the above-referenced property on January 23, 2007 and January 29, 2007, revealed the following items are being stored on-site in the side yard of this property. This includes, but is not limited to, the following:

A metal sink, pvc pipes, a tire, a ladder, and miscellaneous items.

This outdoor storage is not located on the rear half of the lot, and/or screened from view from the first story window of any neighboring dwelling as required by Par. 24 of Sect. 10-102, of the Fairfax County Zoning Ordinance which states, in part that:

Storage, outdoor in R districts, provided such storage is located on the rear half of the lot, is screened from view from the first story window of any neighboring dwelling, and the total area for such outdoor storage does not occupy more than 100 square feet.

Therefore, you are in violation of Par. 6 of Sect. 2-302 of the Zoning Ordinance that states:

No accessory structure or use, as defined in Article 20, shall hereafter be built, moved, remodeled, established, altered, or enlarged unless such accessory structure or use complies with provisions of Part 1 of Article 10.

Department of Planning and Zoning
Zoning Administration Division
Zoning Enforcement Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-1300 FAX 703-324-1343
www.fairfaxcounty.gov/dpz/

You are, hereby, directed to clear this violation within thirty (30) days of receipt of this Notice.

Compliance can be accomplished by the following:

- Removing all outdoor storage from this lot, or
- Moving all outdoor storage to the rear half of the lot and screening it from the view of the first story window of any neighboring dwelling, and limiting it to an area not to exceed more than 100 square feet.

A follow-up inspection will be made at the expiration of this time period. Failure to comply, with this Notice, shall result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance.

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those provisions require the submission of an application form, written statement setting forth the decision being appealed, date of decision, the grounds for the appeal, how the appellant is an aggrieved party and any other information you may wish to submit and a \$375.00 filing fee. Once an appeal application is accepted, it is scheduled for public hearing and decision before the BZA.

Should you have any questions regarding this notice or need additional information, please do not hesitate to contact me at (703) 324-1414 or (703) 324-1300.

Sincerely,



Michael A. Adams
Property Maintenance and Zoning Enforcement Inspector

MAA/seg

CEST Return Copy



County of Fairfax, Virginia

ST#1

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

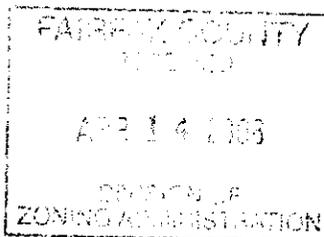
NOTICE OF VIOLATION

February 4, 2008

SHERIFF'S LETTER

Anahi Vidaurre
4106 Mason Ridge Drive
Annandale, Virginia 22003

Re: 6811 Lois Drive
Legal Desc.: Loisdale Estates Lot 228, Sec. 4
Tax Map Ref: 90-4 ((6)) 228
Zoning Dist.: R-3
Lot Area: 11,154 Sq. Ft.
Case Number: 200710341



RECEIVED - 5 AM 9:06
DEPT. OF THE SHERIFF
FAIRFAX COUNTY, VA

Dear Ms. Vidaurre:

An investigation of the use and condition of the above-referenced property was conducted on December 12, 2007 and January 23, 2008 and revealed that there are numerous violations of the Fairfax County Zoning Ordinance existing at 6811 Lois Drive.

This property is located in the R-3 (zoning) District. The Zoning District regulations allowed, per Part 3 of Article 3 of the Fairfax County Zoning Ordinance, the Loisdale Estates Sec. 4, Subdivision to be developed with 3 separate single family dwelling units per acre.

Since the 1958 development of the Loisdale Estates Sect. 4, Subdivision, there has been no approval granted by the Fairfax County Board of Supervisors (BOS) to rezone this Subdivision and increase the density and number of the single family dwelling units that may exist per acre in this subdivision or on this lot.

Nor has the Fairfax County Board of Zoning Appeals (BZA) granted approval of a Special Permit application, per Part 9 of Article 8, that authorized an accessory dwelling unit to be established at 6811 Lois Drive.

This property was improved in 1958, with a single family detached ranch styled dwelling unit. Based on a review of the construction and occupancy records of the Loisdale Estates Subdivision that are maintained by both the Department of Planning and Zoning (DPZ) and the Department of Public Works and Environmental Services (DPWES), each single family

detached dwelling unit constructed in the subdivision was designed, constructed and intended to be occupied by a single family and contain one dwelling unit.

The single family dwelling unit located at 6811 Lois Drive was originally constructed with a total of 1,134 square feet of above grade living space consisting of; 3 bedrooms, 3 full baths, a kitchen, living and dining room located on the 1st floor level and a full basement.

1st floor

The design, approval, construction and use of this 1st floor of the single family dwelling unit, located 6811 Lois Drive established a complete, separate independent living facility which includes permanent provisions for living, sleeping, eating, cooking and sanitation.

Basement level

On December 12, 2007 and January 23, 2008 during the investigation of the use and occupancy of this property, it was verified that the basement level of this single family dwelling unit at 6811 Lois Drive has been modified and also contains a complete, separate independent living facility which includes permanent provisions for living, sleeping, eating, cooking and sanitation. As a result a 2nd dwelling unit or apartment has been established at this property.

Occupancy

During the investigation of the use and occupancy of this property, it was determined that the single family dwelling unit at this property was occupied by no less than a total of 7 individuals that includes a family of 4 residing in the upper level of the single family dwelling unit and 3 individuals living in the basement apartment. These tenants are not related to the property owner. The tenants residing therein also verified that rent is paid for their accommodations in the single family dwelling existing at 6811 Lois Drive.

A dwelling unit and rooming house are each defined in Part 3 of Article 20 of the Fairfax County Zoning Ordinance. The pertinent parts are detailed below respectively as:

One (1) or more rooms in a residential building or residential portion of a building which are arranged, designed, used, or intended for use as a complete, independent living facility which includes permanent provisions for living, sleeping, eating, cooking and sanitation. Occupancy shall be in accordance with the provisions of Sect. 2-502.

And

Any building or portion thereof containing sleeping accommodations for five (5) to twelve (12) persons wherein normally a charge is paid for such accommodations.

The term 'rooming house' shall be deemed to include the term 'boarding house', but not motel or other accommodations used for transient occupancy.

A rooming house is a use not permitted by right or special exception in the R-3 District. A rooming house is a use permitted in the R-3 District with the approval by the Board of Zoning Appeals (BZA) of a Group 7 Special Permit subject to the following standards:

Sect. 8-703 Standards for all Group 7 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 7 special permit uses shall satisfy the following standards:

1. No permit issued for a Group 7 use shall exceed five (5) years. Such permit may be extended in conformance with the provisions of Sect. 012 above for not to exceed three (3) successive periods of one (1) year each. At the expiration of eight (8) years from the date the original permit was issued, the permit may be renewed in accordance with the provisions set forth in Sect. 014 above.
2. Group 7 uses shall be permitted only in those locations where the desirability and acceptability for continued residential use is judged to be less than in surrounding residential areas.
3. All uses shall be permitted only in residential structures, including normal residential accessory structures, **existing prior to January 1, 1949**. Alterations undertaken on structures shall be limited to those which will not alter the exterior appearance of the structure from that of a dwelling or normal residential accessory structure.
4. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
5. All uses shall comply with the performance standards specified for the zoning district in which located.
6. No off-street parking or loading space shall be located in any required side or rear yard that abuts an R district. No more than three (3)

parking spaces shall be located in any required front yard unless specifically permitted by the BZA on a finding that such parking provisions will not adversely affect the character of the surrounding residential area.

7. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

Sect. 8-706 Additional Standards for Rooming Houses

1. Rooming houses shall be located on lots which have direct access to a major thoroughfare or a service drive parallel to same, or shall be located on lots within a Community Business Center (CBC) as delineated on the adopted comprehensive plan.

Because this single family dwelling unit at 6811 Lois Drive did not exist prior to January 1, 1949, and or could not meet all other Special Permit standards, set forth in Par. 3 of Sect. 8-703 and Sect. 8-706 of the Zoning Ordinance no Special Permit application can be accepted for a rooming house use of this property.

Consequently, the establishment, operation and maintenance of a rooming house, as defined, at 6811 Lois Drive are violations of **Paragraphs 4 and 5 of Sect. 2-302** of the Zoning ordinance which also specify and require respectively that:

No structure shall hereafter be built or moved, and no structure or land shall hereafter be used or occupied, except for a use that is permitted in the zoning district in which the structure or land is located.

and

No use shall be allowed in any district which is not permitted by the regulations for the district.

Additionally, other pertinent Zoning Ordinance provisions regarding the; number of dwellings that may exist at this property, limitation of the occupancy of a dwelling unit and when a Building Permit is required specify respectively that:

Sect. 2-501 of the Fairfax County Zoning Ordinance requires in part that:
There shall be not more than one (1) dwelling unit on any one (1) lot, nor shall a dwelling unit be located on the same lot with any other principal building.

Paragraphs 1 and 3 of Sect. 2-502 of the Fairfax County Zoning Ordinance specify respectively:

A dwelling unit, except an accessory dwelling unit which shall be subject to the provisions of Part 9 of Article 8, may be occupied by not more than one (1) of the following:

One (1) family, which may consist of one (1) person or two (2) or more persons related by blood or marriage with any number of natural children, foster children, step children or adopted children and with not to exceed two (2) roomers or boarders as permitted by Article 10.

or

A group of not more than four (4) persons not necessarily related by blood or marriage functioning as a single housekeeping unit.

And

The erection of all buildings and all structures, as well as additions, deletions and modifications thereto, shall be subject to the provisions of Chapter 61 of The Code, Buildings. No building or structure which is required to have a Building Permit pursuant to Chapter 61 of The Code shall be erected until a Building Permit application has been approved by the Zoning Administrator.

Sect. 2-502 lists all of the limitations of the occupancy of a dwelling unit. The most pertinent provisions related to the current occupancy are detailed above. Should you wish more information on this provision and or the Zoning Ordinance in general, please check out the following web site: <http://www.fairfaxcounty.gov/dpz/zoningordinance/>.

The establishment, operation and maintenance of a second dwelling unit at 6811 Lois Drive and the current occupancy of this structure are violations of the aforementioned provisions of the Fairfax County Zoning Ordinance.

Bulk Regulations

In this jurisdiction, Zoning Ordinance provisions regarding Bulk Regulations exist. The phrase Bulk Regulations is defined in Part 3 of Article 20 of the Fairfax County Zoning Ordinance as:

Regulations controlling the size of structures and the relationship of structures and uses to each other and to open

areas and lot lines. Bulk regulations include provisions controlling (a) maximum building height, (b) maximum floor area ratio, (c) minimum yard requirement and (d) minimum angle of bulk plane. (underlining added)

The Ordinance specifies that no structure or part thereof should be built that does not satisfy the minimum bulk regulations. Par. 1 of Sect. 2-307 requires that:

Except as may be qualified by the provisions of this Ordinance, no structure or part thereof shall hereafter be built or moved on a lot which does not meet all of the minimum bulk regulations presented for the zoning district in which the structure is located, and no structure shall hereafter be used, occupied or arranged for use on a lot which does not meet all of the minimum bulk regulations presented for the zoning district in which such structure is located.

There are 3 separate minimum yard requirements or setbacks for a single family dwelling unit located in the R-3 District. These R-3 District minimum yard requirements specify the minimum distance that must separate a structure from the front, side and rear property lines. This includes;

Yard	Minimum Yard Requirements (Setback)	Provision
Front	30 feet	Par. 2A(1)(a) of Sect. 3-307
Side	12 feet	Par. 2A(1)(b) of Sect. 3-307
Rear	25 feet	Par. 2A(1)(c) of Sect. 3-307

Exterior Building Modifications

Carport/Garage Enclosure

A carport as define in Part 3 Article 20 is used primarily used for storage of vehicles and is required to be open on three sides. A carport is defined as:

CARPOR: Any space outside a building and contiguous thereto, wholly or partly covered by a roof, used for the shelter of parked motor vehicles. A carport shall have no enclosure that is more than eighteen (18) inches in height, other than the minimum required supports for its roof, and the side(s) of the building to which the carport is contiguous.

Per Par. 1E of Sect. 2-412 a carport also may extend five (5) feet into any minimum required side yard, but not closer than five (5) feet to any side lot line.

During this investigation, it was revealed that on August 22, 1979, a Building Permit application was approved to construct a carport on the (north) side of the single family dwelling unit.

A garage whether attached or detached must be positioned on the lot and comply with all minimum yard requirements. The conversion of a carport into a garage requires approval of a building permit by the Zoning Administrator in accordance with Sect. 18-601. The garage existing at this property must also satisfy Par. 2A(1) b) of Sect. 3-307 and be located a minimum distance of 12 feet from the side property line.

County records of this property indicate that the former carport, now a garage extends to within eight (8) feet of the side property line. As a result, the enclosed carport/garage encroaches seven (7) feet into the minimum required side yard.

All structures that are constructed in Fairfax County must satisfy the bulk regulations and minimum yard requirements that are specified in the Zoning Ordinance. Therefore, the single family dwelling unit at 6811 Lois Drive is located too close to the (northern) side lot line and therefore is in violation of the aforementioned Par. 2.A. (1)(b) of Sect. 3-307, Par. 1 of Sect. 2-307 and Sect. 18-601 of the Ordinance.

South Side Addition

The investigation also verified that an addition was constructed and attached to the (south) side exterior perimeter wall of the single family dwelling unit at this property. The measurements of this structure were approximately;

- 10 feet 4 inches in length
- 9 feet 10 inches in width
- Positioned 70 inches from the side lot line

In addition, a review plat of this property revealed that a ten (10) foot wide Storm Sewer Easement exits at the south side property line and extends 10 feet into the lot. The aforementioned addition encroaches into this easement.

Research of the construction and records maintained by the Fairfax County Departments of Planning and Zoning (DPZ) and Public Works and Environmental Services (DPWES) confirmed that no authorization by the Zoning Administrator or the Building Official was obtained prior to the construction of this addition.

West Side Addition

During this investigation, it was revealed that a second addition (west) was constructed and attached to the rear façade of the single family dwelling unit. Research of this construction project and records maintained by the Fairfax County Departments of Planning and Zoning (DPZ) and Public Works and Environmental Services (DPWES) confirmed that no authorization by the Zoning Administrator or the Building Official was obtained prior to the construction of this addition.

Interior Building Modifications

Basement

The investigation of the use and occupancy of this dwelling unit verified that what once had been a large paneled recreation room, located in the basement level of this single family dwelling, has been modified with interior walls to form an apartment, full bathroom and 4 separate bedrooms.

Research of the construction and records maintained by the Fairfax County Departments of Planning and Zoning (DPZ) and Public Works and Environmental Services (DPWES) confirmed that except for an approved Building Permit application to enlarge and replace basement level windows, no other authorization was obtained to allow the modification of the basement space.

Interior garage space

The investigation of the use and occupancy of this dwelling unit also verified that the interior of the garage has been modified and converted into habitable space.

Research of the construction and records maintained by the Fairfax County Departments of Planning and Zoning (DPZ) and Public Works and Environmental Services (DPWES) confirmed that no Building Permit application has been approved to modify the interior of the garage into habitable space.

Accessory Use of Outdoor Storage

Also to the aforementioned to the additions, outdoor storage of materials was observed in the rear yard of this property. This outdoor storage includes but is not limited to; various used construction materials and supplies, equipment, etc. Outdoor storage is allowed as an accessory use in the R-3 District provided the storage satisfies the requirements of Par. 24 of Sect. 10-102. This provision specifies in part that:

Storage, outdoor, in R districts, provided such storage is located on the rear half of the lot, is screened from the view from the first story window of any neighboring dwelling, and the total area for such outdoor storage does not occupy more than 100 square feet.

The outdoor storage observed on this lot exceeds an area of 100 square feet, is not totally located in the rear half of the lot and is not screened from the first story windows of neighboring dwellings. The amount of outdoor storage on this property, its location on-site and the absence of approved screening does **not satisfy Par. 24 of Sect. 10-102 or Par. 6 of Sect.2-302 each detailed above.**

As the owner of this property, you are in violation of all of the aforementioned Fairfax County Zoning Ordinance provisions.

You are directed to remedy all of the aforementioned violations with in fourteen (14) days receipt of this Notice. Compliance can be achieved by:

- For the violation of **establishing, operating and maintaining a rooming house** at 6811 Lois Drive in violation of both Paragraphs 4 and 5 of Sect. 2-302 of the Zoning Ordinance, compliance may be achieved as follows:
 - Ceasing, on a permanent basis, in the establishment, operation and maintenance of a rooming house at this property.
- For the violation of **establishing and maintaining a separate complete and independent dwelling unit existing in the basement** at 6811 Lois Drive in violation of Sect. 2-501 of the Zoning Ordinance, compliance may be achieved as follows:
 - Submitting and obtaining approval of a demolition (building) permit from the Department of Public Works and Environmental Services to demolish the kitchen, and
 - Removing, on a permanent basis, the second kitchen in its entirety from the basement level of this home. This includes the removal of; upper and base cabinets, kitchen sink, all cooking, refrigeration and any other kitchen oriented appliance from the basement kitchen. Also cap or terminate in the wall cavities or in the floor, as appropriate, all utilities

including; gas, electric, water supply and sewer lines that service this basement kitchen; and

- Ceasing, on a permanent basis, in the maintenance of a separate and complete independent dwelling unit in the basement level of this single family dwelling at 6811 Lois Drive.
- For the **occupancy of the single family dwelling unit located on this property** in violation of Paragraphs 1 and 3 of Sect 2-502 of the Fairfax County Zoning Ordinance, compliance can be obtained by:
 - Reducing the number of tenants residing at this property, and
 - Occupying, on a permanent basis, the single family dwelling unit at this property in accordance with the limitations detailed in Sect. 2-502.
- For the **conversion of a carport into an attached garage with habitable space that extends into the minimum required side yard** in violation Par. 2.A. (1)(b) of Sect. 3-307, Par. 1 of Sect. 2-307 and Sect. 18-601 of the Fairfax County Zoning Ordinance, compliance can be obtained by
 - Ceasing in the occupancy of the habitable space which is contained in the enclosed garage until there is; approval by the Board of Zoning Appeals (BZA) of a Special Permit for this structure, approval by the Zoning Administrator of a valid Building Permit and until the building addition passes all construction and safety inspections, and
 - Submitting and diligently pursuing approval by the BZA of a Group 9 Uses Requiring Special Regulation Special Permit within thirty (30) days from receipt of this Notice. Instructions and an application for a Special Permit may be obtained by contacting the Zoning Evaluation Division 703-324-1290 between the hours of 8:00 a.m. through 4:30 pm, Monday through Friday, and
 - If a Special Permit is approved, complying with all conditions of approval, and

- Obtaining approval by the Zoning Administrator of a Building Permit for this converted carport/garage, or
 - Obtaining a valid Demolition (Building) Permit, and any other approval needed to return the garage into a carport as defined, and
 - Removing all debris and other materials associated with this demolition from this property and depositing these materials in a lawful disposal site.
- **For the addition located on the south perimeter wall that was constructed without the benefit of a valid Building Permit, encroaches into the minimum required side yard and is positioned on top of a storm sewer easement in violation of Par. 2.A. (1)(b) of Sect. 3-307, Par. 1 of Sect. 2-307 and Sect. 18-601 of the Fairfax County Zoning Ordinance, compliance can be obtained by**
 - Removing walls, roof and slab of this structure so that the remaining addition is no closer than 12 feet (minimum required side yard) from the side lot line, and not positioned on top of a storm sewer easement, or
 - Demolishing this addition, and
 - Removing all debris and other materials associated with this demolition from this property and depositing these materials in a lawful disposal site.
- **For the modification of the basement space, the (west) addition, to the single family dwelling unit without the Zoning Administrator's approval of a Building permit application in violation of Sect. 18-601 of the Fairfax County Zoning Ordinance, compliance can be obtained by**
 - Demolishing these modifications and returning this single family dwelling to what was previously approved i.e. a home with a total of 3 first floor bedrooms and two baths, or
 - Submitting and obtaining retroactive approval by the Zoning Administrator of a Building Permit

application for these building modifications.
No approval will be granted for the establishing
a second dwelling in the basement level of this
home and or for a 2nd kitchen therein, or

- For the **outdoor storage** that is located in the rear yard, exceeds 100 square feet in area and is not screened from the view from the first story windows of neighboring dwellings in violation of Par. 24 of Sect. 10-102 and Par. 6 of Sect. 2-302 of the Fairfax County Zoning Ordinance, compliance can be obtained by
 - Reducing the amount of outdoor storage to 100 square feet or less, and
 - Positioning the outdoor storage in the rear half of the lot, and
 - Screening the remaining outdoor storage from the view of the first story windows of neighboring dwellings.

