



APPLICATION ACCEPTED: July 22, 2009
DATE OF PUBLIC HEARING: October 6, 2009
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 29, 2009

STAFF REPORT

SPECIAL PERMIT APPLICATION No. SP 2009-DR-068

DRANESVILLE DISTRICT

APPLICANTS/OWNERS: Hudson and Tanya LaForce

ZONING: R-3

LOCATION: 6302 Hunting Ridge Lane

SUBDIVISION: Hunting Mill

ZONING ORDINANCE PROVISION: 8-922 & 8-923

TAX MAP: 31-3 ((38)) 16

LOT SIZE: 14,804 Sq. Ft.

SP PROPOSAL: To permit reduction of certain yard requirements to permit construction of a roofed deck 25 feet from front lot line and deck addition 6 feet from the side lot line and to permit fence greater than 4 feet in height to remain in a front yard.

STAFF RECOMMENDATION: Staff recommends approval of SP 2009-DR-068 for the addition subject to the proposed development conditions contained in Appendix 1.

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

O:\Scaff2\Case Files\Special Permits\SP 2009-DR-068 HUDSON AND TANYA LA FORCE\LaForce_Cover.doc Shannon Caffee

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 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.**

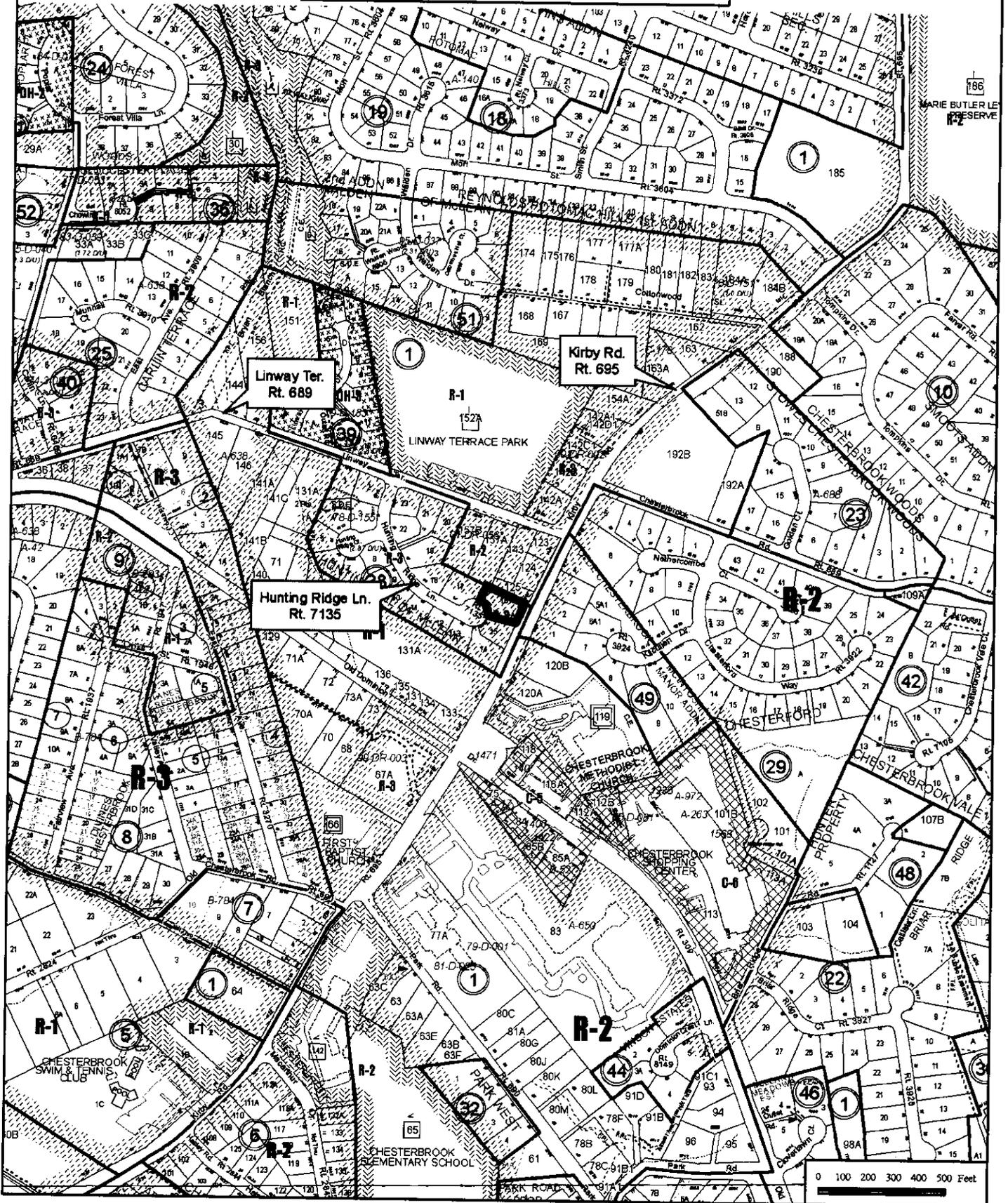


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2009-DR-068
HUDSON AND TANYA LAFORCE



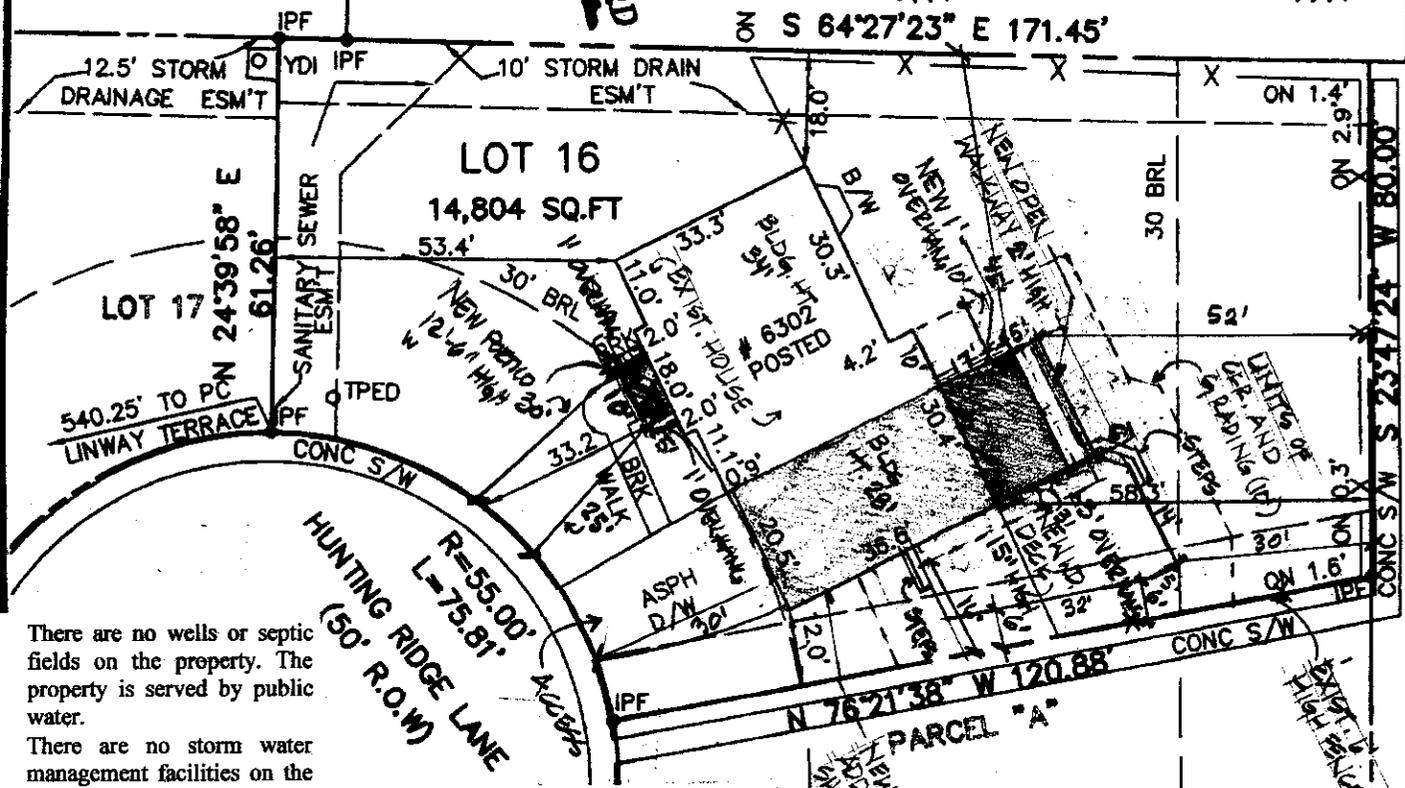
Special Permit
SP 2009-DR-068
HUDSON AND TANYA LAFORCE



31-3 ((1)) 157

COMMONWEALTH OF VIRGINIA
 6/8/09
 CHRISTINE A. LEONARD
 Lic. No. 0401013068
 ARCHITECT

COMMONWEALTH OF VIRGINIA
 4/14/09
 CHRISTINE A. LEONARD
 Lic. No. 0401013068
 ARCHITECT



- There are no wells or septic fields on the property. The property is served by public water.
- There are no storm water management facilities on the property. Less than 2500 square feet of land will be disturbed during construction.
- A storm sewer and sanitary sewer easement are shown on the plat. The addition does not affect this easement.
- There are no trails on the property.
- There are no graves or burial sites on the property.
- There is no proposed landscaping or screening

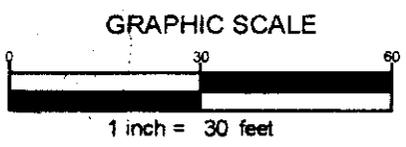
I hereby certify that the limits of clearing and grading delineated on this house location plat prepared by Rice Associates dated June 9, 2005, for the property located at 6302 Hunting Ridge Lane accurately reflects the scope of this project and that the proposed work can be performed within the limits of clearing and grading as shown. I further certify that the total disturbed land area that will be associated with the construction of the garage and family room will not exceed 2500 sq. ft.

