APPLICATION ACCEPTED: April 23, 2010
DATE OF PUBLIC HEARING: July14, 2010
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 7, 2010

STAFF REPORT

SPECIAL PERMIT APPLICATION No. SP 2010-HM-031

HUNTER MILL DISTRICT

APPLICANT & OWNER:	Li Fu Trustee of the Li Fu Revocable Trust
ZONING:	R-3, Cluster
LOCATION:	8623 Coral Gables Lane
ZONING ORDINANCE PROVISION:	8-922
TAX MAP:	29-3 ((14)) 1
LOT SIZE:	8,400 Square Feet
SP PROPOSAL:	Reduction of certain yard requirements to permit construction of addition 16.8 feet from the rear lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2010-HM-031 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.

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.

Mary Ann Godfrey

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

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**.

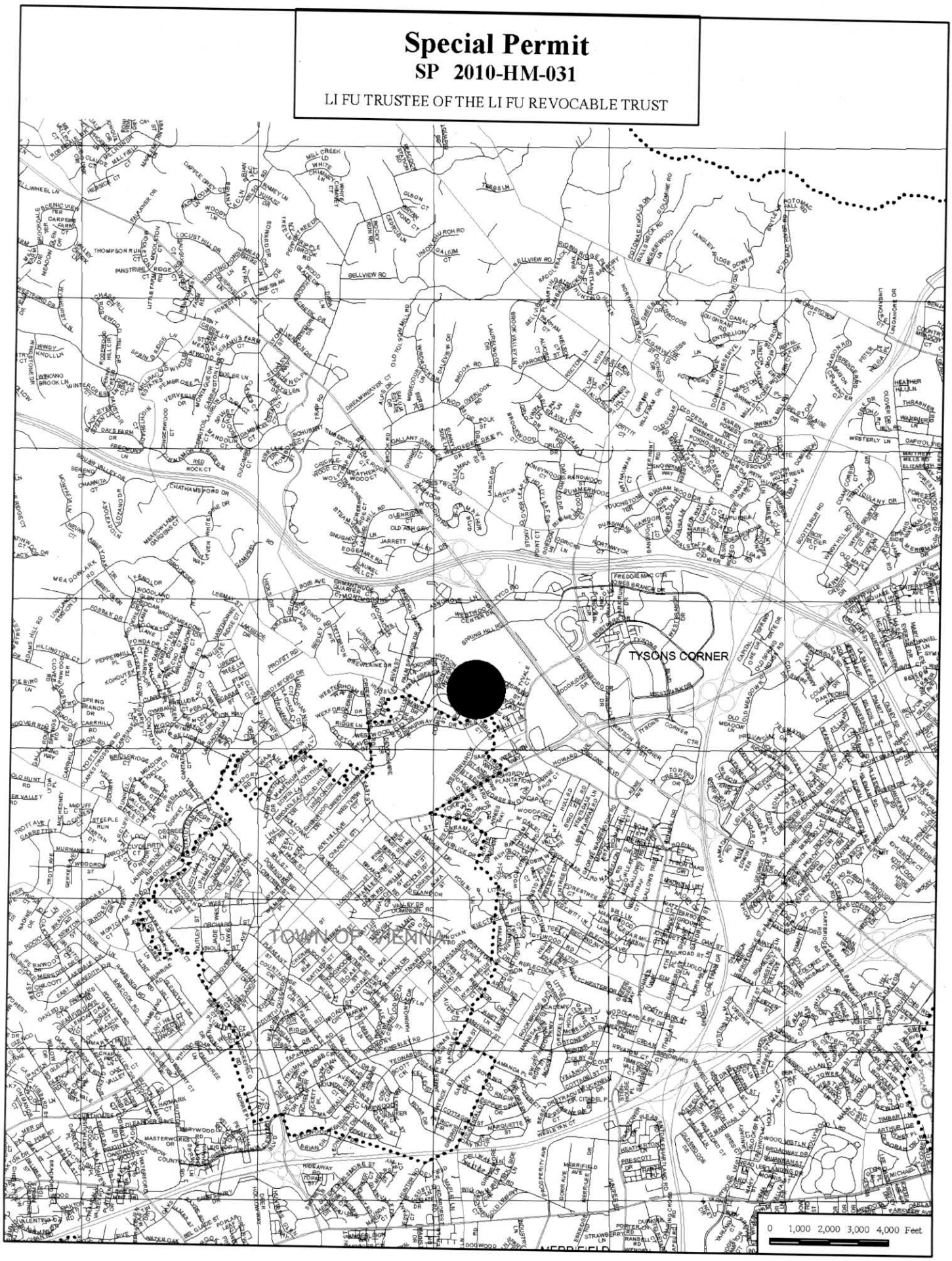
H:\SP Reports\Li Fu Rev. Trust, SP 2010-HM-031,yard reduct.Cover.doc

