



APPLICATION ACCEPTED: July 30, 2009
BOARD OF ZONING APPEALS: October 27, 2009
ADMINISTRATIVELY MOVED AT APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 20, 2009

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2009-DR-072

DRANESVILLE DISTRICT

APPLICANT: Raj R. Koneru

OWNERS: Raj R. Koneru
Swarupa R. Koneru

STREET ADDRESS: 8334 Alvord Street

TAX MAP REFERENCE: 20-3 ((1)) 23

LOT SIZE: 1.22 acres

ZONING DISTRICT: R-1

ZONING ORDINANCE PROVISIONS: 8-923

SPECIAL PERMIT PROPOSAL: To permit fence greater than 4.0 feet in height in the front yard of a corner lot.

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.

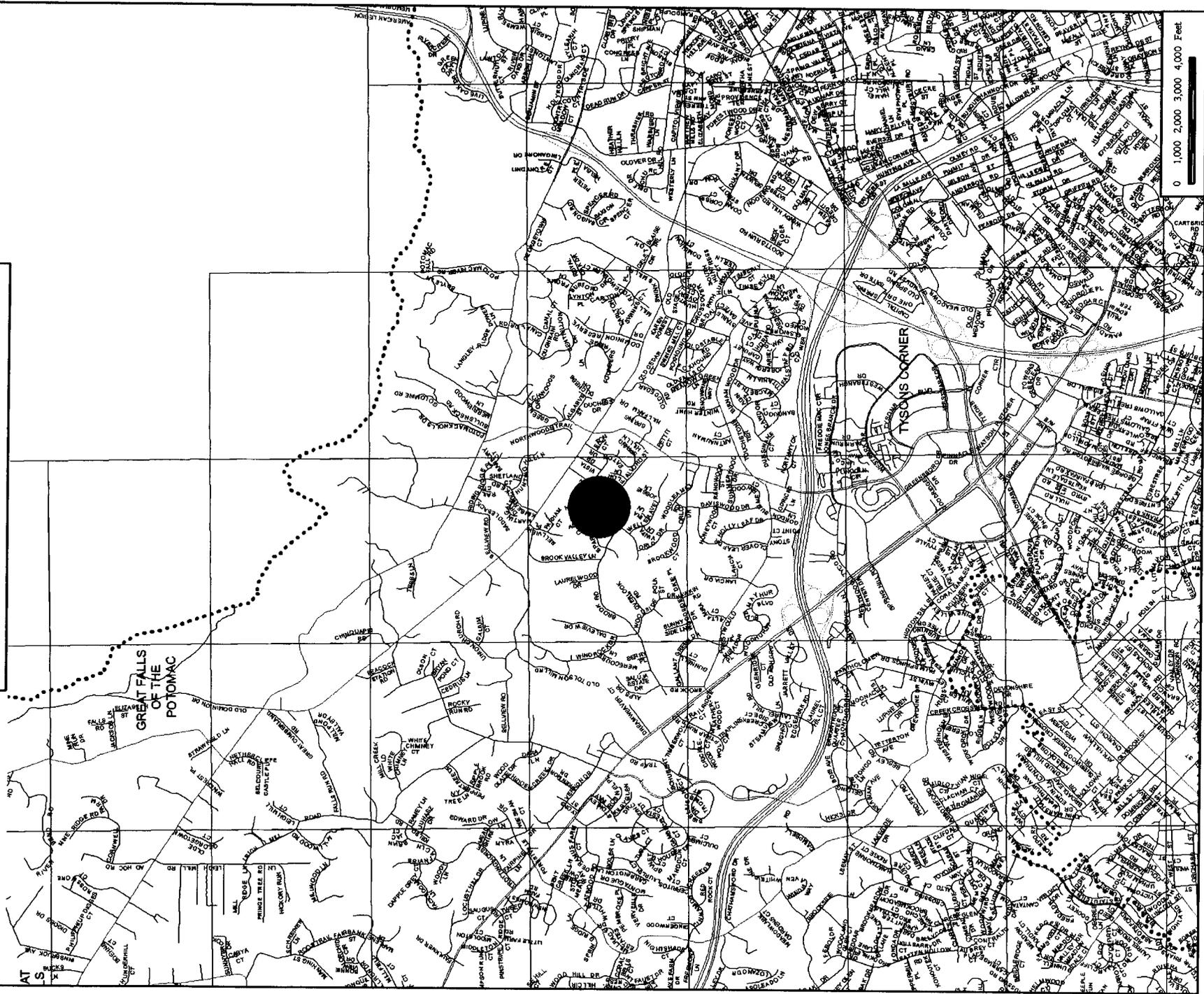
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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