Building, Trade and Zoning Permits. This Notice of Violation (NOV) or Corrective Work Order (CWO) may require a building, trade, or zoning permit to correct code violations. When applying for a permit, a copy of this NOV or CWO must accompany the building, trade, or zoning permit application for the application to be considered. For information about building, trade, and small appliance permits call the DPWES Permit Application Center at 702-222-0801. For information all other zoning related permits call the Zoning Permits Review Branch at 703-222-1082.

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those provisions require the submission of an application form, written statement setting forth the decision being appealed, date of decision, the grounds for the appeal, how the appellant is an aggrieved party, and any other information you may wish to submit and a \$375.00 filing fee. Once an appeal application is accepted, it is scheduled for public hearing and decision before the BZA.

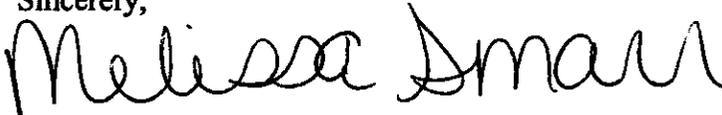
Anahi Vidaurre
February 4, 2008
Page 13

Failure to respond to and comply with this Notice and or to authorize both interior and exterior inspections to verify compliance will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance.

Contact me directly at 703-303-4723 to schedule an inspection or to discuss these issues. If I am unavailable, you are welcome to leave a message as this phone is equipped with Voice Mail. Please remember to provide a contact telephone phone number.

Because of the nature and the complexity of these separate violations, the most effective way to coordinate a meeting or to discuss these issues, if needed, (rather than visiting the County offices) is to contact me using the telephone number listed above.

Sincerely,

A handwritten signature in black ink that reads "Melissa Smarr". The signature is written in a cursive, flowing style.

Melissa Smarr
Property Maintenance and Zoning Enforcement Inspector

MS/ms



County of Fairfax, Virginia

MEMORANDUM

DATE: July 24, 2009

TO: Diane Johnson-Quinn, Branch Chief
Zoning Permit Review Branch

FROM: Michael R. Congleton, Branch Chief
Zoning Enforcement Branch

SUBJECT: 15-2.2307 Review

RE: 1) An enclosed carport located near the side (northern) lot line,
2) a screened porch located at the rear of the home

Address: 6811 Lois Drive
Tax Map Ref: 90-4 ((6)) 228
Legal Desc: Loisdale Estates Subd. SEC 4 LT 228
Zoning Dist: R-3

DECISION: The enclosed carport at 6811 Lois Dr. is not vested. Special Permit authorization is required for this carport to remain enclosed where located on-site.

The screened porch located at the rear of the home is vested. However, this improvement has also been modified from a screened porch to an addition (habitable space). This separate improvement does not encroach into any minimum required yard areas. Approval of a Building Permit will be required for the modification of a screened porch to an addition.

CONCLUSION: An investigation of the enclosure of a carport at 6811 Lois Drive, and an analysis of related County records confirmed that:

- In 1958 a single family dwelling (42' x 26' 6") was authorized for construction (the original application is lost, only the plat remains), and on
- August 22, 1997, a separate Building Permit 7708B1349 was approved for an attached carport to be located 8' from the side lot line, and on

Department of Planning and Zoning
Zoning Administration Division
Zoning Enforcement Branch
12055 Government Center Parkway, Suite 829
Fairfax, Virginia 22035-5508
Phone 703-324-1300 FAX 703-324-1343



- April 1, 2003, a separate Building Permit 03091B0480 was approved for the construction of a deck and stairs, and on
- May 13, 2003, Building Permits 03125B0420 and 301255723 were approved respectively for the installation of several windows and interior alterations, and on
- March 6, 2008, a Building Permit 80510248 was issued for interior Alterations, to demolish and remove a 2nd kitchen from a basement apartment at this location.

While a 1997 Building Permit authorized the construction of a attached carport at 6811 Lois Drive, no record of a Building Permit application authorized by the Zoning Administrator, as required by Sect. 18-601 of the Ordinance, to modify the carport into a garage or to convert the garage to habitable space is on file with either the Department of Planning and Zoning (DPZ) or the Department of Public Works And Environmental Services (DPWES formerly the Department of Environmental Management, DEM). Such approval would have required as a first step, approval by the Board of Zoning Appeals (BZA) of a Special Permit as the enclosed structure would have encroached into the minimum required side yard.

Records provided by the Department of Taxation (DTA) specify in the years 1988 to 2009 that a 336 square foot carport (CP) was existing and has been taxed on-site. In addition, other improvements to this home as reported by DTA staff include a:

- OP an open porch, located in the front of the home,
- SP a screened porch located in the rear of the home, and
- WD a wood deck located at the rear of the home

Based on a review of tax administration records, the attached carport at 6811 Lois Drive has been taxed as a 336 square foot carport, not an enclosed structure.

DTA also established, on what was believed to be MLS (multiple Listing Service) information, that the carport was converted to a garage sometime on or about 2001.

Based on the above information, the enclosed carport was modified into a garage and then to habitable space without the Zoning Administrator's authorization of a valid Building Permit, or for that matter the BZA's approval of a Special Permit application or has it been taxed as an enclosed space for a period in excess of 15 years. As a result, after reviewing the criteria detailed in § 15.2-2307, it is concluded that this structure is **not vested**.

Diane Johnson-Quinn
July 24, 2009
Page 3

As is, the enclosed carport encroaches into the minimum required side yard. The enclosure of this structure, absent approval of a Special Permit, does not satisfy Sect. 18-601, Par. 2A(1)(b) of Sect. 3-307, Par. 1 of Sect. 2-307, and Par.1E of Sect. 2-412 of the Fairfax County Zoning Ordinance.

Additionally, an Agreed Final Order has been entered by the Circuit Court of Fairfax County pertaining to this property requiring the owner to: 1) either obtain BZA approval of a Special Permit of the enclosure and encroachment in the minimum required side yard, or 2) convert this enclosed carport, with valid permits, to an open carport (as defined).

Screened Porch

There are no Building Permit records maintained by either DPZ or DPWES authorizing the construction of a 234 square foot screened porch located at the rear of the single family dwelling at this property.

Records provided by DTA specified in the years 1994 to 2009 that a 234 square foot screened porch (SP) exists on this property and has been taxed for throughout this timeframe.

Based on the criteria specified in § 15-2.2307, that the improvements be approved by a Building Permit or taxed for a 15 year period, **the screened porch is vested.**

The screened porch has been modified to an addition without authorization by the Zoning Administrator, per Sect. 18-601 of the Zoning Ordinance. Building Permit approval is required for this modification.

IN SUMMARY

The **enclosed carport** will need approval by the Board of Zoning Appeals (BZA) of a Special Permit for an error in building location to allow the enclosure to remain, and satisfy any development conditions. Otherwise, the carport will need to satisfy the terms of an Agreed Final Order associated with this property.

A Building Permit is required for the modifications of the enclosure screened porch to an addition.

JAB/seg

cc: Janet E. Coldsmith, Director, Real Estate Division, DTA
Eileen M. McLean, Zoning Administrator, DPZ
Michael R. Congleton, Senior Deputy Zoning Administrator, DPZ w/o Attachments
Leo Conrad, Zoning Enforcement/Property Maintenance Inspector
Shannon Caffee, Planner II, DPZ

Diane Johnson-Quinn

July 24, 2009

Page 4

Attachments: Vested Rights request memo
1958 Plat indicating the dimensions of the single family dwelling
1997 Building Permit and related plat for an attached carport
2008 Agreed Final Order
2007, 2008 & 2009 ground level photographs of the enclosed carport and
Addition
2009 Google aerial photographs of the subject property
Email message
Current property ownership records
Copies of DTA real estate tax records of this property for

- 1994, 1995, 1996, 1997, 1998
- 1999, 2000, 2001, 2002, 2003, 2004
- 2005, 2006, 2007, 2008, 2009

Summary of DTA abbreviations
Fairfax County Zoning Ordinance provisions
Par. 1 of Sect. 2-307
Sect. 18-601
Par. 2A(1)(b) of Sect. 3-307
Par.1E of Sect. 2-412



County of Fairfax, Virginia

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

Vested Rights Determination under §15.2-2307 of the Code of Virginia

Property Tax Map Number:	90-4 ((6)) 228
Property Address:	6811 Lois Drive,
Requestor's Name:	Shannon Caffee
Requestors Address: (if different than above)	10555 Gov't Ctr Pkwy, Fairfax VA 22035
Requestor's Phone Number:	703 324 1212
Current Zoning:	R-3
Magisterial District:	Lee
Subdivision Name/Section/Block/Lot No.:	Loisdale Estates, SEC 4 LT 228

Written Description of Structure that may be vested under §15.2-2307 of the Code of Virginia (See Attached Instruction Sheet)

The carport at 6811 Lois Dr., it is believed, has been enclosed into a garage and then into habitable space. The structure is located 7.6 feet from the side (northern) lot line. The property owner has submitted a Special Permit application for an error in building location. See Attached Photograph.

Background Summary (check all that are applicable):

- A Building Permit has been issued.
- No evidence of a Building Permit having been issued **FOR EITHER THE ENCLOSED CARPORT OR SCREENED PORCH.**
- A Non-Residential Use Permit/Residential Use Permit has been issued or, when a Non-RUP/RUP is not required, evidence that the structure(s) has passed final inspection.
- Department of Tax Administration records indicate that the structure(s) has been taxed for at least 15 years **(SCREENED PORCH, CARPORT)**
- Department of Tax Administration records do not indicate that the structure(s) has been taxed for at least 15 years **(ENCLOSED CARPORT).**

Staff Determination:

- §15.2-2307 of the Code of Virginia is applicable and the structure ~~may~~ **SCREENED PORCH** may remain; however, the structure ~~must~~ must be brought into compliance with the Virginia Uniform Statewide Building Code. The structure may not be replaced or enlarged unless the replacement or expansion complies with all regulations of the district in which located.

Department of Planning and Zoning
 Zoning Administration Division
 Ordinance Administration Branch
 12055 Government Center Parkway, Suite 807
 Fairfax, Virginia 22035-5505
 Phone 703-324-1314 FAX 703-803-6372
 www.fairfaxcounty.gov/dpz/

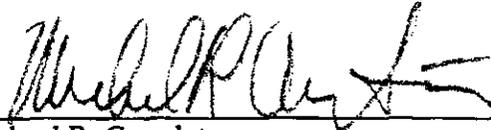


§15.2-2307 of the Code of Virginia is applicable for the structure and the structure(s) may remain; however, §15.2-23071 is not applicable for the use of the structure. A separate letter explaining the status and use of the structure(s) will be issued.

FOR ENCLOSED COMMENT.

§15.2-2307 of the Code of Virginia is not applicable. A separate letter explaining the status of the structure(s) will be issued.

Reviewer's Signature:



Date: July 22, 2009

Michael R. Congleton
Branch Chief- Zoning Enforcement
Zoning Administration Division
Department of Planning and Zoning

cc: Janet E. Coldsmith, Director, Real Estate Division, DTA
Eileen M. McLane, Zoning Administrator
Diane Johnson-Quinn, Deputy Zoning Administrator, for Zoning Permit Review Branch

HASSAN

226

N 36° 31' 00" W
80.05'

LOT 228
15,154.7

229

FINAL APPROVAL
ZONING ADMINISTRATOR
DATE

227

67° 51' 00" E
102.00'

67° 51' 00" E
102.00'

80.00'

S 04° 24' 30" E
102.00'

LOIS DRIVE
(50' Wide)

CONWAY
COUNTY

HOUSE LOCATION SURVEY
LOT 228, SECTION FOUR
LOISDALE ESTATES
LEE MAGISTERIAL DISTRICT

SCALE: 1"=50' DATE: 3/17/59

WILLIAM M. KELLY
Certified Land Surveyor

PATTON & KELLY
FAIRFAX, VIRGINIA

Certified Correct

William M. Kelly

MAP REFERENCE			
Block	Subd. Dist.	Blk. or Sec.	Parcel or Lot
8	06		228

COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
Application for Building Permit

APPLICATION NO. 1109751-47
DATE _____ 19____ PERMIT NO. _____

BUILD ALTER OR REPAIR ADD TO DEMOLISH MOVE

Lot 10811 LOIS DR
Blk. 8 Subd. 06 Section 4
Address 10811 LOIS DR
City SPRINGFIELD VA Telephone Number 971-5685
Name OWNER

DESCRIPTION
For Add Calc Port
No. of Bldgs. _____ Est. Const. Cost \$ 2,000
No. of Units _____ No. of Stories _____
No. of Kitchens _____ Penthouse _____
No. of Baths _____ # of Bldg _____
No. of Rooms _____ Bldg Area _____ sq ft
Basement Slab Crawl Soil Solid
Foundation Full
Figs: Concrete Pile Caisson
Ext. Walls: Wood Metal Brick
Int. Walls: Plaster Drywall Panel
Roof: Flat Pitch Shed
Roofing: Built-up Shingle Roll
Heat: Oil Gas Electric
Equipment: Boiler Furnace Heat Pump Air Cond
Sewage: Public Community Septic Tank None
Water: Public Individual Well None
NOTICE: The request for and use of personal information contained on this form is subject to the provisions of the Privacy Protection Act of 1974.
Remarks:

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.

John Jex
Signature of Owner or Authorized Agent

APPLICANT: DO NOT WRITE BELOW THIS LINE

Use Group of Building R-3 Area of Bldg. _____ per Sq. Ft. \$ _____
Type of Construction 7-B \$ _____
Fire District _____ \$ _____
Date Checked 8/22/79 By Larry Cause TOTAL FEE \$ 16.50

OFFICE	DATE	APPROVED BY	OFFICE	DATE	APPROVED BY
Land Office	8-22-79	<i>M.K.</i>	Fire Marshal		
Zoning Administrator	8-22-79	<i>J.B.</i>	Design Review	8-22-79	<i>J.P.</i>
Public Works			Housing & License		
Health Dept.			Assessments		

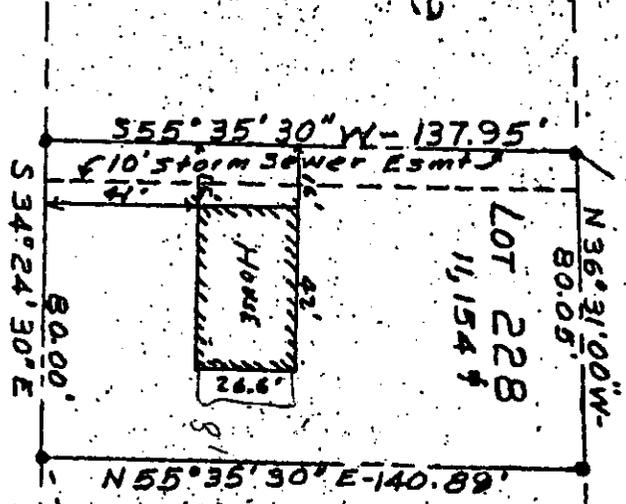
I hereby certify to the following statement:
1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.
2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.

Date _____ 19____
Property Owner *John Jex* Authorized Agent *John Jex*

Magisterial District Spokane Deed Book Reference 7141-234
Subdivision Spokane Lot No. 228 Section 4 Zone R-3
Street Address _____
Use of Bldg. Calc Port No. Families _____
BZA _____
Zoning Administrator *J.B.*

HASSAN 226

229



Approved for proposed location of building as shown. Final approval subject to wall check.

