



County of Fairfax, Virginia

September 22, 2009

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2009-MA-063

MASON DISTRICT

APPLICANT/OWNER: Oksana Elariny, DDS
STREET ADDRESS: 5508 Seminary Road
TAX MAP REFERENCE: 62-3 ((1)) 7B
LOT SIZE: 12,659 square feet
ZONING DISTRICT: R-3 and SC
ZONING ORDINANCE PROVISION: 8-907
SPECIAL PERMIT PROPOSAL: To permit a home professional office.

STAFF RECOMMENDATION: Staff recommends approval of SP 2009-MA-063 for the home professional office subject to the proposed development conditions contained in Appendix 1.

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

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

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

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Deborah Hedrick

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

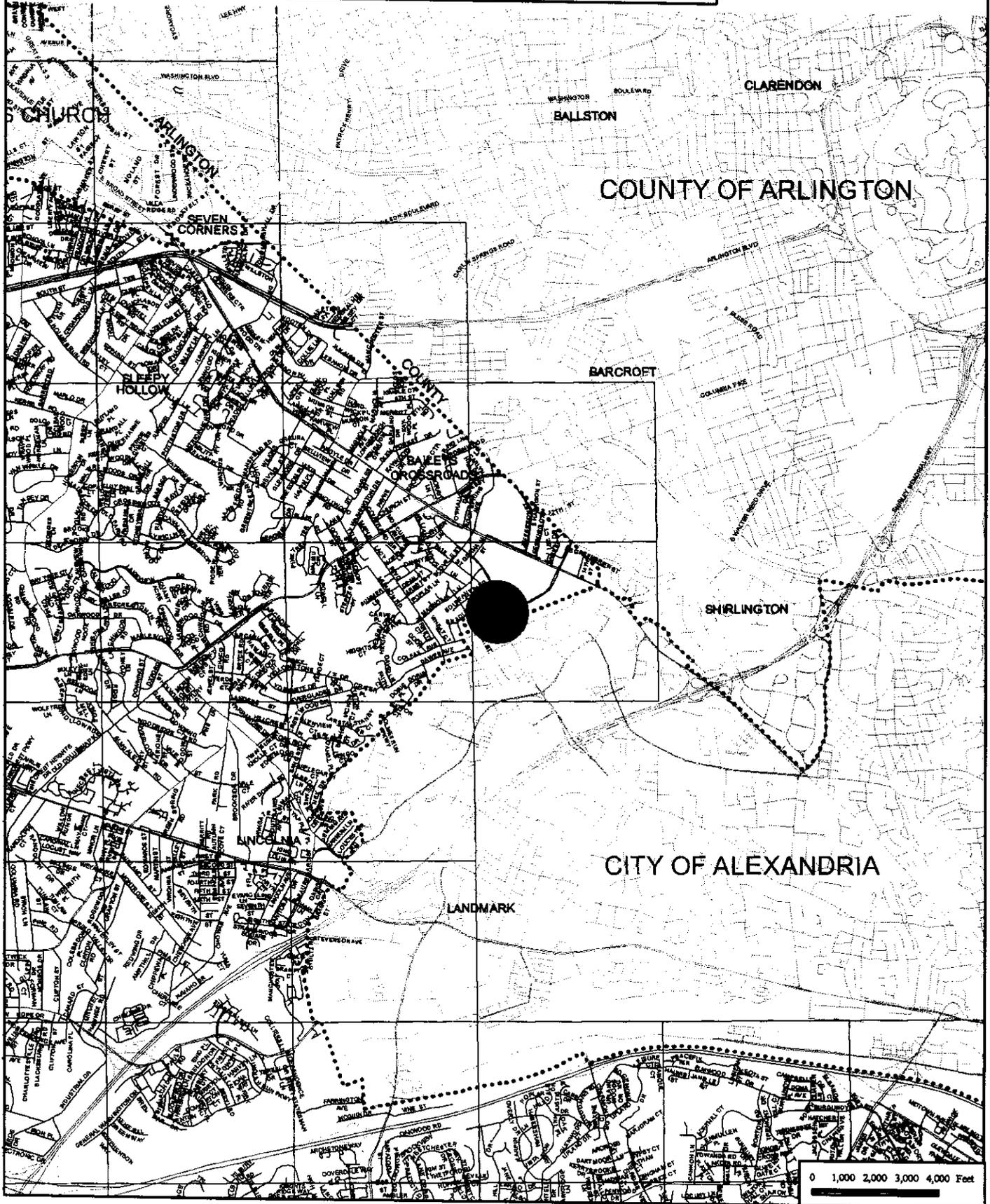


For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



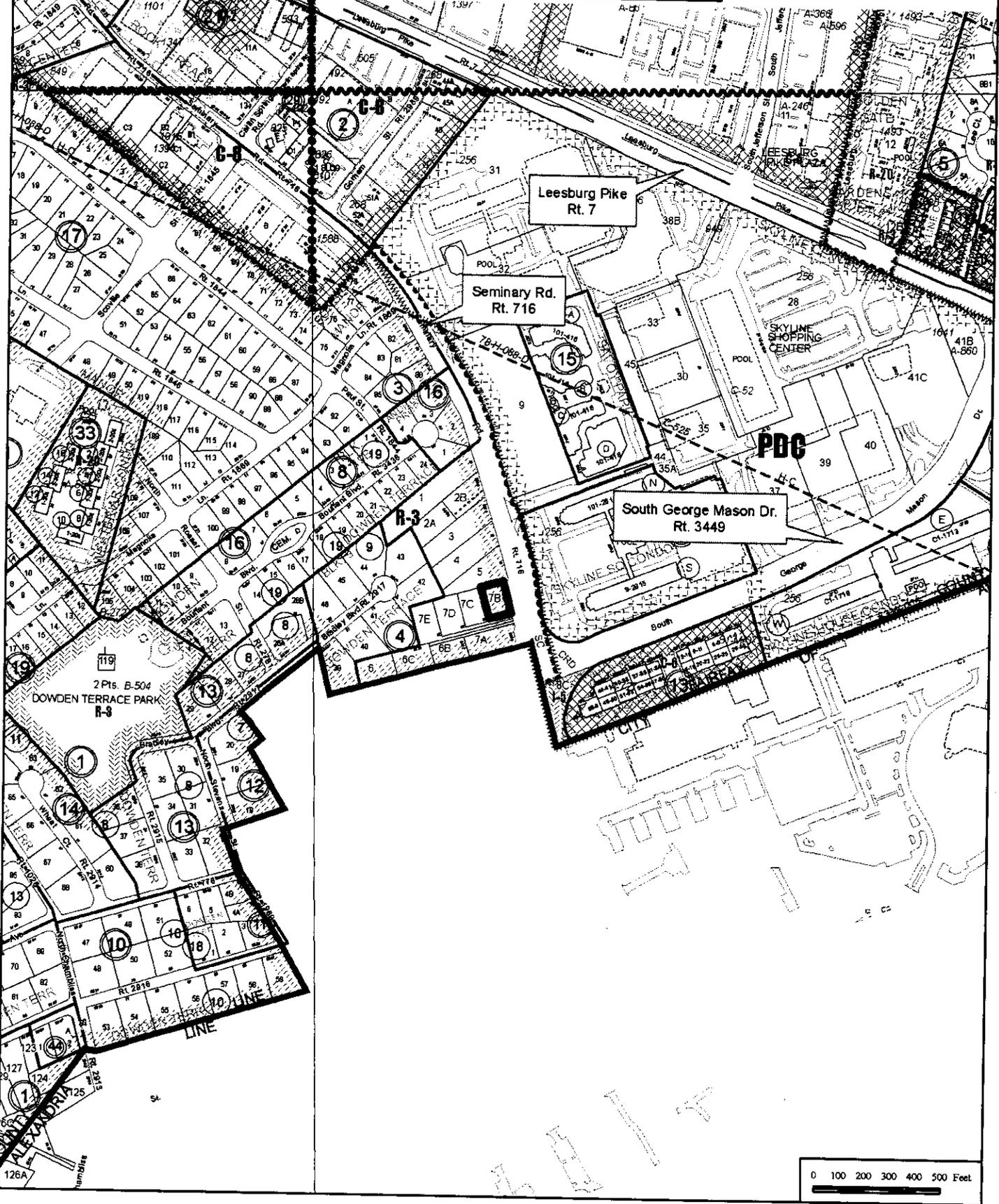
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2009-MA-063
OKSANA ELARINY DDS