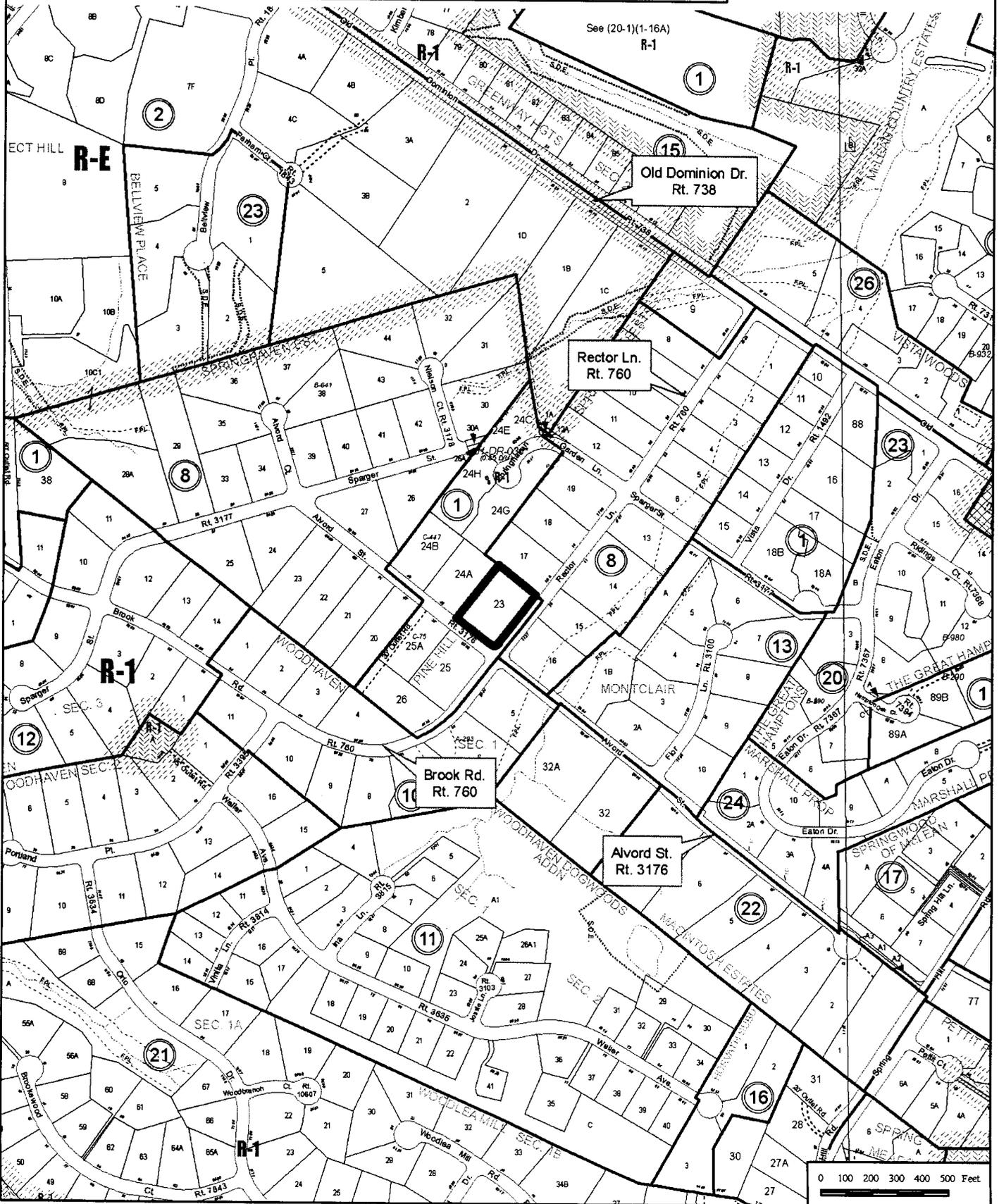
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

O:\dhedri\Special Permits\10-27) SP 2009-DR-072 Koneru\SP 2009-DR-072 Koneru staff report.doc Deborah Hedrick