AUG 21 1979

Zoning Administrator

2015 DRIVE (50' Wide)

CONWAY COURT

Final APPROVAL
 ZONING ADMINISTRATOR
 DATE FEB 16 1988

APPROVED
 BY [Signature]
 DATE 8-22-79

HOUSE LOCATION SURVEY
 LOT 228, SECTION FOUR
 LOIS DALE ESTATES
 IEE MAGISTERIAL DISTRICT

the Zoning Ordinance violations referenced herein relating to improvements to the dwelling on the subject property without the requisite approval of building permits from the Zoning Administrator were in existence at the time of Defendant Norma Viduarre's purchase of the subject property; and

IT FURTHER APPEARING TO THE COURT that the Zoning Administrator and the Defendants have agreed to settle this case under the terms and conditions set forth below, as evidenced by the endorsements hereon of counsel for the Zoning Administrator and counsel for the Defendants; and

IT FURTHER APPEARING TO THE COURT that the parties hereto agree that the terms of this Agreed Final Order are reasonable and shall not be modified except by the written agreement of the Zoning Administrator and the Defendants with the approval of this Court; and

IT FURTHER APPEARING TO THE COURT that the Zoning Administrator has determined that the Defendants have brought the subject property into compliance except for the Zoning Ordinance violations related to the conversion of the carport on the subject property into an attached garage and the maintenance of outdoor storage on the subject property; and

IT FURTHER APPEARING TO THE COURT that this Agreed Final Order should be entered; now, therefore, it is hereby

ADJUDGED AND ORDERED as follows:

1. Maintaining and/or allowing the maintenance of more than one dwelling unit on the subject property violates Zoning Ordinance § 2-501; and

2. Occupying and/or allowing the occupation of the dwelling on the subject property by one family and more than two unrelated individuals violates Zoning Ordinance § 2-502; and

3. Constructing and/or allowing the construction of modifications to the single-family dwelling on the subject property without a Building Permit approved by the Zoning Administrator, including converting the carport attached to the dwelling on the subject property to a garage that is located within the minimum required side yard, violates Zoning Ordinance §§ 2-307(1), 3-307(2)(A)(1)(b), and 18-601; and

4. Maintaining and/or allowing the maintenance of outdoor storage on the subject property that is not located on the rear half of the subject property, is not screened from the view from the first story window of any neighboring dwelling, and/or exceeds 100 square feet in area violates Zoning Ordinance §§ 2-302(6) and 10-102(24); and

5. The Defendants are required, on or before December 4, 2008, to either (a) permanently convert the garage attached to the single-family dwelling on the subject property to a carport after first obtaining any necessary Demolition and/or Building Permit(s) from the Zoning Administrator for such conversion, or (b) submit and diligently pursue an approved special permit for an error in building location from the BZA to allow the enclosed carport/attached garage to remain in its current location; and

6. The Defendants are required, within 14 days after the entry of this Agreed Final Order, to permanently remove all outdoor storage from the subject property to a lawful site or relocate the outdoor storage to the rear half of the subject property, screen it from view from the first story window of any neighboring dwelling, and limit the outdoor storage to a total area not exceeding 100 square feet; and

7. The Defendants, their agents, employees, and/or tenants are permanently enjoined at any time in the future from maintaining and/or allowing the maintenance of more than one dwelling unit on the subject property in violation of Zoning Ordinance § 2-501; and

8. The maintenance and/or allowing the maintenance of more than one dwelling unit on the subject property in violation of Zoning Ordinance § 2-501 is permanently enjoined at any time in the future; and

9. The Defendants, their agents, employees, and/or tenants are permanently enjoined from occupying and/or allowing the occupation of the single-family dwelling on the subject property at any time in the future in violation of Zoning Ordinance § 2-502; and

10. The occupation and/or allowing the occupation of the single-family dwelling on the subject property in violation of Zoning Ordinance § 2-502 is permanently enjoined at any time in the future; and

11. The Defendants, their agents, employees, and/or tenants are permanently enjoined at any time in the future from constructing and/or allowing the construction of modifications to the single-family dwelling on the subject property without a Building Permit approved by the Zoning Administrator, including converting the carport attached to the single-family dwelling on the subject property to an enclosed room or a garage that is located within the minimum required side yard, in violation of Zoning Ordinance §§ 2-307(1), 3-307(2)(A)(1)(b), and 18-601; and

12. The construction and/or allowing the construction of modifications to the single-family dwelling on the subject property without a Building Permit approved by the Zoning Administrator, including converting the carport attached to the single-family

dwelling on the subject property to an enclosed room or a garage that is located within the minimum required side yard, in violation of Zoning Ordinance §§ 2-307(1), 3-307(2)(A)(1)(b), and 18-601 is permanently enjoined at any time in the future; and

13. The Defendants, their agents, employees, and/or tenants are permanently enjoined at any time in the future from maintaining and/or allowing the maintenance of outdoor storage on the subject property that is not located on the rear half of the subject property, is not screened from the view from the first story window of any neighboring dwelling, and/or exceeds 100 square feet in area in violation of Zoning Ordinance §§ 2-302(6) and 10-102(24); and

14. The maintenance and/or allowing the maintenance of outdoor storage on the subject property that is not located on the rear half of the subject property, is not screened from view from the first story window of any neighboring dwelling, and/or exceeds 100 square feet in area in violation of Zoning Ordinance §§ 2-302(6) and 10-102(24) is permanently enjoined at any time in the future; and

15. The Zoning Administrator and/or her agents shall be permitted to enter upon, inspect, and photograph the subject property and the interior of the dwelling on the subject property at reasonable times to ensure that the Defendants comply with the terms of this Agreed Final Order and/or any orders entered by the Court in favor of the Zoning Administrator in this case; and

16. The terms set forth in this Agreed Final Order are reasonable and shall not be modified except by the written agreement of the Zoning Administrator and the Defendants with the approval of this Court.

17. The Clerk of the Fairfax County Circuit Court shall record a copy of this Agreed Final Order among the land records of Fairfax County, Virginia, to give notice of the prohibitions and restrictions contained therein to any successors-in-interest of Defendant Norma Vidaurre and index said Agreed Final Order as follows:

GRANTOR: Norma Vidaurre
GRANTEES: Eileen M. McLane; Fairfax
County Zoning Administrator

AND THIS CAUSE IS FINAL.

Entered this 5th day of Dec 2008.



JUDGE, FAIRFAX COUNTY CIRCUIT COURT

WE ASK FOR THIS:

DAVID P. BOBZIEN
COUNTY ATTORNEY

By: 

Pamela K. Pelto (VSB No. 34453)

Assistant County Attorney

12000 Government Center Parkway, Suite 549

Fairfax, Virginia 22035

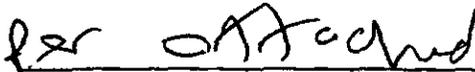
(703) 324-2421

(703) 324-2675 (fax)

Counsel for Plaintiff Eileen M. McLane, Fairfax County
Zoning Administrator

SEEN AND AGREED:

TROUTMAN SANDERS LLP



Mary C. Zinsner, Esquire (VSB No. 31397)

1660 International Drive

Suite 600

McLean, Virginia 22102

Telephone: (703) 734-4363

Facsimile: (703) 734-4340

Counsel for Defendants Norma Vidaurre and Anahi Vidaurre

Date: 7/23/2009

Time: 1:09 PM

Address: 6811 Lois Drive

Tax Map: 90-4((6))228

Zoning: R-3

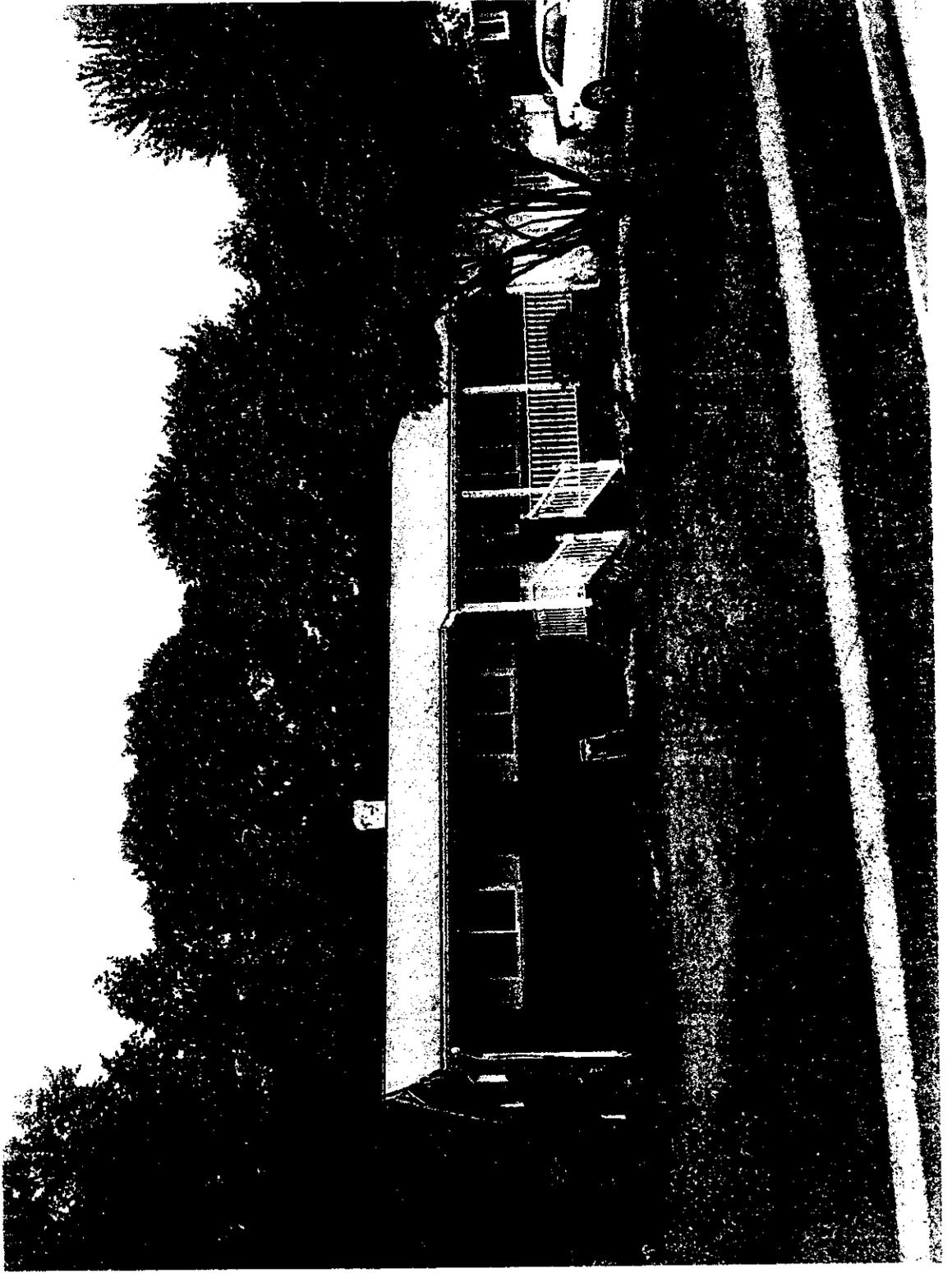
Subject:

Front façade of the subject property.

Photographer:



Leo L. Conrad, Jr.



Date: 7/23/2009

Time: 1:09 PM

Address: 6811 Lois Drive

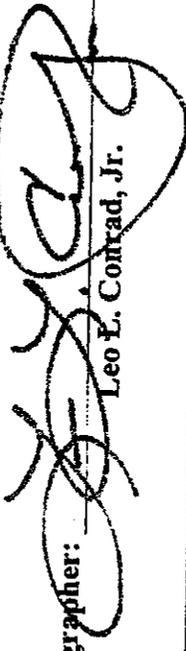
Tax Map: 90-4((6))228

Zoning: R-3

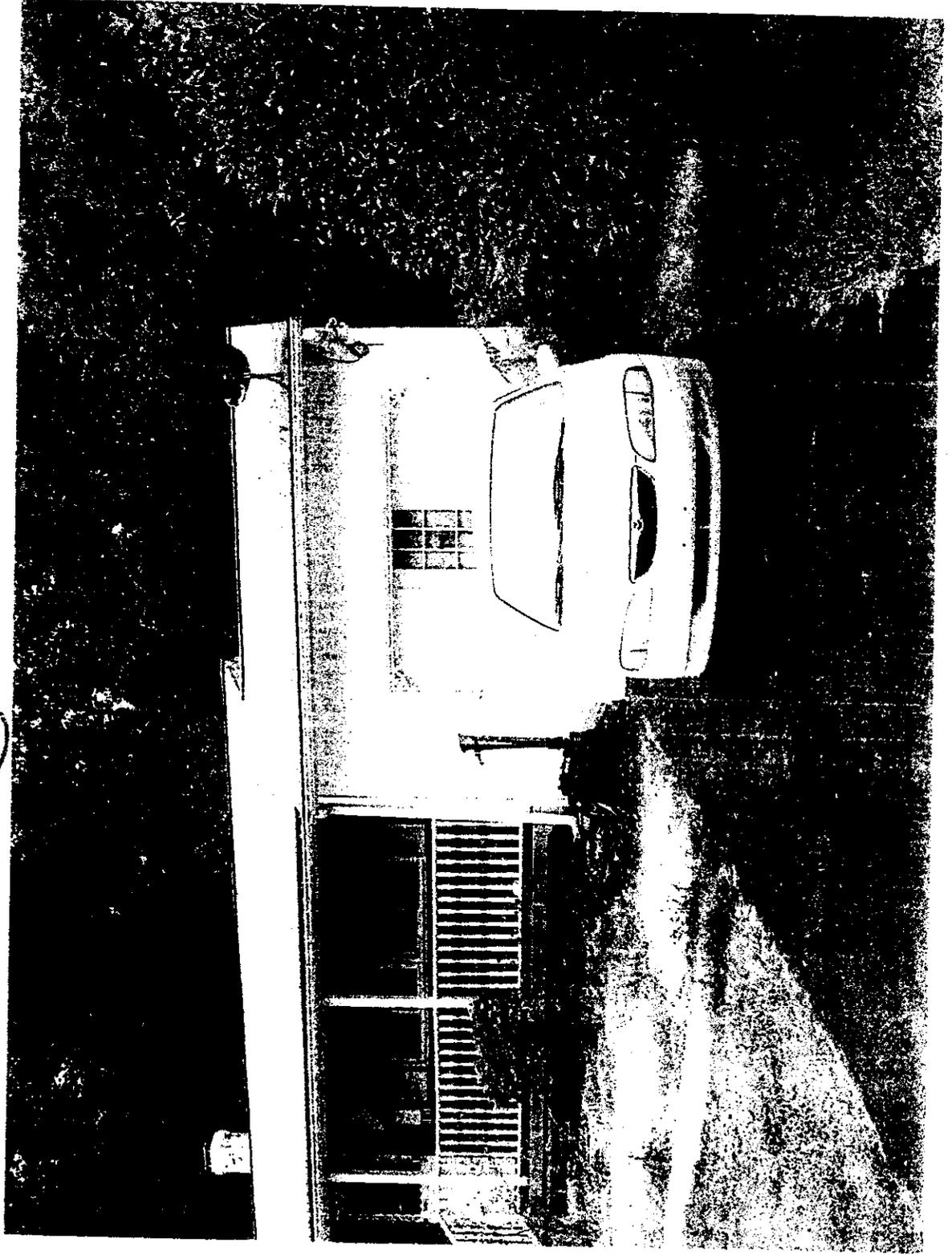
Subject:

Enclosed carport.

Photographer:



Leo E. Conrad, Jr.



Date: 7/23/2009

Time: 1:09 PM

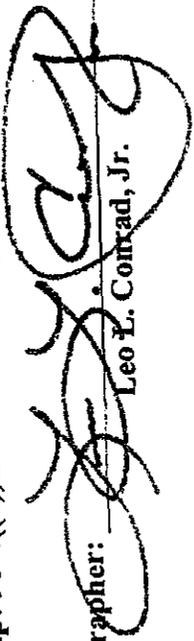
Address: 6811 Lois Drive

Subject:

Zoning: R-3

Tax Map: 90-4((6))228

Side elevation of the enclosed carport.

Photographer: 
Leo L. Conrad, Jr.



Date: 7/23/2009

Time: 1:09 PM

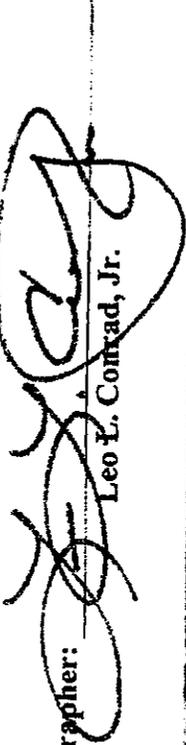
Address: 6811 Lois Drive

Tax Map: 90-4((6))228

Zoning: R-3

Subject:

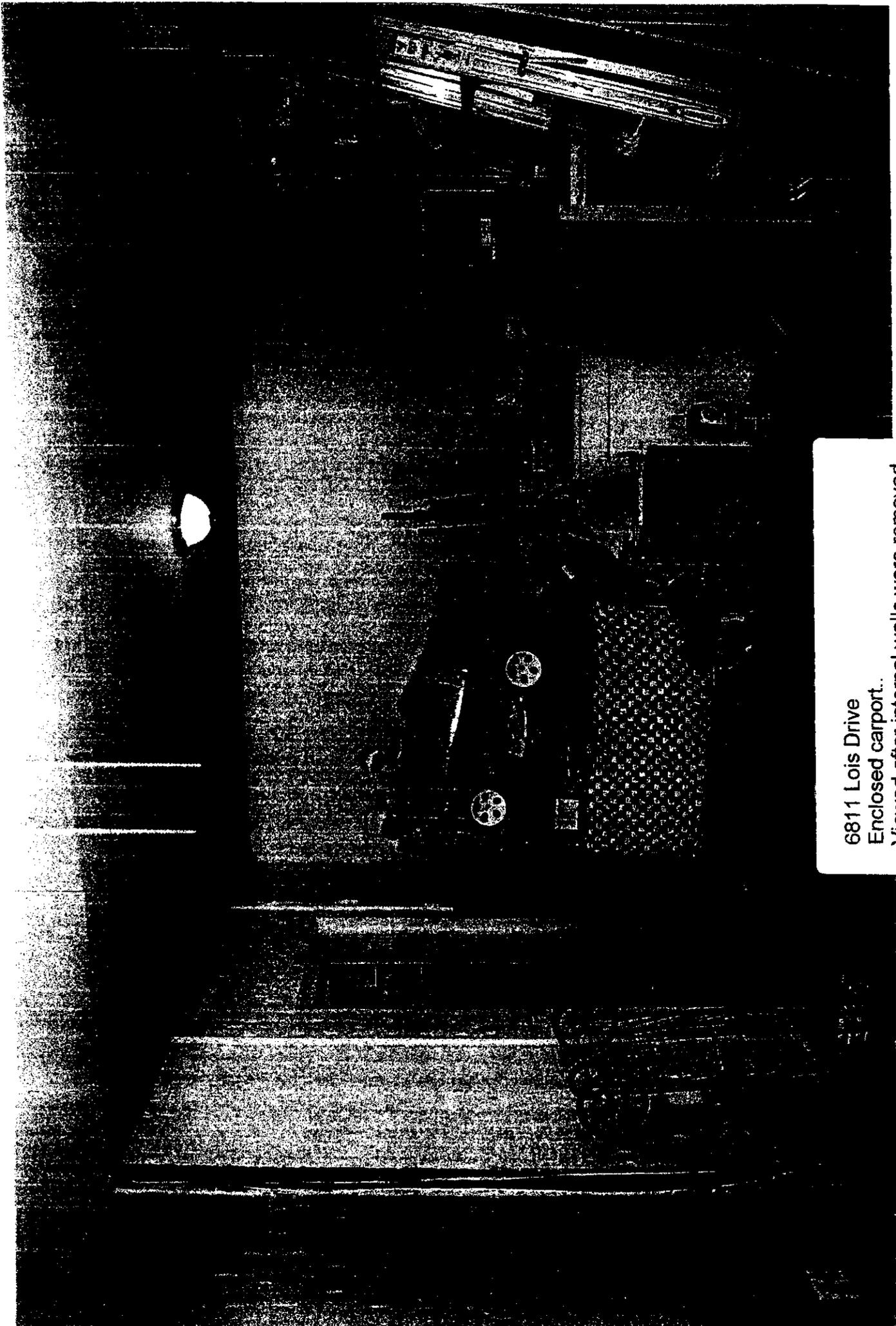
Photographer:



Leo L. Conrad, Jr.