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 2010-HM-031

LI FU TRUSTEE OF THE LI FU REVOCABLE TRUST



Special Permit
SP 2010-HM-031

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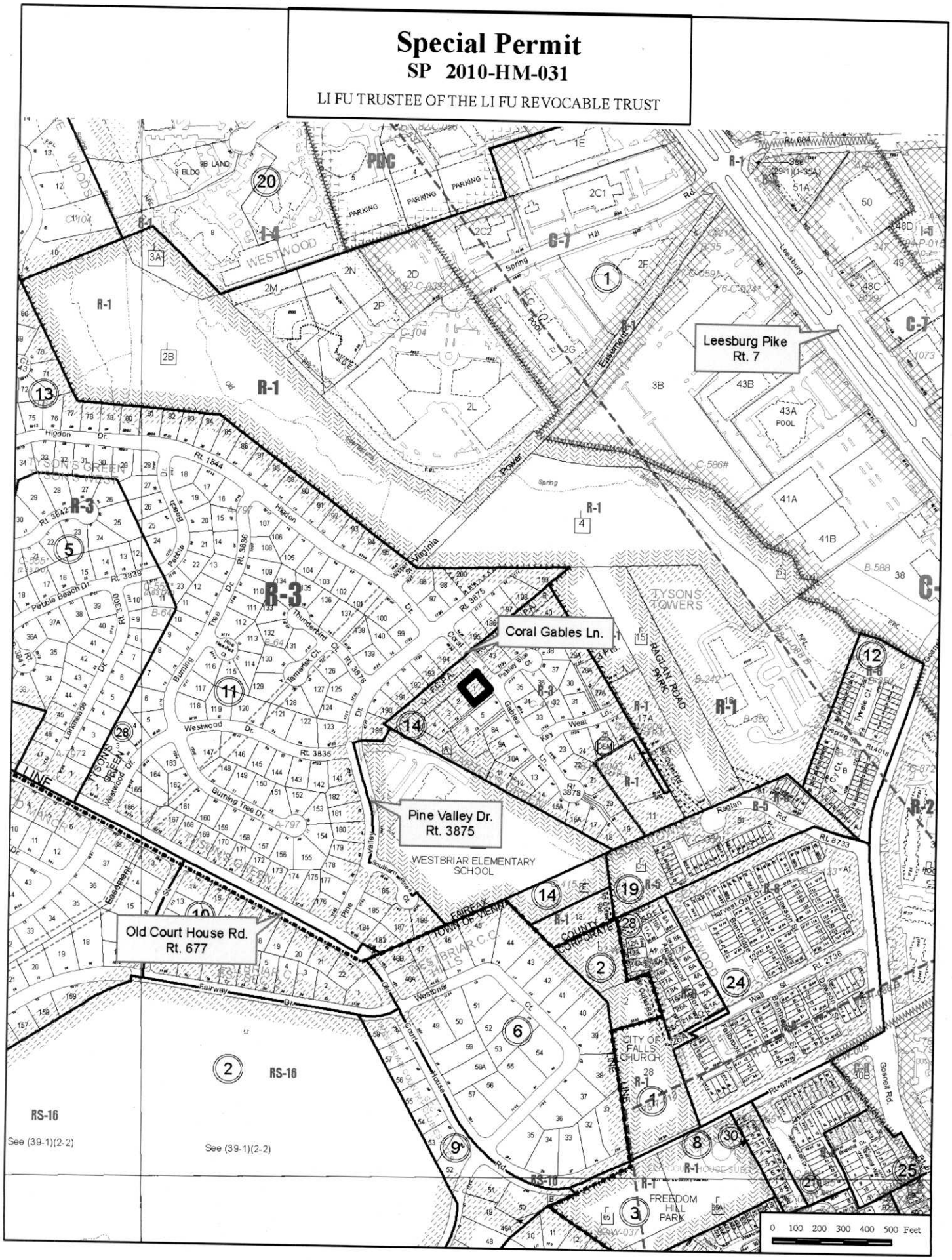
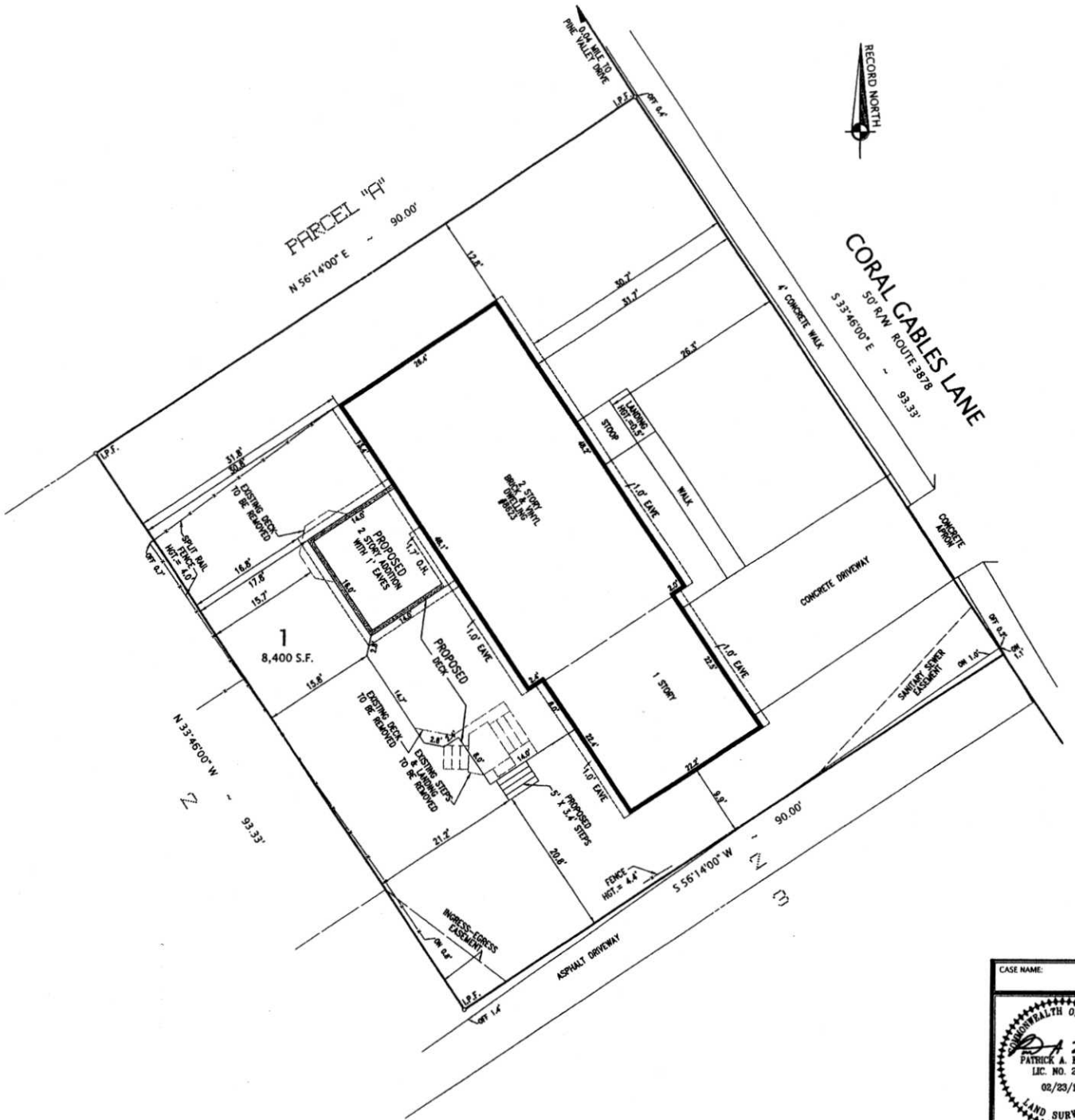