**Special Permit
SP 2009-DR-072**

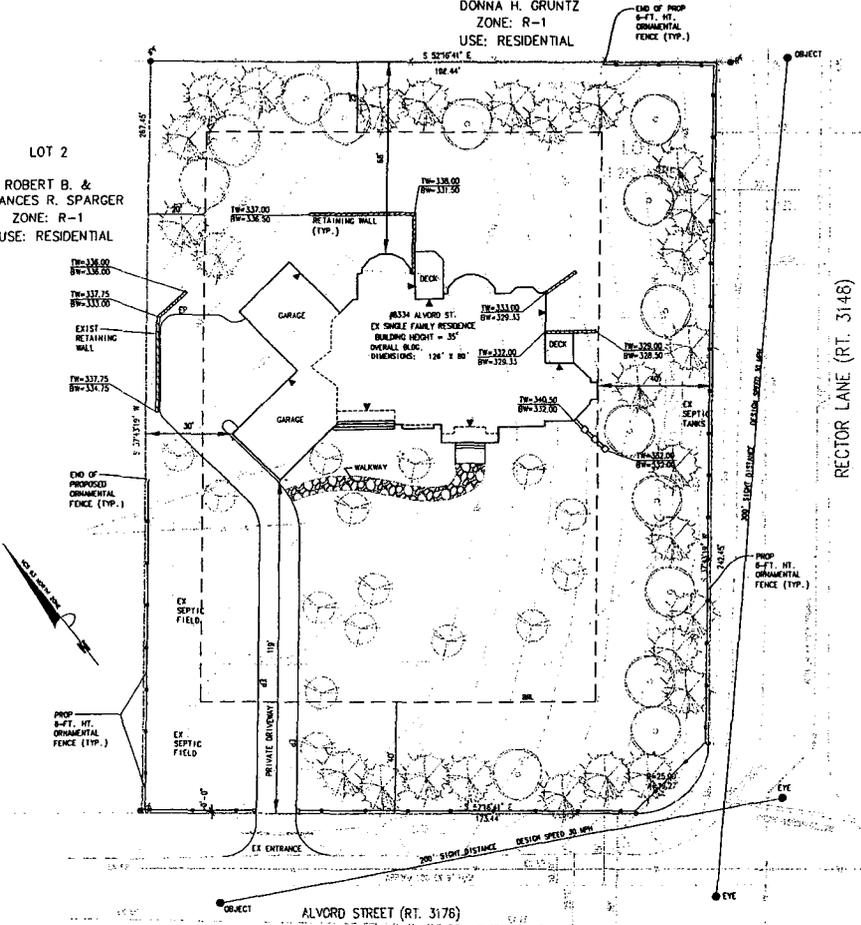


Special Permit SP 2009-DR-072



LOT 17
 SPRINGHAVEN ESTATES
 RICHARD D., JR &
 DONNA H. GRUNTZ
 ZONE: R-1
 USE: RESIDENTIAL

LOT 2
 ROBERT B. &
 FRANCES R. SPARGER
 ZONE: R-1
 USE: RESIDENTIAL

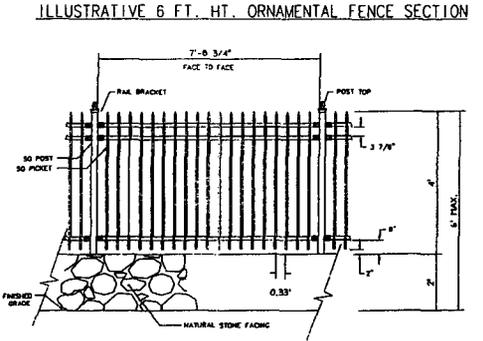
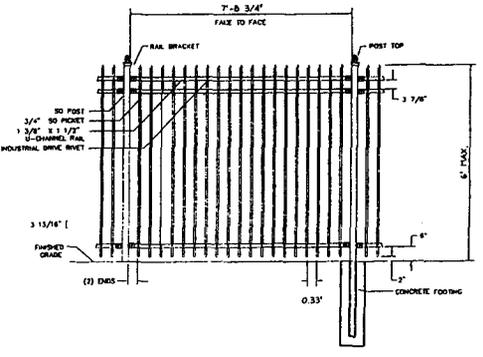
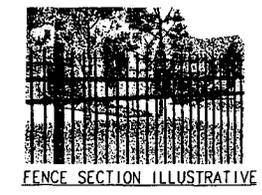
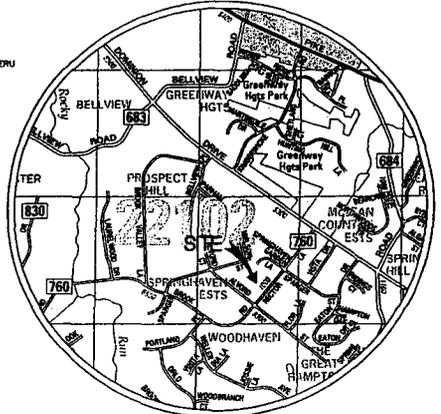


- GENERAL NOTES:**
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE ANY AND OR ALL ENCUMBRANCES MAY NOT BE SHOWN.
 - THE PROPERTY IS IN THE NAME OF RAJAGOPALA RAO KOHNERU AND SWARUPA RAM KOHNERU BY DEED AS RECORDED AT DL 2028, PG. 492 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 - THE HORIZONTAL DATUM IS NAD 1983 (US SURVEY FOOT) VIRGINIA STATE GRID NORTH BASED ON A RTK GPS SURVEY PERFORMED BY BOWMAN CONSULTING ON NOVEMBER 1, 2008 AND CONSTRAINED TO HIGH MONUMENT POINTS 4882, AND 4884-5.
 - THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #20-3-01-0023 AND IS ZONED R-1.
 - THE PROPERTY SHOWN HEREON IS NOT IN A 100 YEAR FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS OF FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 8305 D, MAP REVISED MARCH 5, 1990. IT LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).
 - THE PROPERTY SHOWN HEREON IS NOT IN A RPA, OR EOC ACCORDING TO FAIRFAX COUNTY GIS MAPPING.
 - THE MAXIMUM FENCE AND/OR FENCE WITH WALL HEIGHT SHALL NOT EXCEED 6-FEET IN HEIGHT. SEE DETAILS THIS PLAN.
 - THE FENCE AND/OR FENCE WITH WALL SECTIONS SHALL MET THE SIGHT DISTANCE REQUIREMENTS AS DEPICTED ON THE PLAN.

NOTE:
 THE PROPOSED FENCE HAS BEEN SHOWN OFF-SET FROM THE PROPERTY LINE FOR PURPOSES OF DEPICTING THE FENCE LINE GRAPHICALLY, HOWEVER THE MINIMUM DISTANCE FROM THE FENCE TO THE PROPERTY LINE TO BE 0'-0".

LANDSCAPE LEGEND:

- EX. CANOPY TREE
APPROX. HT. (14')
- EX. EVERGREEN TREE
APPROX. HT. (8')
- EX. ORNAMENTAL TREE
APPROX. HT. (10')
- PROPOSED FENCE



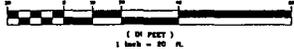
SITE DATA

ZONE: R-1
 TAX MAP NO.: 020-3 (111) 0023
 DEED BOOK: 3834 PAGE: 432
 LOT AREA: 1.215 AC. OR 52,825.40 SF
 SINGLE FAMILY RESIDENCE: 5,722 CSF
 BUILDING HEIGHT OF EXISTING STRUCTURE: 35 FT.
YARD REGULATIONS:
 FRONT: 40 FT.
 SIDE: 20 FT.
 REAR: 25 FT.
 OFF STREET PARKING REQUIRED: 2 SPACES
 OFF STREET PARKING PROVIDED: 2 SPACES

OWNERSHIP DATA

PROPERTY OWNER: RAJAGOPALA RAO KOHNERU AND SWARUPA RAM KOHNERU
 8334 ALVORD STREET
 WILSON, VIRGINIA 22102

GRAPHIC SCALE



Bowman
 CONSULTING

Bowman Consulting Group, LLC
 14000 Timberlake Place
 Chantilly, Virginia 20151
 Phone: (703) 844-1000
 Fax: (703) 844-9770
 www.bowmanconsulting.com