Side elevation of the enclosed carport.





6811 Lois Drive
Enclosed carport..
Viewed after internal walls were removed
in the finished space

Date: 7/23/2009

Time: 1:09 PM

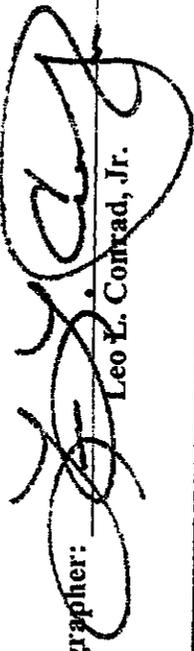
Address: 6811 Lois Drive

Tax Map: 90-4((6))228

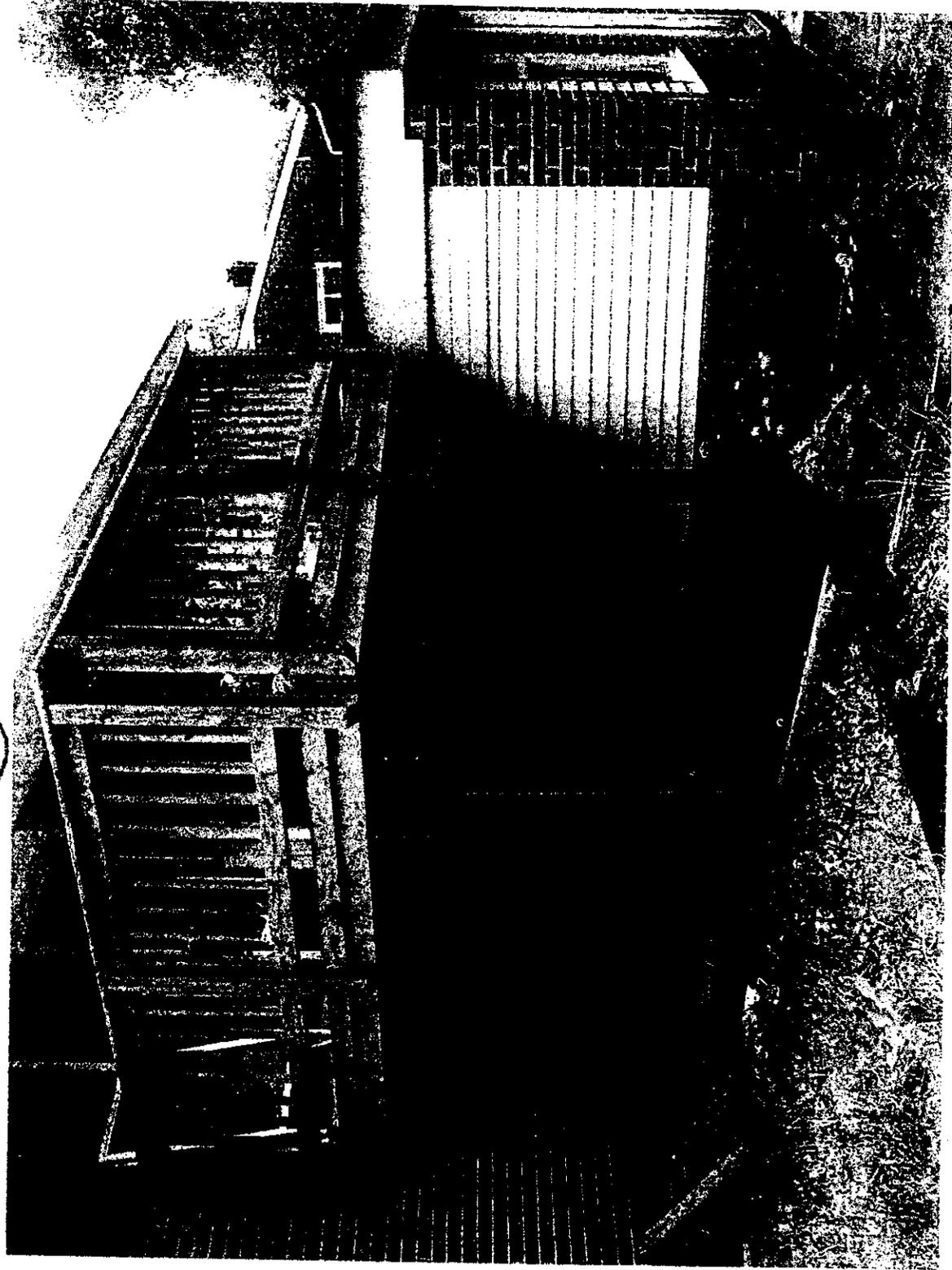
Zoning: R-3

Subject: Side façade of the screened porch modified into an addition.

Photographer:



Leo L. Conrad, Jr.



Date: 7/23/2009

Time: 1:09 PM

Address: 6811 Lois Drive

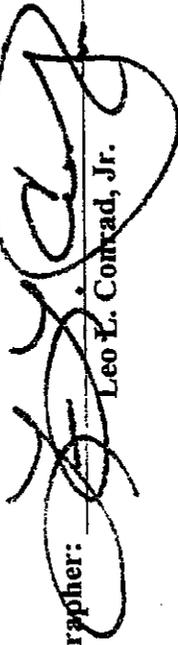
Tax Map: 90-4((6))228

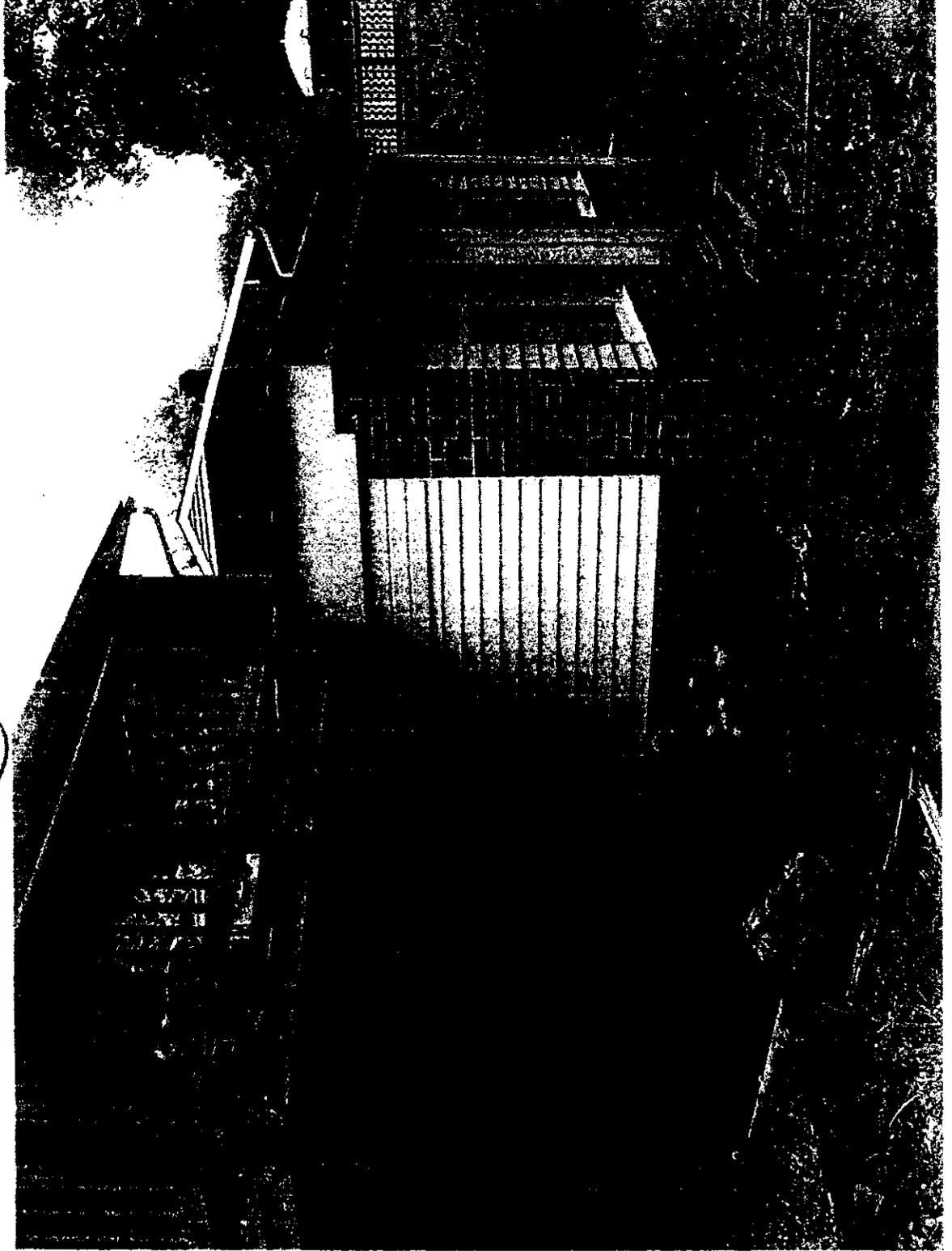
Zoning: R-3

Subject:

Side and rear façades of the screened porch modified into an addition.

Photographer:


Leo L. Conrad, Jr.



Date: 7/23/2009

Time: 1:09 PM

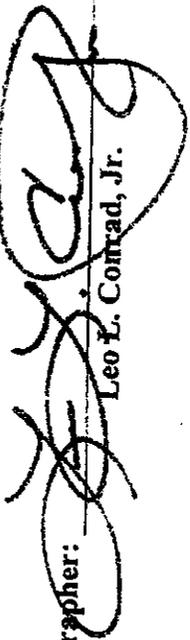
Address: 6811 Lois Drive

Tax Map: 90-4((6))228

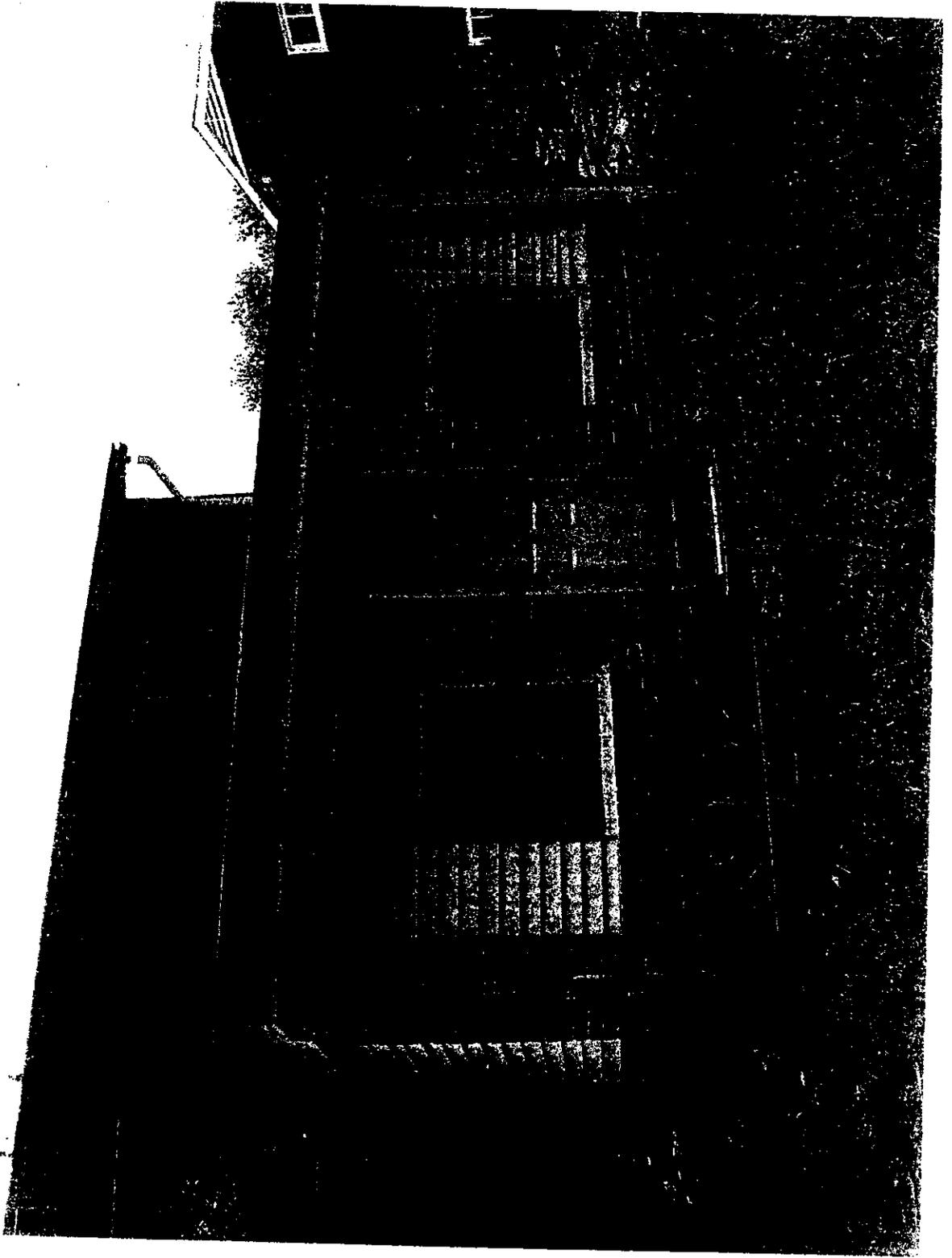
Zoning: R-3

Subject: Rear façade of the screened porch modified into an addition.

Photographer:



Leo L. Conrad, Jr.



Date: 7/23/2009

Time: 1:09 PM

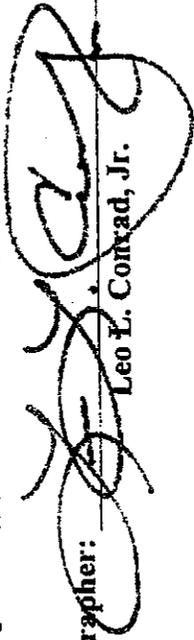
Address: 6811 Lois Drive

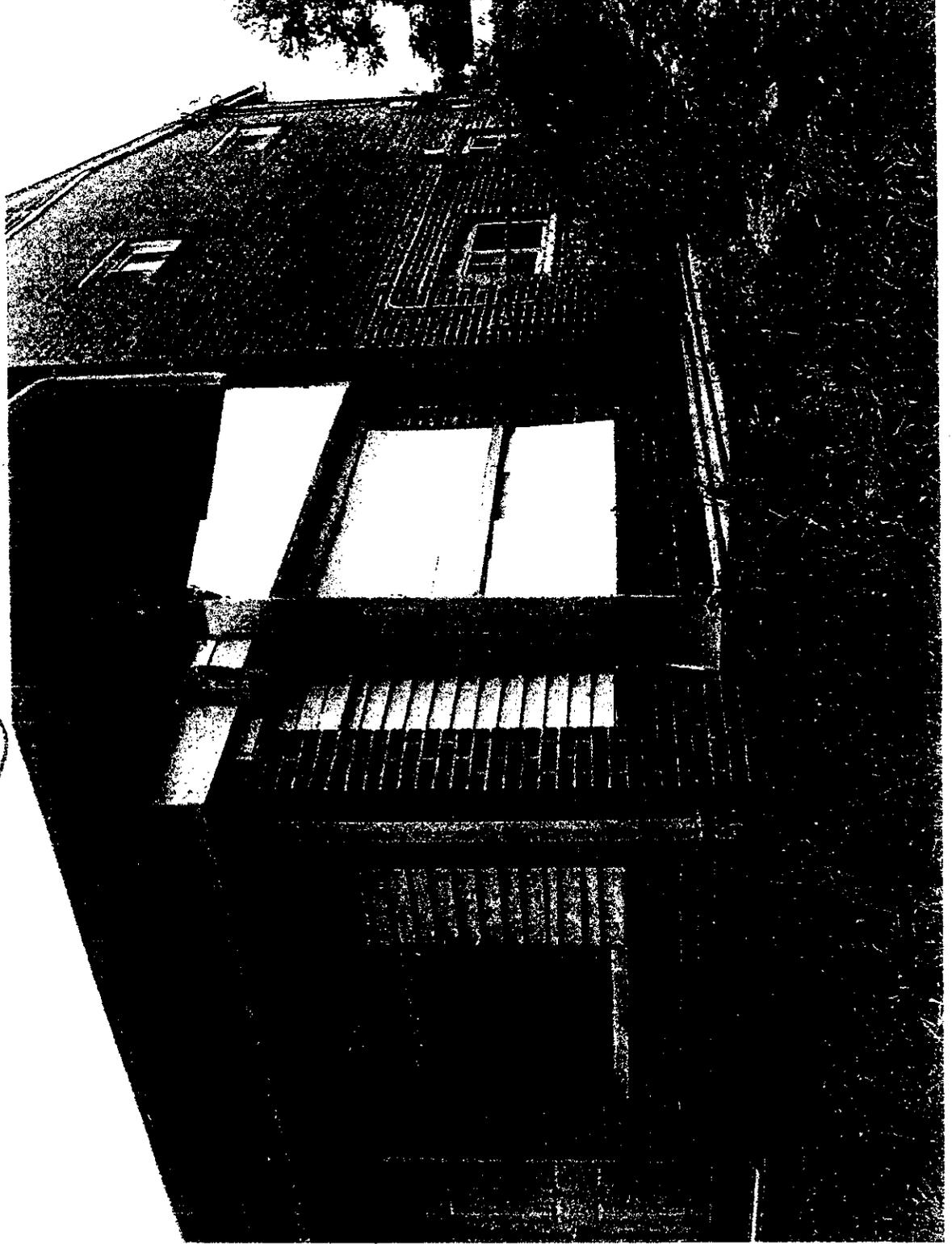
Tax Map: 90-4((6))228

Zoning: R-3

Subject: Opposite side and rear façades of the screened porch modified into an addition.