This plat was prepared in accordance with section 54.1-401P1 of the Code of Virginia

Amount of disturbed soil = 2070 sq. ft.

**LOT 16
 HUNTING HILL OF
 McLEAN**

D.B. 5795, PG. 1423
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 TAX MAP #031-3-38-0016



COMMONWEALTH OF VIRGINIA
 JOHN E. KROBATH
 NO. 001435 B
 06/10/05
 LAND SURVEYOR

LA FORCE III / WARIN, LANSAW
 XA-8303-05

HOUSE LOCATION

DATE: 6/9/05 SCALE: 1" = 30'
 DRAWN BY: MS CHECKED BY: JEK

RICE ASSOCIATES
 10625 GASKINS WAY
 MANASSAS, VIRGINIA 20109
 (703) 968-3200 · FAX (703) 968-2705

HL006820

CRAFTED ARCHITECTURE LLC
 Christine Leonard, AIA
 2109 Popkins Lane Alexandria, Virginia 22307
 ph 703-788-7371 fax 703-788-8444
 e-mail christine@craftedarchitecture.com

PROJECT

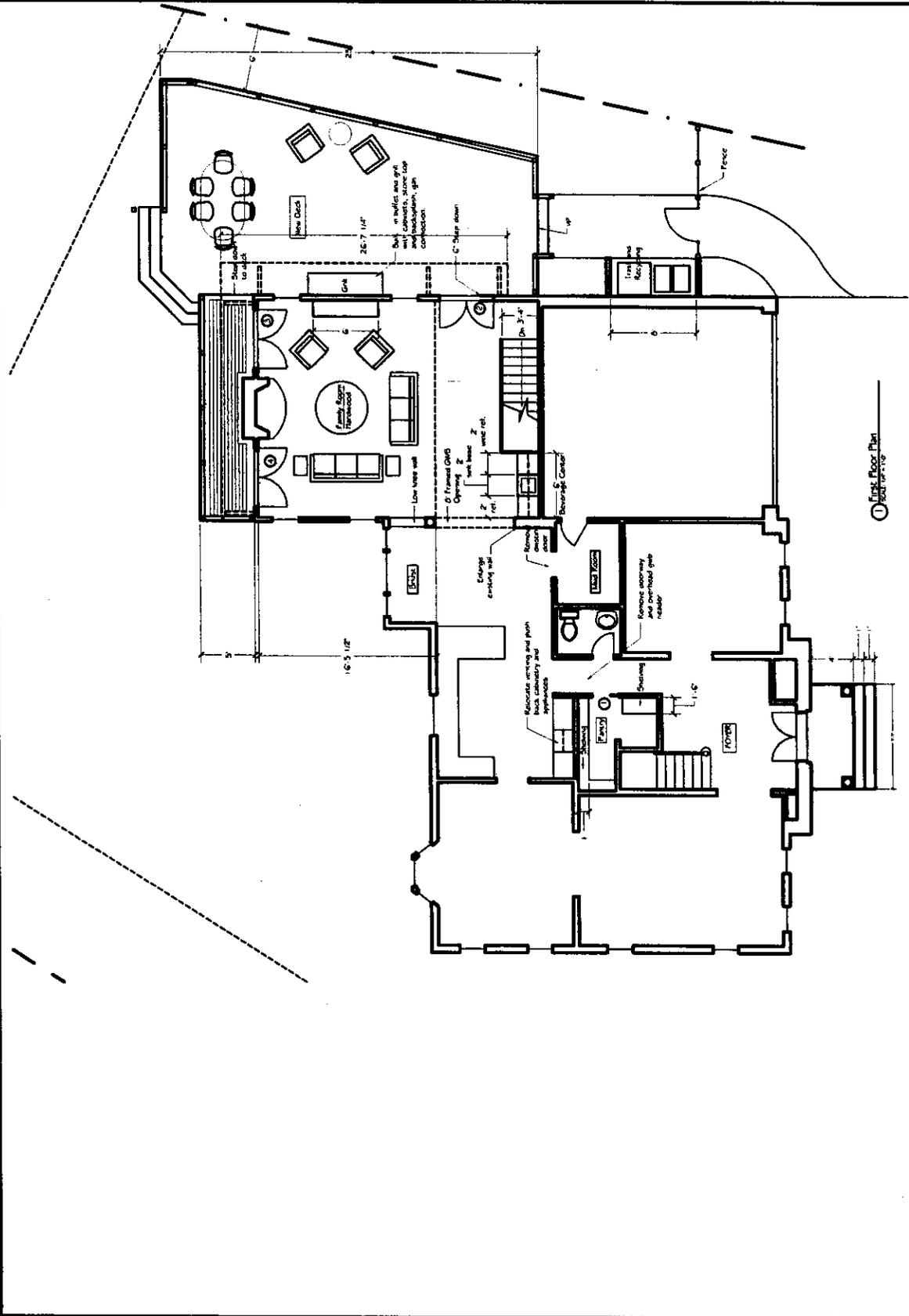
Interior Renovation
 6302 Hunting Ridge Lane
 Manassas, Virginia

Drawing
 First Floor Plan

Submission
 For Design Review

Date
 May 13, 2008

Sheet No.
A1



1 First Floor Plan
 1/8" = 1'-0"

PROJECT

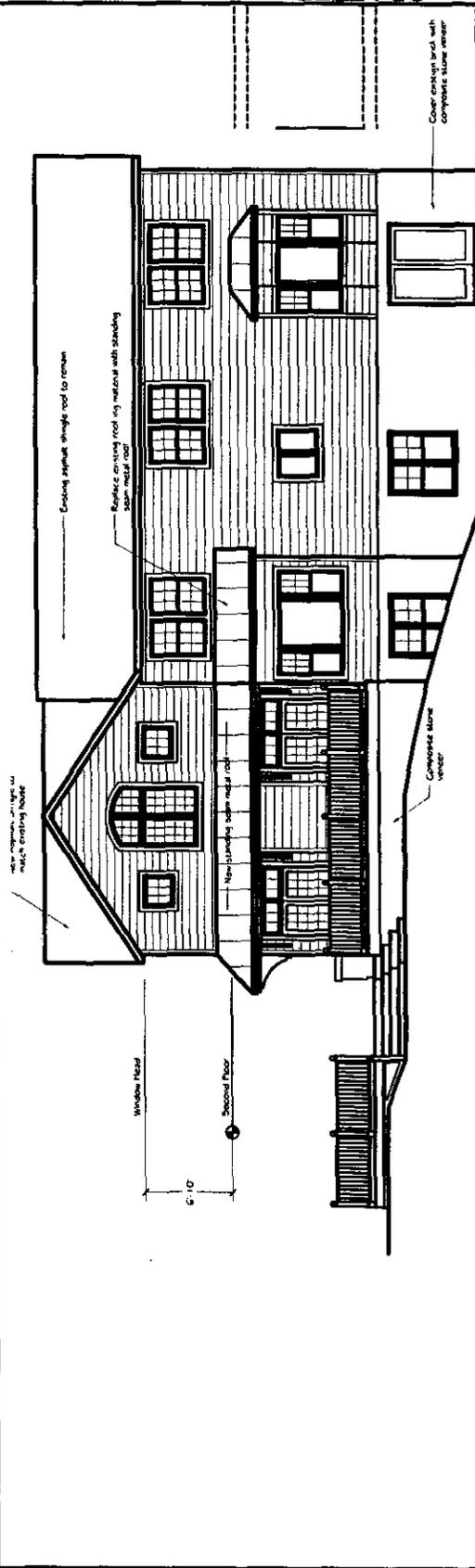
Ufroz Residence
 6302 Hocking Ridge Ln
 McLean, Virginia