SPECIAL PERMIT PLAT
 8334 ALVORD STREET
 R B SPARGER PROPERTY, LOT 3
 FAIRFAX COUNTY, VIRGINIA
 DRAINVILLE DISTRICT

COUNTY PROJECT NUMBER

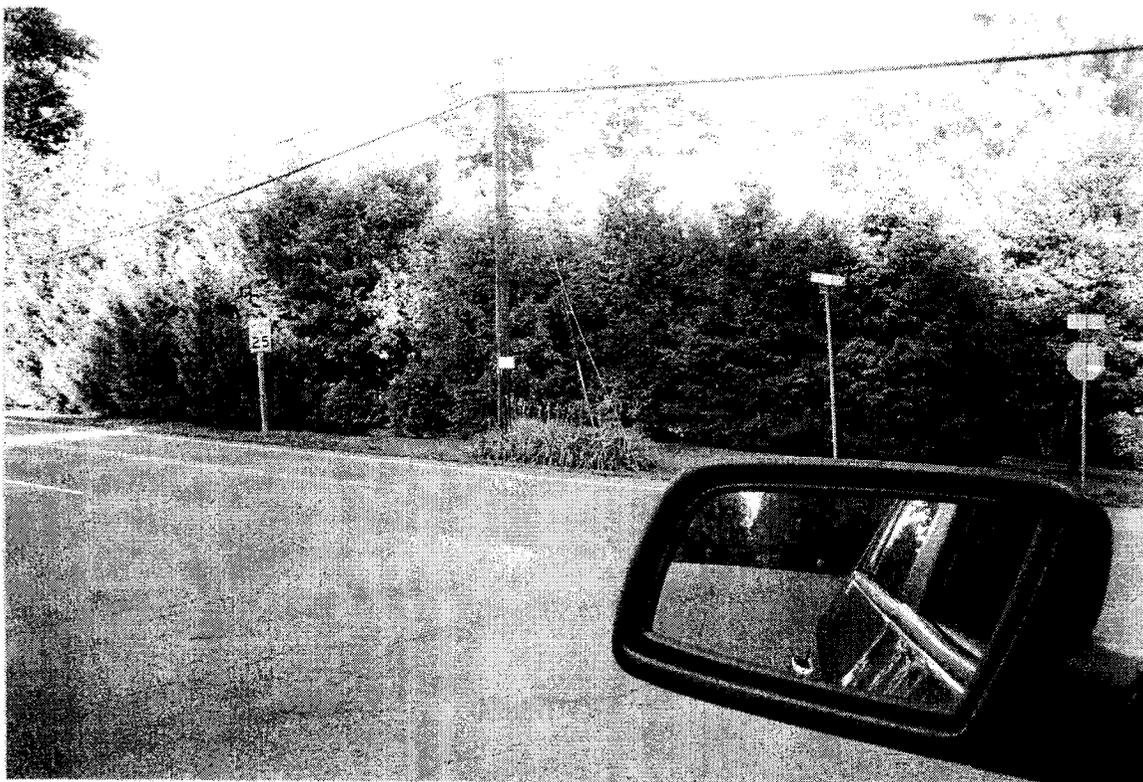


PLAN STATUS

DATE	DESCRIPTION	
05/15/09	INITIAL SUBMISSION	
DATE	DESCRIPTION	JOB
06/01/09	CHD	CHD
SCALE	AS SHOWN	CHD
1" = 20'		
JOB NO.	4289-01-001	
DATE:	JUNE 2009	
FILE NO.	4289-D-27-001	
SHEET	1 OF 1	

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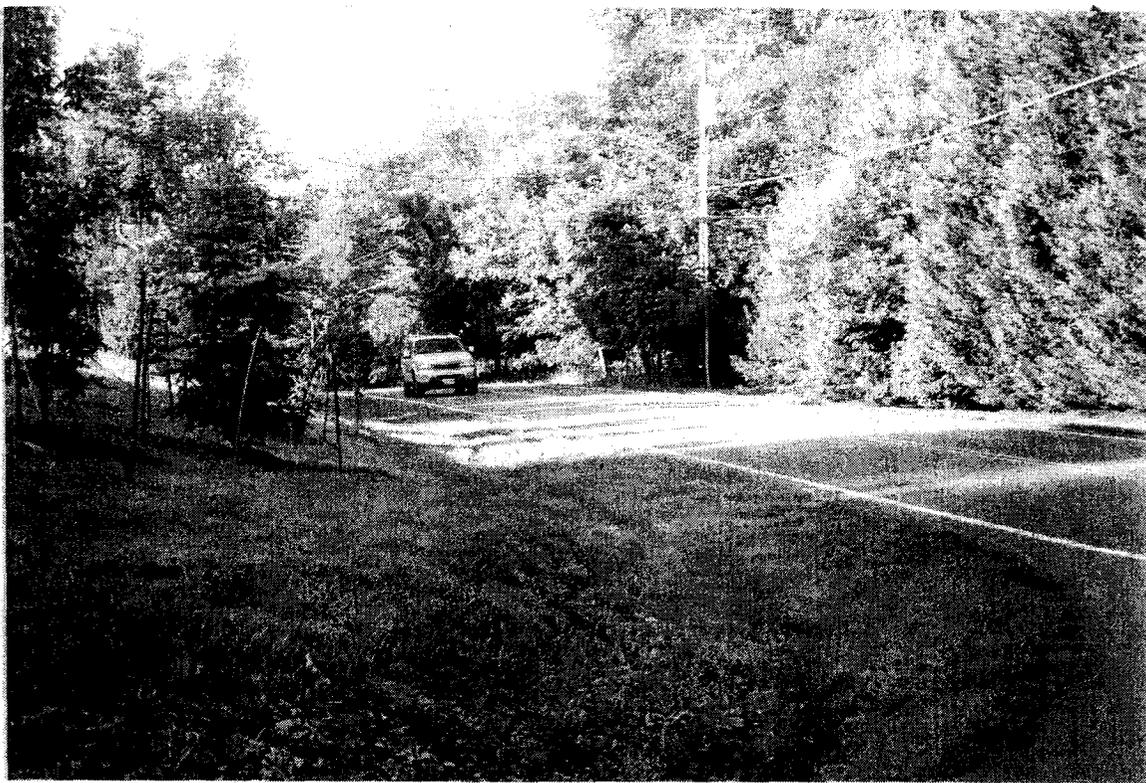
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VEHICLE #1 IS AT THE INTERSECTION OF ALVORD STREET & RECTOR LANE.



