



County of Fairfax, Virginia

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

June 10, 2010

James McDonald RA, President
James McDonald Associate Architects
928 Constellation Drive
Great Falls, VA 22066

Ref: Interpretation for SP 2007-PR-040, Becky Martin, 2512 Swift Run Street, Vienna,
Tax Map 49-1 ((11)) 19: Building Addition

Dear Mr. McDonald:

This is in response to your letter of April 21, 2010, requesting an interpretation of the development conditions and Special Permit (SP) Plat approved by the Board of Zoning Appeals (BZA) in conjunction with the above-referenced application. As I understand it, the question is whether the proposed building modifications are in substantial conformance with SP 2007-PR-040. This determination is based on your letter and exhibit entitled "Elevations, Martin Remodel," prepared by James McDonald Associate Architects, P.C., and dated January 26, 2010. Copies of your letter and relevant exhibits are attached.

Special Permit SP 2007-PR-040 was approved by the Board of Zoning Appeals (BZA) on July 17, 2007, to permit a reduction of certain yard requirements for the construction of an addition six (6) feet from a side lot line. An elevation of the addition was included in the approved SP development conditions. The front elevation shows a full second floor addition over a garage that extended to 6 feet from the side lot line. The front roof pitch over the garage was steep and included two dormers. You state that the architecture has been revised to reflect your client's budget and needs. The proposed garage is now 6.5 feet from the side lot line. The proposed garage addition now consists of a second floor only on the back of the garage and it no longer extends across the entire garage. The proposed garage door is now a single door instead of two. In addition, your letter states that you now plan to construct a by-right nine (9) foot two-story family room addition to the rear of the house.

According to your attached exhibit, the proposed garage would be constructed with a single garage door that is designed to resemble two doors by the strategic placement of windows and hardware on the façade. The major differences between the proposed front elevation and the approved elevation

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is the fact that the second floor addition no longer extends over the entire garage and that an additional roofline and window are proposed where the garage and existing house connect. With those exceptions the general character of the approved design is retained. The proposed rear elevation reflects the two-story family room addition, which results in a modified window placement and the elimination of a triple set of French doors. The left rear elevation shows the proposed family room extension at the rear of the house with an entry door. The general character of this side of the house is not changed. Furthermore, due to the fact that the garage will now be 6.5 feet from the side lot line and that the second floor addition will be 12.1 feet from the side lot line, the actual bulk on this side of the house will be decreased from that approved.

It is my determination that the proposed modifications to the front and left side elevations, as described in your submission and garage door exhibit, and discussed in this letter, are in substantial conformance with SP 2007-PR-040. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,



Regina C. Coyle, Director
Zoning Evaluation Division, DPZ

H:\SP Interpretations\Becky Martin (SP 2007-PR-040) addition.doc

Attachments: A/S

cc: Members, Board of Zoning Appeals
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch, DPZ
Kenneth Williams, Plan Control, Land Development Services, DPWES
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Audrey Clark, Director, Building Plan Review, DPWES
Kevin Guinaw, Chief, Special Projects and Applications Acceptance Branch, DPZ
File: SP 2007-PR-040, SPI 1004 004, Imaging, Reading



RECEIVED
Department of Planning & Zoning
APR 26 2010
Zoning Evaluation Division

Date, April 21, 2010

Re: Minor Modification to Special Exception
Martin Residence: 2512 swift Run St.
Permit Number 100840037
Special Permit #: Sp-2007PR040

Dear Mrs. Regina Coyle,

I am asking for your review of the above project for a minor modification to the special exception permit previously approved in May of 2008. The special permit is to allow the owner to build a two story garage addition to within 6'-0" of the left side property line. The initial design was created and started the approval process in 2005 to meet a project budget and scope at that time. With a reduced budget and a change in the owners needs over time there were some modifications made to the initial design, but do not change the character of the addition.

The project addition is in two parts. The first is the side addition toward the left property line. This appearance is of a one story two car garage with a room above within a front to back pitched gable with two dormers over the garage level. The entire addition is finished in matching siding as on the existing house. Behind the existing house there is an expansion of the family room that projects straight back and within the left plane of the existing house.