Drawing
 02/20/17

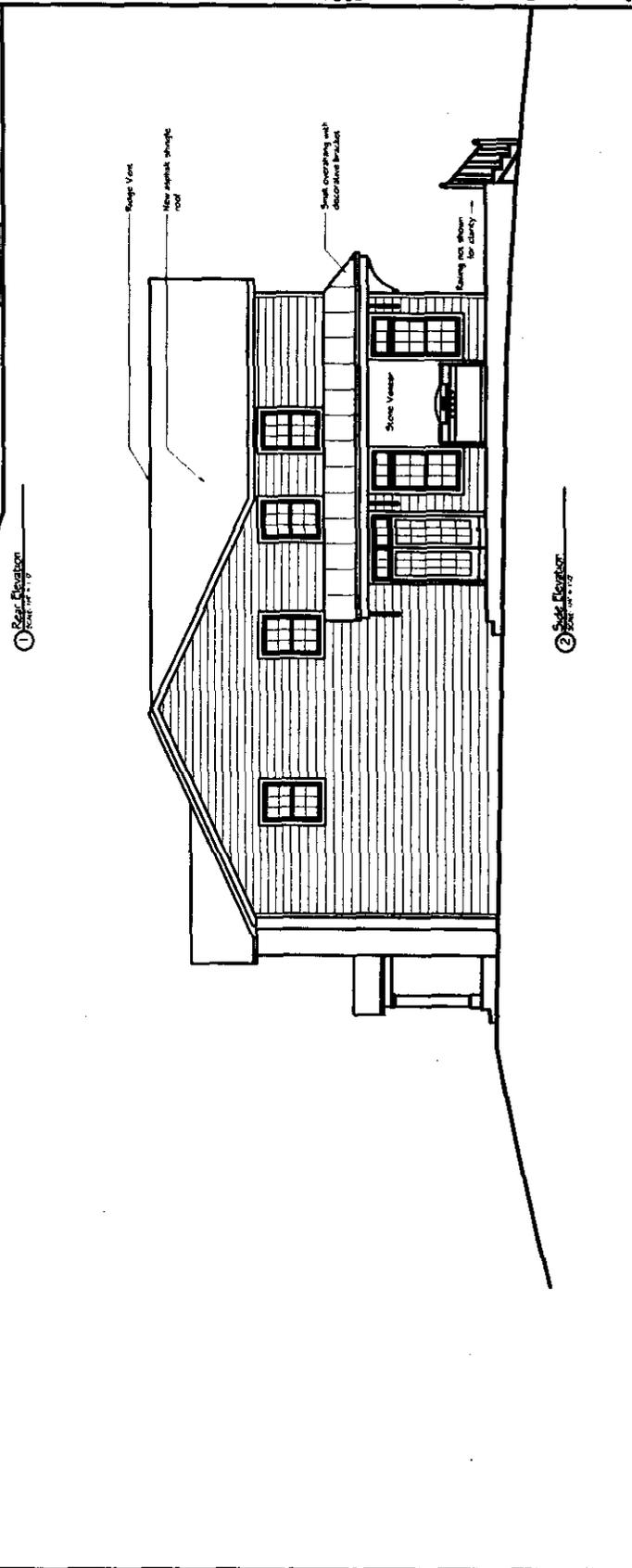
Submission
 For Design Review

Date
 May 11, 2016

Sheet No. **A4**

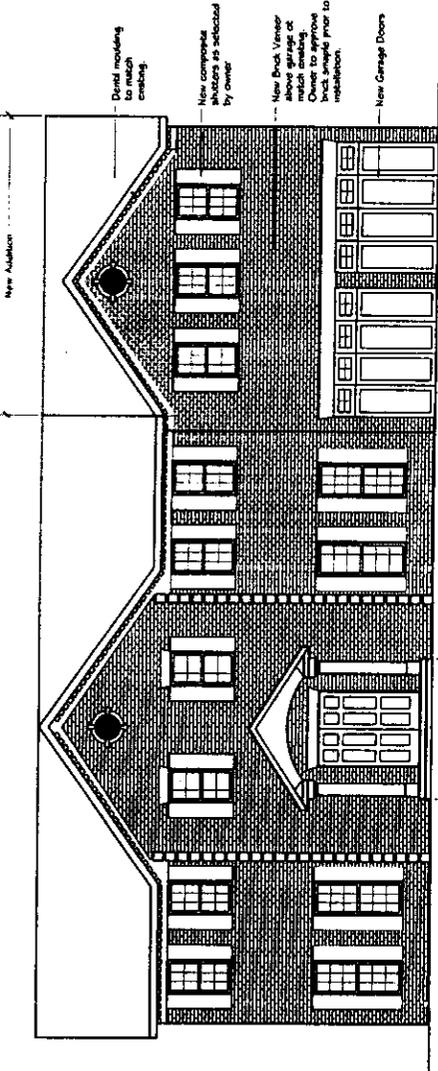


1 Rear Elevation
 02/20/17

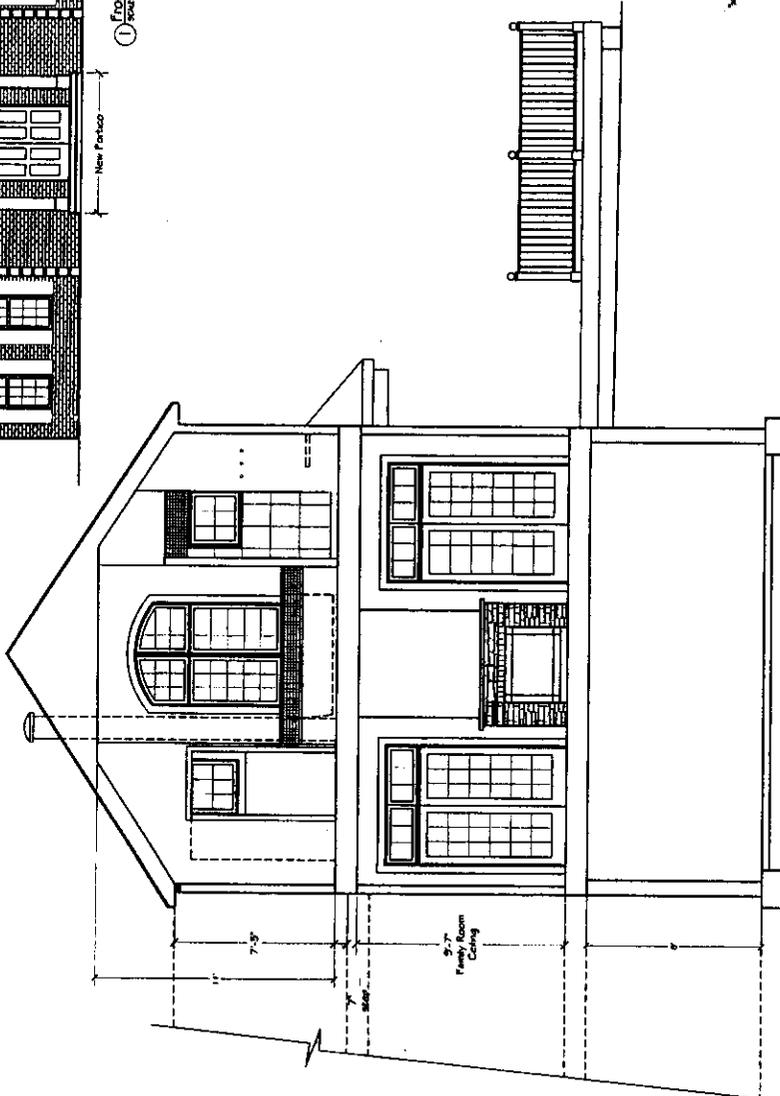


2 Side Elevation
 02/20/17

DESIGNED BY
 CHRISTINE LEONARD, AIA
 05/11/09
 Building Section



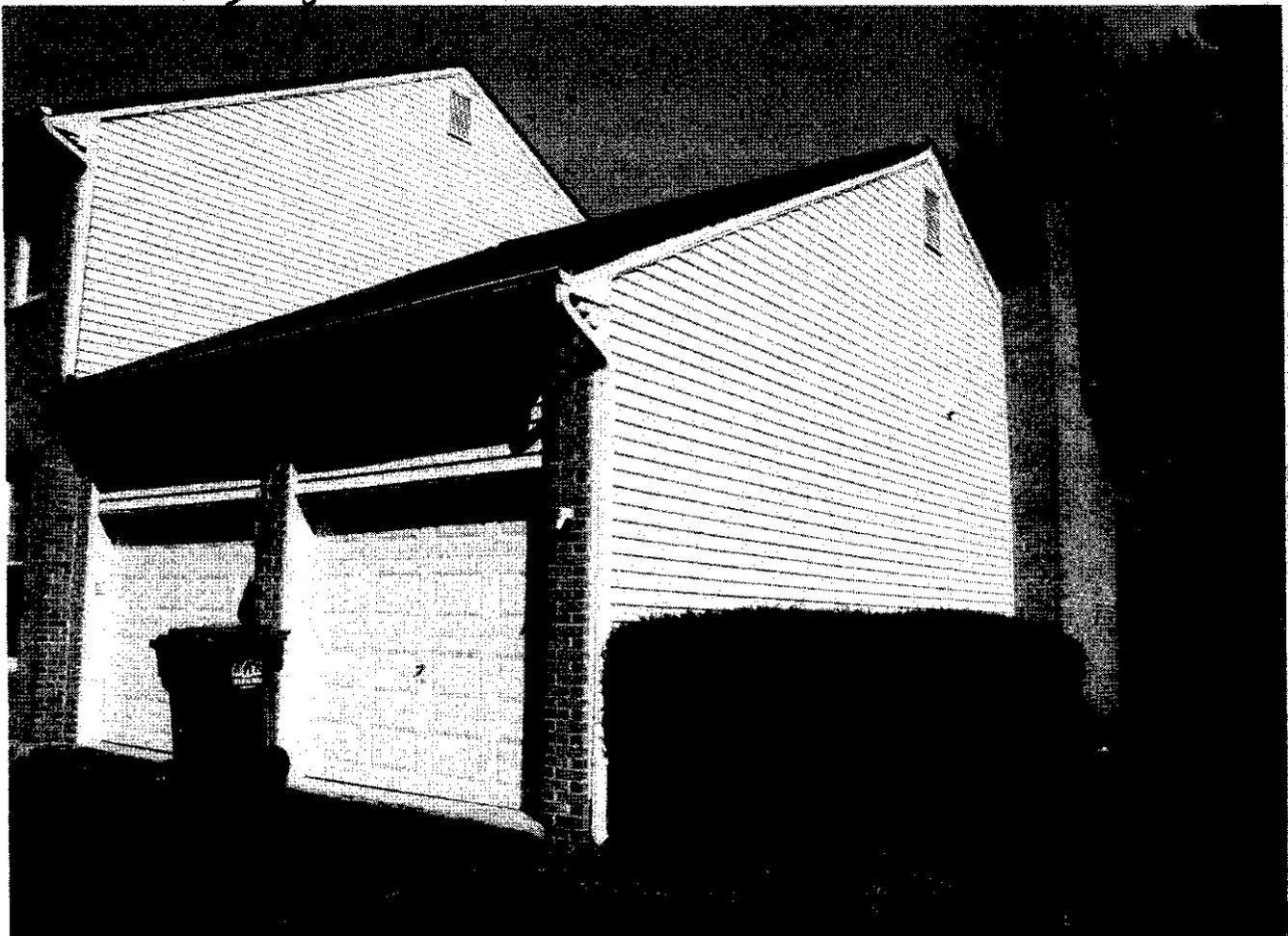
① Front Elevation
 1/8" = 1'-0"