VIEW FROM THE DASHBOARD OF VEHICLE #1. PHOTO SHOWS THE OPPOSITE SIDE OF ALVORD STREET.



RECEIVED
Department of Planning & Zoning
JUN 18 2009
Permit Division

VEHICLE #2 IS TRAVELLING SOUTH BOUND ON RECTOR LANE TOWARDS THE ALVORD STREET INTERSECTION. PROPOSED FENCE IS TO BE LOCATED INSIDE LANDSCAPING TREE LINE. THIS PROPOSED LOCATION DOES NOT INTERFERE WITH VISIBILITY OF ONCOMING TRAFFIC.

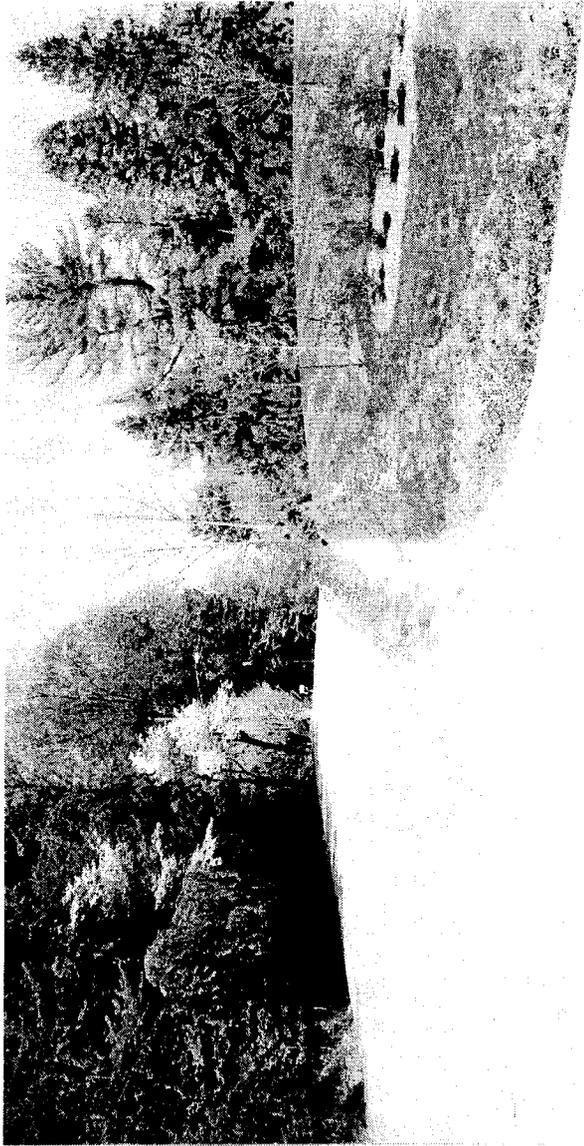
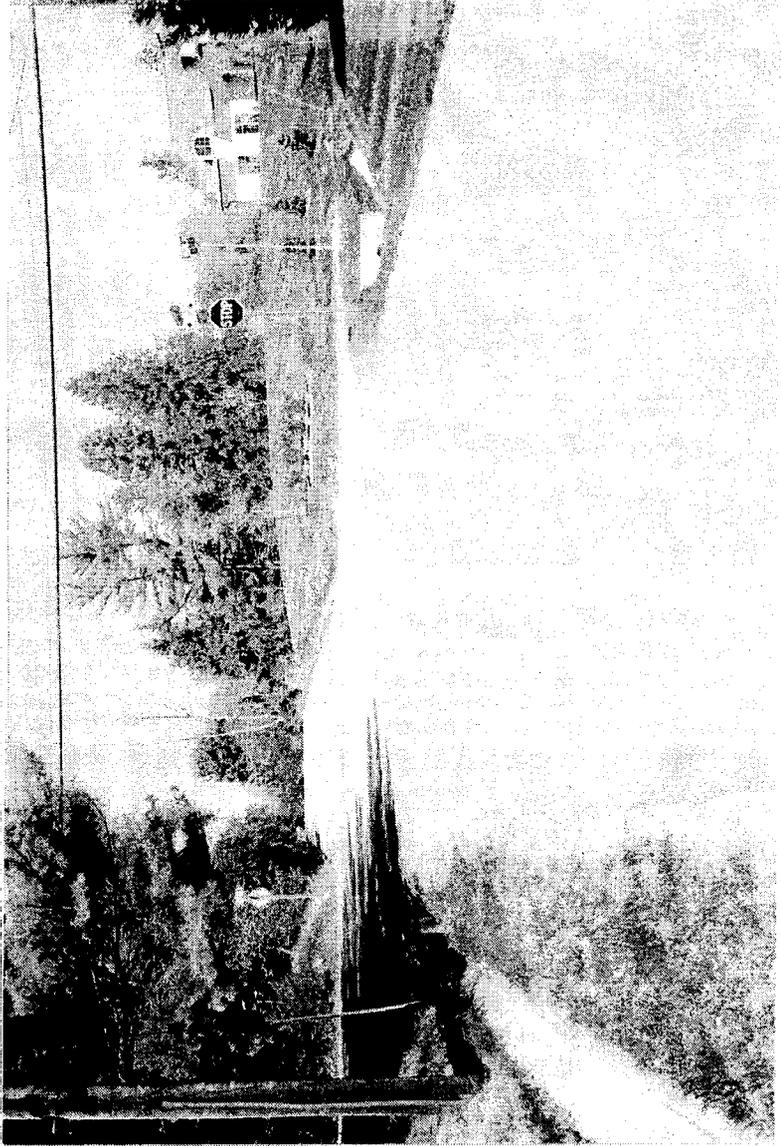