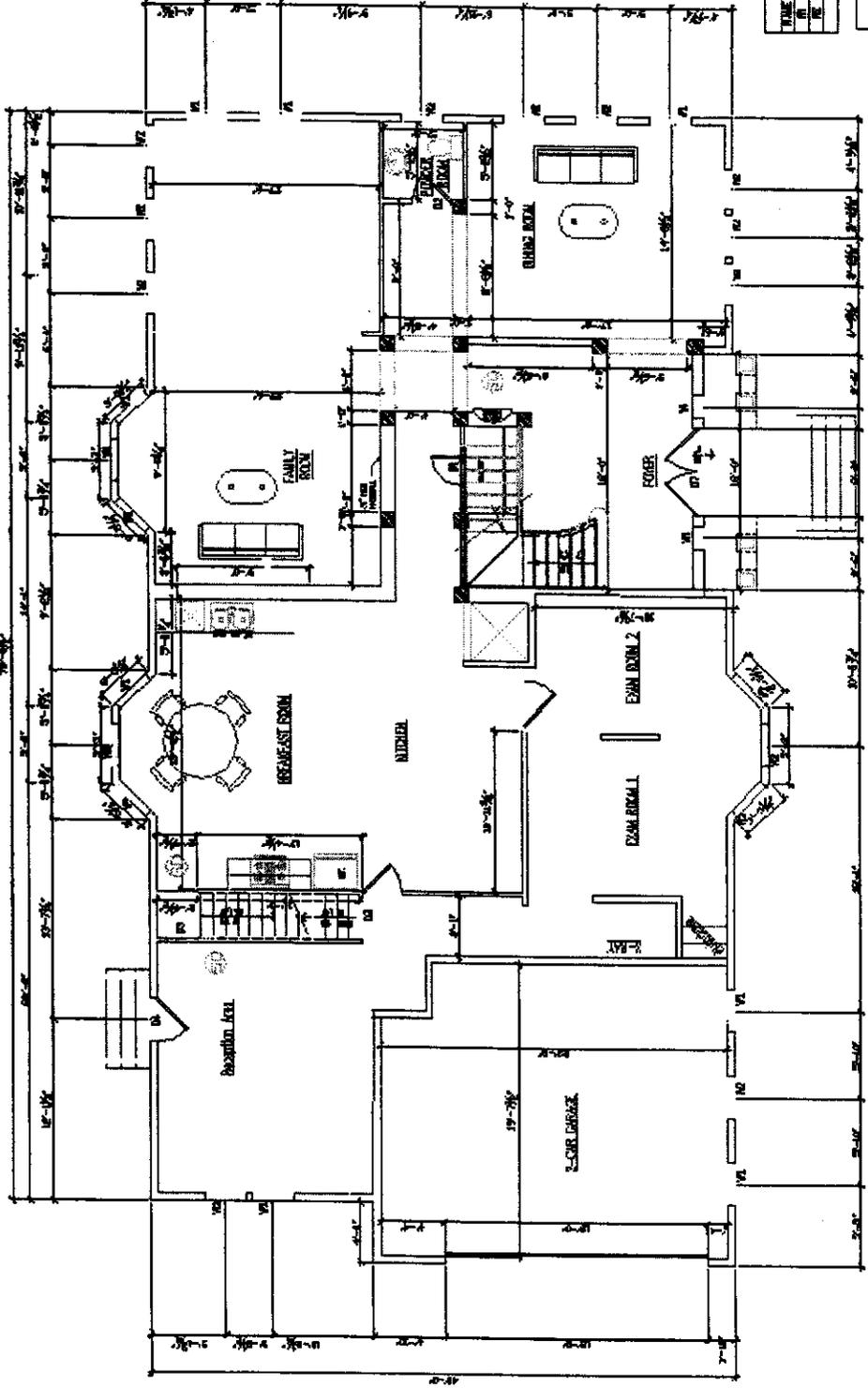
0 1,000 2,000 3,000 4,000 Feet

Special Permit SP 2009-MA-063



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SPECIAL PERMIT &
VARIANCE BRANCH