NOTES

1. TAX MAP: 029-3-14-0001
2. ZONE: R-3C
3. LOT AREA: 8,400 SQUARE FEET
4. MINIMUM REQUIRED YARDS:

FRONT:	=	20 FEET
SIDE:	=	8 FEET, BUT A TOTAL MINIMUM OF 20 FEET
REAR:	=	25 FEET

5. HEIGHTS:

DWELLING	=	25 FEET
STOOP	=	1.3 FEET
FENCES	=	AS NOTED
PROPOSED ADDITION	=	20 FEET TO MID POINT ROOF & EAVE
DECK	=	8 FEET
PROPOSED DECK	=	8 FEET

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. ALL UTILITIES ARE UNDERGROUND.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS NOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. THERE ARE NO FLOOD PLAINS, FLOOD HAZARD AREAS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
11. APPROXIMATE FLOOR AREAS:
    EXISTING DWELLING: 3,039 SQUARE FEET
    PROPOSED ADDITION: 433 SQUARE FEET
    FLOOR AREA OF ADDITION EQUALS 14% OF THE EXISTING FLOOR AREA
    LOWEST LEVEL EXCLUDED (CELLAR)
12. REAR YARD SETBACK AREA COVERAGE:
    25' REAR YARD = 2,333 S.F.
    EXISTING COVERED AREA = 337 S.F. (14.5%)
    PROPOSED COVERED AREA = 331 S.F. (14.2%)

PLAT
SHOWING THE IMPROVEMENTS ON
LOT 1
CARTER'S GREEN
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 10' MARCH 3, 2009
FEBRUARY 23, 2010 (REVISED)

CASE NAME: WANG & FU, TRS.

GRAPHIC SCALE 0 10 20

BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD AND NO TITLE REPORT IS FURNISHED.