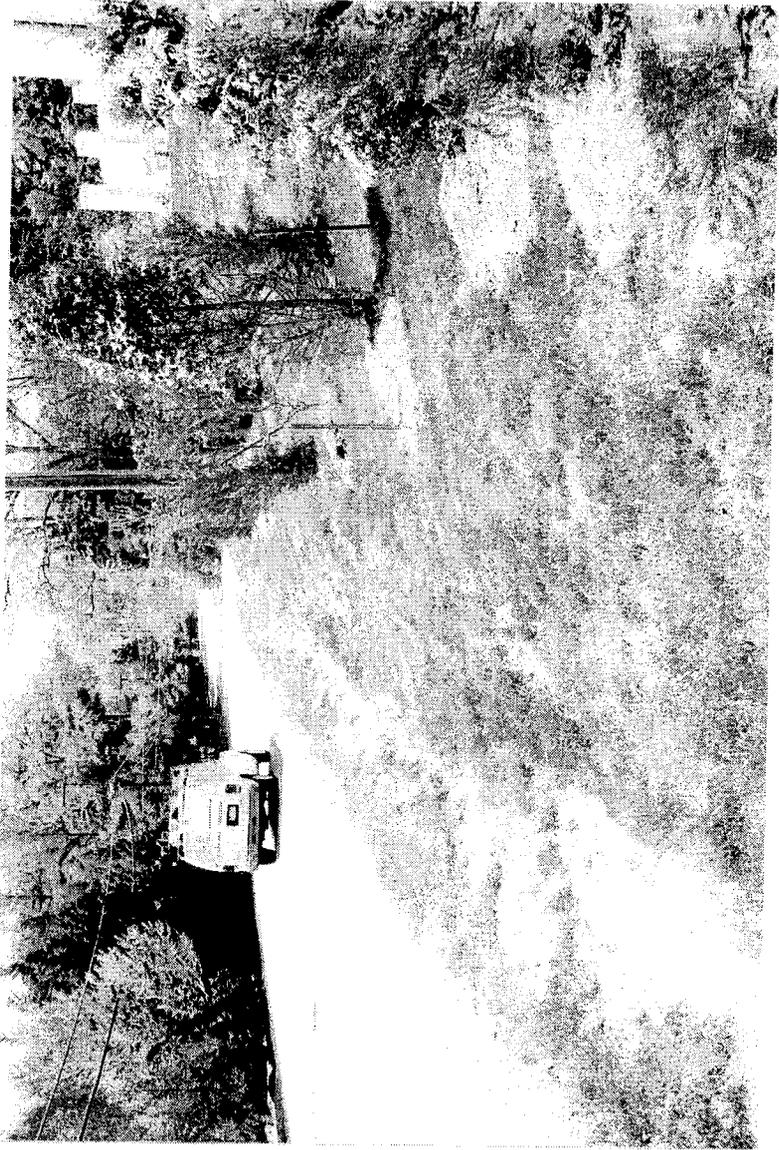
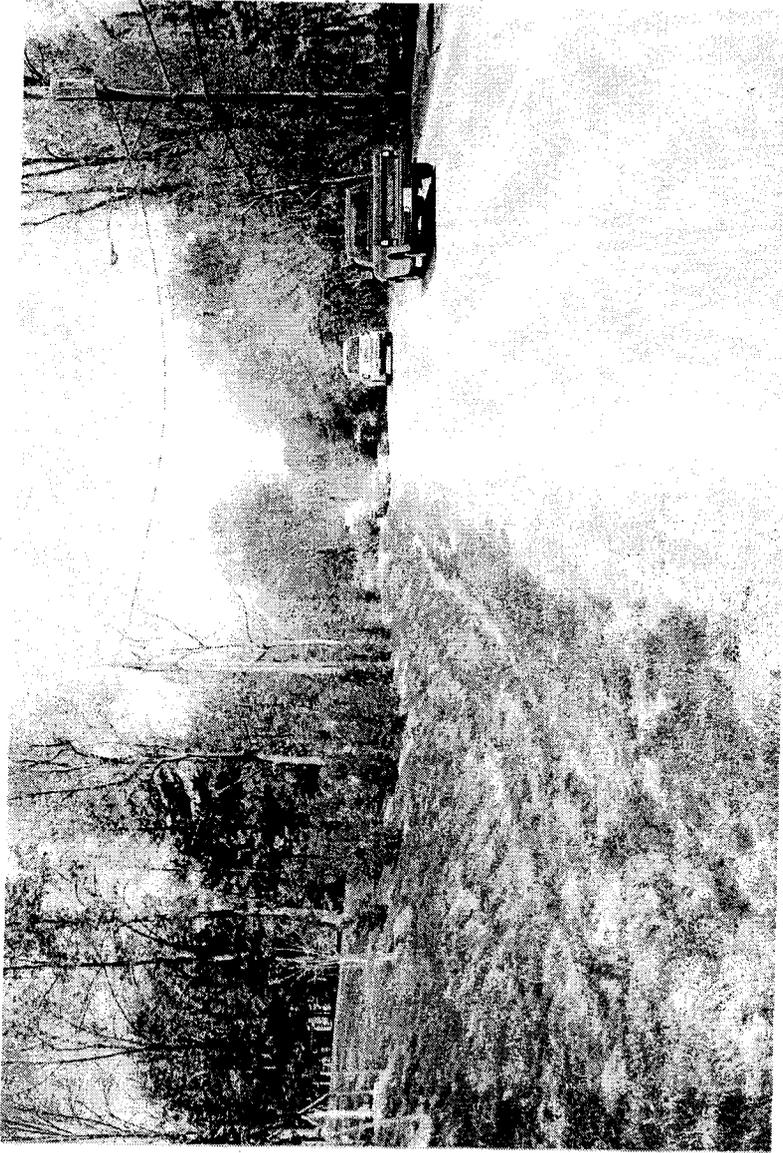
VEHICLE #2 IS APPROACHING THE 4-WAY INTERSECTION. THERE IS PERFECT VISIBILITY FOR VEHICLES ON ALVORD STREET. THE EXISTING VISIBILITY IS NOT ALTERED IN ANY MANNER BY THE PROPOSED FENCE INSTALLATION.