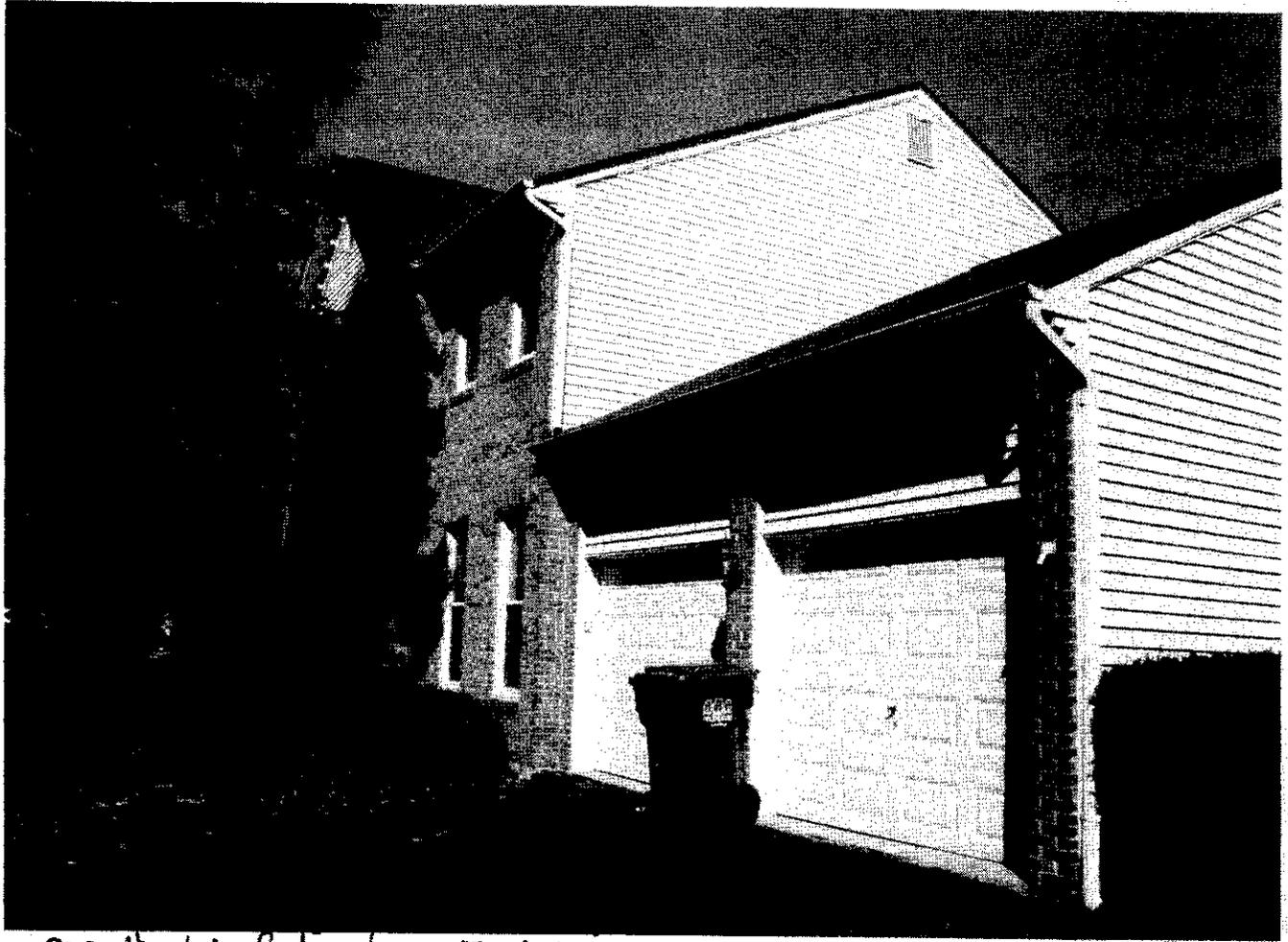
② Building Section
 1/8" = 1'-0"



6302 Hunting Ridge Lane - Front View



6302 Hunting Ridge Lane Front/Side View



6302 Hunting Ridge Lane Front View



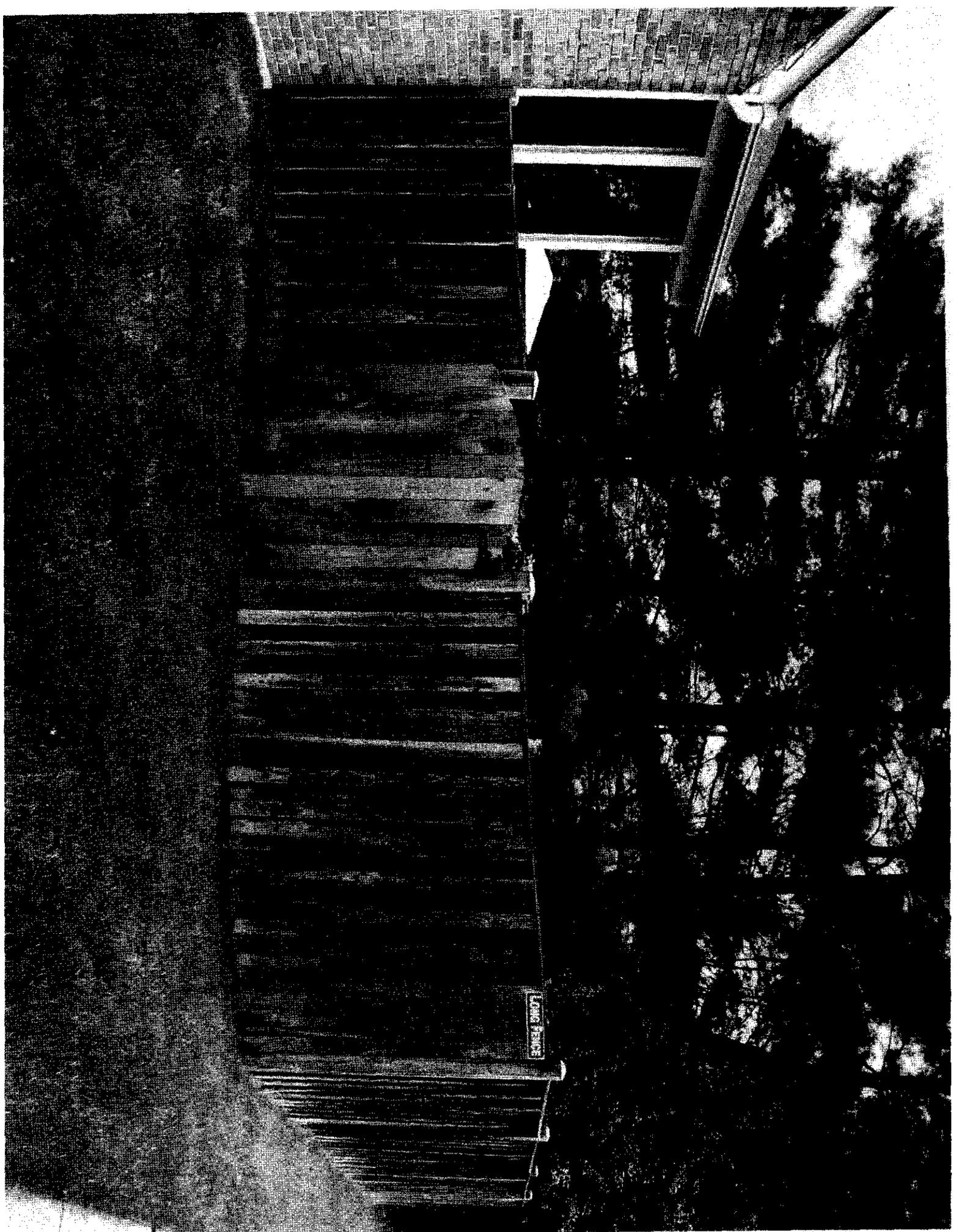
6302 Hunting Ridge Lane Rear View



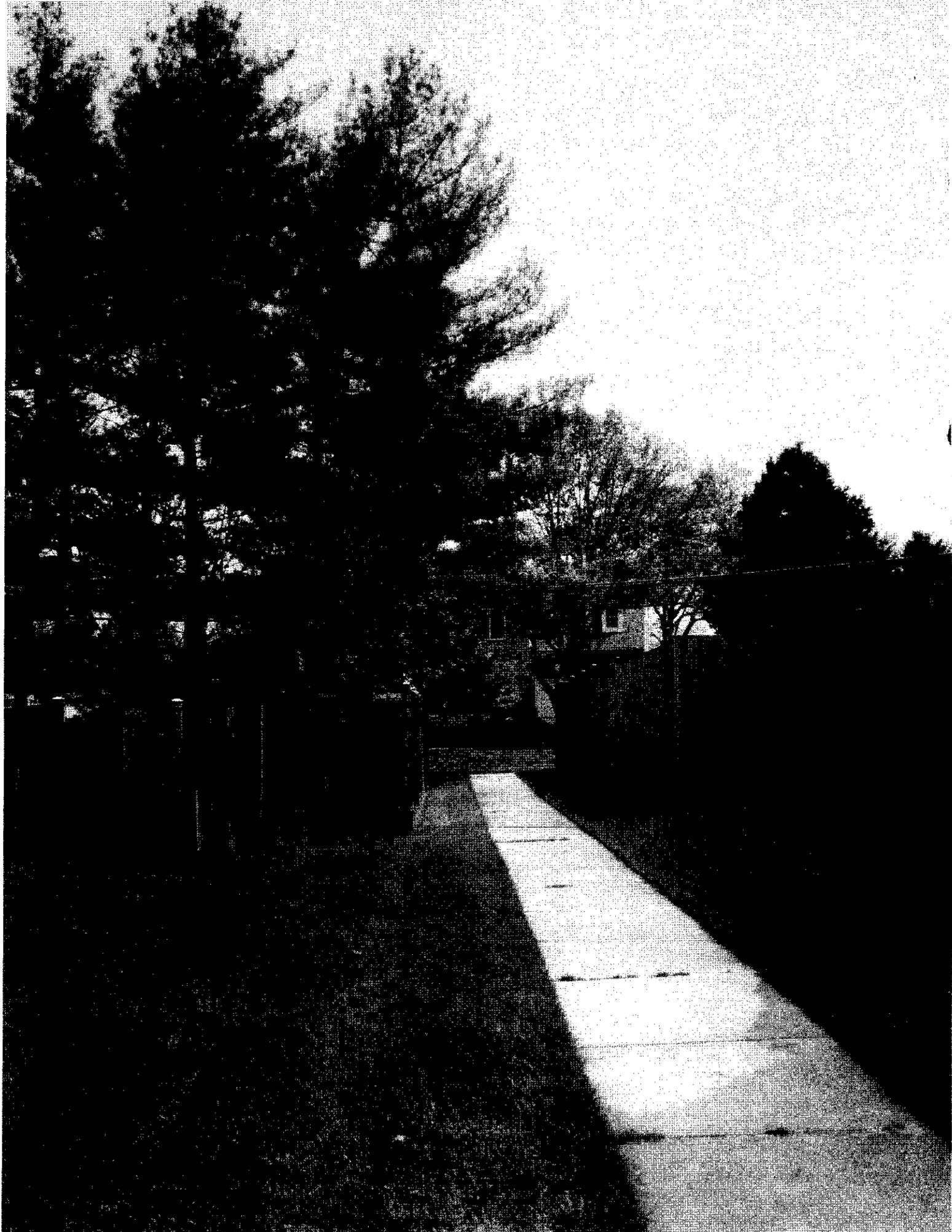
RECEIVED
Department of Planning & Zoning
APR 15 2009
Zoning Evaluation Division