COMMONWEALTH OF VIRGINIA
PATRICK A. ECKERT
LIC. NO. 2645
02/23/10
LAND SURVEYOR

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

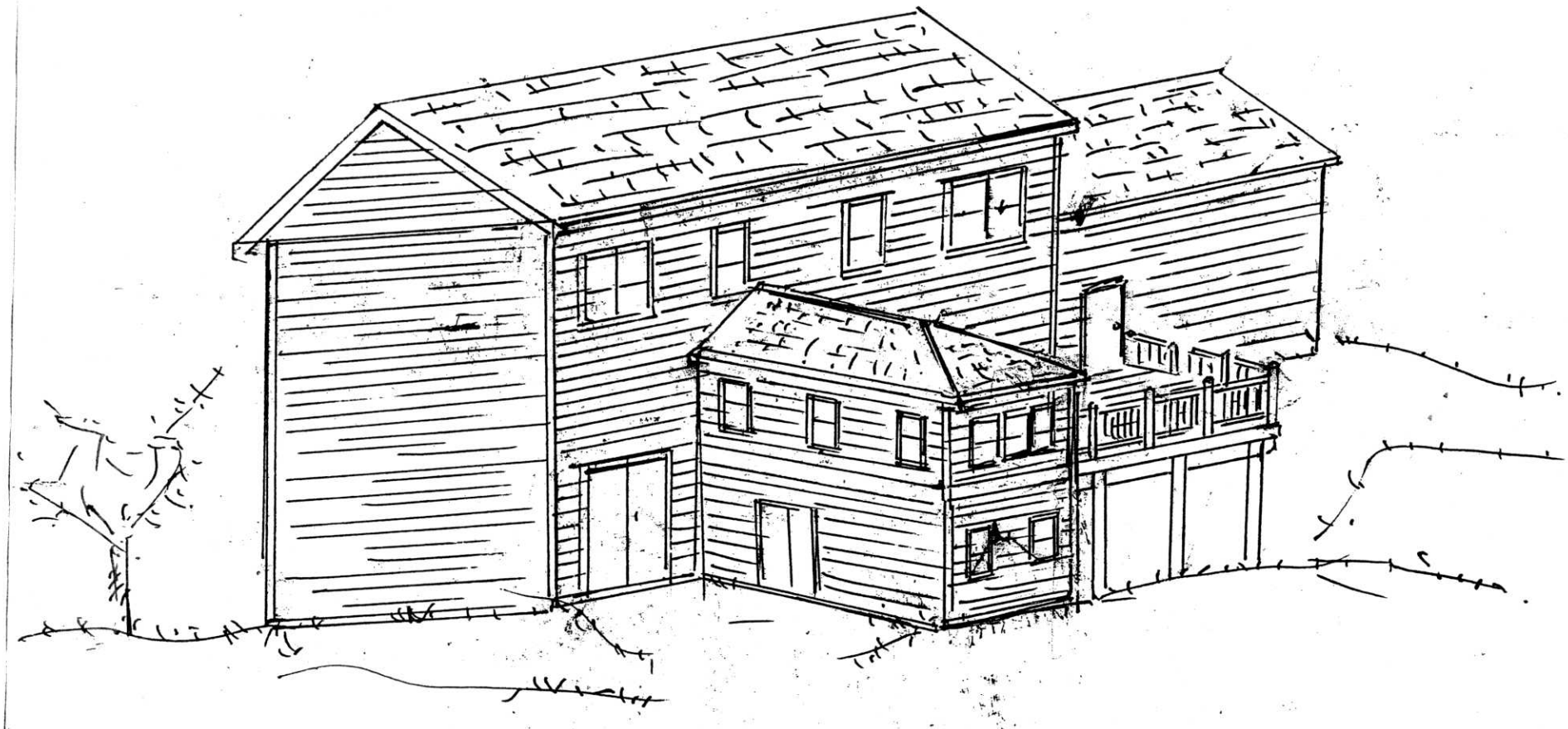
REQUESTED BY: JIE ZHANG

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6210 NORTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22303
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

RB/7-H10

09-243H

Mrs. Fu, Li.
8623 Coral Gables Ln
Vienna, VA 22182



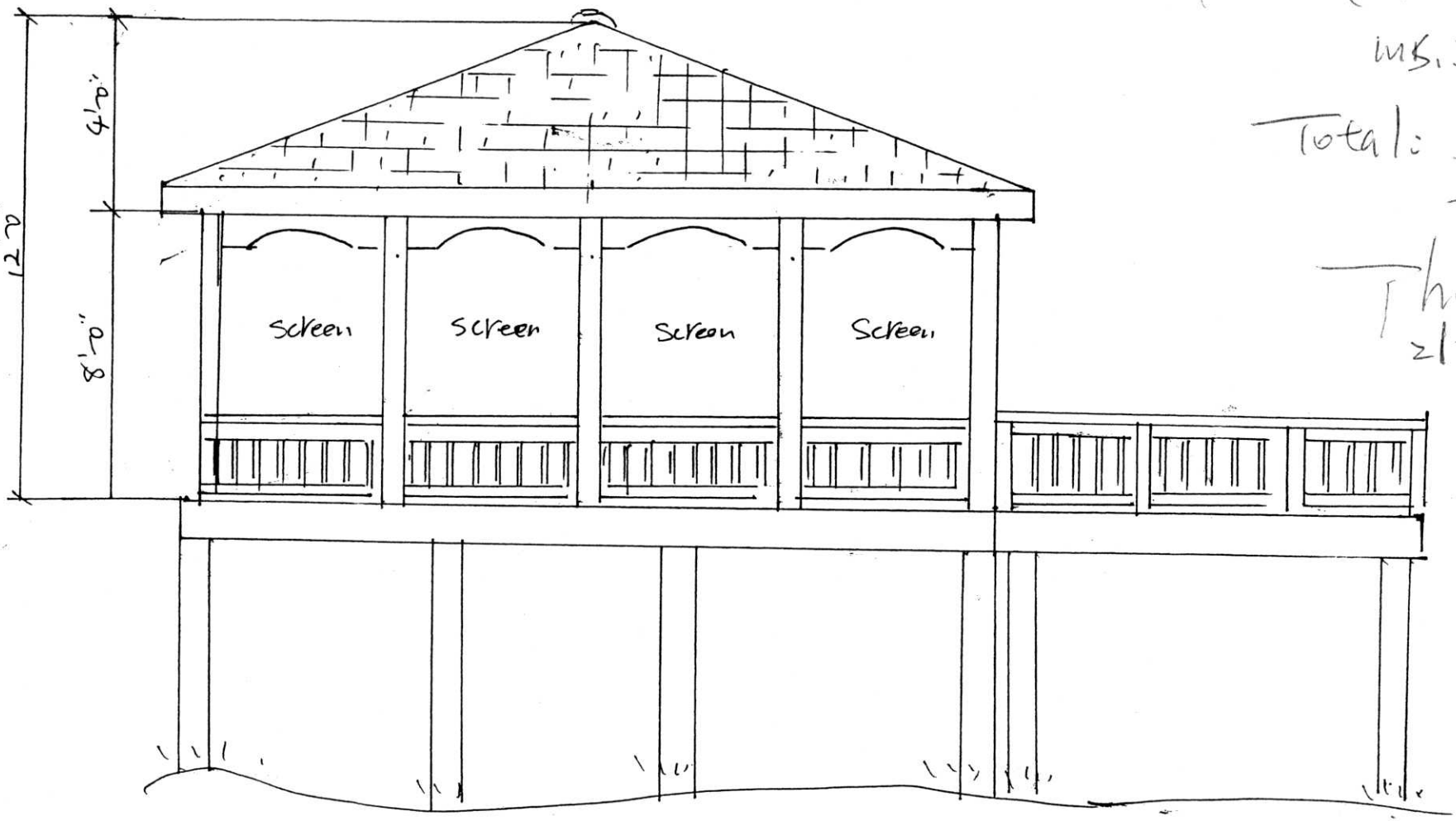
RECEIVED
Department of Planning & Zoning
MAR 19 2010
Zoning Evaluation Division