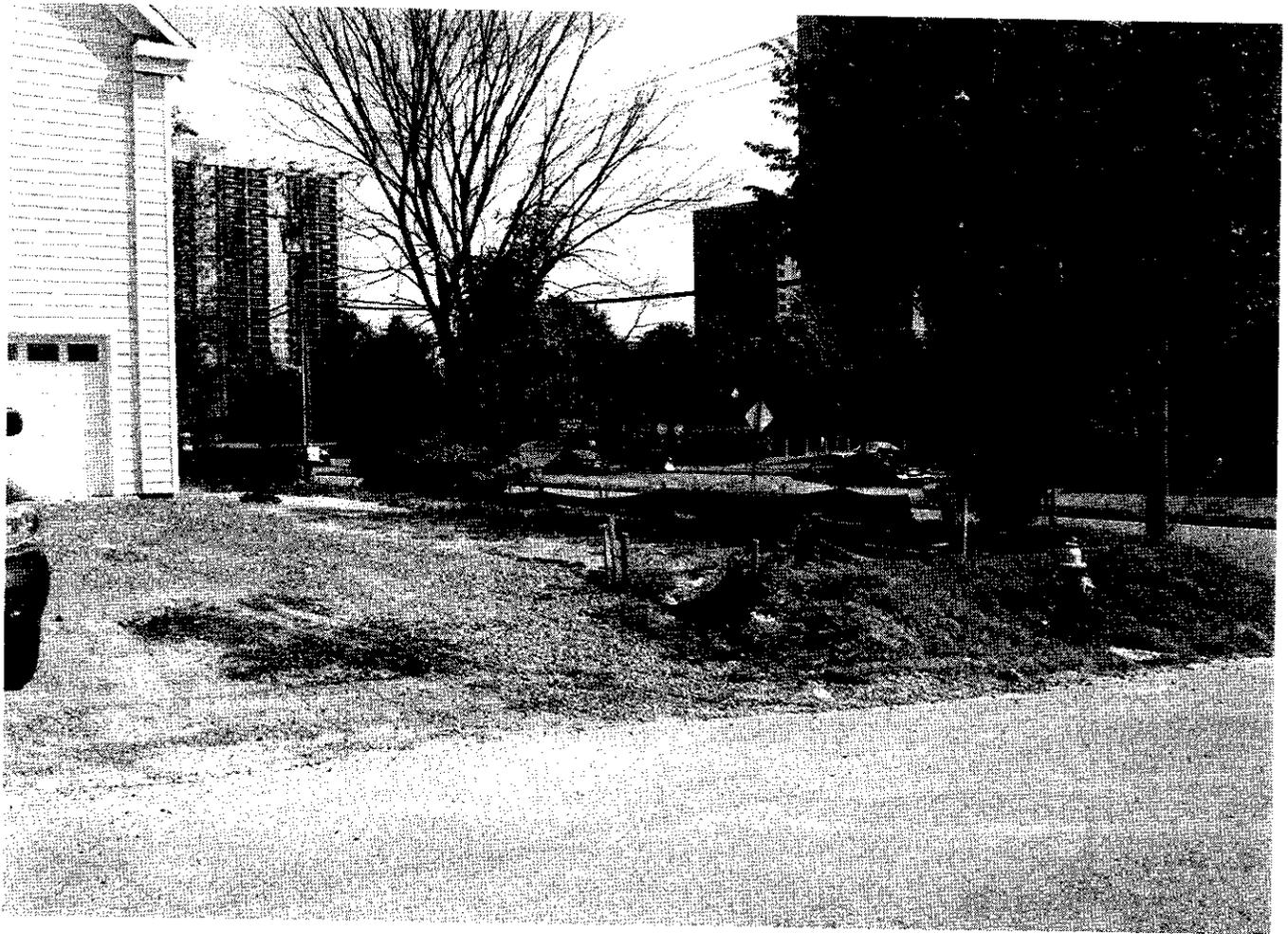


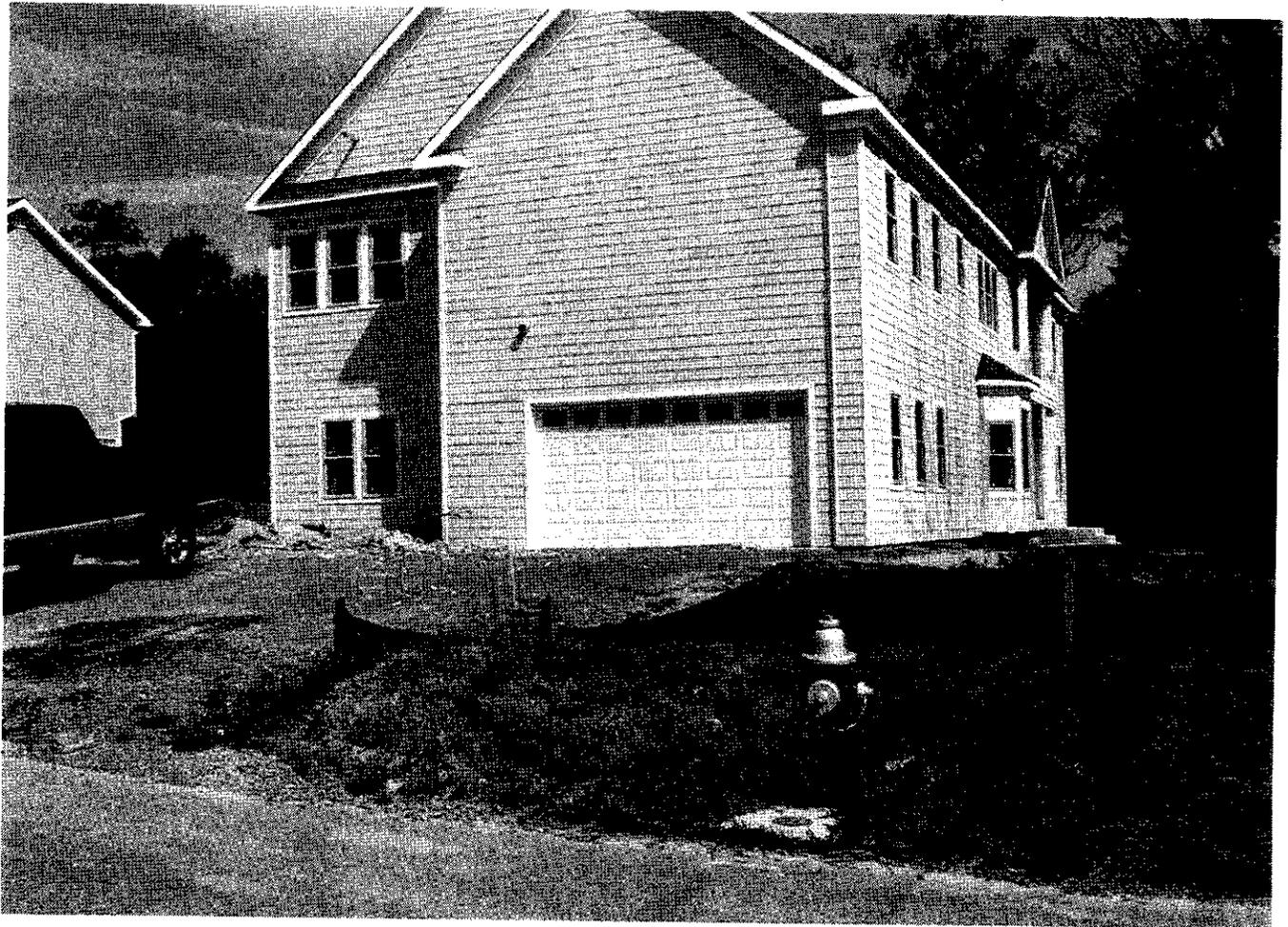
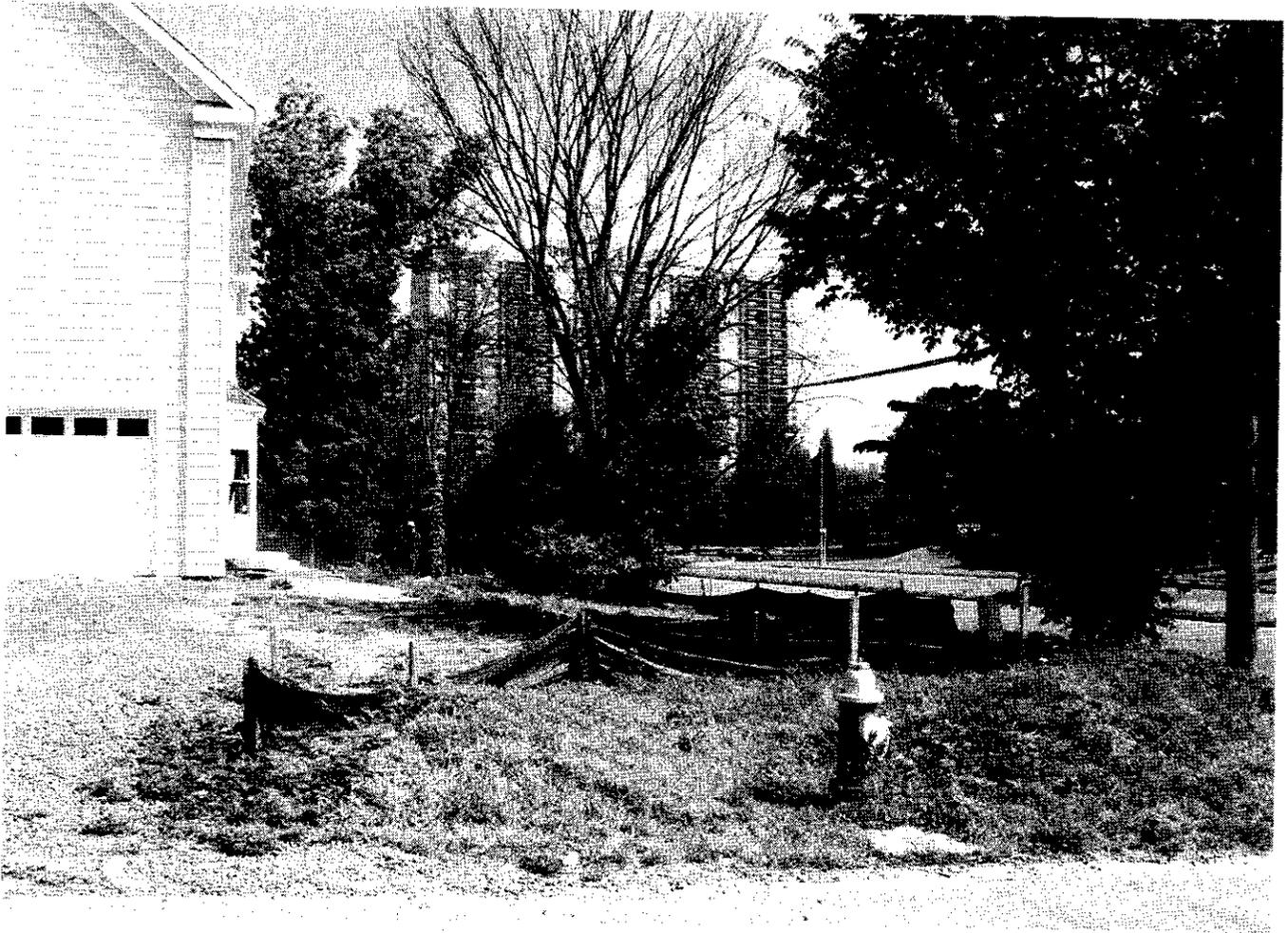
FLOOR AREA - 2,414 SF
○ - SMOKE DETECTOR

NO.	SIZE	TYPE	REMARKS
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2	2'-0" x 2'-0"	FLUSH	FLUSH WITH GLASS PANEL
3	2'-0" x 2'-0"	FLUSH	FLUSH WITH GLASS PANEL

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4	2'-0" x 2'-0"	FLUSH	FLUSH WITH GLASS PANEL
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6	2'-0" x 2'-0"	FLUSH	FLUSH WITH GLASS PANEL
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8	2'-0" x 2'-0"	FLUSH	FLUSH WITH GLASS PANEL
9	2'-0" x 2'-0"	FLUSH	FLUSH WITH GLASS PANEL
10	2'-0" x 2'-0"	FLUSH	FLUSH WITH GLASS PANEL