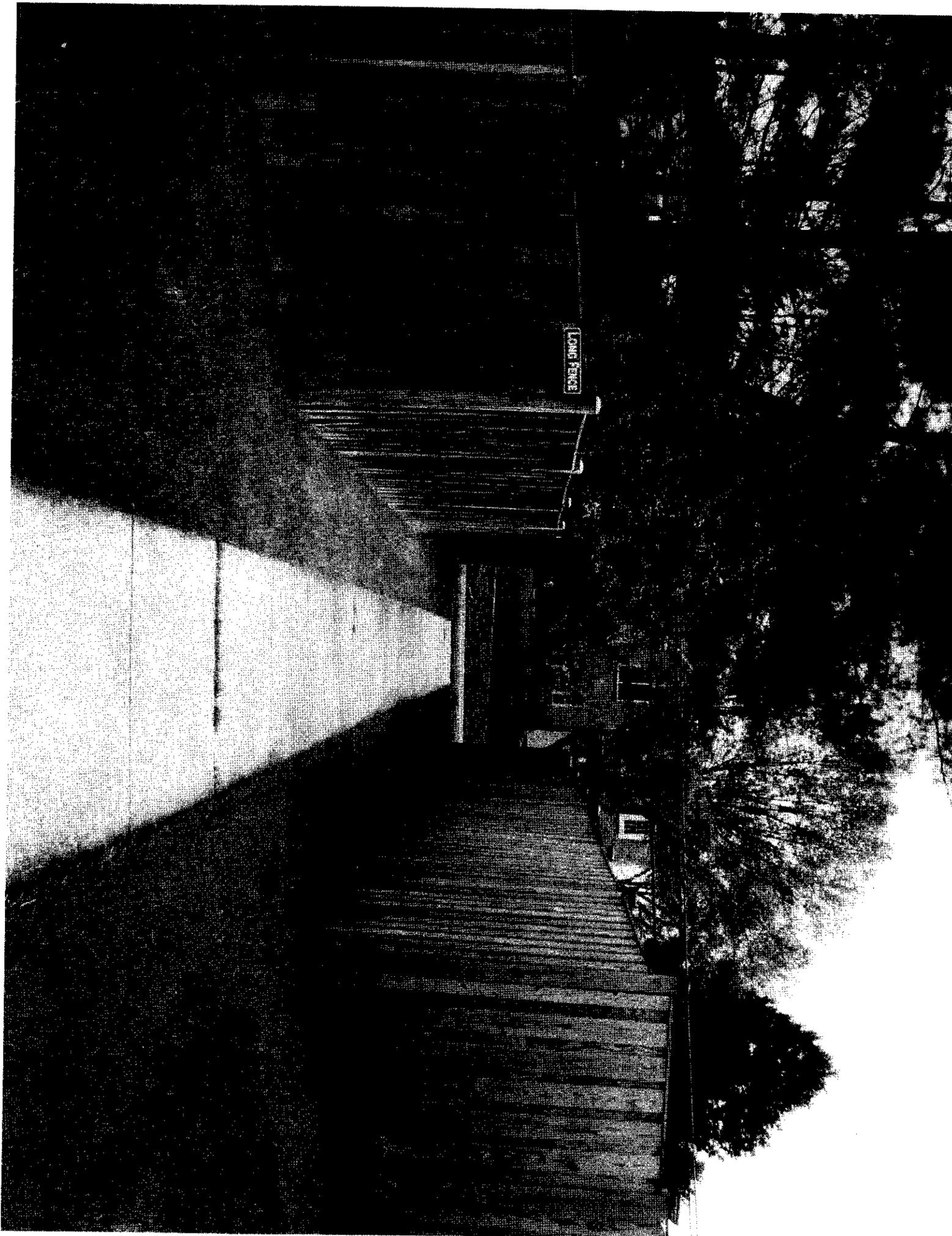
6302 Hunting Ridge Lane Looking at side yard (south side)



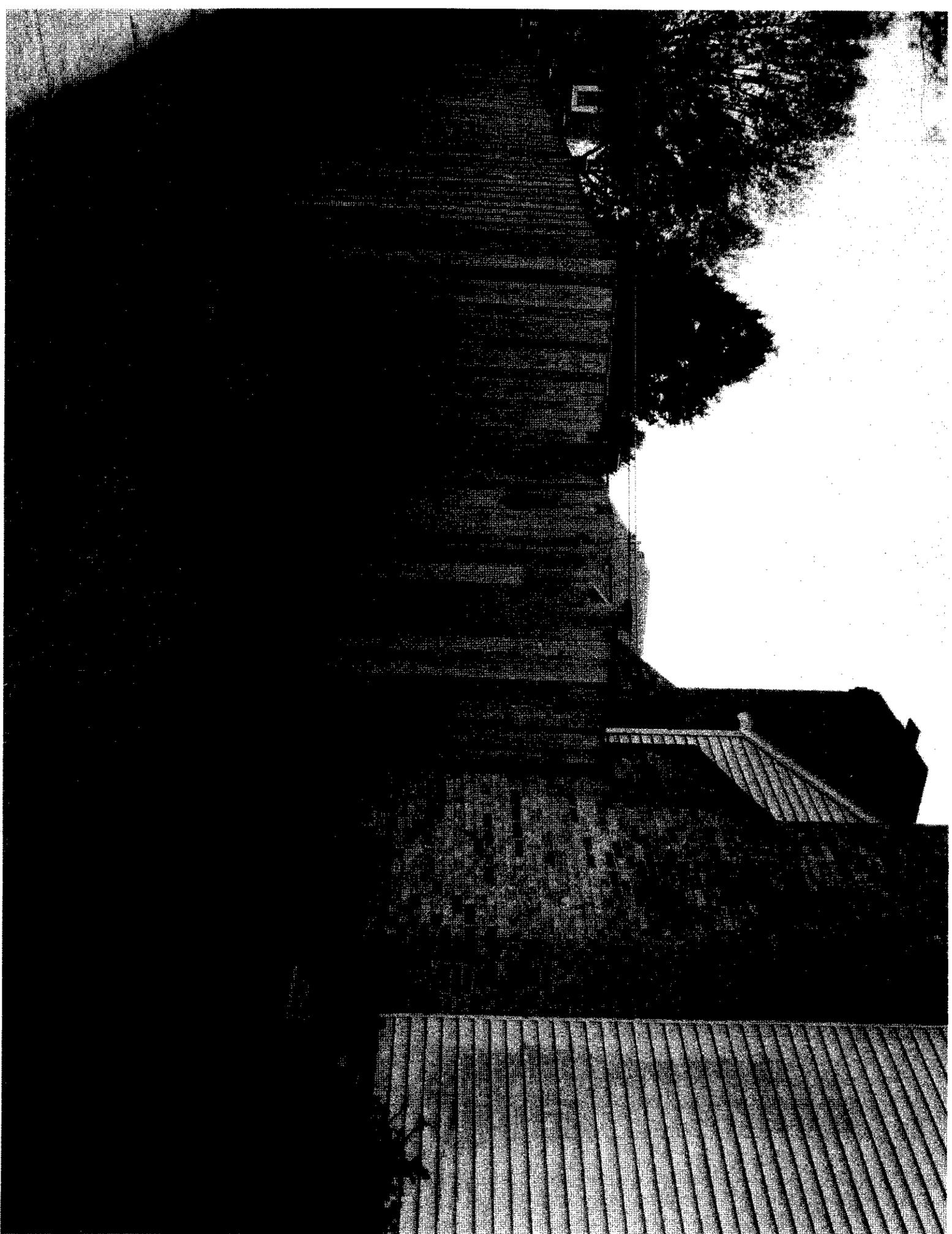
6302 Hunting Ridge Lane Side yard (south side)