Photographer:


Leo L. Conyad, Jr.



Detail of side façade of the screened porch modified into an addition.

0/2008

Date: 7/23/2009

Time: 1:09 PM

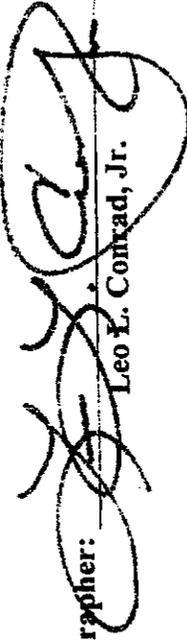
Address: 6811 Lois Drive

Tax Map: 90-4((6))228

Zoning: R-3

Subject: Rubble from the floor slab of a 2nd addition on the opposite side of the home,
Abutting the screened porch addition.

Photographer:



Leo L. Conrad, Jr.



Google maps

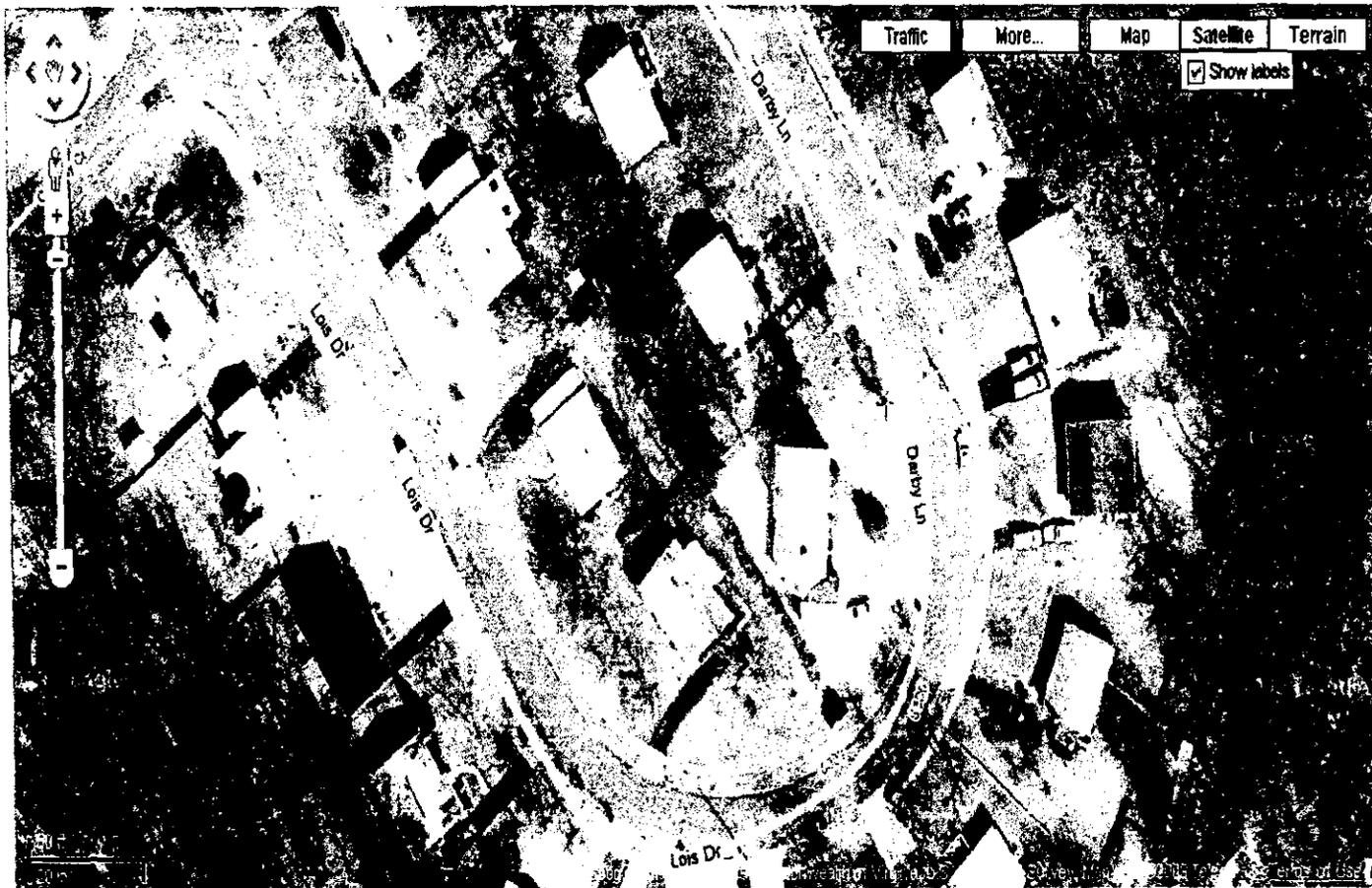
6811 Lois Drive Springfield VA

Search Maps

Show search options

Find businesses, addresses and places of interest. [Learn more](#)

Print Send Link



MAP #: 0904 06 0228
VIDAURRE NORMA

6811 LOIS DR

Owner

Name VIDAURRE NORMA,
 Mailing Address 6811 LOIS DR SPRINGFIELD VA 22150
 Book 17292
 Page 1994

Parcel

Property Location 6811 LOIS DR
 Map # 0904 06 0228
 Tax District 40000
 District Name LEE
 Land Use Code Single-family, Detached
 Land Area (acreage)
 Land Area (SQFT) 11,154
 Zoning Description R-3(Residential 3 DU/AC)
 Utilities WATER CONNECTED
 SEWER CONNECTED
 GAS CONNECTED
 County Historic Overlay District NO

Street/Road PAVED
 Site Description BUILDABLE-AVERAGE LOT

Legal Description

Legal Description LOISDALE ESTATES
 LT 228 SEC 4

Sales History

Date	Amount	Seller	Buyer
05/17/2005	\$509,000	MATA CRISTINA	VIDAURRE NORMA
08/02/2001	\$255,000		MATA CRISTINA
02/01/1989	\$150,750		TRAN LOC V
06/13/1985	\$95,000		

Sales

Date 05/17/2005
 Sale Type 2
 Amount \$509,000
 Seller MATA CRISTINA
 Buyer VIDAURRE NORMA
 Notes Valid and verified sale
 Deed Book and Page 17292-1994

1 of 4

Values

Current Land \$151,000
 Current Building \$197,530
 Current Assessed Total \$348,530
 Tax Exempt NO
 Note

Values History

Tax Year	Land	Building	Assessed Total	Tax Exempt
2009	\$151,000	\$197,530	\$348,530	NO
2008	\$193,000	\$261,620	\$454,620	NO

2007	\$161,000	\$337,350	\$498,350	NO
2006	\$161,000	\$306,360	\$467,360	NO
2005	\$136,000	\$245,900	\$381,900	NO
2004	\$106,000	\$195,155	\$301,155	NO
2003	\$92,000	\$186,845	\$278,845	NO
2002	\$85,000	\$142,650	\$227,650	NO
2001	\$60,000	\$105,270	\$165,270	NO
2000	\$53,000	\$102,915	\$155,915	NO

Summary of Current Year Taxes

	General Fund Net Taxes	Special Tax District	Refuse Collection	Interest	Penalty	Other Charges	Amount Paid	Balance Due
1ST HALF DUE	\$1,812.36	\$1.75	\$0.00	\$0.00	\$0.00	\$0.00	\$1,814.11	\$0.00
2ND HALF DUE	\$1,812.35	\$1.74	\$0.00	\$0.00	\$0.00	\$0.00	\$1,814.09	\$1,814.09
Total	\$3,624.71	\$3.49	\$0.00	\$0.00	\$0.00	\$0.00	\$1,814.11	\$1,814.09

Special tax districts include levies for pest infestation control (i.e. gypsy moth, mosquitoes), Community Center taxes, and Transportation Districts. For more information see http://www.fairfaxcounty.gov/dta/special_district.htm.

Primary Building

Building Use	Single Dwelling or Patio House
Style	1 Story
Exterior Wall Material	Brick
Roof	Composition Shingle
Basement	FULL
Basement Rec Room Size (sq.ft)	567
Basement Type	Daylight/English
Dormers	
Year Built	1958
Effective Year Built	
Year Addition	
Year House Remodeled	
Model Name	
Bedrooms	5
Full Baths	3
Half Baths	
Number of Fireplaces	
# Basement Bedrooms/Dens	2
Heating	Central A/C
Construction Quality	AVERAGE
Physical Condition	Average

Permits

Permit Date	Permit Number	Permit Price	Purpose	Flag
03/06/2008	2008051B0248	100	Interior Alterations / Residential	F
05/13/2003	2003125B0420	1000	Interior Alterations / Residential	F
04/01/2003	2003091B0480	1000	Deck	F

Structure Size

Above Grade Living Area Total	1,134
Sq. Ft	
Basement Garage # Cars	

Attached Accessory Structures

Structure	Size	% Complete
Open Porch or Portico	80 SQ. FT.	100%
ENCLOSED PORCH	234 SQ. FT.	100%
ENCLOSED PORCH	336 SQ. FT.	100%
Wood Deck	80 SQ. FT.	100%

General Information**Need Help?**

For questions and requests for information about the Real Estate site, call 703-222-8234 or e-mail at dtared@fairfaxcounty.gov

Disclaimer

Under Virginia State law these records are public information. Display of this information on the Internet is specifically authorized by Va. Code 58.1-3122.2 (1998). See the Virginia State Code to read the pertinent enabling statute.

If you believe any data provided is inaccurate or if you have any comments about this site, we would like to hear from you. Owner names will be withheld from the Internet record upon request. Comments or requests may be made via e-mail to the Real Estate Division at Real Estate Division or by phone at (703) 222-8234.

While Fairfax County has attempted to ensure that the data contained in this file is accurate and reflects the property's characteristics, Fairfax County makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. Fairfax County does not assume any liability associated with the use or misuse of this data.

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

From: Zelonis, Donald
Sent: Friday, July 24, 2009 9:03 AM
To: Bakos, Joseph
Subject: RE: 6811 Lois Dr 90-4 ((6)) 228

Joe,

I have consulted with Keith Hix, Supervising Appraiser of the area in question. He has informed me that the carport was turned into an enclosed porch sometime after 2001. Since there is no heat in this respective area, he has coded it as an enclosed porch. A field inspection on 6/16/09 confirmed this.

The carport has been on our records since 1988.

Please feel free to contact myself or Keith Hix if you have any further questions or concerns.

Keith Hix may be reached at 703-324-4825.

Thank you,

Don Zelonis
Department of Tax Administration
Real Estate Division
dzelon@fairfaxcounty.gov
703.324.4939

From: Bakos, Joseph
Sent: Thursday, July 23, 2009 3:52 PM
To: Zelonis, Donald
Subject: 6811 Lois Dr 90-4 ((6)) 228

Don

As a follow up to my phone message.

This property is soon to be the subject of a public hearing before the Board of Zoning Appeals and the issue is about improvements existing on-site.

The DTA tax cards I've viewed specify that a 336 sq ft carport has existed on-site for many years. Would you confirm that this is the case and let me know?

2ndly, after reviewing the real estate data on line yesterday, it was discovered that the 336 sq ft carport is now described as a enclosed porch.

Would you tell me when the description of this improvement was changed from a carport to an enclosed porch.

There is some urgency in this request.

The zoning enforcement issues on this property will be discussed at a pending public hearing. Staff reports need to be sent for publishing.

Please contact me ASAP. Thanks
Joe

Joseph A. Bakos
Chief Zoning Inspector
Department of Planning and Zoning
Zoning Administration Division
Zoning Enforcement Branch
12055 Government Center Parkway
Suite 829
Fairfax, VA 22035

Office 703-324-1300
Direct 703-324-1341
Fax 703-324-1343

FILE DEMOLISHED OUTLINE UNIT
 TOTAL AMOUNT OF 2011 LESS DEMOLITION
 80,781
 LAND & IMPROVEMENT COST LESS DEMOLITION
 12,781

1990 4 06 0228 1997 1997 1997 J 84 1997

PLAT NO.	BOOK	PAGE	DATE	RECORD NO.	RECORD DATE	COMPARATIVE	FROM ASSESSED VALUE	TO
09014	06	0228	10	00000	APPR UNIT	210.04	47,300	96
CURRENT OWNER NAME & ADDRESS							LAND	102,915
PREVIOUS OWNER							LAND	150,215
TRAN LDC V N							LAND	47,300
TRAN TAN 1 N							LAND	102,915
6811 LOIS DR							LAND	102,915
SPRINGFIELD VA							LAND	150,215
LOISDALE ESTATES							LAND	47,300
LT 228 SEC 4							LAND	102,915
6811 LOIS DR							LAND	150,215
07257 PAGE 0279							LAND	47,300
07/25/97							LAND	102,915
FINAL 97							LAND	150,215

RECORD COMPLETE 72.60
 EONT 12101 CFI
 58

USE SINGLE DWELLING
 CONSTRUCT CINDER BLOCK
 STORIES 01 STORY(S)
 EXT WALLS BRICK
 ROOF COMPC. TION SHINGLE
 DORM.
 INT HALLS DRY HALL
 FLOORS HARDWOOD
 CHMS 8
 BATHS 2
 BASEMENT DAYLIGHT, FULL
 BSMT FIN 1 BEDROOM OR DEN, 1/2 REC ROOM
 HEAT HOT AIR
 FIREPLACE HOT AIR
 DWELL UNIT 1

STYS	NO	DEZ	AREA	MAE OR RAI VALUE	% CAP	VALUE
ADN	42	27	1,134	74,18	1.00	84,800
OP	4	20	80	18.01	.00	1,441
SP	18	13	234	19.01	1.00	4,448
MAIN BUILDING - TOTALS						90,689
DAYLIGHT						+2.18

UNIT	UNIT PRICE	% CAP	VALUE
FULL BATH	3500		3,500
BEDROOM	2500		2,500
RECRROOM	567		6,943

TYPE	ZONE	AGES	NO ROOT	UNIT PRICE	VALUE
C	C	C	C	11154	47300

ADDITIONAL COST CLASS	NO	VALUE
ADDITIONAL COST NEW	13	13,473
LAND DEMOLISHED REPLACEMENT COST		90,159
LAND DEMOLISHED QUANTITY COST		4,116
TOTAL DEMOLISHED COST LESS DEMOLITION		94,275
TOTAL AMOUNT OF 2011 LESS DEMOLITION		141,575

090 4 06 0228

1996

1996

A 10

1996

REAL ESTATE DIVISION STATE OF MASSACHUSETTS - FEDERAL COUNTY

PLAT NO. 06 12201

RECORD NO. 011 030 0

DATE FILED 2/17/85

COMMISSIONER 150,750

RECORDS & COMMUNICATIONS 95,000

6911 LOIS DR
SPRINGFIELD VA 22150

LOT/SUBLE ESTATES
LT 228 SEC 4

6911 LOIS DR
PAC 0279 FINAL 98

RECORD NO. 011 030 0

DATE FILED 8/17/85

COMMISSIONER 150,750

RECORDS & COMMUNICATIONS 95,000

USE: SINGLE DWELLING
CONSTRUCT: CINDER BLOCK
STORIES: 01 STORY(S)
EXT WALLS: BRICK
ROOF: COMPOSITION SHINGLE
CORNER: INT WALLS DRY WALL
FLOORS: HARDWOOD
ROOMS: 2
BATHS: 0
BASEMENT: DAYLIGHT, FULL
BSMT FIN: 1 BEDROOM DR DEN, 1/2 REC ROOM
HEAT: HOT AIR
FIREPLACE: DWELL UNIT 1

RECORD NO. 011 030 0

DATE FILED 8/17/85

COMMISSIONER 150,750

RECORDS & COMMUNICATIONS 95,000

RECORD COMPLETE
EOM1 12101 CE1 72.60

STYS	NO	DEP	AREA	DATE ON PLAT VALUE	X OF	VALUE
01	42	27	1,134	74.78	100	84,800
0P	4	20	80	16.01	100	1,441
SP	18	13	234	19.01	100	4,448

LAND BUILDING - TOTALS
98,689

COG4U6R18SSP013L16R42801D27U20R14SCP
D24L14004004SQPL20004R20L42MH1#

EXTRA FEATURES - DESCRIPTION	UNITS	UNIT PRICE	X OF	VALUE
FULL BATH	1	3500		3,500
BEDROOM	1	2500		2,500
RECHROOM	567	12.25		6,943
DAYLIGHT	+2.18			4,116

CONTRIBUTOR - DESCRIPTION	AREA	DATE ON PLAT VALUE	DEM	X OF	VALUE
CP	14	24	336	100	4,116
CONTRIBUTOR - TOTALS					4,116

LAND	AREA	DATE	VALUE
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215

LAND	AREA	DATE	VALUE
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215

LAND	AREA	DATE	VALUE
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215

LAND	AREA	DATE	VALUE
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215

LAND	AREA	DATE	VALUE
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215

LAND	AREA	DATE	VALUE
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215

LAND	AREA	DATE	VALUE
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215

LAND	AREA	DATE	VALUE
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215
LAND	47,308	7/23/97	102,915
LAND	150,215	7/23/97	150,215