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



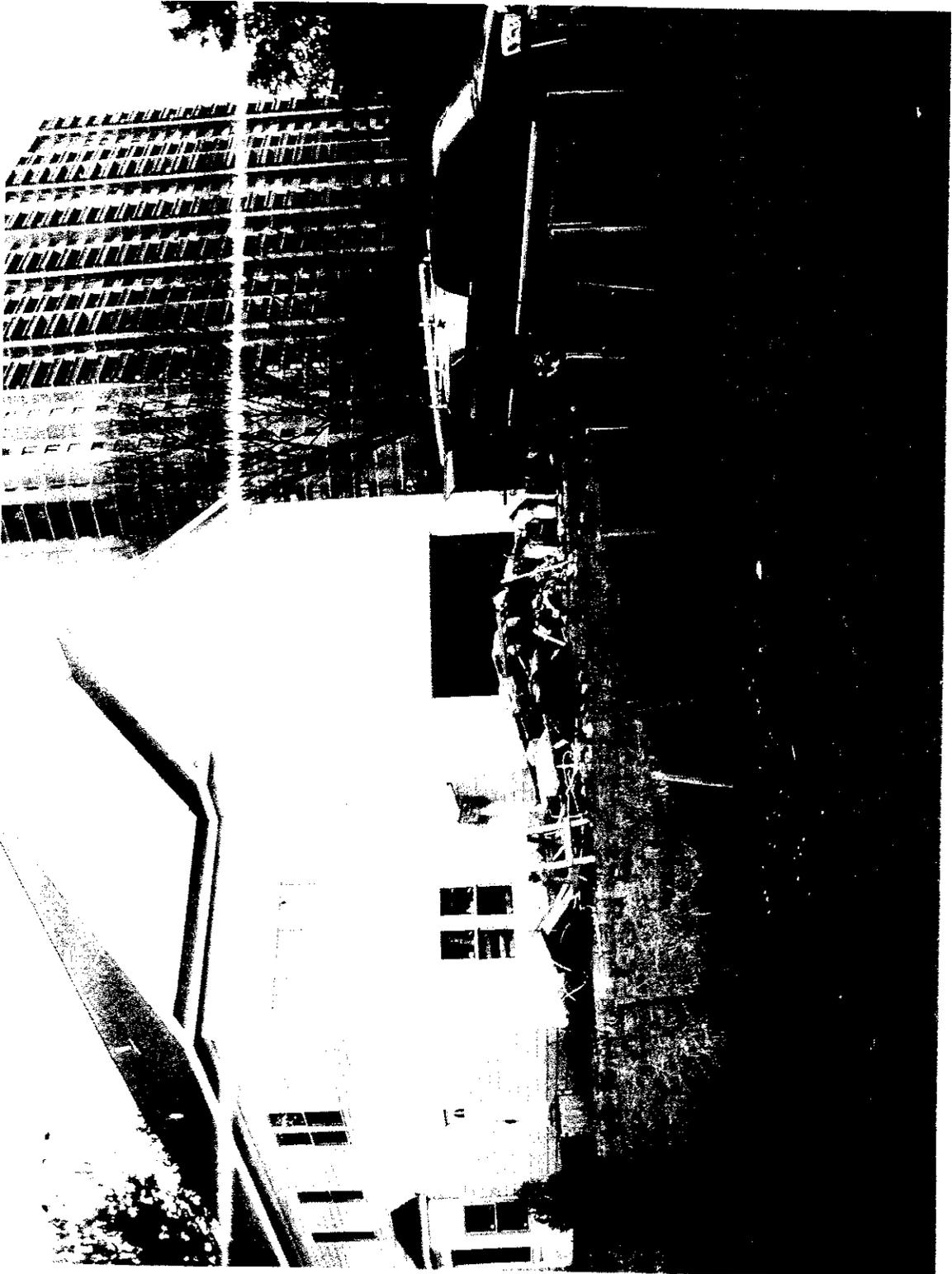




Zoning Evaluation Division

JUN 02 2009

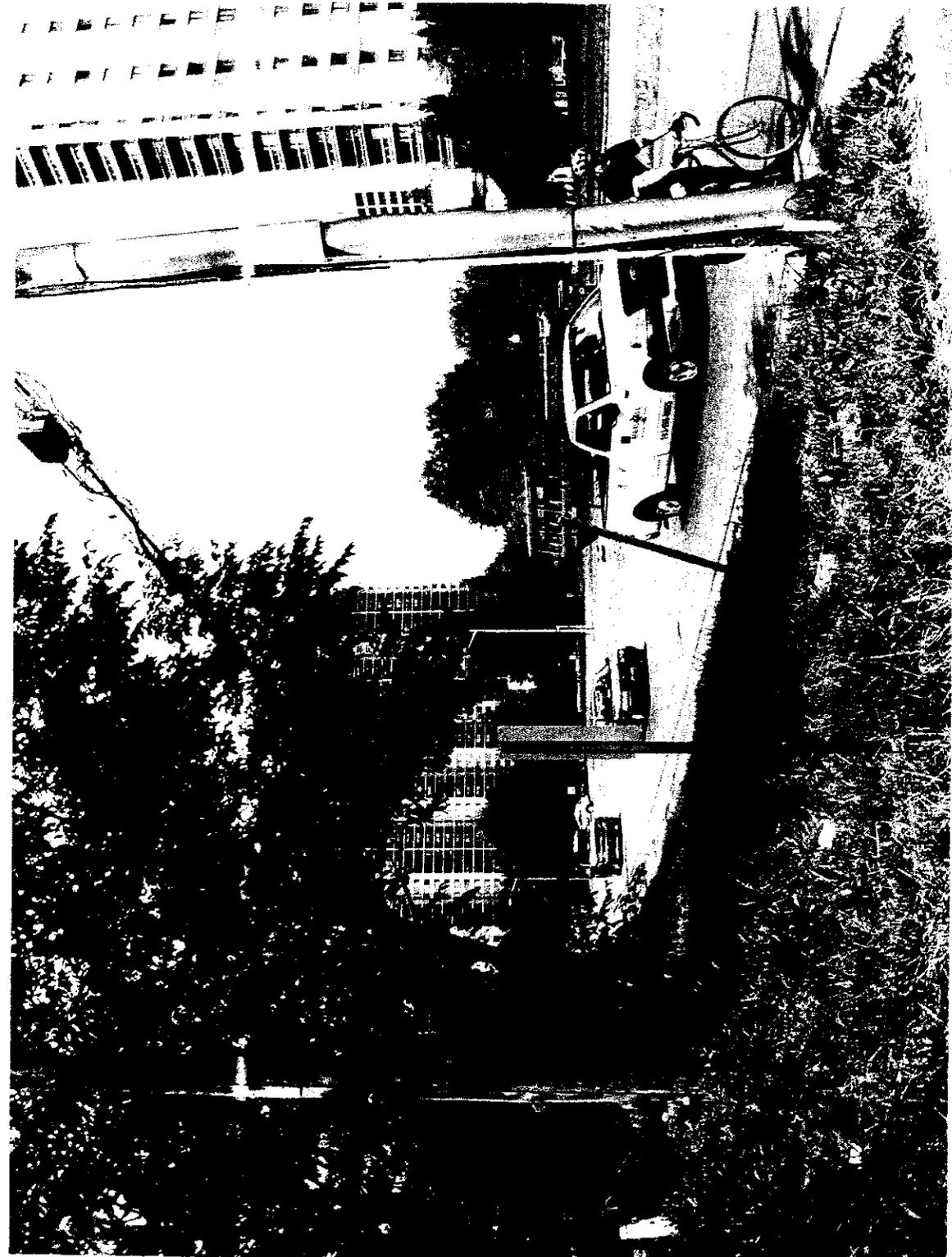
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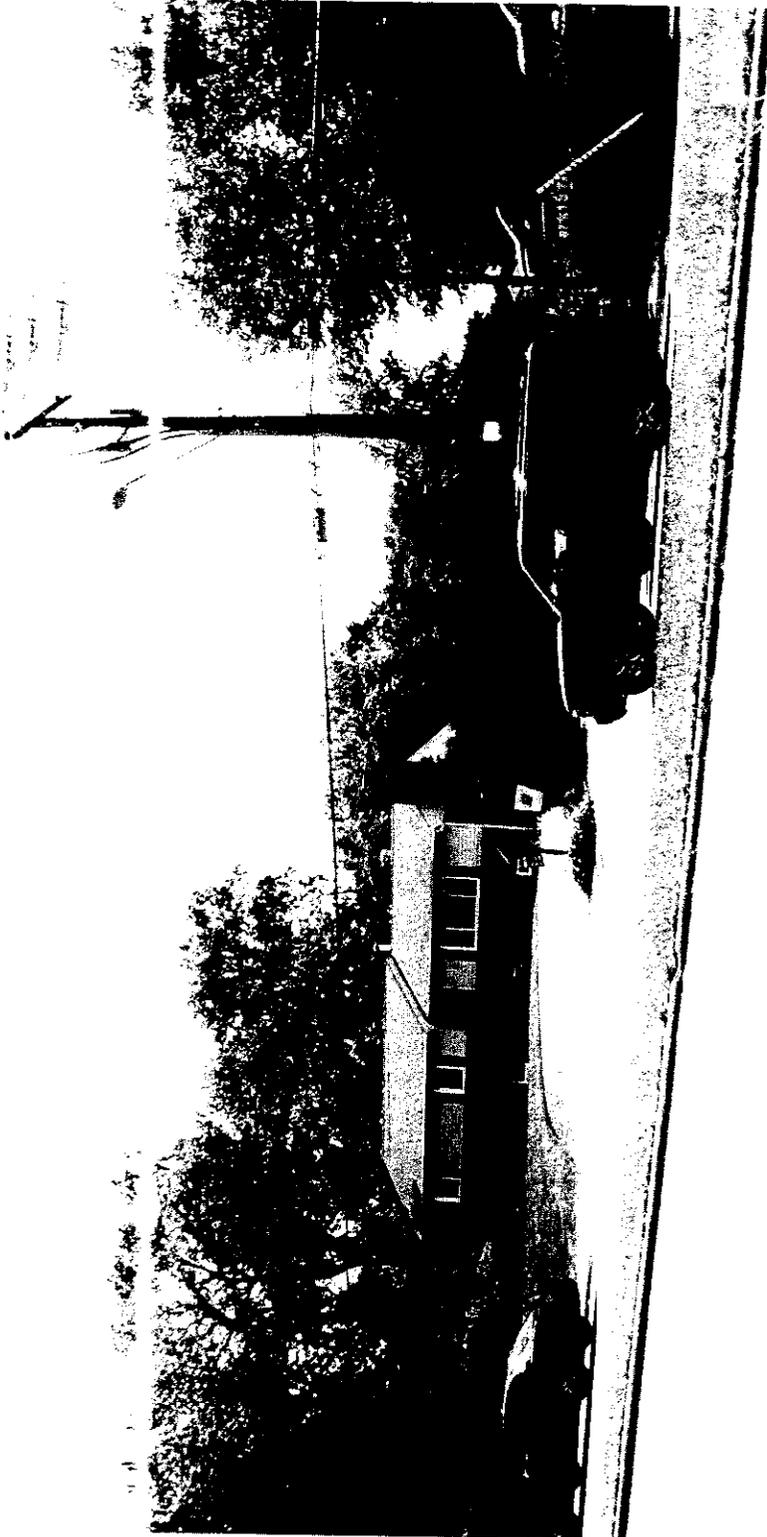