Fax to: mr. Rudy
(703)768-7764

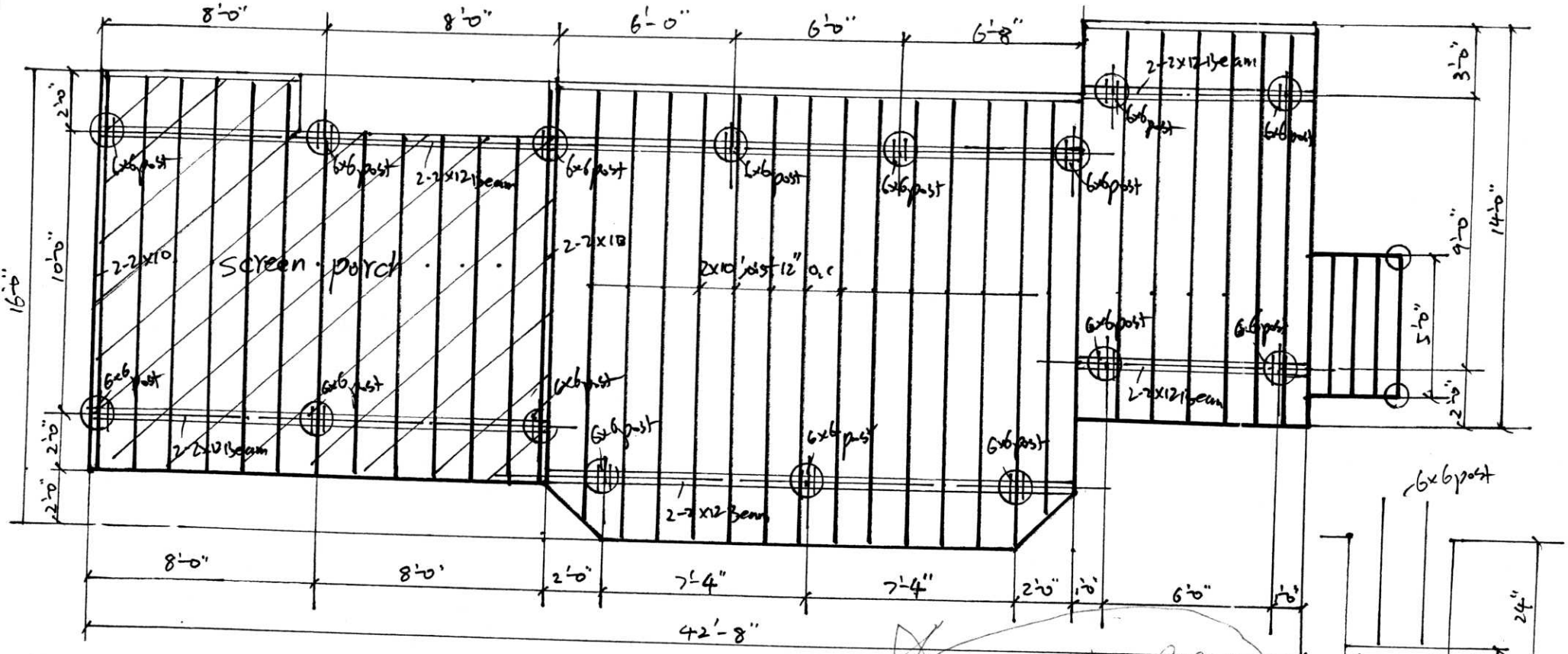
From: (301)526-2118
ms. Jie

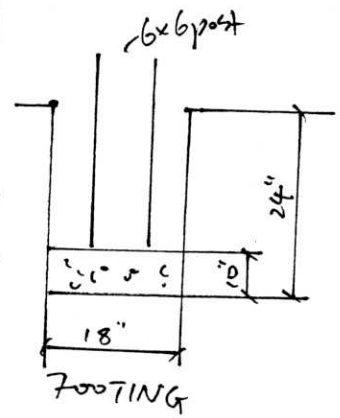
Total: 5 pages!