VIEW FROM THE OPPOSITE SIDE OF ALVORD STREET. SUBJECT PROPERTY TREE LINE IS VISIBLE IN PHOTO. PROPOSED LOCATION OF FENCE IS INSIDE AFOREMENTIONED TREE LINE.







DESCRIPTION OF THE APPLICATION

To permit the installation of a 6.0 foot high wrought-iron ornamental fence in the front yards of a corner lot.

	Structure	Yard	Height Permitted By right	Maximum Height Requested	Modification Requested
Special Permit	Fence	Front	4.0 feet	6.0 feet	2.0 feet

ANALYSIS OF THE APPLICATION

- **Title of Plat:** Special Permit Plat, 8334 Alvord Street, R B Sparger Property, Lot 3
- **Prepared by:** Bowman Consulting
- **Dated:** June 19, 2009

Description of Special Permit

The applicant is requesting special permit approval to permit the installation of a wrought-iron fence in the front yards of a corner lot. The Zoning Ordinance currently permits 4.0 feet in height by-right; however, through a special permit, an applicant can request a fence in the front yard up to 6.0 feet in height. The front entrance of the dwelling faces Alvord Street. The fence is proposed to be located in the front yards facing Alvord Street and Rector Lane. The fence as proposed will meet sight distance requirements, as set forth under Section 2-505 of the Zoning Ordinance, and as depicted on the special permit plat.

CHARACTER OF THE AREA

	Zoning	Use
North	R-1	Single family detached dwellings
South	R-1	Single family detached dwellings
East	R-1	Single family detached dwellings
West	R-1	Single family detached dwellings

BACKGROUND

Records indicate that the dwelling was constructed in 2008.

Records indicate there were no other similar applications for properties in the vicinity of the application site heard by the BZA.

ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1.

The application must meet all of the following standards, copies of which are attached as Appendix 4:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-923 Provisions for Increase in Fence and/or Wall Height in Any Front Yard

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.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification and Attachments
4. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2009-DR-072

October 20, 2009

1. This special permit is approved for the location and maximum height of a 6 foot wrought-iron ornamental fence in the front yards in the location as shown on the plat prepared by Bowman Consulting, dated June 19, 2009, as submitted with this application and is not transferable to other land.

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: APRIL 27, 2009
 (enter date affidavit is notarized)

I, RAJ KONERU, 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 104478

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)
SWARUPA R. KONERU	8334 ALVORD ST., MCLEAN, VA 22102	TITLE OWNER
RAJ R. KONERU	8334 ALVORD ST., MCLEAN, VA 22102	TITLE OWNER / APPLICANT

(- ALSO KNOWN OF RECORD AS RAJAGOPALA RAO KONERU and SWARUPA RANI KONERU)

¹⁰⁰ (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: 4-27-09
(enter date affidavit is notarized)

104478

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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/27/09
(enter date affidavit is notarized)

104478

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

PARTNERSHIP INFORMATION

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

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

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

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

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

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 4/27/09
(enter date affidavit is notarized)

104478

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.

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

104478

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)

Raj R Koneru
 Applicant

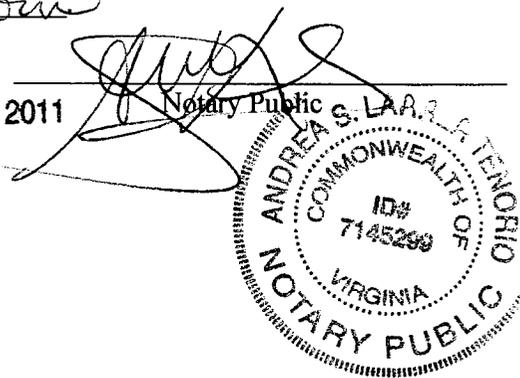
[] Applicant's Authorized Agent

RAJ R KONERU, HOME OWNER
(type or print first name, middle initial, last name, and title of signer)

Subscribed and sworn to before me this 27th day of April 2009, in the State/Comm. of Virginia, County/City of Arlington

My commission expires:

My Commission Expires May 31, 2011



**APPLICATION FOR FENCE HEIGHT VARIANCE
SUBMITTED ON APRIL 27, 2009 BY RAJ KONERU**

8334 ALVORD STREET, MCLEAN, VA 22102

MAP ID#: 0203-01-0023

RECEIVED
Department of Planning & Zoning
APR 27 2009
Zoning Evaluation Division

I am requesting a fence height variance permit for the property located at 8334 Alvord Street, McLean, VA 22102. I am the homeowner and applicant of the subject property. The subject property is a corner lot comprising of 1.215 acres in the R-1 Dranesville District (please see enclosed Zoning Map), at the intersection of two high traffic roads, Rector Lane (Route 3148) and Alvord Street (Route 3176). Rector Lane, which becomes Brook Road right after the subject property, connects directly to Route 7. The subject property is situated on the lot slightly over 40 feet from Rector Lane. The house has a ground level walkout basement with patio on the side of the lot adjacent to Rector Lane. This extraordinary situation presents safety and security concerns, as the patio and basement entrance are easily accessible from the road (Please see photograph labeled 'Viewpoint: Basement Entrance + Patio – View From Rector Lane'). The lot is at a slight elevation from Rector Lane, increasing its accessibility from uninvited and unknown persons. Landscaping is insufficient to alleviate safety concerns regarding the close proximity of the house to a major traffic route, as evidenced by the photographs provided with this variance application.