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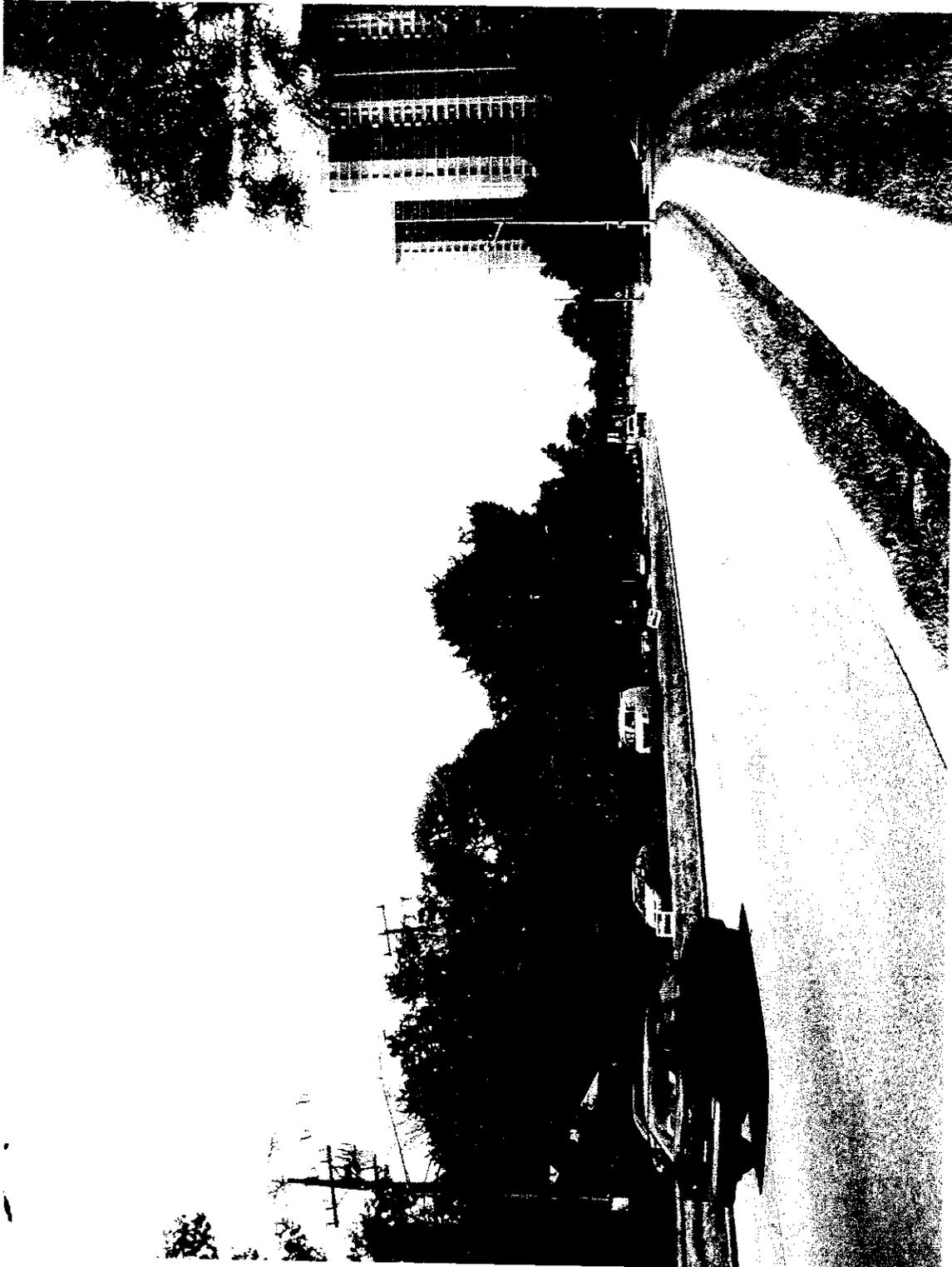
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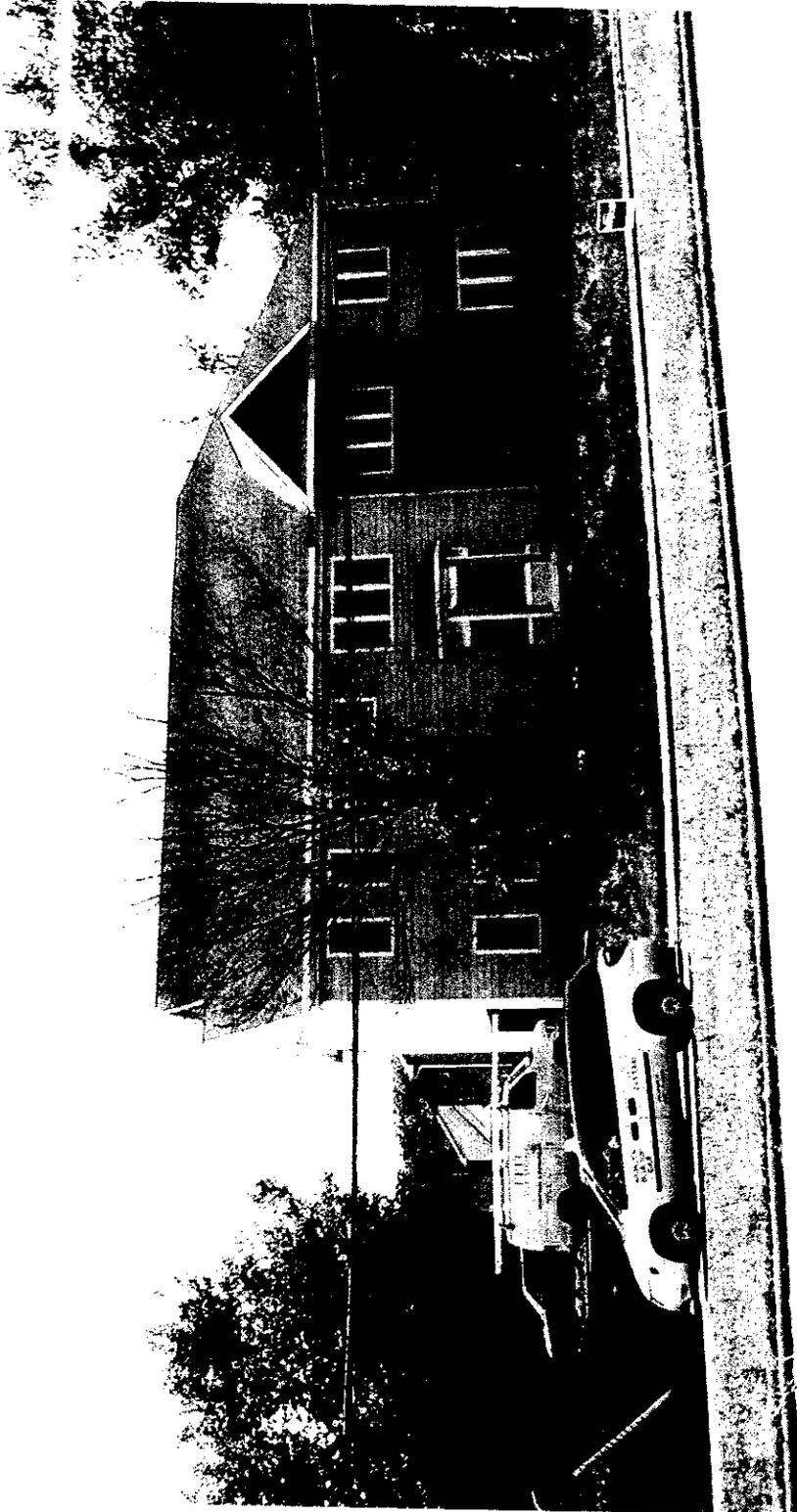
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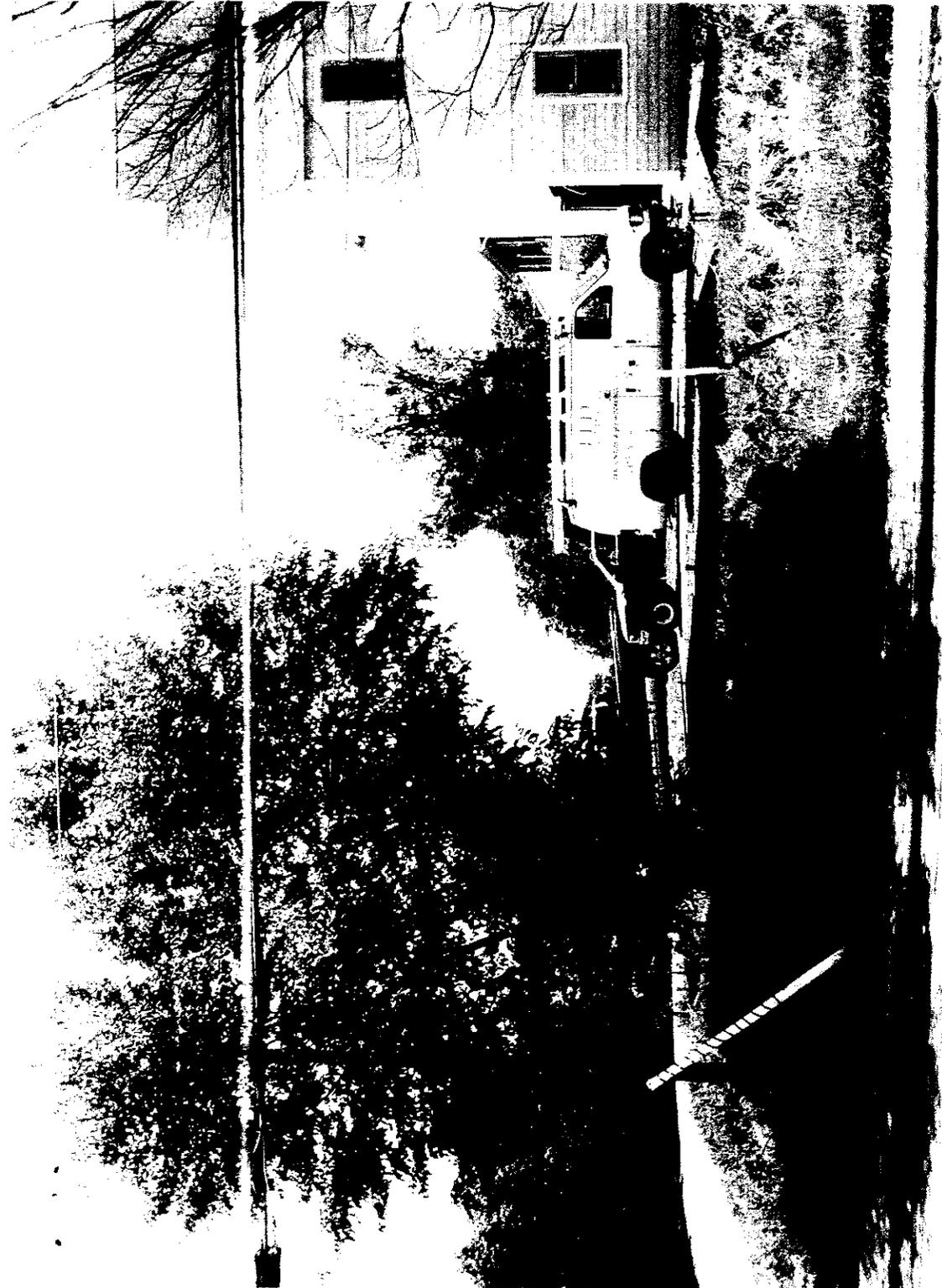