Thanks!
2/27/09



screen porch





(703)255-2276
8623 Coral gables LN
Vienna VA 22182

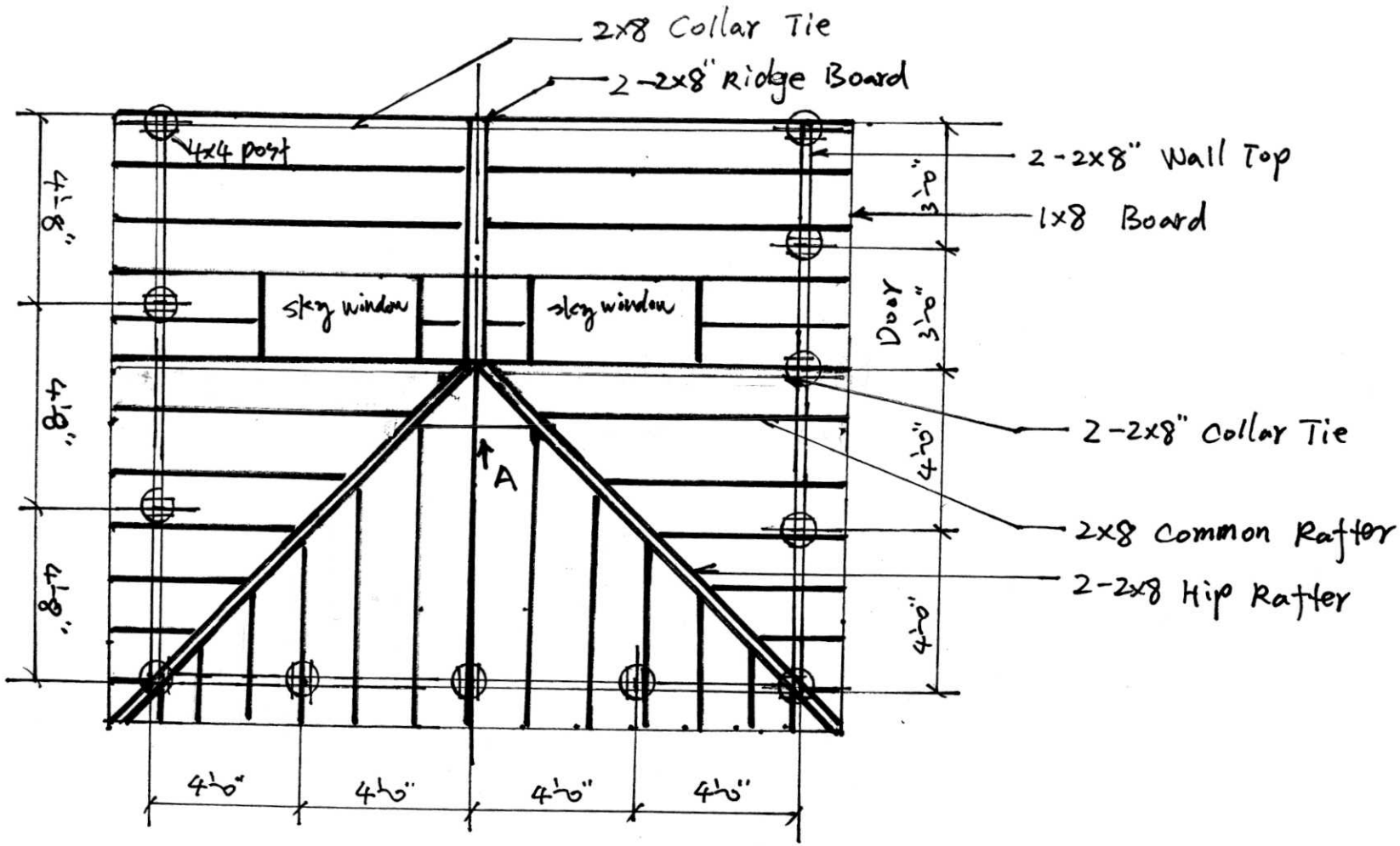
Deck plan view 1/4"=1'0"

Deck material: Treated Lumber A.C.Q
Decking: Evergrain
Rail : Evergrain

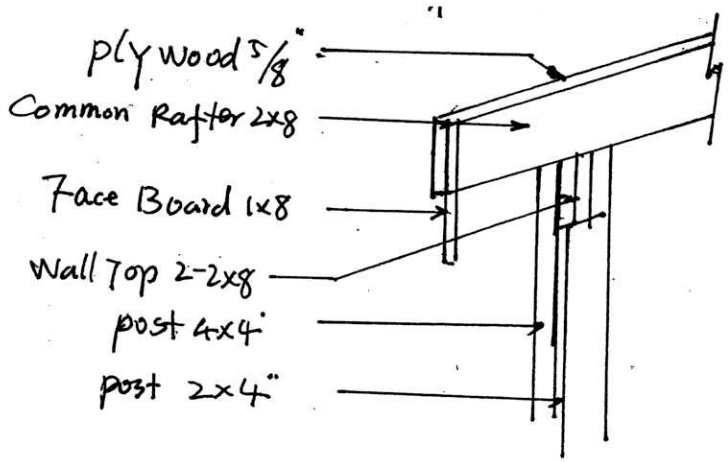
$800-900

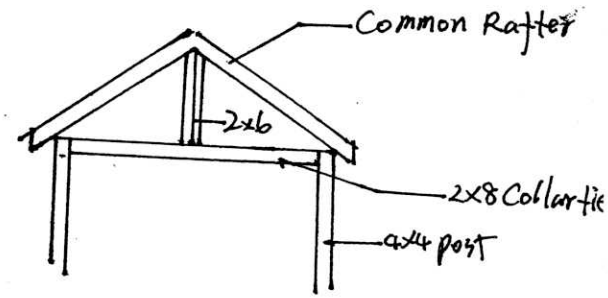
Mr. Rudy #241
(703)660-6615
(Fax)768-7764