The county approval was for a full second story addition over a two car garage that could extend to within six feet of the left property line. The front roof pitch of the addition was drawn as a 12/12 pitch that is very steep with two active dormers on the front of the new two story garage. Above the second floor the roof pitch then matched the existing roof slopes. The height of the full two story addition at the approved set back was around 21'-6". On the ground floor there was an expansion behind the existing house of six feet behind what is currently the family room. That extension was approximately 14' wide starting from the left edge of the existing house. The two car garage addition with a full second floor extended to six feet of the property line and 2' in front of the plane of the existing house and a depth of approximately twenty nine feet.

The Architecture was revised as the clients budget and needs were refined. The revised renovation has a smaller impact to the side setback amendment. To start the revised plan has a slightly smaller two story garage addition in mass as well as height as it approaches the left side property. The revised second floor only builds a second floor area on the back of the garage and not the full way across. The garage now comes to six and a half feet of the left property line with a building height of 16'-6" to the mid point of the roof. At a total distance of 12'-1" from the left property line is the second floor area above the garage. The height at this point is 21'-6" to the mid point of the roof to grade, but sitting 6' further back from the property line. The two car garage roof is a lower pitch to an 8/12 slope and keeps the two dormer windows on the front of the garage similar to the approved sketches. Due to the clients need for a large garage door

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opening conflicting with the county wind bracing portal framing requirement and the garage size we made an adjustment to a single garage door that has a two single car garage appearance. None of these modifications the overall character of the addition on the front elevation.

The Family room addition to the rear grew from a 6' two story addition, to a 9' two story addition that sits completely within the left side plane of the existing house. There has been some adjustment on the side and rear to window and door placement to accommodate the floor plan changes. These adjustments do not change the overall character of the project.

The revised addition meets the same architectural intent of the special exception with a two story two car garage addition, but also reduces the impact on the side yard by sitting off the property another six inches and is lower by almost five feet. The street view is consistent with the previous design, but feels like a less overpowering addition with the lower roof slope that works better to more closely match the existing house roof slopes. The rear expansion stays within the left side plane of the existing house and not within the aspects of the special exception.