The adjacent properties do not incur similar concerns regarding safety. The adjoining properties are set further back from the road and are not exposed to the same safety and noise concerns as the subject property. The point of entry for neighboring homes is significantly further from Rector Lane than the subject property. The existing Ordinance allows for a total fence height of four feet. Given the current ordinance at four feet, individuals can still gain access to the property and house. Furthermore, children playing in the side and rear of the home are exposed to danger from uninvited and unknown persons who can readily access the property and home. In order to adequately and sufficiently protect the subject property from undue harm and intrusion, the fence height must be six feet in height. For the same aforementioned concerns and for purposes of continuity, I request that the variance for a six foot fence be extended to fencing located in front of the property.

The subject property is a corner lot and the installation of the fence will be within the subject property's borders. Consequently, there will be neither substantial detriments nor inconveniences to adjacent properties and neighbors. No adverse impacts or restrictions on the enjoyment of other properties in the immediate vicinity are evident. The authorization of this variance request, with respect to the character of the zoning district, R-1 #23, would be in

accordance with other single family dwellings along Rector Lane/Brook Road that contain fencing adjacent to the road.

This request for variance in fence height to six feet is the result of elevated concern regarding safety and security of the home and its occupants. The close proximity to major traffic routes and the orientation of the house generate safety concerns and warrant a variance in the current Ordinance. I would like to thank you for your time and attention in this matter.

June 14, 2009

County of Fairfax

Department of Planning & Zoning

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

RECEIVED
Department of Planning & Zoning
JUN 18 2009
Zoning Evaluation Division

Reference: File #: SP 2009-0106 – Special Permit Application

8334 Alvord Street, McLean, VA 22102

Dear Board Members,

We are the current property owners at 8335 Alvord Street in McLean, VA. We reside to the South-West of the subject property (8334 Alvord Street). We understand that the homeowners, Mr. & Mrs. Koneru, have applied for a special permit to erect a 6 foot fence along their property, which will run adjacent to my property. We do not have any objections to the construction and installation of this fence.

Sincerely,



Mr. & Mrs. Nigel Green

8335 Alvord Street

McLean, VA 22102

June 14, 2009

County of Fairfax

Department of Planning & Zoning

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

RECEIVED
Department of Planning & Zoning

JUN 18 2009

Zoning Evaluation Division

Reference: File #: SP 2009-0106 – Special Permit Application

8334 Alvord Street, McLean, VA 22102

Dear Board Members,

We are the current property owners at 8340 Alvord Street in McLean, VA. We reside to the North-West of the subject property (8334 Alvord Street). We understand that the homeowners, Mr. & Mrs. Koneru, have applied for a special permit to erect a 6 foot fence along their property, which will run adjacent to my property. We do not have any objections to the construction and installation of this fence.

Sincerely,



Dr. & Mrs. Rosemblat

8340 Alvord Street

McLean, VA 22102

June 14, 2009

RECEIVED
Department of Planning & Zoning
JUN 18 2009
Zoning Evaluation Division

County of Fairfax

Department of Planning & Zoning

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

Reference: File #: SP 2009-0106 – Special Permit Application

8334 Alvord Street, McLean, VA 22102

Dear Board Members,

We are the current property owners at 1116 Rector Lane in McLean, VA. We reside to the North-East of the subject property (8334 Alvord Street). We understand that the homeowners, Mr. & Mrs. Koneru, have applied for a special permit to erect a 6 foot fence along their property, which will run adjacent to my property. We do not have any objections to the construction and installation of this fence.

Sincerely,



Dr. & Mrs. Richard Gruntz

1116 Rector Lane

McLean, VA 22102

June 14, 2009

County of Fairfax

Department of Planning & Zoning

12055 Government Center Parkway, Suite 801

Fairfax, Virginia 22035-5509

RECEIVED
Department of Planning & Zoning

JUN 18 2009

Zoning Evaluation Division

Reference: File #: SP 2009-0106 – Special Permit Application

8334 Alvord Street, McLean, VA 22102

Dear Board Members,

We are the current property owners at 1127 Rector Lane in McLean, VA. We reside to the South-East of the subject property (8334 Alvord Street). We understand that the homeowners, Mr. & Mrs. Koneru, have applied for a special permit to erect a 6 foot fence along their property, which will run adjacent to my property. We do not have any objections to the construction and installation of this fence.

Sincerely,



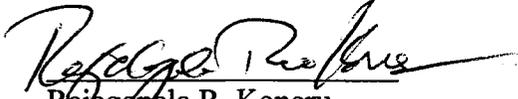
Mr. & Mrs. Drew Harker

1127 Rector Lane

McLean, VA 22102

OWNERSHIP OF 8334 ALVORD STREET, MCLEAN, VA 22102
TAX MAP #: 0203-01-0023

Rajagopala R. Koneru and Swarupa R. Koneru are the owners of record for 8334 Alvord Street, McLean, VA 22102. Please see the attached recorded Deed for verification. Rajagopala R. Koneru is the owner and applicant for the Variance Application.


Rajagopala R. Koneru
Owner


Swarupa R. Koneru
Owner

APR 27 2009
Zoning Evaluation Division

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.

8-923 *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. 3l 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 Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
8. Architectural depictions of the proposed fence and/or wall to include height, building materials and any associated landscaping shall be provided.