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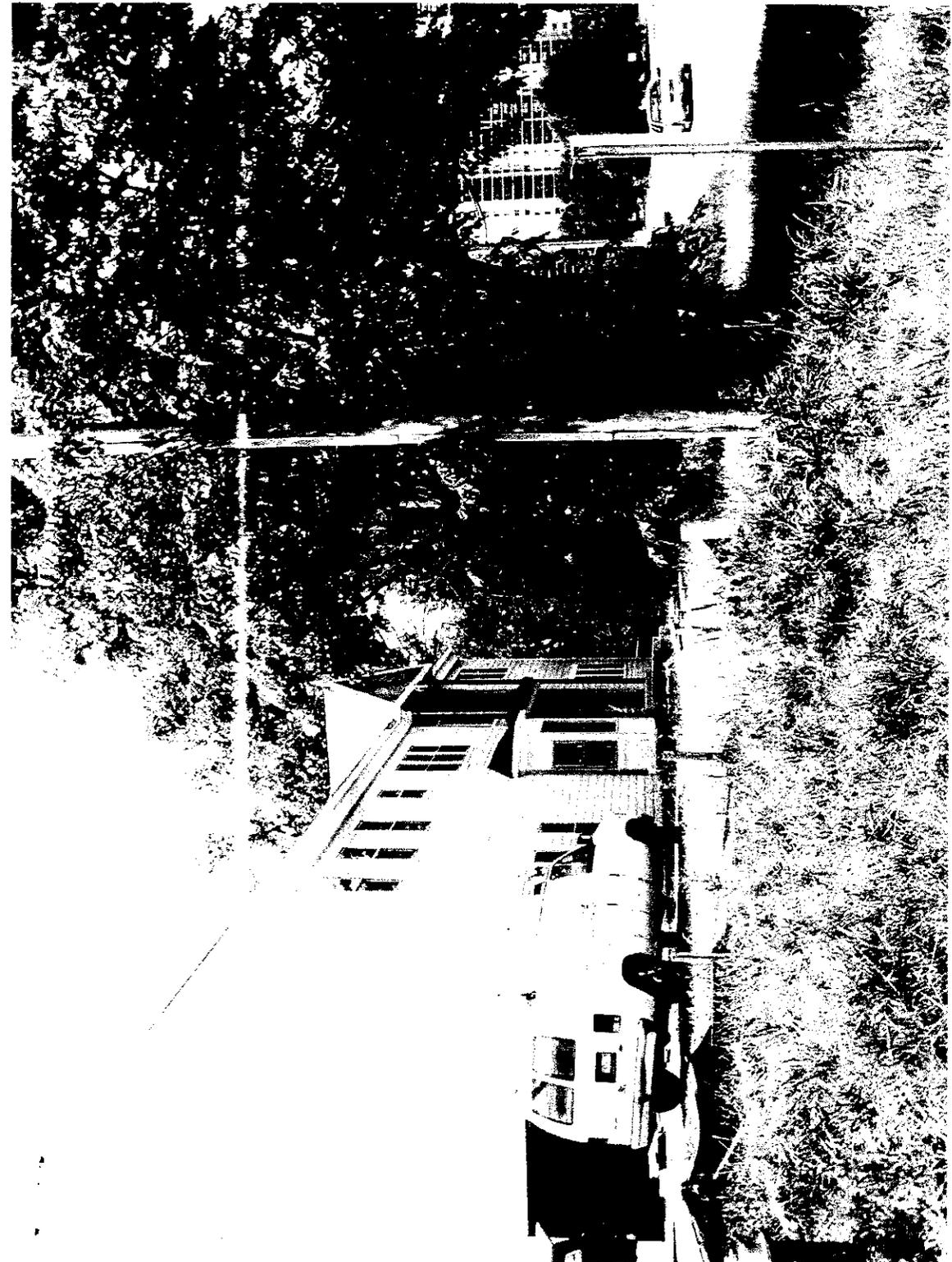
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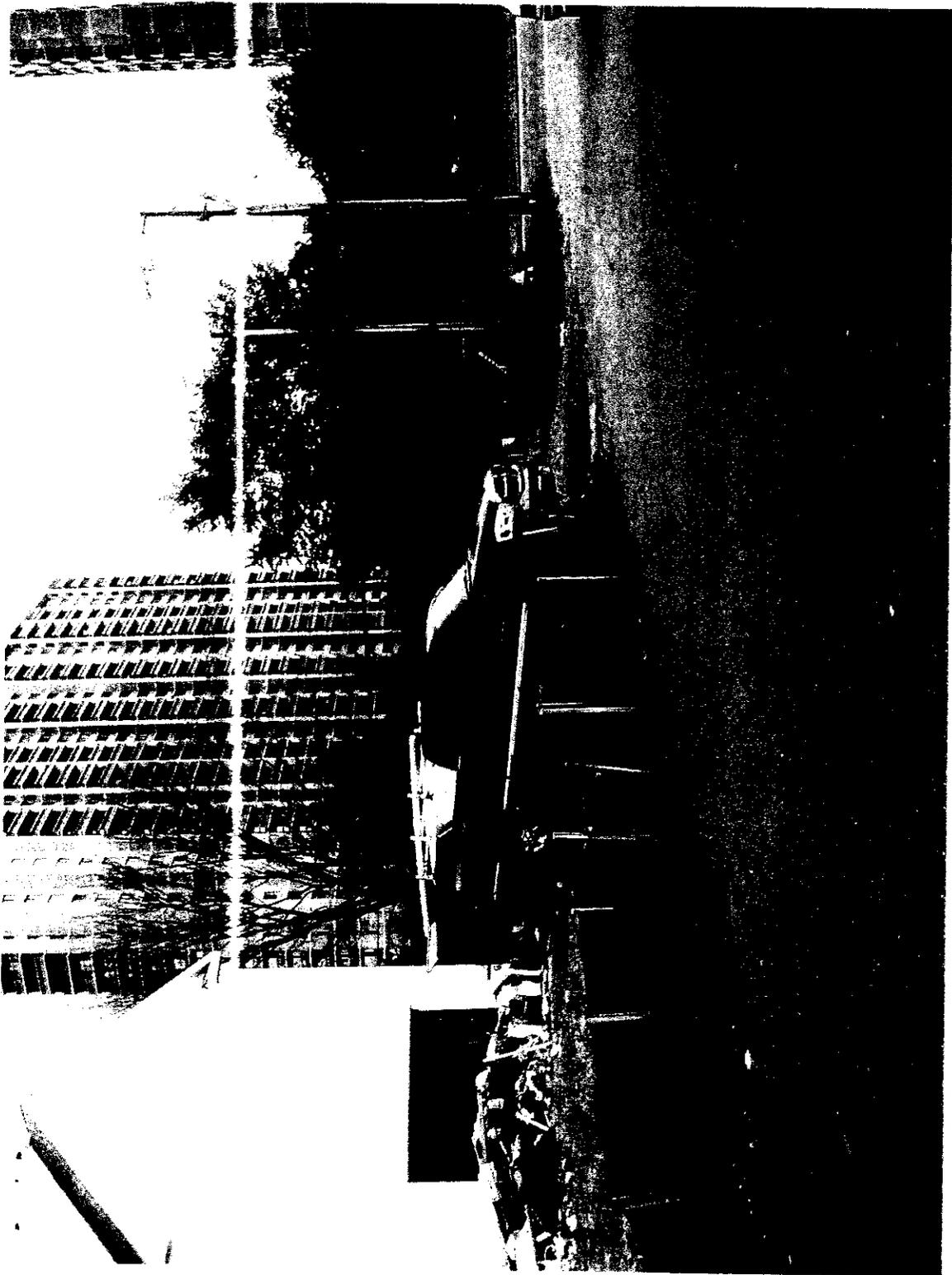
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JUN 02 2009
Zoning Evaluation Division