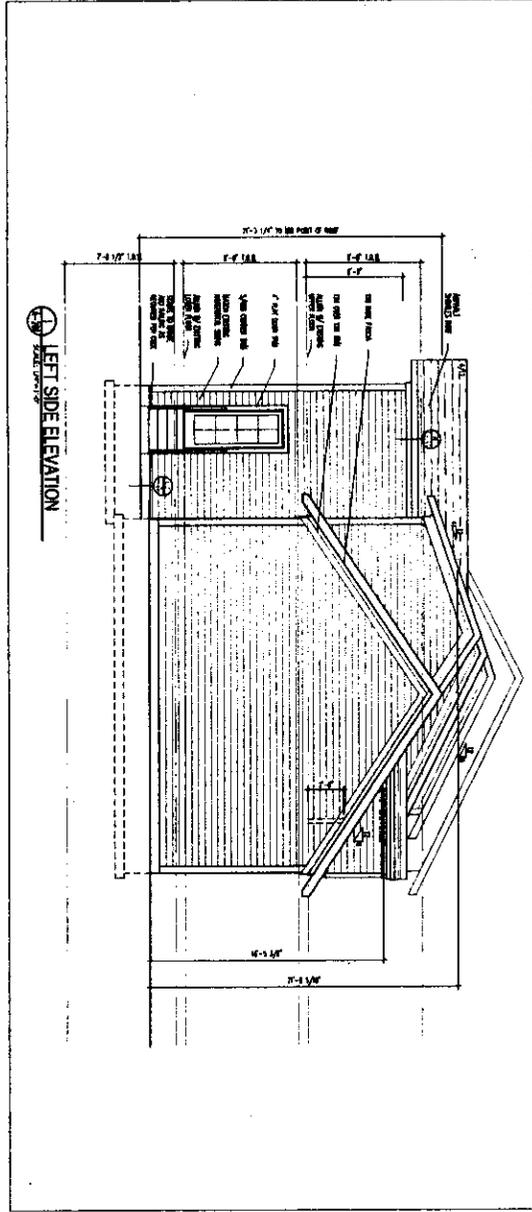
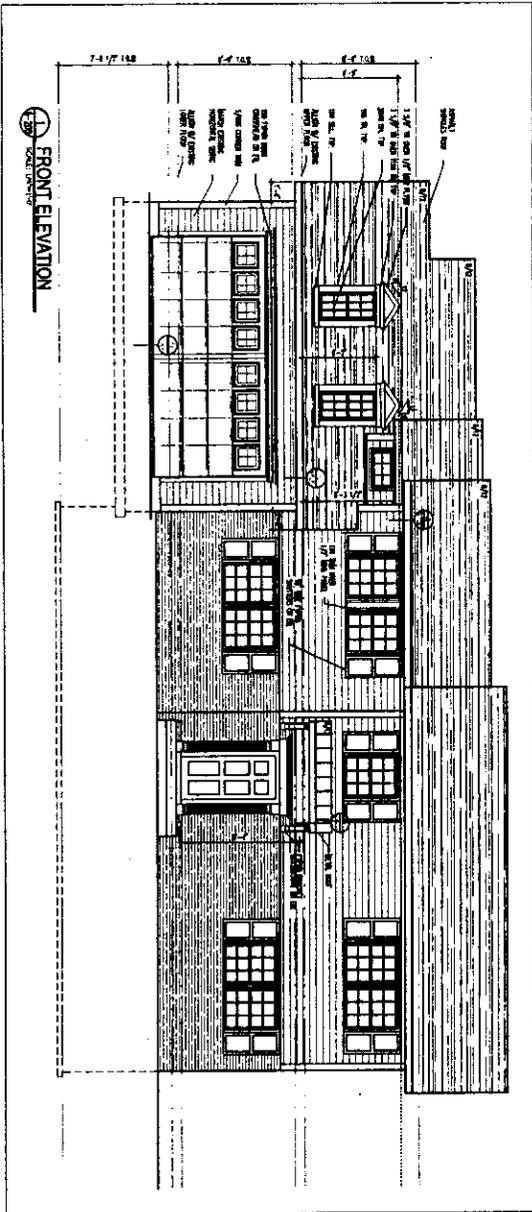
If you have any questions please feel free to call me at (703)-757-0036.

Sincerely,

James McDonald RA
President

James McDonald Associate Architects PC





A-200a

ELEVATIONS
MARTIN REMODEL
 1812 DOWNTOWN STREET, DENVER, CO

JMA ARCHITECTS
 JAMES McDONALD ASSOCIATE ARCHITECTS PC
 928 CONSTELLATION DRIVE
 GREAT FALLS, VIRGINIA 22064
 PH: 703-757-0020

NO.	REVISION	DATE
1	SCHEMATIC DESIGN	11/20/08
2	PERMIT SET	01/15/09
3	STRUCTURE PERMIT REV	02/20/09



SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

BECKY MARTIN, SP 2007-PR-040 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.0 ft. from side lot line. Located at 2512 Swift Run St. on approx. 10,684 sq. ft. of land zoned R-3. Providence District. Tax Map 49-1 ((11)) 19. Ms. Gibb moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on July 17, 2007; and

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

1. The applicant is the owner of the land.
2. The Board has a positive staff report recommending approval.
3. The applicant has waited a number of years and is eager to go forward.
4. The Board has some questions about the plat, but it seems there was not misinformation in advertising because it was advertised that the issue was an addition six feet from the side yard.
5. The applicant has met the required six standards for a special permit.

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

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sect(s). 8-922 of the Zoning Ordinance.

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

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the 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 (approximately 1,400 square foot garage with second story bedroom addition) not to exceed that which is shown on the plat prepared by Peter R. Moran dated June 30, 2003, as revised through May 3, 2004, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of any addition(s) to the existing principal structure may be up to 150 percent of the total gross floor area of the dwelling (3,370 square feet) that existed at the time of the first expansion request 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 requirements shall be permitted without an amendment to this special permit.