090 4 06 0228 2001 2001 2001

PLAT NO.	BOOK	PAGE	DATE	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
090 A	06	0228	08/01/1989	150,750	08/13/1989	92,000		
TOTAL				53,000				
TOTAL				102,915				
TOTAL				155,915				
TOTAL				47,300				
TOTAL				102,915				
TOTAL				150,215				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	60,000				
IMPROVEMENT	105,270				
TOTAL	165,270				
MASS TRANS					
DATE	10/20/2000				
APPROACH	TRND				
APPROACH	76				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	180,760				
IMPROVEMENT	120,760				
TOTAL	301,520				
EST COMPL					
DATE	6/28/2000				
APPROACH	76				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	160,534				
IMPROVEMENT	100,534				
TOTAL	261,068				
EST COMPL					
DATE	6/28/2000				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	60,000				
IMPROVEMENT	57,102				
TOTAL	117,102				
REEST-MASS					
DATE	6/28/2000				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	165,270				
IMPROVEMENT	105,270				
TOTAL	270,540				
EST COMPL					
DATE	6/28/2000				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	60,000				
IMPROVEMENT	57,102				
TOTAL	117,102				
REEST-MASS					
DATE	6/28/2000				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	112,114				
IMPROVEMENT	15,696				
TOTAL	127,810				
REEST-MASS					
DATE	6/28/2000				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	112,114				
IMPROVEMENT	15,696				
TOTAL	127,810				
REEST-MASS					
DATE	6/28/2000				

LAND	AMOUNT	DATE	AMOUNT	DATE	AMOUNT
LAND	100,534				
IMPROVEMENT	180,750				
TOTAL	281,284				
REEST-MASS					
DATE	6/28/2000				

0901 00 0228 2002 2002 2002

LAND	60,000	IN
WATER	105,270	001
TOTAL	165,270	
LAND	55,000	
WATER	102,918	000
TOTAL	157,918	

LAND	85,000	
WATER	142,650	
TOTAL	227,650	
LAND	85,000	
WATER	142,650	
TOTAL	227,650	

LAND	136,455	
WATER	51,455	
TOTAL	187,910	
LAND	136,455	
WATER	51,455	
TOTAL	187,910	

LAND	206,444	
WATER	121,444	
TOTAL	327,888	
LAND	206,444	
WATER	121,444	
TOTAL	327,888	

LAND	195,018	
WATER	110,018	
TOTAL	305,036	
LAND	195,018	
WATER	110,018	
TOTAL	305,036	

LAND	85,000	
WATER	97,954	
TOTAL	182,954	
LAND	85,000	
WATER	97,954	
TOTAL	182,954	

LAND	128,471	
WATER	-11,563	
TOTAL	116,908	
LAND	128,471	
WATER	-11,563	
TOTAL	116,908	

LAND	128,471	
WATER	-11,563	
TOTAL	116,908	
LAND	128,471	
WATER	-11,563	
TOTAL	116,908	

LAND	128,471	
WATER	-11,563	
TOTAL	116,908	
LAND	128,471	
WATER	-11,563	
TOTAL	116,908	

LAND	128,471	
WATER	-11,563	
TOTAL	116,908	
LAND	128,471	
WATER	-11,563	
TOTAL	116,908	

LAND	128,471	
WATER	-11,563	
TOTAL	116,908	
LAND	128,471	
WATER	-11,563	
TOTAL	116,908	

LAND	128,471	
WATER	-11,563	
TOTAL	116,908	
LAND	128,471	
WATER	-11,563	
TOTAL	116,908	

090 4 06 0228 2003 2003 08/02/2001 255,000 2003 85,000

090 4 06 0228 10 04 00 00 210 04 011 130 0 02/01/1989 150,750 142,650

36641 00000 APPR UNIT ***** 60,000 227,650

MATA CRISTINA 105,270 2702001 165,270

6811 LOIS DR 92,000
 SPRINGFIELD VA 22150 186,845
 LOISDALE ESTATES 278,845
 LT 228 SEC 4 MASS TRANS

6811 LOIS DR 12126 0746 FTVAL 2003 1/11/2003
 04 172003 76

USE SINGLE DWELLING 245,770
 CONSTRUCT CINDER BLOCK 155,770
 STORIES 01 STORY(S) EST COMPL
 EXT WALLS BRICK
 ROOF COMPOSITION SHINGLE
 DORMER
 INT WALLS DRY WALL 1134 850
 FLOORS HARDWOOD 6/04/2002
 ROOMS 8 210,159
 BATHS 3 HALF-BATHS 0 120,159
 BASEMENT DAYLIGHT, FULL
 BSMT FIN 1 BEDROOM OR DEN, 1/2 REC ROOM
 HEAT AIRCON YES
 HEAT NOT AIR DWELL UNIT
 FIREPLACE 6/04/2002

RECORD COMPLETE

ACRES	AREA	PERCENTAGE	VALUE
42	27	1,134	100
SP	18	234	100
OP	4	80	100

TYPE	ZONE	ACRES	SO FOOT	UNIT PRICE	VALUE

DESCRIPTION	AMOUNT	DATE
TOTALS	1115A	0200DEVL
WATER SEWER GAS ELECT C-NG BOWM PEST UNDO BITE ESMT BRKTRAL 4 FLOOR		92,000
REPLACEMENT COST RECAPITULATION		97,665
ADJUSTED COST NEW		90,000
LESS DEPRECIATION 1		11,340
ADJUSTED COST NEW		78,660
PLUS BUILDING DEPRECIATED REPLACEMENT COST		183,180
PLUS DEPRECIATED OUTLIVING COST		183,180
TOTAL UNDEPRECIATED COST LESS DEPRECIATION		11,340

090 4 06 0228

REAL ESTATE DIVISION 2004

6811 LOIS DR
SPRINGFIELD VA 22150

LOISANNE ESTATES
LT 228 SEC 4
6811 LOIS DR
SPRINGFIELD VA 22150

USE: SINGLE DWELLING
CONSTRUCT CINDER BLOCK
STORIES: 01 STORY(S)
EXT WALLS: BRICK
ROOF: COMPOSITION SHINGLE
DOWNER: INT WALLS DRY WALL
FLOORS: HARDWOOD
BATHS: 3
BASEMENT: DAYLIGHT, FULL
BSMT FIN: 1 BEDROOM OR DEN, 1/2 REC ROOM
HEAT: HOT AIR
FIREPLACE: DWELL UNIT

RECORD COMPLETE
EQU 12101 CE 11A 20
TOTAL DEPRECIATION: 1.3
TOTAL REMAINDER FROM AREA

STYS	NO	DEP	AREA	RATE OR FLAT VALUE	% CAP	VALUE
01	42	27	1,134	120.60	100	134,760
OP	4	20	80	19.81	100	1,585
SP	18	13	254	20.91	100	4,893

DESCRIPTION	UNITS	UNIT PRICE	% CAP	VALUE
FULL BATH	2	5005		10,010
BEDROOM	1	3575		3,575
REC ROOM	567	18.98		10,762
EXTRA FEATURE TOTAL				24,347
A.C. DAYLIGHT				43.45

TYPE	ZONE	ACRES	NO FOOT	UNIT PRICE	VALUE
RES	130		11,154	106,000	106,000

USE	NO	DEP	AREA	RATE OR FLAT VALUE	% CAP	VALUE
CP	14	24	356	17.55	100	5,897

LAND	AREA	VALUE
LAND	11154	106,000
IMPROVEMENTS		167,585
TOTAL		273,585

Ownership & Legal Description:

6811 LOIS DR SPRINGFIELD
 Nbrhd: 36641
 Owner: MATA CRISTINA

Legal: LOISDALE ESTATES
 LT 228 SEC 4
 Tax District: 40000
 Book/Page: 12128/0746

Assessment and Sales History:

L:	2003	2004	2005	Sale Date	Price	Valid. Code
1:	92,000	106,000	136,000	05/17/2005	609,000	Valid and verified sale
T:	186,845	195,155	245,900	08/02/2001	255,000	Valid and verified sale
	278,845	301,155	381,900	02/01/1999	150,750	Valid and verified sale

Land Description (CA12 and CA14):

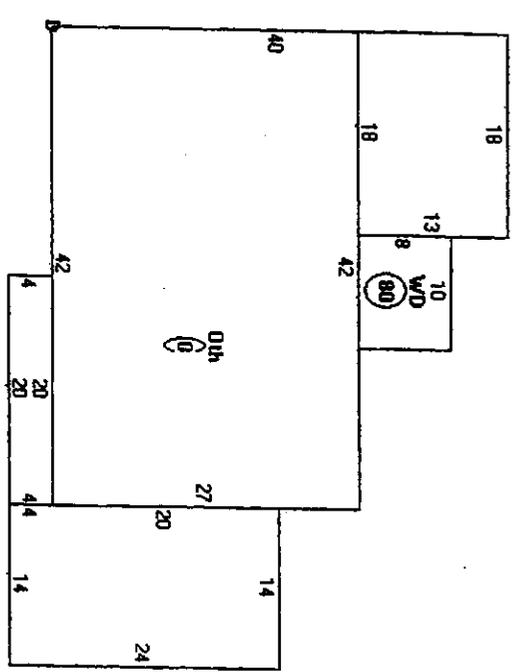
Esmt. 1: no assessment
 Esmt. 2: Topo 2: Road 1 paved Traffic:
 Esmt. 3: Topo 3: Road 2 % Floodplain: 0
 Zoning: 130 Water: water connected LUC: 011
 Topo1: Sewer: sewer connected Location: buildable-average lot
 L# Lnd Type Code Sq. Ft. Units Acres Inft Cds Inft Pct Value Zoning
 1 S SD 11,154 1 2,561 136,000 130

Total Parcel Size: 11,154 Entr Rslt: 0.2561 Inc Rec: No
 CA16: Date: Entr Rslt: Spoke With: Appr:

Improvement Description (CA2):

Story Ht: 1 Half Baths: Kitchen Remod: Unfin Area: 0
 Ext: brick Bath Remod: Chtdrl/Unfin Area: 587
 Style: 01 Yr Bilt: 1958 Bsmt: full
 Eff Year: Heating: central with a/c
 Yr Remod: Air Fuel Type: Misc Desc 1:
 Bedrms: 3 System: hot air Misc Desc 2:
 Full Baths: 3 Attic: Siding Upgrade:

SF Above Grade Liv Area: 1,134 Bldg Use: Single Dwelling or Patio House



L#	Low	1st	2nd	3rd	Area	Year Built	% Comp	Inc Rec.	L#	Low	1st	2nd	3rd	Area	Year Built	% Comp	Inc Rec.
0					1,134			No									
W		OP			80												
E		SP			234												
L		CP			336												
L		VC															
A		WD			80												
D																	
O																	
B																	
A																	
Y																	
C																	

L# Code Yr Bilt Eff Yr Yr Remd W x L Area Grd Units %Comp RCNLD Inc Rec.

Cost Summary Market Summary

Land:	136,000
Imp:	232,170
Total:	368,170
	N/A

Ownership & Legal Description:
 6811 LOIS DR SPRINGFIELD
 Nbnhd: 36641
 Owner: VIDAUURRE NORMA

Legal:
 LOISDALE ESTATES
 LT 228 SEC 4

Tax District: 40000
Book/Page: 17292/1994

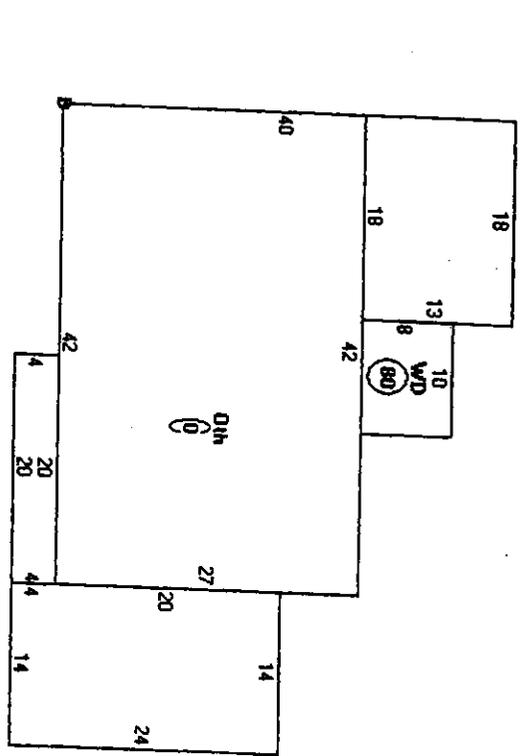
Assessment and Sales History:

L#	2004	2005	2006	Sale Date	Price	Valid. Code
L:	106,000	136,000	161,000	05/17/2005	509,000	Valid end verified sale
I:	195,155	245,900	306,360	08/02/2001	255,000	Valid and verified sale
T:	301,155	381,900	467,360	02/01/1989	150,750	Valid end verified sale

Land Description (CA12 and CA14):

Esmt. 1: no easement	Topo 2:	Road 1 paved	Traffic:						
Esmt. 2:	Topo 3:	Road 2	% Floodplain: 0						
Esmt. 3:	Water:	Fronting:	LUC: 011						
Zoning: 130	Sewer: sewer connected	Location: buildable-average lot							
Topo1:	Gas: gas connected	Spot Loc:							
L#	Lnd Typ	Code	Sq. Ft.	Units	Acres	Inf Cds	Inf Pct	Value	Zoning
1	S	SD	11,154	1	.2561			161,000	130

Total Parcel Size: 11,154
 Entr Rslt: Spoke With: Inc Rec: No
 CA16: Date: 0.2561
 Appr:



SF Above Grade Liv Area: 1,134 Bidg Use: Single Dwelling or Patio House

Improvement Description (CA21):

Story Ht: 1	Half Baths:	Unfin Area: 0	Kit Remod Yr:	Windows Upgrade Yr:	Addn Year:
Ext: brck	Kitchen Remod:	Rec Room: 567	Bath Remod Yr:	Floor Type:	hardwood
Style: 01	Bath Remod:	Chldr/Unfin Area:	Model Name:	Roof:	composition shingle
Yr Bilt: 1958	Bsmt: full	Fireplaces:	Dormer Type:	Ctbdrt Ceiling:	A
Efr Year:	Heating: central with a/c	Bsmt Gar # Cars:	Dormer Area:	Grade:	Average
Yr Remod:	Alt Fuel Type:	Misc Desc 1:	Bsmt Type:	Condition:	
Bdrms: 3	System: hot air	Misc Desc 2:	Bsmt Dens/Bdrms: 1	Pct Cmpl:	
Full Baths: 3	Attic:	Siding Upgrade:			

L#	Low	1st	2nd	3rd	Area	Year Built	% Comp	Inc Rec	L#	Low	1st	2nd	3rd	Area	Year Built	% Comp	Inc Rec
0					1,134		No										
1		OP			80												
2		SP			234												
3		CP			336												
4		VC															
5		WD			80												

L# Code Yr Bilt Efr Yr Yr Remod W X L Area Grnd Units %Comp RCNLD Inc Rec.

Cost Summary		Market Summary	
Land:	161,000		
Imp:	306,360		
Total:	467,360		N/A

Ownership & Legal Description:
 6811 LOIS DR SPRINGFIELD
 Nhdhd: 36641
 Owner: VIDAUURRE NORMA

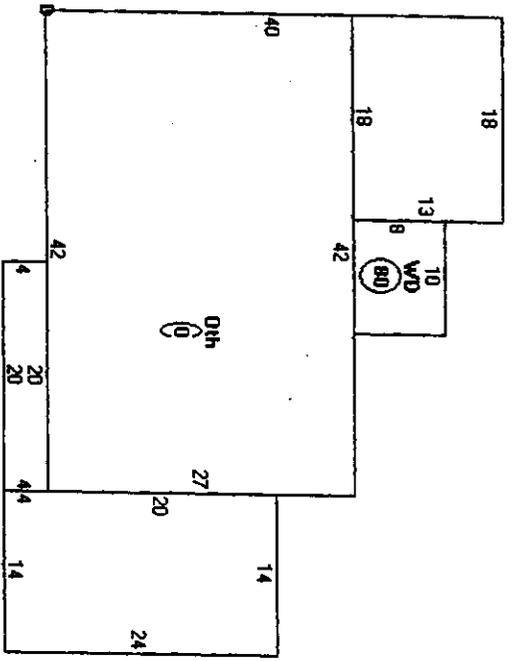
Legal:
 LOISDALE ESTATES
 LT 228 SEC 4
Tax District: 40000
Book/Page: 17292/1994

Assessment and Sales History:

L#	2005	2006	2007	Sale Date	Price	Valid. Code
L:	136,000	161,000	161,000	05/17/2005	609,000	Valid and verified sale
I:	245,900	306,360	337,350	08/02/2001	255,000	Valid and verified sale
T:	381,900	467,360	498,350	02/01/1999	150,750	Valid and verified sale

Land Description (CA12 and CA14):
 Esmt 1: no easement
 Esmt 2: Topo 2: Road 1 paved Traffic: % Floodplain: 0
 Esmt 3: Topo 3: Road 2 LUC: 011
 Zoning: 130 Water: water connected Location: buildable-average lot
 Topo1: Gas: gas connected Spot Loc:
 L# Lnd Typ Code Sq. Ft. Units Acres Int Cds Int Pct Value Zoning
 1 S SD 11,154 1 .2561 161,000 130

Total Parcel Size: 11,154 Inc Rec: No
 CA16: Date: 11,154 Spoke With: Appr:



SF Above Grade Liv Area: 1,134 Bldg Use: Single Dwelling or Patio House

Improvement Description (CA21):
 Story Ht: 1 Half Baths: Kitchen Remod: Unfin Area: 0
 Ext: brick Kitchen Remod: Bath Remod: 567
 Style: 01 Bath Remod: Cthdrl/Unfin Area:
 Yr Blt: 1958 Bsmnt: full Fireplaces:
 Eff Year: Heating: central with a/c Bsmnt Gar # Cars:
 Yr Remod: 3 Alt Fuel Type: Misc Desc 1:
 Bedrms: 3 System: hot air Misc Desc 2:
 Full Baths: 3 Attic: Sliding Upgrade:

Kit Remod Yr: Addn Year: Funct Dep %
 Windows Upgrade Yr: Floor Type: hardwood
 Bath Remod Yr: Roof: composition shingle
 Model Name: Cthdrl Ceiling: Econ Dep%:
 Dormer Type: Grade: A
 Dormer Area: Condition: Average
 Bsmnt Type: Pct Cmpl: Pct Cmpl:
 Bsmnt Dens/Bedrms: 1

L#	Low	1st	2nd	3rd	Area	Year Built	% Comp	Inc Rec	L#	Low	1st	2nd	3rd	Area	Year Built	% Comp	Inc Rec
0					1,134		No										
W	1	OP			80												
E	2	SP			234												
L	3	CP			336												
A	4	VC															
D	5	WD			80												