6302 Hunting Ridge Lane. Looking at side yard (south side)



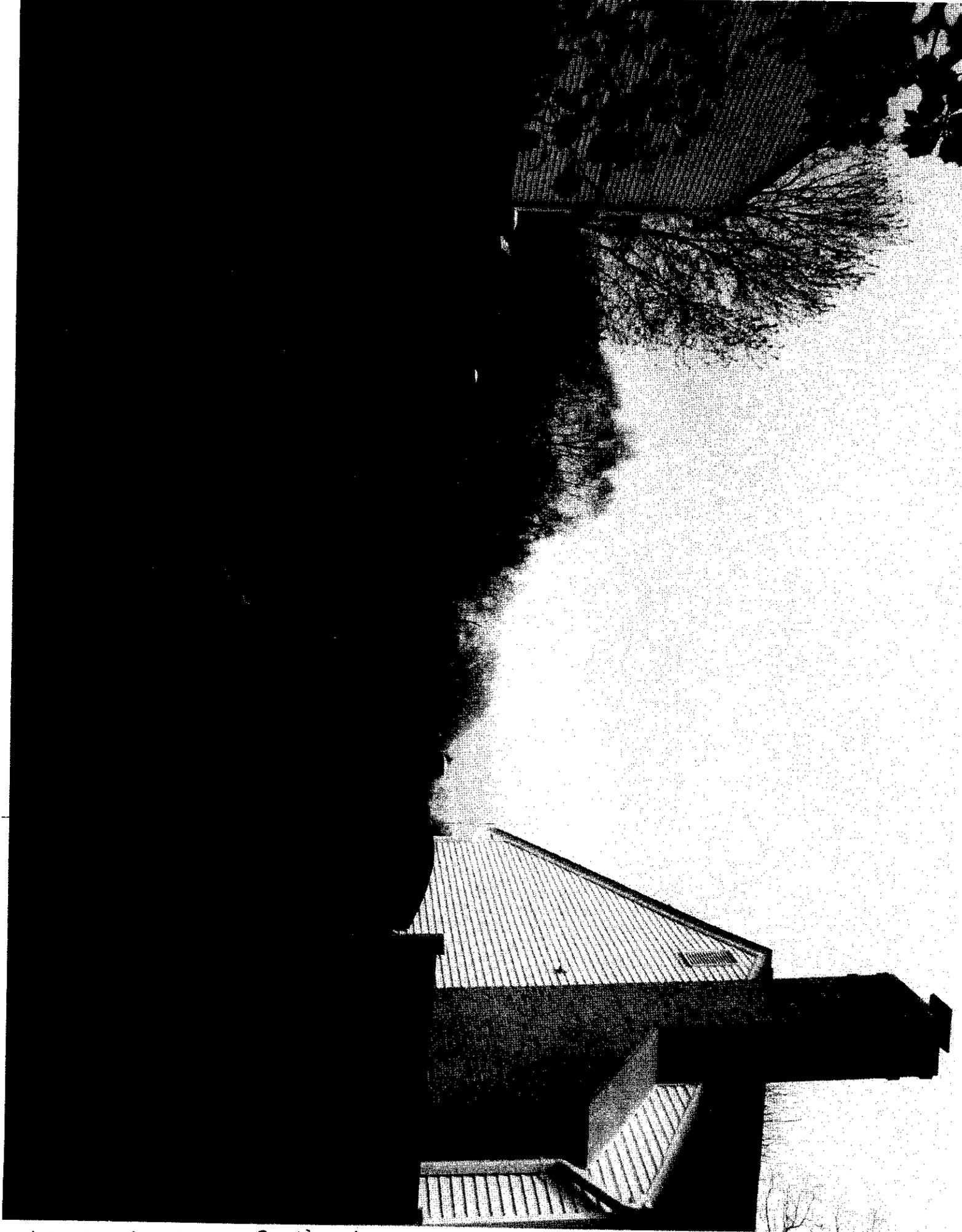
6302 Hunting Ridge Lane Side yard (south side)



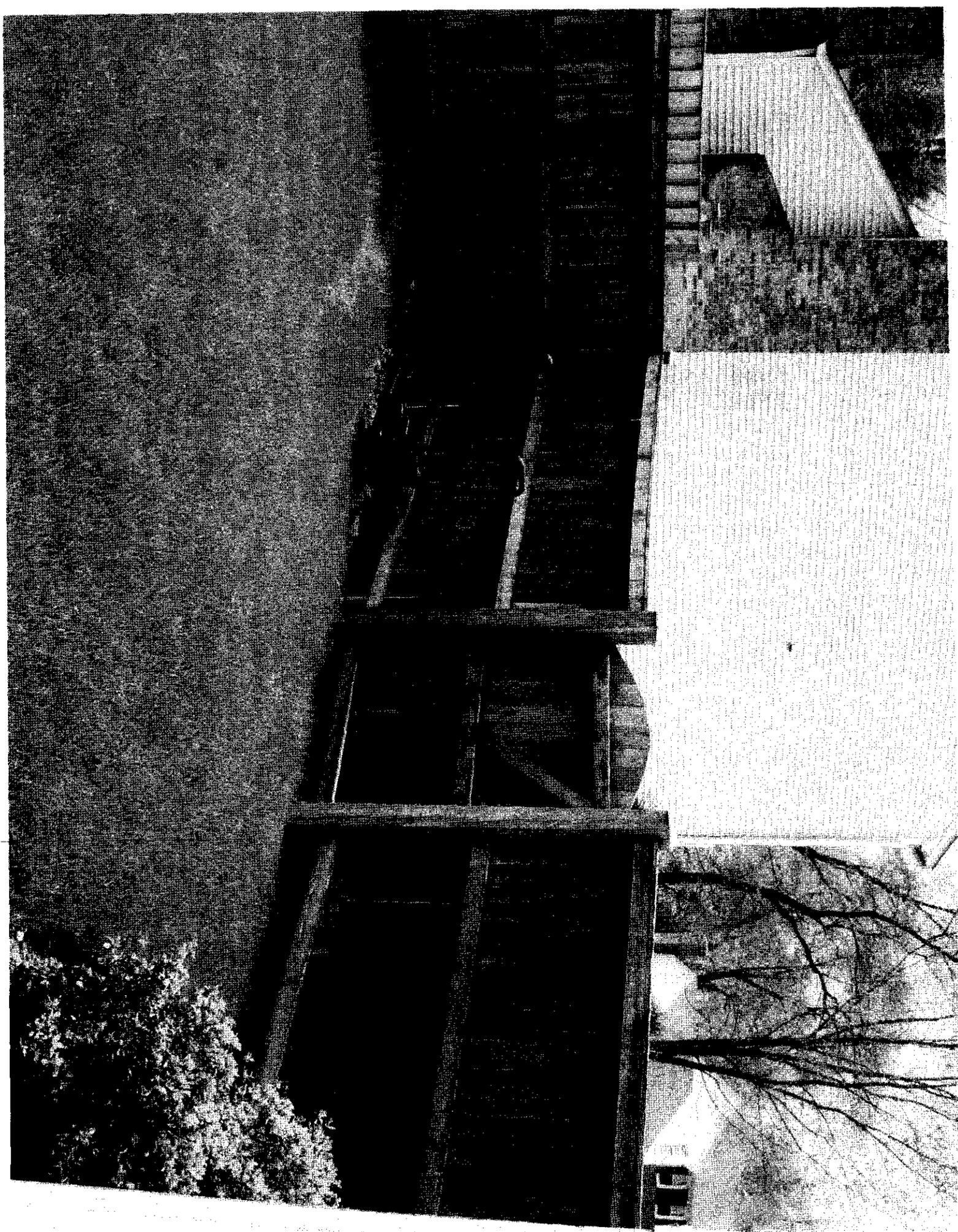
6302 Hunting Ridge Lane - Adjacent property (south side)



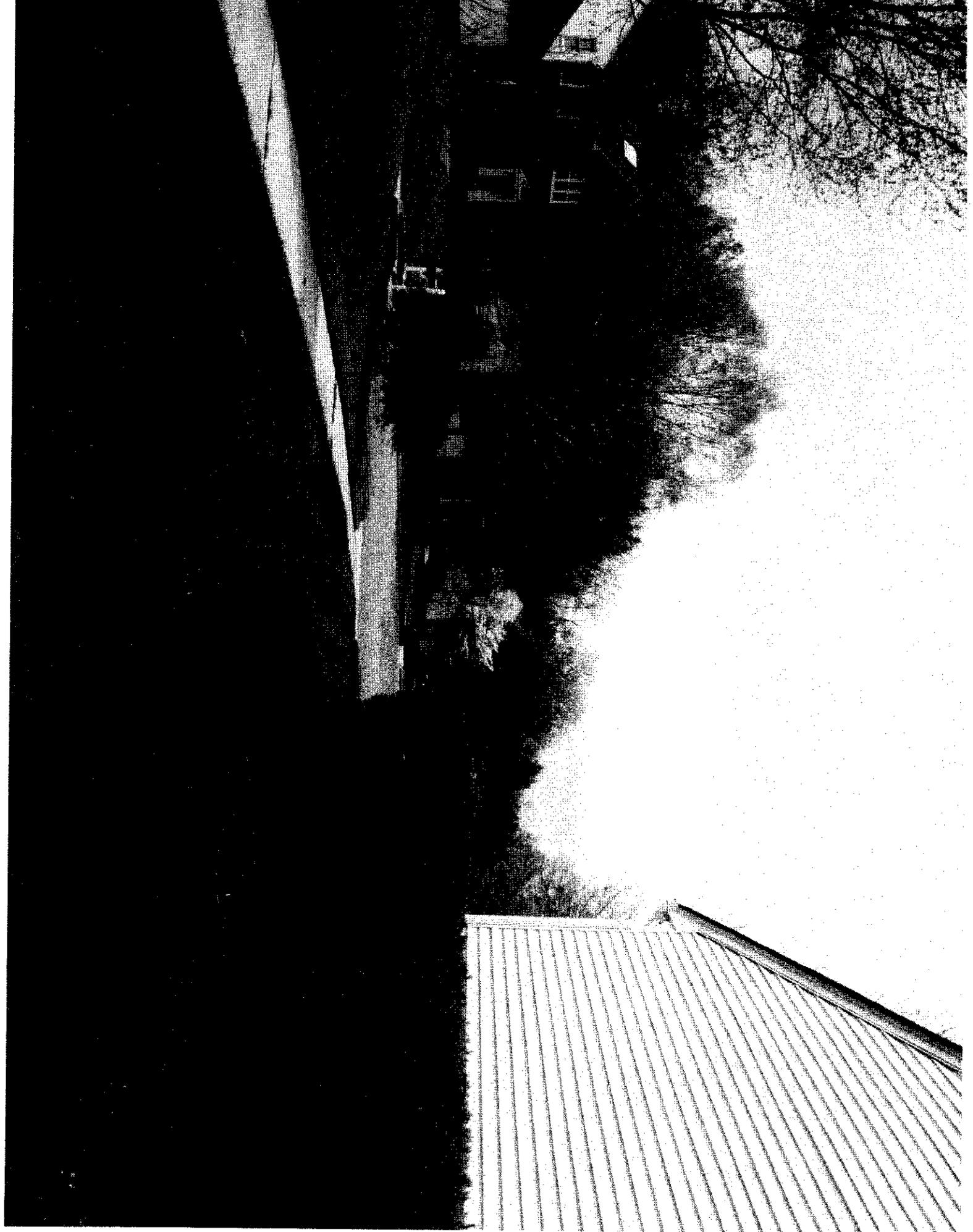
6302 Hunting Ridge Lane Existing Rear Yard



6302 Hunting Ridge Lane (Rear Yard) (south side)



6302 Hunting Ridge Lane rear yard (south side)



6302 Hunting Ridge Lane Side Yard (south side)

DESCRIPTION OF THE APPLICATIONS

The applicant is requesting three special permits for the subject property. The first is to permit a reduction of certain yard requirements to permit construction of a roofed deck, a covered front porch, 25 feet from the western front lot line. The second request is to permit a reduction of certain yard requirements to permit construction of a 3 foot high deck addition, which is screened below with composite stone, 6.6 feet from the southern side lot line.