- 4. The addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
- 5. The applicant shall preserve to the greatest extent possible all individual trees or tree stands that may be impacted by construction of the addition as determined in consultation with UFM.

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

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

Mr. Smith seconded the motion, which carried by a vote of 5-1. Mr. Hammack voted against the motion. Mr. Byers was absent from the meeting.

A Copy Teste:

K.A. Knoth
 Kathleen A. Knoth
 Clerk to the Board of Zoning Appeals

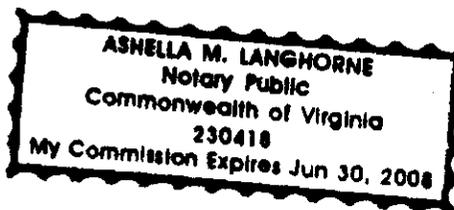
ACKNOWLEDGEMENT

Commonwealth of Virginia
County of Fairfax

Subscribed before me this 20th day of July, 2007.

Notary Public
Ashella M. Langhorne

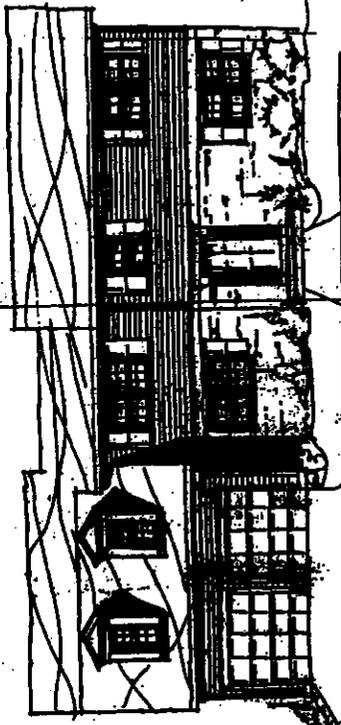
My commission expires on: June 30, 2008



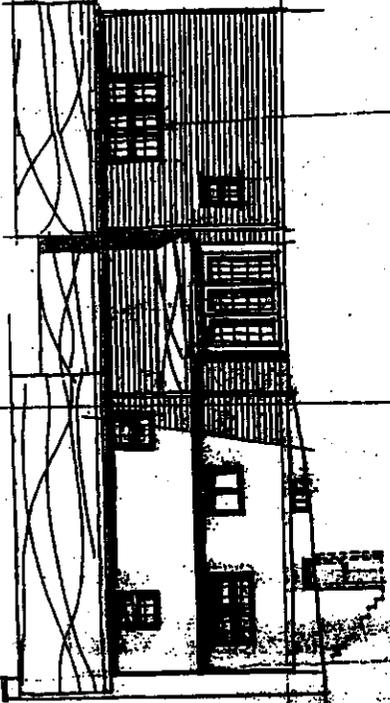
NO.	DATE	REVISION

ELEVATIONS
MARTIN RESIDENCE
 VIRGINIA VIRGINIA
 JAMES McDONALD ARCHITECT

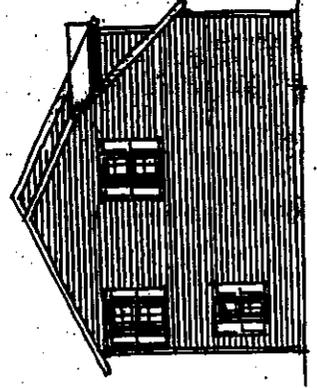
1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"



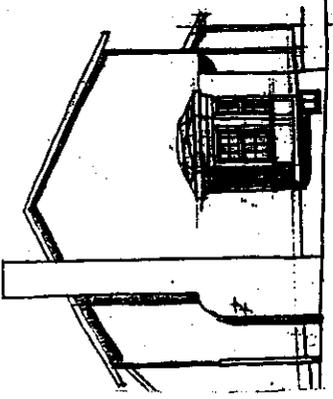
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



BACK SIDE ELEVATION