L# Code Yr Bilt Eff Yr Yr Remd W x L Area Grd Units %Comp RCNLD Inc Rec
 No

Cost Summary	Market Summary
Land: 161,000	
Imp: 337,350	
Total: 498,350	N/A

6811 LOIS DR SPRINGFIELD
 Nhd: 36841
 Owner: VIDAUURRE NORMA

Legal:
 LOISDALE ESTATES
 LT 228 SEC 4

Tax District: 40000
 Book/Page: 17292/1984

Assessment and Sales History:

L	2006	2007	2008	Sale Date	Price	Valid Code
L:	161,000	161,000	193,000	05/17/2005	509,000	Valid and verified sale
I:	306,360	337,350	261,620	08/02/2001	255,000	Valid and verified sale
T:	467,360	498,350	454,620	02/01/1988	150,750	Valid and verified sale

Land Description (CA12 and CA14):

Esmt. 1:	no easement	Esmt. 2:	no easement
Esmt. 3:	130	Esmt. 3:	130
Topo1:		Topo 2:	
Topo2:		Topo 3:	
Water:	water connected	Sewer:	sewer connected
Gas:	gas connected	Spot Loc:	
Sq. Ft.	11,154	Acres	0.2561
Units	1	Int Pct	251,000
Value	251,000	Zoning	130

Total Parcel Size: 11,154

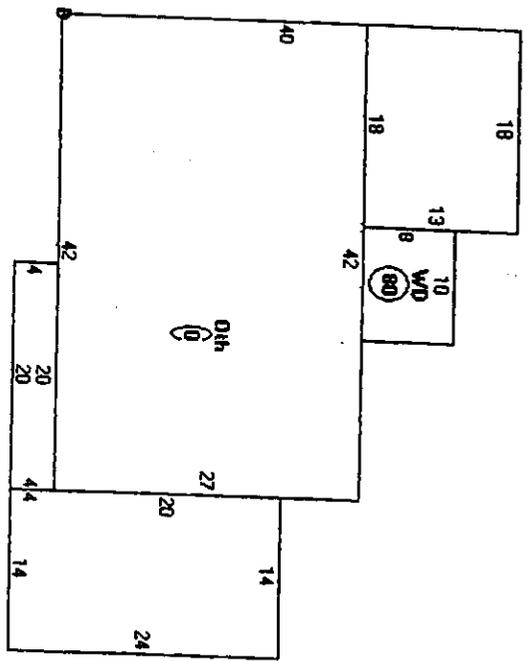
Entr Rslt: Spoke With:

Inc Rec: No

Appr:

SF Above Grade Liv Area: 1,134

Bldg Use: Single Dwelling or Patio House



Improvement Description (CA21):
 Story Ht: 1
 Ext: brick
 Style: 01
 Yr Bilt: 1958
 Eff Year:
 Yr Remod:
 Bedrms: 3
 Full Baths: 3

Half Baths:
 Kitchen Remod:
 Bath Remod:
 Bsmt: full
 Heating: central with a/c
 Alt Fuel Type:
 System: hot air
 Attic:
 Urfin Area: 0
 Rec Room: 567
 Chldr/Urfin Area:
 Fireplaces:
 Bsmt Gar # Cars:
 Misc Desc 1:
 Misc Desc 2:
 Sliding Upgrade:
 Kit Remod Yr:
 Windows Upgrade Yr:
 Bath Remod Yr:
 Model Name:
 Dormer Type:
 Dormer Area:
 Bsmt Type:
 Bsmt Dens/Bdms: 1

L#	Low	1st	2nd	3rd	Area	Year Built	% Comp	Inc Rec	L#	Low	1st	2nd	3rd	Area	Year Built	% Comp	Inc Rec
0					1,134			No									
1		OP			80												
2		SP			234												
3		CP			336												
4		VC															
5		WD			80												

L# Code Yr Bilt Eff Yr Yr Remod W X L Area Grd Units %Comp RCNLD Inc Rec

No

Cost Summary

Market Summary

Land:	251,000
Imp:	203,620
Total:	454,620
	N/A

REAL ESTATE DIVISION

DEPARTMENT OF ASSESSMENTS - FAIRFAX COUNTY, VIRGINIA

DIST.:

LEE

NAME AND ADDRESS OF OWNER
KOGOD BERMAN INC
 1608 CRITTENDEN N W
 WASHINGTON D C

FILE NO.	FILED	INDEXED	LOT
904	6	228	
DATE	FILED	INDEXED	LOT
04-08-97			

CENSUS	LU	YEAR
08D04	01	1958

VALUE OF LAND OR LOT	600	VALUE OF BUILDING OR IMPROVEMENT	5215	TOTAL VALUE	5800
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DESCRIPTION
LO1SDALE ESTATES
 LT 228 SEC 4
 11154 SQ FT
 1536 583

6811
6811

CHANGES OR ADDITIONAL DESCRIPTION **ZONE 1**

YEAR	NAME AND ADDRESS OF OWNER	DEED REF.		CON.	YEAR	VALUE OF LAND	VALUE OF IMPROV.	TOTAL VALUE	UN
		BOOK	PAGE						
1960	Schiff Donald R. + Helen J 6210 Dow Drive Spr.	1758	304	18700	1961	960	5885	6845	
1964	Lipson, Daniel E. Jr. and Jacqueline R.	2281	60	22900	1969	1400	6125	7525	
1968	For Robert E. Gray & Mary E. 6811 Dow Dr. Springfield	2926	293	24200	1973	2330	7245	9575	
1977	FOR ROBERT GRAY AND ZONA DE WEN (EX)	4530	619	-	1975	4400	13310	17710	
1959	3rd. Kings - Business Dist				1975	1100	44274	45374	
1963	Revised Ordinance								
1968	Revised Ord.								
1971	Revised Ord.								
1975	Revised Ord. 07-19-74 R#51 (6)								

BUILDING PERMITS - REZONINGS - ETC.

REMARKS

APR 1 2018 02

USE	CONSTRUCTION	EXTERIOR WALLS	INTERIOR WALLS	ROOFING	GENERAL FEATURES	PLUMBING	HEATING
APARTMENT	WOOD FRAME STEEL FRAME	WOOD SHINGLES ASBESTOS SHINGLES	MASTER SHEET ROCK DRY WALL	ASBESTOS SHINGLES CELESTON PINE GILT	NO STORES FLOOR	NO BATHS WATER CLOSET	HOT WATER STOVE HOT AIR FLOOR FUR
STAIRS	BRICK	ASBESTOS SHINGLES	CELESTON	ASBESTOS SHINGLES	NO BATHS	BATH TUB	AIR COND.
GARAGE	CINDER BLOCK	ASBESTOS SHINGLES	CELESTON	ASBESTOS SHINGLES	NO BATHS	BATH TUB	AIR COND.
SERVICE STATION	MULL	ASBESTOS SHINGLES	CELESTON	ASBESTOS SHINGLES	NO BATHS	BATH TUB	AIR COND.
FACTORY	SOLID MASONRY	ASBESTOS SHINGLES	CELESTON	ASBESTOS SHINGLES	NO BATHS	BATH TUB	AIR COND.
OFFICE	WOOD FRAME	WOOD SHINGLES	MASTER SHEET ROCK	ASBESTOS SHINGLES	NO STORES	NO BATHS	HOT WATER

YEAR BUILT 1968

SKETCH AP ✓

BLDG. CLASSIFICATION **AO** MAIN BUILDING CALCULATIONS

BLDG. DIMENSIONS **42 x 27** X M- **1134** X S **3020** X

ADDITIONAL IMPROVEMENTS **8.8 RAYS & FINE**

ADDITIONAL IMPROVEMENTS **18x13 = 234** X **6.50** X **AMSP**

SUB TOTAL **34162**

DEPRECIATION **8.8 RAYS & FINE**

TOTAL VALUE MAIN BUILDING **33294**

OUTBUILDINGS-IMPROVEMENTS

USE	DESCRIPTION	SIZE OR REMARKS	RATE	% COMP.	VALUE
GARAGE					

APARTMENTS - NOTES

APPRaised VALUE ALL IMPROVEMENTS **LES REC (one Part-1)**

LAND CALCULATIONS

APR. ROOMS	NO. UNITS	MONTHLY RENTAL	ANNUAL RENTAL	SCRIPES PROVIDED	LAND ACRES	NO. SQUARE OR FRONT FEET	PRICE PER ACRE OR FOOT	VALUE
1	POV	51	714.74	8576.88		1.17	EV	14,000
2	"	"	"	"		"	"	"
3	"	"	"	"		"	"	"
4	"	"	"	"		"	"	"
5	"	"	"	"		"	"	"
6	"	"	"	"		"	"	"
TOTALS	5	255.77	3069.08	36830.66				

RECAPITULATION

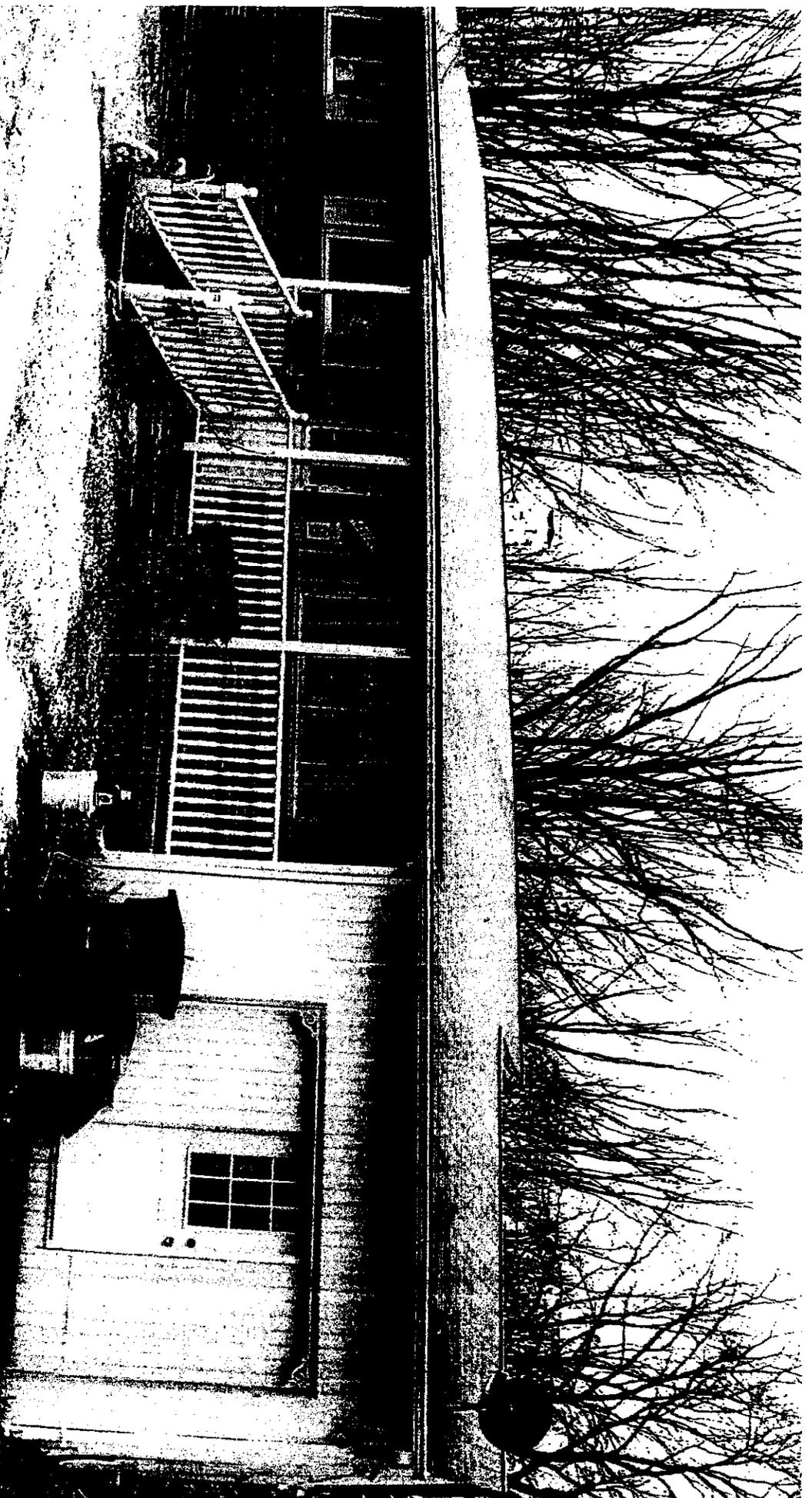
NO. UNITS SUBJECT TO REFUSE TAX	APPRaised VALUE	ASSESSED VALUE
LAND	\$ 2,000	\$ 2,000
BLDG.	\$ 33,294	\$ 33,294
TOTAL	\$ 35,294	\$ 35,294

REV - MAR 7/10/80 57

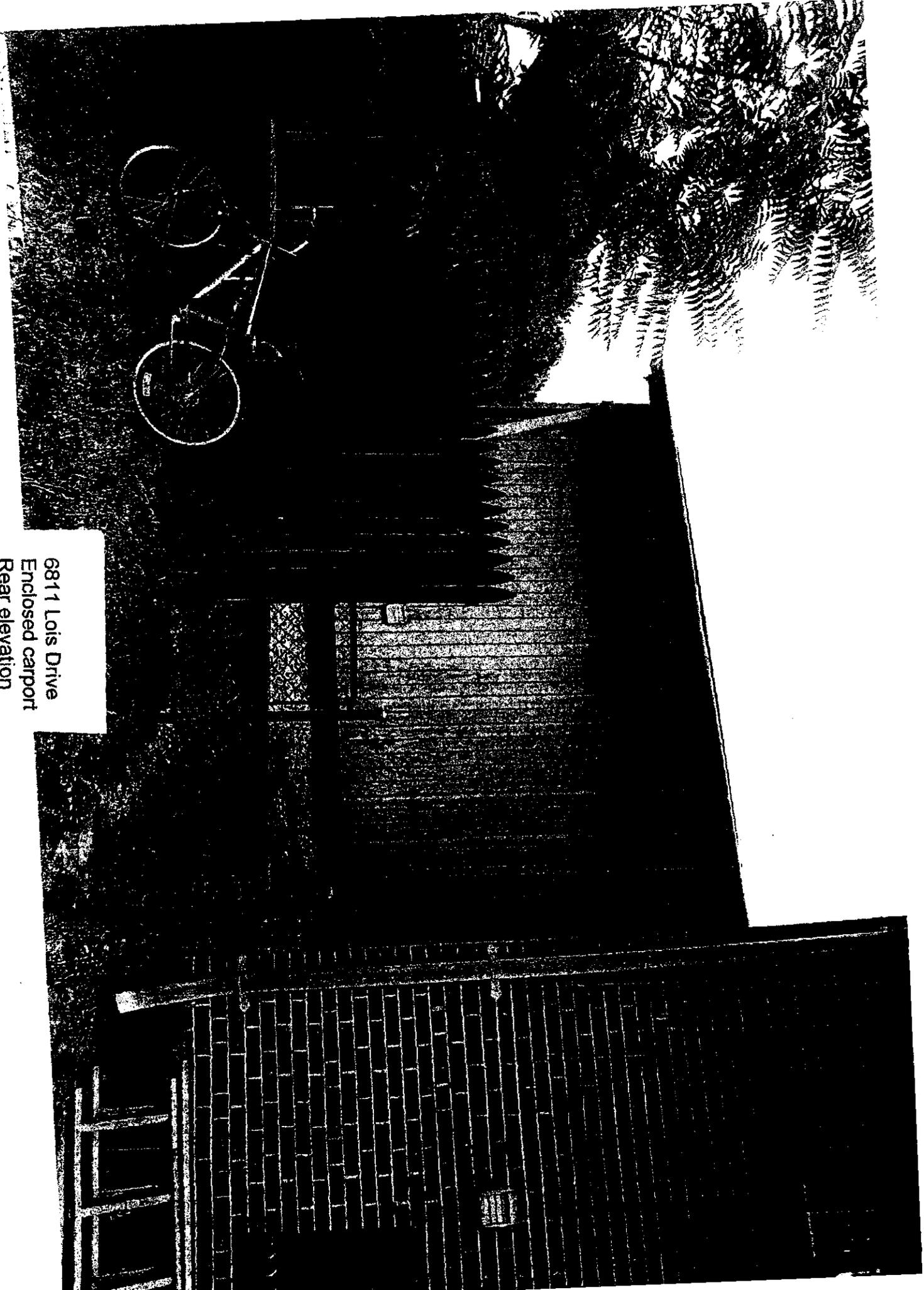
APR 1 2018

6811 Lois Drive
Enclosed carport
Front elevation

02/10/2008



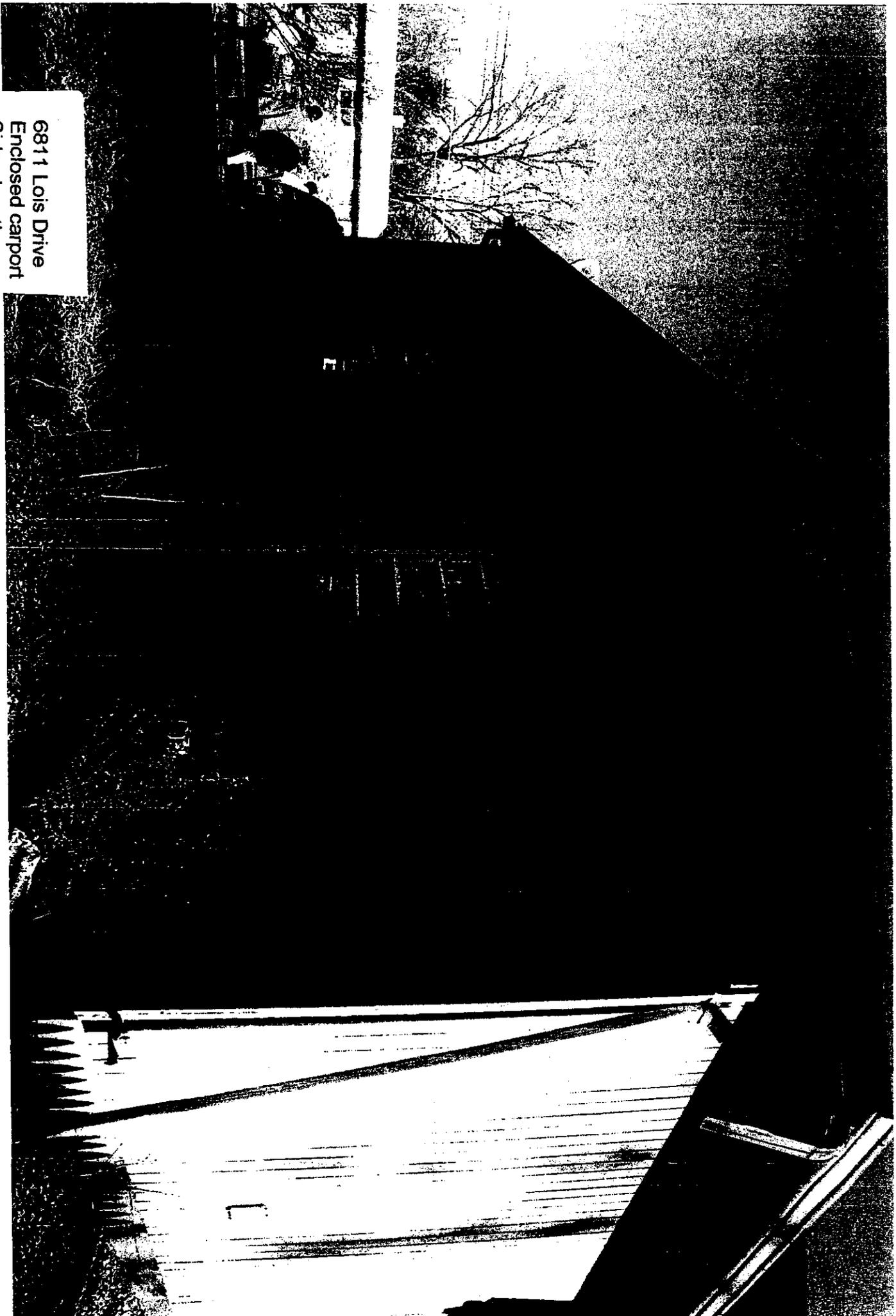
6811 Lois Drive
Enclosed carport
Rear elevation