	Structure	Yard	Min. Yard Required *	Proposed Location	Proposed Reduction	Percent of Reduction Requested
Special Permit 1	Roofed Deck	Front	30 feet	25 feet	5 feet	16 %
Special Permit 2	Deck Addition	Side	12 feet	6 feet	6 feet	50 %

* Minimum yard requirement per Section 3-407

The applicant is also requesting approval of a special permit for the subject property to permit an existing 6 foot high fence to remain in the front yard of a through lot.

	Yard	Max. Ht. Permitted*	Height	Modification Requested
Special Permit	Front	4 ft.	6 ft.	2 ft.

* Maximum fence height per Section 10-104.

LOCATION AND CHARACTER

Existing Site Description

The site is currently zoned R-3 and contains a two story with full basement single family detached dwelling which was constructed in 1984. The lot consists of 14,804 square feet with the grade sloping downward on the property from the south to the north with the basement exposed at the rear of the dwelling. The subject property utilizes the Hunting Ridge Lane as the front yard while the area utilized as the rear yard abuts Kirby Road to the east making this a through lot. The subject property is surrounded by single family detached homes on all sides. There is also a 10-foot wide storm drainage easement along the northern side of the property and another 10 foot wide sanitary sewer easement along the west side lot line.

Character of the Area

	Zoning	Use
North	R-2	Single Family Detached Dwellings
South	R-3	Single Family Detached Dwellings
East	R-2	Single Family Detached Dwellings
West	R-3	Single Family Detached Dwellings

ANALYSIS OF SPECIAL PERMIT APPLICATION

- **Title of SP Plat:** Lot 16, Hunting Hill of McLean
- **Prepared By:** John E. Krobath, Rice Associates dated June 9, 2005 and signed June 10, 2005, revised by Christine A. Leonard and signed through June 8, 2009.

Proposal

The applicant is proposing to make a number of modifications to the site with both by-right development and development requiring special permit approval. The applicant proposes to construct a two-story addition on the south side of the property. This by-right construction is proposed to comply with the minimum yard requirements and therefore does not require special permit approval.

The applicant also proposes to construct structures requiring special permit approval. The first is a roofed deck (covered porch) where the entrance of the existing dwelling is located. This covered porch will be 12.5 feet in height and have a footprint of 50 square feet. The final request is for a deck addition to be constructed next to the proposed by-right two-story addition along the south side of the subject property. This is considered a deck addition due to the area below the floor of the deck being enclosed with composite stone veneer. However, the deck will be no taller than three (3) feet from the floor to the lowest grade and 576 square feet in size.

BACKGROUND

The Board of Zoning Appeals (BZA) has heard no similar cases in the neighborhood.

ZONING ORDINANCE REQUIREMENTS (See Appendix 4)

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

Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of special permit application SP 2009-DR-068 for the roofed deck and deck addition subject to the proposed development conditions contained in Appendix 1 of the staff report.

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. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2009-DR-068****September 29, 2009**

If it is the intent of the Board of Zoning Appeals to approve SP 2009-DR-068 located at Tax Map Number 31-3 ((38)) 16 (6302 Hunting Ridge Lane), to permit reduction of certain yard requirements pursuant to 8-922 & 8-923 of the Fairfax County Zoning Ordinance, staff recommends the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land record of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recordation shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the proposed roofed deck, deck addition and fence as shown on the plat prepared by John E. Krobath, Rice Associates dated June 9, 2005 and signed June 10, 2005, revised by Christine A. Leonard and signed through June 8, 2009 submitted with this application and is not transferable to other land.
3. Pursuant to Provision 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of the existing principle structures may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (6,268 square feet existing + 9,402 square feet (150%) = 15,670 total square feet permitted) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction, special permit or variance. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be consistent with the architectural renderings and materials included in Attachment 1 to these conditions.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Zoning Appeals may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator

prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

CRAFTED ARCHITECTURE LLC
Christine Leonard, AIA
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444
e-mail christine@crafterarchitecture.com

PROJECT

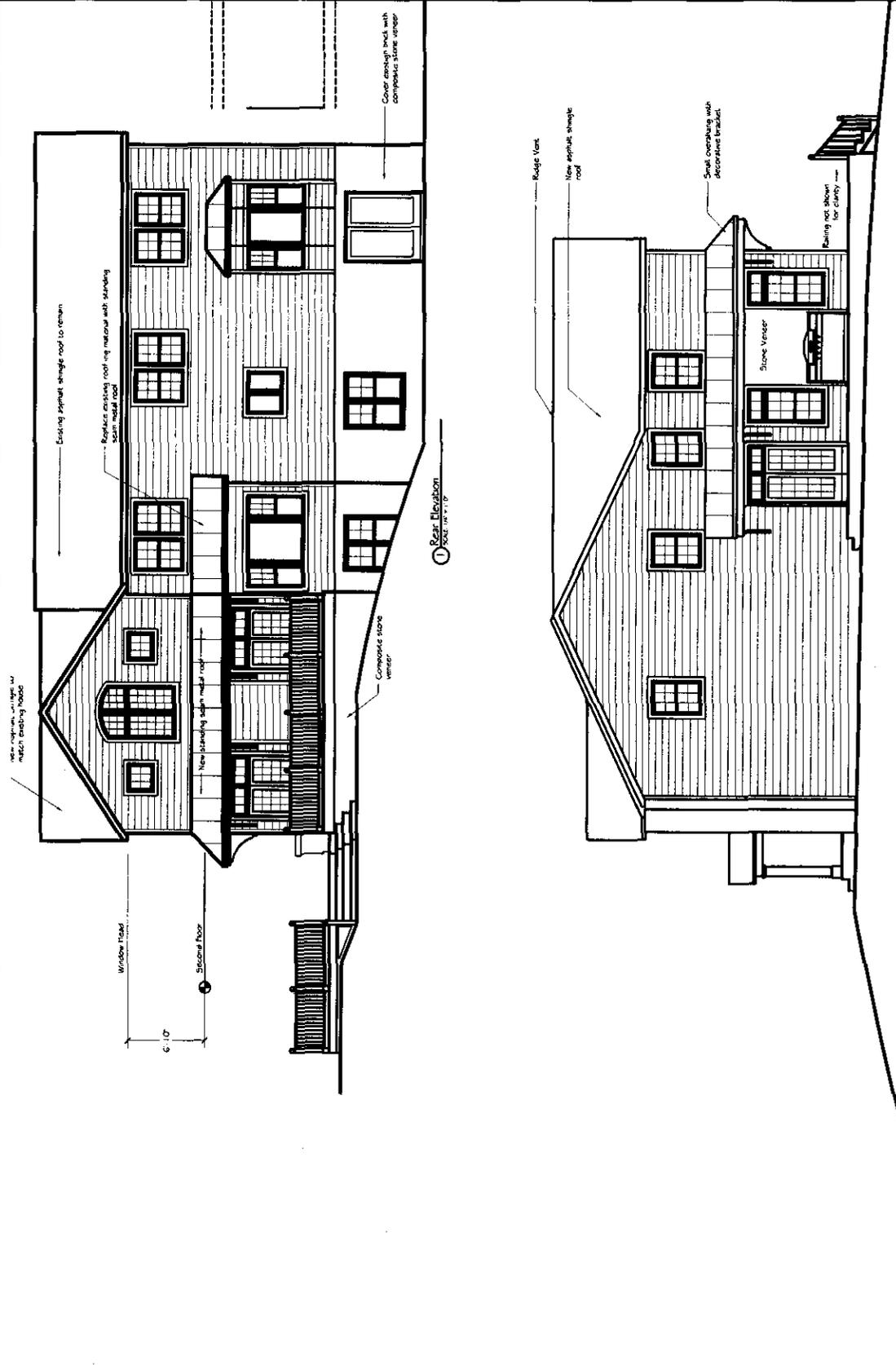
Wynne Richards
6302 Turning Ridge Lane
Hudson, Virginia

Drawing
Number

Submission
For Design Review

Date
May 14, 2020

Sheet No.
A4



Christine Leonard, AIA
 2109 Popkins Lane Alexandria, Virginia 22307
 Ph 703-768-7371 fax 703-768-8444
 e-mail christine@craftedarchitecture.com