BACKGROUND

The two-story with basement dwelling is currently under construction through an approved grading plan and building permits. The 12,659 square foot lot was originally a vacant lot, purchased by the applicant to construct a 7,000 square foot residential dwelling, along with the ability to conduct her dental business part-time from her home.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I

Planning Sector: Bailey's Planning District
B4 – Glasgow Community Planning Sector

Plan Map: Residential use at 3-4 dwelling units per acre

ANALYSIS

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

Title of Plan: Al-Nattour's Residence, Lot 7B, Shiraz, Mason District, 5508 Seminary Road, Falls Church, Fairfax County, Virginia 22311, Site Grading Plan

Prepared By: GeoEnv Engineers

Dated: September 2006, as sealed by Ibrahim A. Chehab, August 18, 2009

Proposed Use

The applicant is requesting approval of a special permit for a home professional office to permit a dental office on the first floor of a single family detached dwelling. The applicant proposes a separate, handicapped accessible, rear entrance into the reception area for the dental office use. There are also two (2) exam rooms proposed.

The proposed office use will consist of approximately 1,000 square feet of the principal dwelling. The applicant is proposing two (2) parking spaces for her employees as well as two (2) additional parking spaces for her patients, located within the existing driveway; however, is encouraging her employees to utilize public transportation. The applicant has parking available in the home's existing two (2) car garage. The applicant proposes approximately 10 clients per day, with no more than one patient on site at a time, with an allotted time of 30 minutes proposed between each scheduled patient.

The proposed hours of operation are from 7:00 am to 6:00 pm Monday, Thursday and Friday and 7:00 am to 2:00 pm on Saturdays, with occasional emergencies. The applicant also states that she would like the ability to accommodate occasional emergency situations that cannot be accommodated during the normal hours of operation.

Land Use Analysis

The site has been designated for residential uses at a density of 3-4 du/ac in the Comprehensive Plan. There are no land use issues with is application. Additionally, no environmental or transportation issues have been identified for the use.

Transportation Analysis (Appendix 4)

The Fairfax County Department of Transportation has indicated in their memorandum dated August 12, 2009, that the applicant must be able to park her residential use, her two (2) employees and her patients on the application site. At no time would it be permitted to park the use on the pipestem access easement. A development condition has been included reiterating that all parking shall be on-site.

ZONING ORDINANCE REQUIREMENTS

Special Permit Requirements (Appendix 5)

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Additional Standards for Home Professional Offices (Sect. 8-907)

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with adoption of the proposed development conditions.

CONCLUSIONS

Staff concludes that the subject application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix.

RECOMMENDATIONS

Staff recommends approval with the adoption of the Proposed Development Conditions in Appendix 1.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Statement of Justification
4. Transportation Analysis
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2009-MA-063****September 22, 2009**

If it is the intent of the Board of Zoning Appeals to approve SP 2009-MA-063 located at Tax Map 62-3 ((1)) 7B to permit a home professional office (dental office) pursuant to Sects. 8-907 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant only, Oksana Elariny, DDS, and is not transferable without further action of this Board, and is for the location indicated on the application, 5508 Seminary Road, and is not transferable to other land.
2. This special permit is granted only for the purposes, structures and/or uses, as indicated on the Site Grading Plan prepared by GeoEnv Engineers, dated September 2006, as sealed by Ibrahim A. Chehab, dated August 18, 2009, approved with this application, as qualified by these development conditions.
3. A copy of this special permit and the Non-Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum number of employees shall be three (3) including the applicant. The applicant shall be the only dentist operating from the property.
5. The maximum hours of operation of the home professional office shall be limited to 7:00 am to 6:00 pm Monday, Thursday and Friday and 7:00 am to 2:00 pm on Saturdays, with occasional emergencies.
6. Appointments shall be scheduled so that there is a maximum of one (1) patient on site at any one time, and there shall be a minimum of thirty (30) minutes between the end of one appointment and the commencement of the next. The maximum number of patients shall be limited to ten (10) daily.
7. The home professional office shall occupy no more than 1,000 square feet of the principal dwelling and shall generally be in conformance with the layout as shown in Attachment 1.

8. The dwelling that contains the home professional office shall be the primary residence of the applicant.
9. There shall be no signage associated with the home professional office use.
10. Four (4) parking spaces shall be provided in the asphalt driveway for a maximum of two (2) employees, and one (1) patient. All parking for the use shall be on-site.

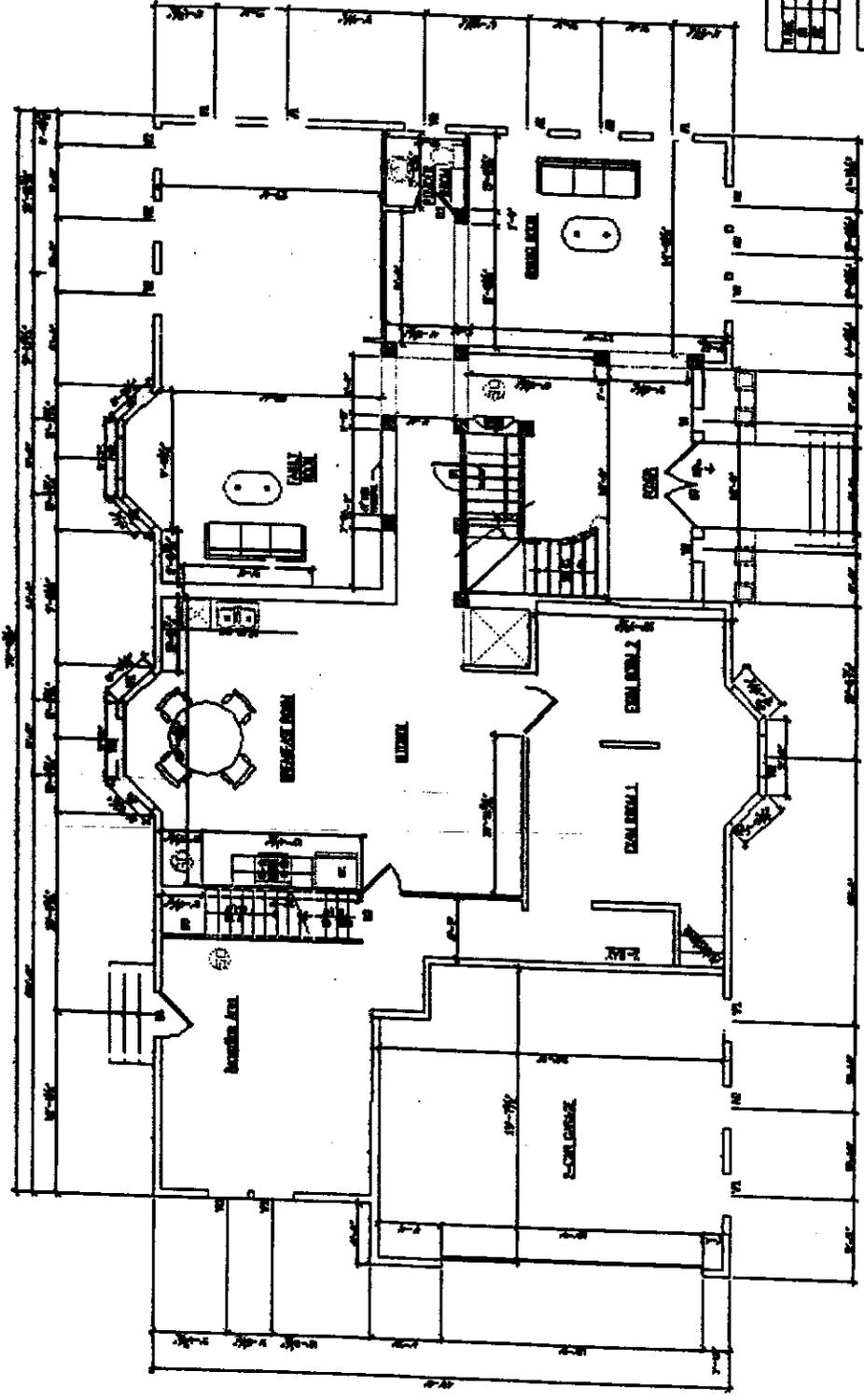
This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