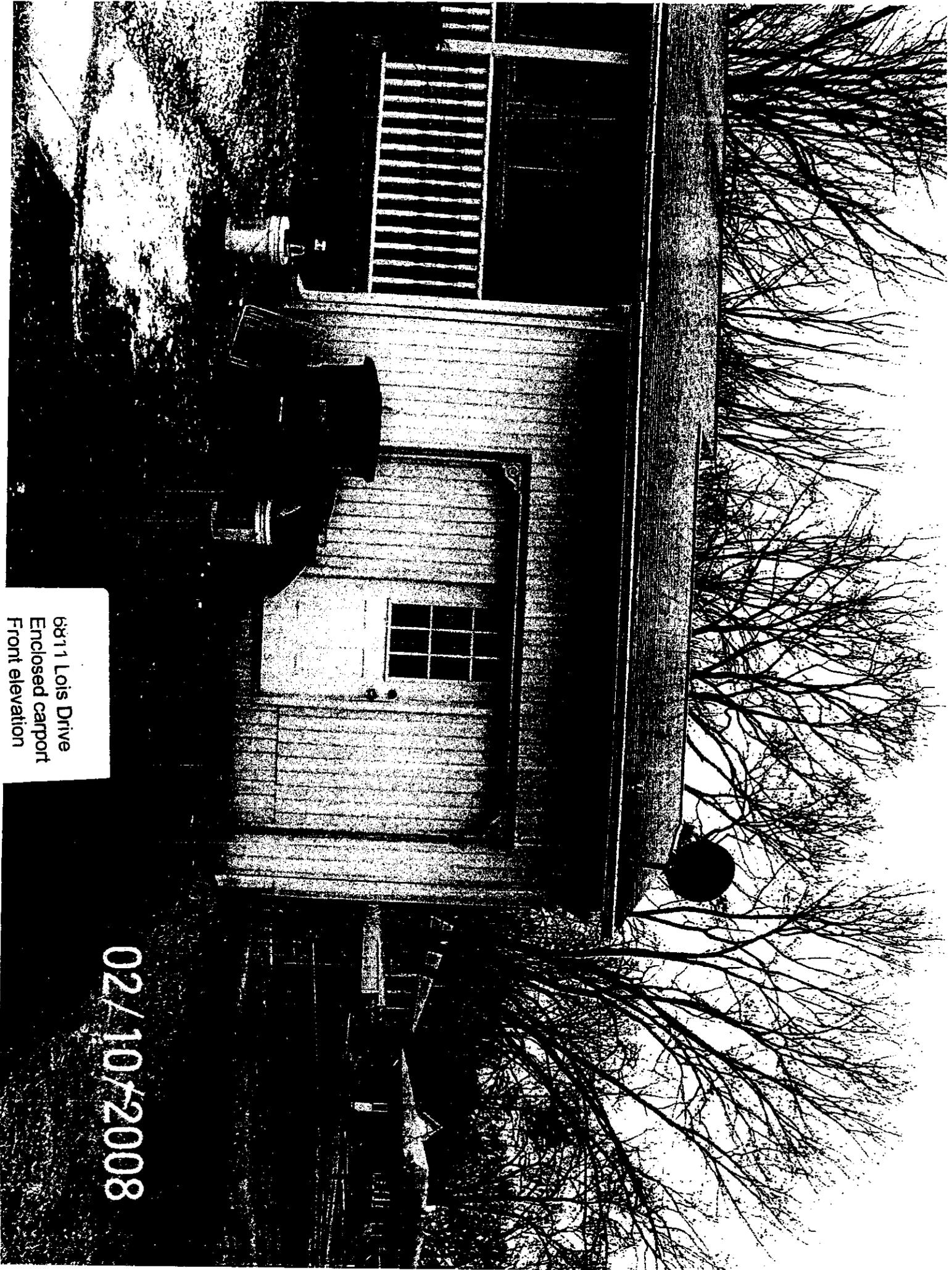




6811 Lois Drive
Enclosed carport
Side elevation

6811 Lois Drive
Enclosed carport
Side elevation



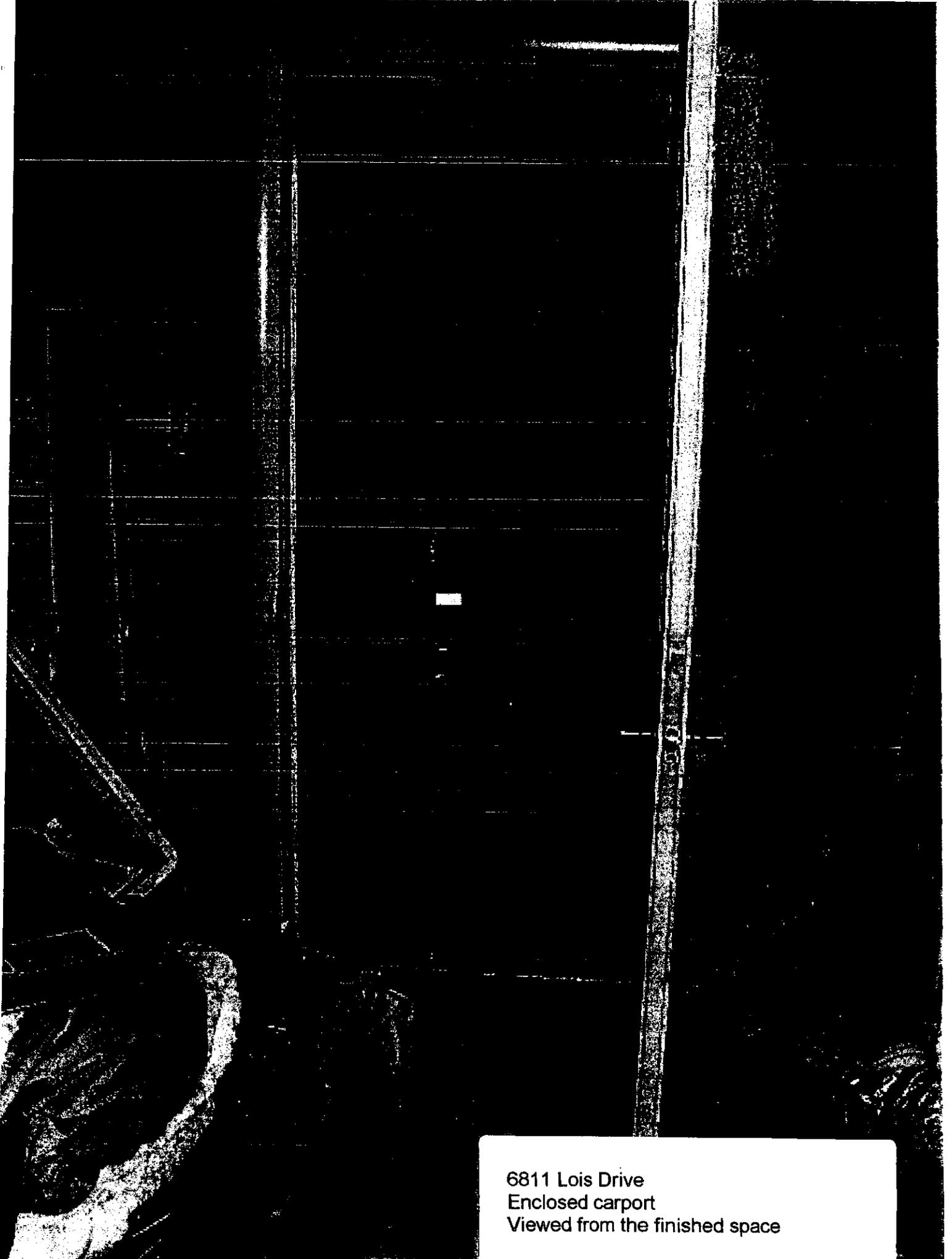


6811 Lois Drive
Enclosed carport
Front elevation

02/10/2008



6811 Lois Drive
Enclosed carport
Viewed from the driveway



6811 Lois Drive
Enclosed carport
Viewed from the finished space

- 6) 2nd refers to the exterior wall material or an attached component on the second level (codes and literals are listed below after item number 7).
- 7) 3rd refers to the exterior wall material or an attached component on the third level.

Codes and literals found in the low, 1st, 2nd, and 3rd level fields are:

Code	Description
AGR	ATTACHED GREENHOUSE
AGZ	ATTACHED GAZEBO
AO	AO AREA OVER OR DORM ROOM
ASD	ASD ATTACHED SHED
AWS	ATTACHED WORKSHOP
BA	BA BALCONY
BF	BF BASEMENT FULL
BR	BR BRICK
BZ	BZ BREEZWAY
CD	CD CONCRETE DECK
CEP	CEP CONDO ENCLOSED PORCH
CP	CP CARPORT
CWD	CWD COMPOSITE MATERIAL DECK
CWP	CWP COMPOSITE MATERIAL PATIO
DE	DE DECK
ED	ED ELEVATED CONCRETE DECK
EP	EP ENCLOSED PORCH
FB	FB FRAME/BRICK
FP	FP SPLIT FOYER COLONIAL PORC
FR	FR FRAME
GA	GA ATTACHED GARAGE
GB	GB BASEMENT UNDER GARAGE
HBR	HBR HLF STY FNSHED BRK
HFB	HFB HLF STY FNSHED FRM/BRK
HFR	HFR HLF STY FNSHED FRAME
LFT	LFT LOFT
OH	OH OVERHANG
OP	OP OPEN PORCH OR PORTICO
OT	OT OTHER
PT	PT PATIO
SP	SP SCREENED PORCH
TP	TP TWO STORY COLONIAL PORCH
UAO	UNFINISHED AREA OVER
UBR	UBR HLF STY UNFNSHED BRK
UFB	UFB HLF STY UNFNSHED FRM/BRK
UFR	UFR HLF STY UNFNSHED FRM
UP	UP UNFINISHED ENCLOSED PORC
VC	VC VECTORS
WD	WD WOOD DECK
WP	WP WOOD PATIO

FAIRFAX COUNTY ZONING ORDINANCE

if the rezoning of such lands would be in conformance with the adopted comprehensive plan.

5. Unless otherwise specified in this Ordinance, all uses permitted by right or allowed by special permit or special exception shall be subject to the lot size requirements specified for a given district. In the R-C through R-4 Districts, non-residential uses shall be controlled by the provisions presented for conventional subdivision lots, either the average or minimum lot area, whichever is greater, unless other minimum requirements are specified for such uses elsewhere in this Ordinance.
6. No land area which is encumbered by any covenant, easement or interest which would permit the establishment of power distribution facilities, including high power transmission lines, ground transformer stations and natural gas, petroleum or other transmission pipelines, but not ordinary transmission lines located in the public right-of-way or easements which total less than twenty-five (25) feet in width, shall be considered in the computation of minimum lot area or minimum district size.

2-307

Bulk Regulations

1. Except as may be qualified by the provisions of this Ordinance, no structure or part thereof shall hereafter be built or moved on a lot which does not meet all of the minimum bulk regulations presented for the zoning district in which the structure is located, and no structure shall hereafter be used, occupied or arranged for use on a lot which does not meet all of the minimum bulk regulations presented for the zoning district in which such structure is located.
2. In this Ordinance, bulk regulations are expressed in terms of:
 - A. Maximum building height.
 - B. Minimum yard requirements.
 - C. Minimum angle of bulk plane.
 - D. Maximum floor area ratio.
3. Maximum building height, where specified, shall apply to all structures located in the zoning district except those structures/appurtenances presented in Sect. 506 below, unless a lower maximum height is established for a given use elsewhere in this Ordinance. Maximum building height shall be determined in accordance with the definition, Height, Building set forth in Article 20.
4. Minimum yard requirements shall be as specified for a given zoning district, except as may be qualified by the provisions of Part 4 of this Article or by the provisions of Article 13. The larger of the minimum yard requirements as specified for a given zoning district, or as may be required by the provisions of Part 4 of this Article or by the provisions of Article 13, shall be provided.

The yard requirements shall apply to all buildings and structures as they relate to the lot lines, public streets, and to other buildings, but shall not apply to individual units in single family attached dwellings.

ADMINISTRATION, AMENDMENTS, VIOLATIONS AND PENALTIES

PART 6 18-600 BUILDING PERMITS

18-601 Permit Required for Erection of Buildings and Structures

The erection of all buildings and all structures, as well as additions, deletions and modifications thereto, shall be subject to the provisions of Chapter 61 of The Code, Buildings. No building or structure which is required to have a Building Permit pursuant to Chapter 61 of The Code shall be erected until a Building Permit application has been approved by the Zoning Administrator.

18-602 Application for a Permit

Applications for a Building Permit shall be on forms provided by the County and shall be approved by the Zoning Administrator prior to issuance. An application shall be accompanied by one of the following:

1. An approved site plan, when the building or structure is required to be shown on a site plan that has been approved under the provisions of Article 17 of this Ordinance, and an approved agreement and security package required pursuant to Sect. 17-112 to ensure completion of the physical improvements as shown on the approved site plan, including any revisions thereto, or such plans and agreements as may be required by the Director for the approval of a partial Building Permit pursuant to the Virginia Uniform Statewide Building Code, or
2. When the building or structure does not require site plan approval, four (4) copies of a plat certified by a land surveyor, engineer, landscape architect or architect authorized by the State to practice as such, except that plats submitted for additions to an existing single family detached or attached dwelling or accessory structures related to an existing single family detached or attached dwelling may be prepared by other than a land surveyor, engineer, landscape architect or architect. Each such plat shall indicate the following information:
 - A. The dimensions of the lot or parcel, the lot lines thereof, and the area of land contained therein.
 - B. Delineation of any major underground utility easements and the location of any water, storm and sanitary sewer easements and all conveyances and easements dedicated or to be dedicated to Fairfax County, the State of Virginia and the Virginia Department of Transportation.
 - C. The location, dimensions 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 and for accessory structures, the height of the highest point of the structure from finished ground level.
 - D. The distance from all property lines to the proposed building, structure or addition, shown to the nearest one-tenth of a foot.
 - E. The proposed elevation of the first floor level and of the lowest floor level of any proposed new building. Such elevations shall not be required for additions unless

FAIRFAX COUNTY ZONING ORDINANCE

- (1) Interior lot - 80 feet
- (2) Corner lot - 105 feet

B. Except as qualified below, cluster subdivision lot approved by the Director:

- (1) Interior lot - No Requirement
- (2) Corner lot - 80 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 3 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 80 feet for interior lots and 105 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-3 District or to a R-3 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 80 feet for corner lots.

C. Cluster subdivision lot approved by special exception:

- (1) Interior lot – No Requirement
- (2) Corner lot – 80 feet

3-307

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 12 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot

FAIRFAX COUNTY ZONING ORDINANCE

2-411 Yard Requirements for Open Land

If a lot is, or will be, occupied by a permitted use without structures, then the minimum yards that are required for such a lot under the applicable zoning district regulations shall be provided and maintained unless some other provision of this Ordinance requires or permits a different minimum yard; provided, however, front, side and rear yards shall not be required on lots used for agricultural purposes, open public areas or open space; but in no event shall structures associated with such open land uses be located in the required minimum yards.

2-412 Permitted Extensions Into Minimum Required Yards

The features set forth in the following paragraphs may extend into minimum required yards as specified.

For lots in the PDH, PDC, PRC and PRM Districts, the minimum required yard shall be deemed to be one-half of the distance of the yard that has been established by the location of the principal structure on a lot. In other districts where minimum yard requirements are determined by a specified distance between buildings, the lot lines shall be established by a line located between the buildings drawn at the mid-point and perpendicular to the shortest line between them.

1. The following shall apply to any structure:
 - A. Cornices, canopies, awnings, eaves or other such similar features, all of which are at least ten (10) feet above finished ground level, may extend three (3) feet into any minimum required yard but not closer than two (2) feet to any lot line. This provision shall not apply to permanent canopies over gasoline pump islands which have supports located on the pump islands, provided that such canopies may extend into minimum required yards but shall not extend into any required transitional screening areas nor overhang travel lanes, service drives or sidewalks.
 - B. Sills, leaders, belt courses and other similar ornamental features may extend twelve (12) inches into any minimum required yard.
 - C. Open fire balconies, fire escapes, fire towers, uncovered stairs and stoops, air conditioners and heat pumps, none of which are more than ten (10) feet in width, may extend five (5) feet into any minimum required yard, but not closer than five (5) feet to any lot line.
 - D. Bay windows, oriels, and chimneys, none of which are more than ten (10) feet in width, may extend three (3) feet into any minimum required yard, but not closer than five (5) feet to any lot line.
 - E. Carports may extend five (5) feet into any minimum required side yard, but not closer than five (5) feet to any side lot line.
 - F. An accessibility improvement may extend into any minimum required yard.
2. The following shall apply to any deck attached to a single family detached dwelling:

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.

8-914

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.