CRAFTED ARCHITECTURE LLC

PROJECT

Lafayette Residences
 6302 Hunting Ridge Lane
 McLean, Virginia

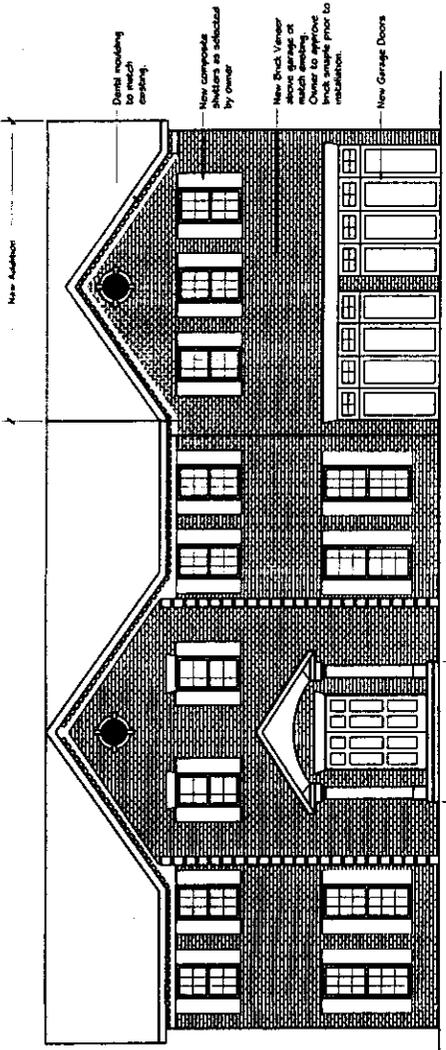
Drawing
 Exterior Elevations
 Building Section

Submission
 For Design Review

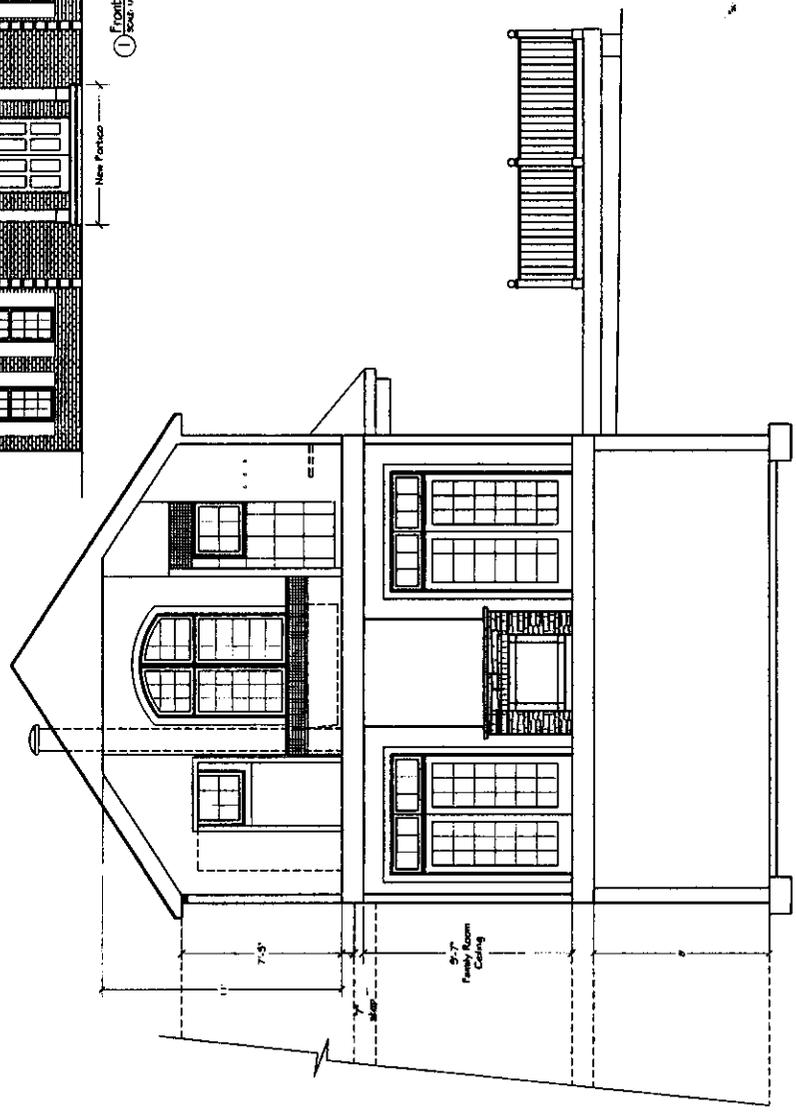
Date
 May 18, 2008

Sheet No.
A5

REVISIONS
 Represented in red & blue
 05/11/08
 Design/Revision 01



① Front Elevation
 Scale: 1/8" = 1'-0"



② Building Section
 Scale: 1/8" = 1'-0"

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/15/09
 (enter date affidavit is notarized)

I, Christine A. Leonard, AIA, 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

104358

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)
Andrew Hudson LaForce III	6302 Hunting Ridge Lane McLean, Virginia 22101	Applicant/owner
Tanya Lourdes Ruiz LaForce	6302 Hunting Ridge Lane McLean, Virginia	Applicant/owner
Christine A. Leonard, AIA trading as Crafted Architecture	2109 Popkins Lane Alexandria, VA 22307	Authorized Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/15/09
(enter date affidavit is notarized)

104358

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.)

Christophe Leonard trading as Crafted Architecture, Sole Proprietor
CORPORATION INFORMATION

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

*2109 Popkins Lane
Alexandria, Virginia 22307*

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)

N/A

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

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

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/15/09
(enter date affidavit is notarized)

104358

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 N/A

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

N/A

(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)

N/A

(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 Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/15/09
(enter date affidavit is notarized)

104358

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: 4/15/08 104358
(enter date affidavit is notarized)

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

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

NONE

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

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

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

WITNESS the following signature:

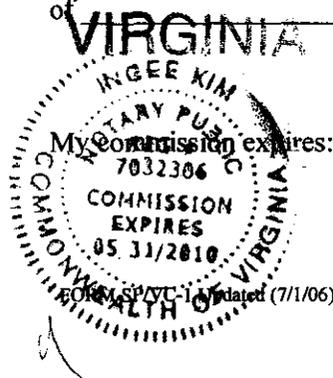
(check one)

[] Applicant [X] Applicant's Authorized Agent

Christine Leonard

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

Subscribed and sworn to before me this 15th day of April 2009, in the State/Comm. of VIRGINIA, County/City of Fairfax



[Signature]
Notary Public

My commission expires: May 31, 2010

RECEIVED
DEPARTMENT OF PLANNING
AND ZONING

AUG 27 2009

SPECIAL PERMIT &
VARIANCE BRANCH

Statement of Justification for Special Permit

LaForce Residence
6302 Hunting Ridge Lane
McLean, Virginia 22101

We are requesting a special permit for one side yard and one front yard setback reduction for the construction of a new deck and front portico. We are also requesting approval for the construction of an existing 6' fence along the rear property line. The fence existed when the house was purchased. The fence provides privacy and security from a very busy Kirby, especially considering the La Force's three young children (5, 5, and 2). If they could not retain and/or rebuild the fence, it would very significantly decrease the utility of the back yard and the value of our property.

The proposed additions are clearly subordinate to the house in purpose, scale, use and intent to the principal structure on the site. The deck is 576sq. ft. and is 15% of the house in size. The front Portico is 5' x 10'. The proposed deck addition and front portico are harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures and topography. The proposed development does not adversely impact the use and or enjoyment of any adjacent property with regard to issues such as noise, light, air, erosion, and storm water runoff. It is a welcomed amenity to the house and is situated nicely in the side yard and front yard.

The house is currently zoned R- 3 with setbacks of 30' front, 12' side, and 25' rear. I am requesting a reduction for a 6' south (side yard) setback and a reduction of 5' in the west (front yard). The proposed reduction represents the minimum amount of reduction necessary to accommodate the new additions on the lot. The width and slope of the lot makes it difficult to expand the deck out toward the back yard without becoming too high and eating up all of the play space in the back yard. The Portico addition is in the best possible location in relation to the front entry of the existing house as well as the location of the house on the lot. There are no alternate locations for the additions that will integrate as smoothly with the existing house and landscape as this one does.

The lot slopes from the front to the back. The slope will be preserved during construction. There are no resource protection areas on the site. The existing vegetation will be preserved and all large trees and shrubs will stay in-tact. There are no well or septic systems on the property. The addition does not extend into any existing easements. There is not an historic resource area on the site.

The deck will be wood frame construction, with composite style decking. The new portico will be wood frame construction with painted composite columns and trim. The addition will not have any impact on the existing traffic flow in the neighborhood. It is planned for the side and front of the house and will serve as additional outdoor living space for the LaForce's, the sole owners and permanent residents of the house.

No hazardous waste, toxic substances, or petroleum products (as defined in Title 40, Code of Federal Regulations Part 280) will be utilized, stored or disposed of on site. There are no existing storage tanks or containers on site.

RECEIVED
Department of Planning & Zoning
APR 15 2009
Zoning Evaluation Division

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McLean, Virginia 22101

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8-006**General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903**Standards for all Group 9 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.

3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-922 Provisions for Reduction of Certain Yard Requirements

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

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

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

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

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.
3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. The resulting gross

floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage.

5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.

8-923

Provisions for Increase in Fence and/or Wall Height in Any Front Yard

The BZA may approve a special permit to allow an increase in fence and/or wall height in any front yard subject to all of the following:

1. The maximum fence and/or wall height shall not exceed six (6) feet and such fence and/or wall shall not be eligible for an increase in fence and/or wall height pursuant to Par. 3I of Sect. 10-104.
2. The fence and/or wall shall meet the sight distance requirements contained in Sect. 2-505.

3. The BZA shall determine that the proposed fence and/or wall height increase is warranted based upon such factors to include, but not limited to, the orientation and location of the principal structure on the lot, the orientation and location of nearby off-site structures, topography of the lot, presence of multiple front yards, and concerns related to safety and/or noise.
4. The BZA shall determine that the proposed fence and/or wall height increase will be in character with the existing on-site development and will be harmonious with the surrounding off-site uses and structures in terms of location, height, bulk, scale and any historic designations.
5. The BZA shall determine that the proposed fence and/or wall height increase shall not adversely impact the use and/or enjoyment of other properties in the immediate vicinity.
6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including but not limited to imposition of landscaping or fence and/or wall design requirements.
7. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building or structure, to include existing or proposed fences and/or walls.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
 - H. If applicable, the location of a well and/or septic field.

- I. If applicable, existing gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
8. Architectural depictions of the proposed fence and/or wall to include height, building materials and any associated landscaping shall be provided.