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DEPARTMENT OF PLANNING
AND ZONING

AUG 21 2009

SPECIAL PERMIT &
VARIANCE BRANCH



FLOOR AREA - 2,414 SF
 (Symbol) - SINGLE DETECTOR

NO.	DESCRIPTION	AREA	TYPE	DATE	BY
1	REVISION				
2	REVISION				
3	REVISION				
4	REVISION				
5	REVISION				
6	REVISION				
7	REVISION				
8	REVISION				
9	REVISION				
10	REVISION				

NO.	DESCRIPTION	AREA	TYPE	DATE	BY
1	REVISION				
2	REVISION				
3	REVISION				
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5	REVISION				
6	REVISION				
7	REVISION				
8	REVISION				
9	REVISION				
10	REVISION				

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Application No.(s): SP 2009-MA-063
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JULY 27, 2009
 (enter date affidavit is notarized)

I, OKSANA ELARINY, 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 104843a

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)
OKSANA ELARINY, DDS	2232 Cedar Lane, #302 Vienna, VA 22182 Property Address: 5508 Seminary Road, Falls Church, VA 22041 Mailing Address: 5508 Seminary Road, Alexandria, VA 22311	APPLICANT/TITLE OWNER

(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): SP 2009-11A-063
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JULY 27, 2009
(enter date affidavit is notarized)

104843a

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): SP 2009-MA-063
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JULY 27, 2009
(enter date affidavit is notarized)

104842a

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

PARTNERSHIP INFORMATION

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

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

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

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

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

Application No.(s): SP 2009-MA-063
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JULY 27, 2009
(enter date affidavit is notarized)

104843a

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): SP 2009 - MA - 063
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: JULY 27, 2009
(enter date affidavit is notarized)

104843a

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.

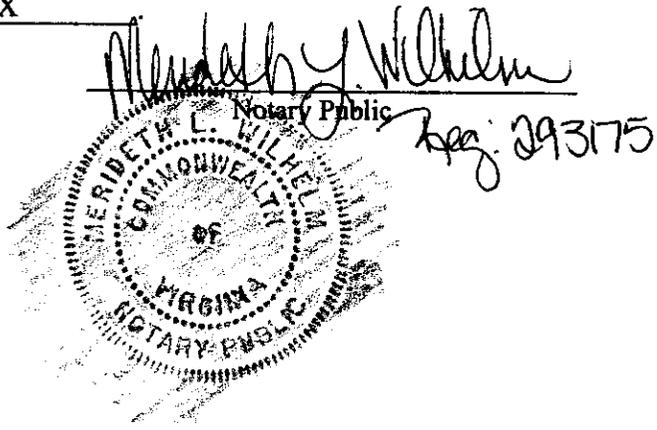
WITNESS the following signature:

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

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

Subscribed and sworn to before me this 27TH day of JULY 2009, in the State/Comm. of VIRGINIA, County/City of FAIRFAX

My commission expires July 31, 2009



Statement of Justification

I am applying for Special Use Permit in order to use part of the property located at 5508 Seminary Rd Falls Church, VA, 22041 for home office use. I propose to use 1000 s ft for of the house for a Dental office. The total area of the house is about 7000 s ft. This is a part-time operating office. The days of operation will be 3 weekdays (Monday, Thursday, Friday) and half-day on Saturdays. Office hours will be from 7am to 6pm on the week days and 7am to 2pm on Saturdays and occasional emergencies. There will be one patient at a time. We will allow 30 min break between patients to accommodate for easy parking at the site. Patients will be encouraged to use public transportation. There are three bus stops adjacent to the property and easy access from apartment complex, from where majority patients will come. Office will serve Falls Church, VA, Alexandria VA.

There will be no impact on the traffic since patients will leave at a various time. Office will employ two employees (front desk and assistant), who will be encouraged to use public transportation. I will be the only dentist on premises.

1. The house will be domicile of the practitioner. The entrance to the office will be from the back of the house to preserve the main area of the house for the household activities.
2. The structure will have residential look and will not have any detached or attached additions.
3. I will propose close the garage to be able to separate office from household and have easy access for handicapped patients to the office. The floor plan of the entire property will be provided. The design of the office is made suitable for convenience of patients and required space for safe dental office operation. The doctor needs two operating rooms. First room will be used for exams and cleanings and for general dentistry, which include but not limited to fillings, crown and bridge, etc. The second room to be used as surgical room. It requires special light and surgical instrumentation, including motor for placing implants, surgical cassettes, extraction instrumentation and digital x-rays. The way in which the office is proposed is to insure the safety of the patients, personal and household. The garage will be used for household parking.

I will be following all and any Federal regulations regarding hazardous waste disposal. I conform to all ordinances and regulations applicable.

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AND ZONING

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SPECIAL PERMIT &
VARIANCE BRANCH

Statement of the ownership.

I, Oksana Elariny, confirm the ownership of the property located at 5508 Seminary Rd, Falls Church , VA, 22041. I will be sole practitioner operating at the Home office at that location.

Oksana Elariny DDS

06-01-2009



I purchased the house May 2003



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Department of Planning & Zoning

JUN 02 2009

Zoning Evaluation Division

County/City of Fairfax
Commonwealth/State of Virginia

The foregoing instrument was acknowledged
before me this 22 day of June
2009, by

Oksana Elariny
(name of person seeking acknowledgement)
Christella M. Langone

Notary Public

My commission expires: June 30, 2012

Commission no. 230418

Request for expedite review process.

Dear Reviewers,

I sincerely ask you for an expedite review of my application. I would like start the construction process as soon as possible due to financial approvals and the time constrains. I really appreciate your help.

Oksana Elariny DDS.


June 1, 2009

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Department of Planning & Zoning
JUN 02 2009
Zoning Evaluation Division

Request for waiver of the requirements for Special Permit Plats.

Dear reviewers,

Due to the nature of the project I request a waiver for the requirement for Special Permit Plats. Please accept 23 copies of Plat for the Property located at 5508 Seminary Rd, Falls Church, VA 22041 instead of Special Permit Plats.

Sincerely,
Oksana Elariny DDS



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Department of Planning & Zoning
JUN 02 2009
Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

DATE: August 12, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver *AKR by CAA*
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 2009-MA-063)

SUBJECT: Transportation Impact

REFERENCE: SP 2009-MA-063; Oksana Elariny DDS
Traffic Zone: 1401
Land Identification: 62-3 ((1)) 7B

RECEIVED
DEPARTMENT OF PLANNING
AND ZONING

SEP 8 2009

SPECIAL PERMIT &
VARIANCE BRANCH

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated September 2006. The applicant wishes to have a part-time dental office located in her home. Hours of operation are proposed to be 7:30 a.m. to 3:30 p.m. 3 or 4 days a week. She will have a receptionist and an assistant to help her and she anticipates ten patients per day.

The applicant must be able to park herself, her staff and any patients on the site.

AKR/LAH/lah

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.

8-907 Additional Standards for Home Professional Offices

1. The premises shall have the exterior appearance of a single family detached dwelling.
2. The structure shall be the domicile of the principal practitioner and his family.
3. Additional professionals and assistants may be involved in the operation, provided that the total number of persons, whether paid or voluntary, involved in the operation shall not exceed four (4); except that on a lot of two (2) or more acres, the total number of persons shall not exceed six (6).
4. In consideration of an application for a permit, the BZA shall review all non-residential uses within the area, and shall determine that such use, together with all other non-residential uses, does not constitute sufficient non-residential activity as might modify or disrupt the predominantly residential character of the area.
5. Notwithstanding the provisions of Sect. 014 above, home professional offices approved prior to January 24, 1977 may be renewed for one five (5) year period under the ordinances in effect at the time the permit was originally granted, provided that the principal user is the same as the one who originally received the special permit. Thereafter, any renewal shall be subject to the provisions of this Ordinance.