House



Porch Roof Framing plan





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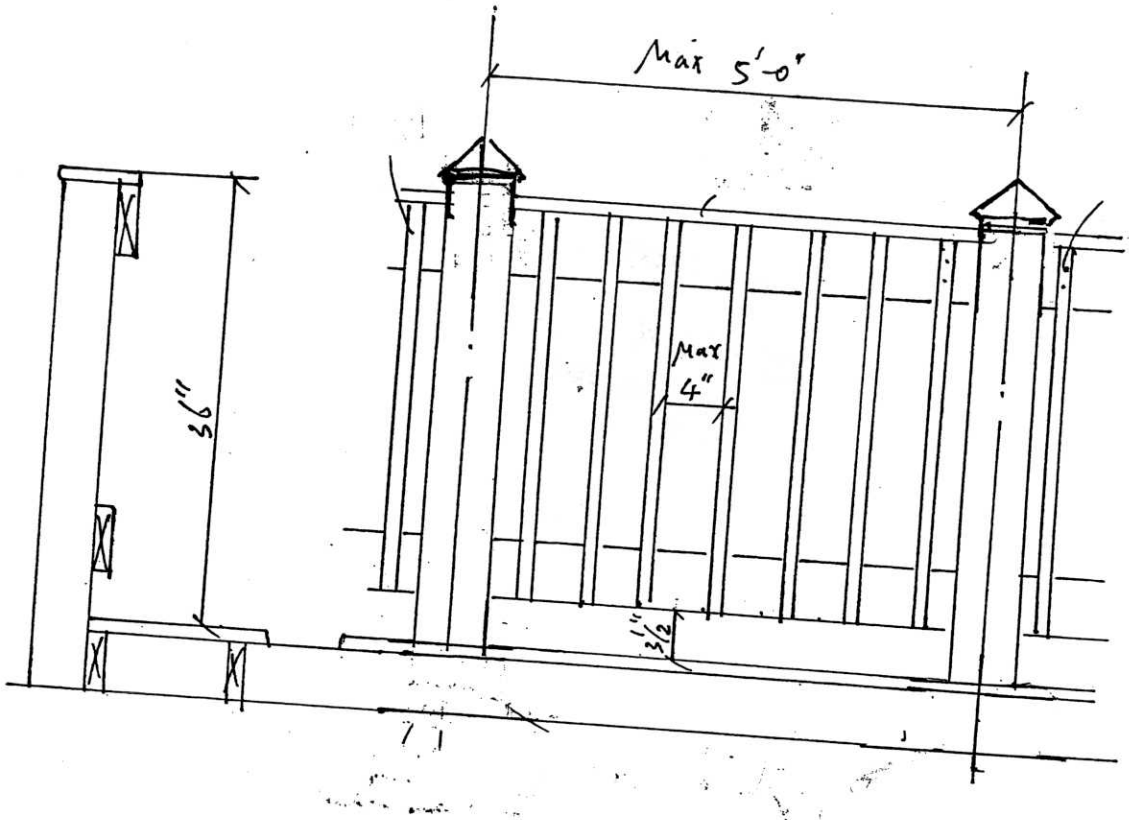
Porch Roof Framing plan



RAIL Material: Evergrain

RAIL

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bing

Directions

8623 Coral Gables Lane, Fairfax, VA

Do you mean:

8623 Coral Gables Ln, Vienna, VA 22182
Select

Enter a location or drag flag to the map

Add to route

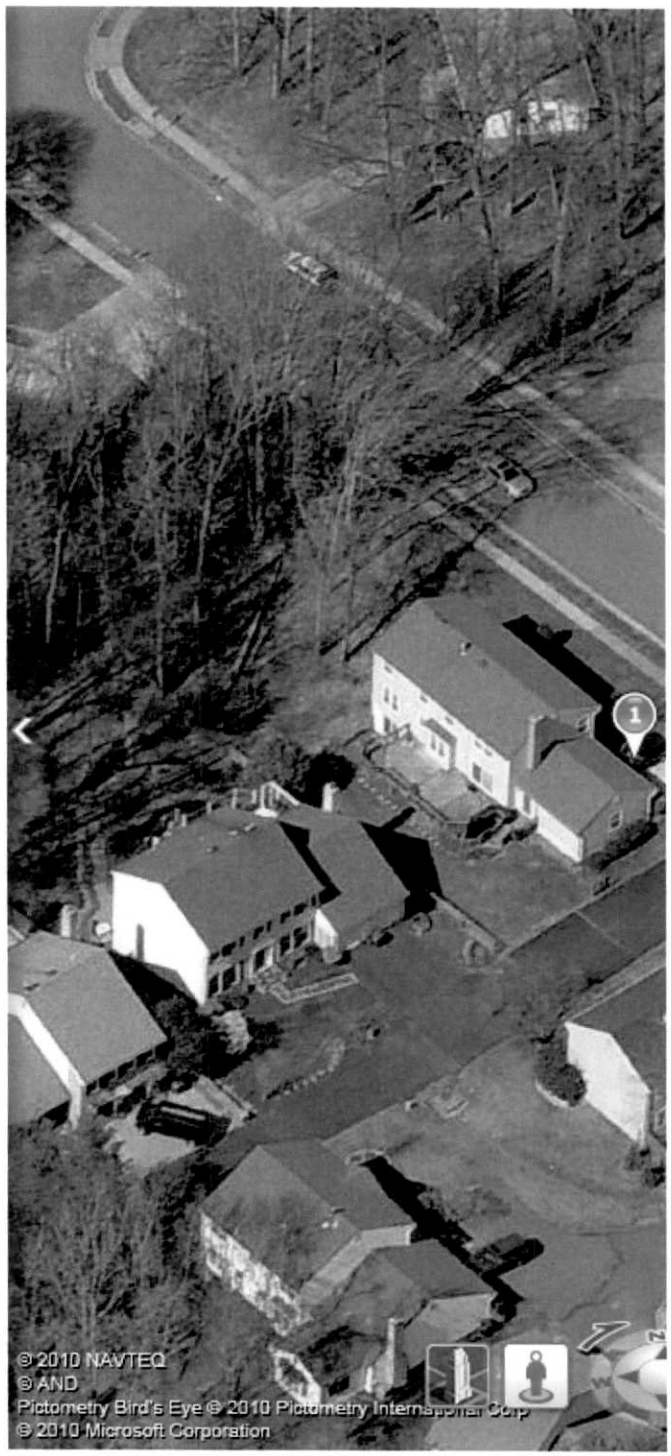
Car

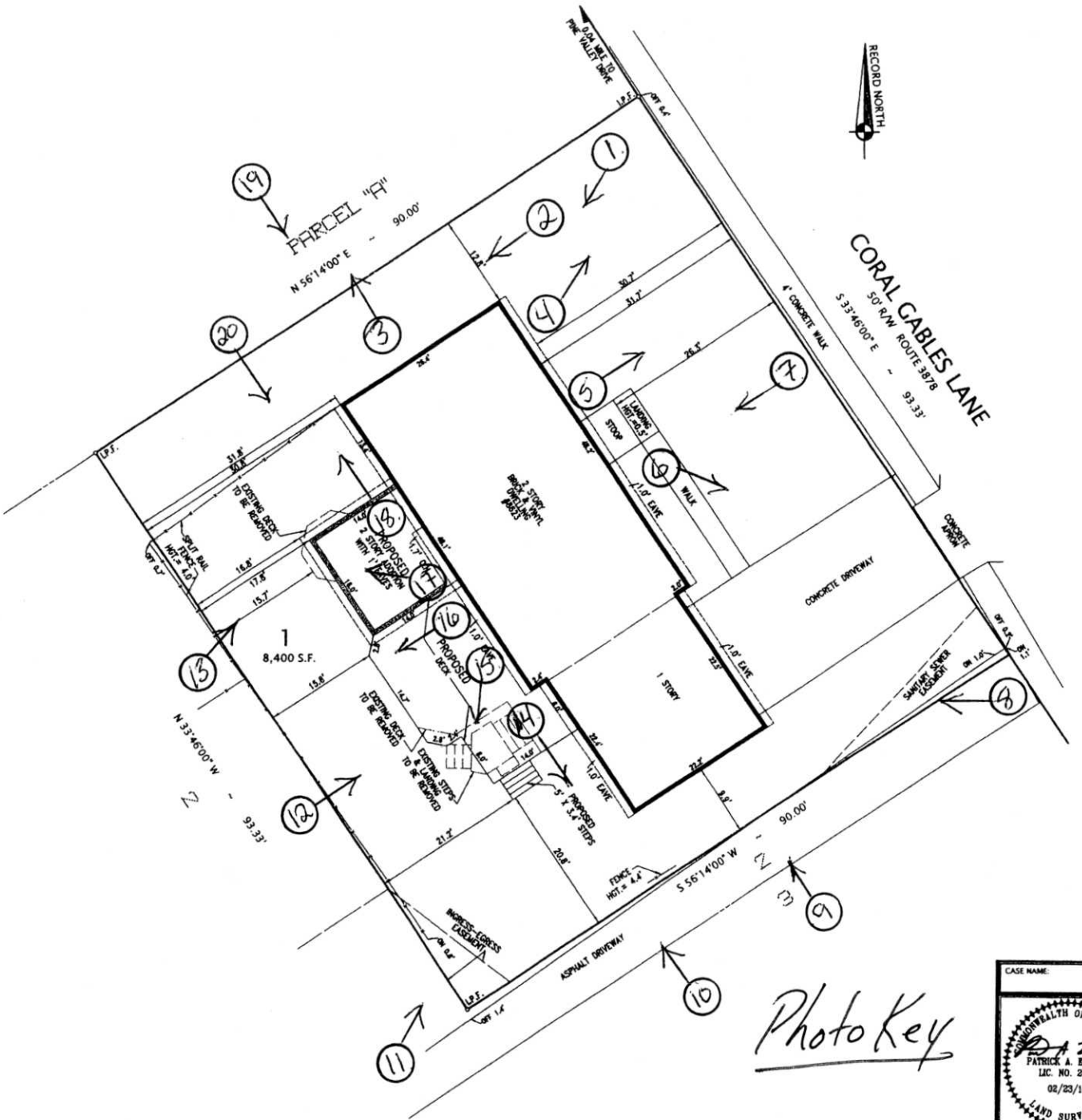
Clear Get directions

Options

Settings

MY LEGEND MAP APPS





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REQUESTED BY: THE WANG

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC
6210 NORTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22303
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

7-H10

09-243H

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DESCRIPTION OF THE APPLICATION

The applicant seeks approval of a special permit for a reduction of certain yard requirements to permit construction of a two-story addition 16.8 feet from the rear lot line.

	Structure	Yard	Min. Yard Required*	Proposed Location	Proposed Reduction	Percent of Reduction Requested
Special Permit	Addition	Rear	25 feet	16.8 feet	8.2 feet	32.8 %

* Minimum yard requirement per Section 3-307

LOCATION AND CHARACTER

Existing Site Description

The site is currently zoned R-3 Cluster and is developed with a two-story single family detached dwelling with basement that was built in 1978. The total finished floor area of the dwelling is 3,039 square feet. There are two existing wooden decks of 120 square feet and 476 square feet, at the rear of the dwelling that are proposed to be removed. There is also a 484 square foot attached garage. The SP Plat shows a 4' high split rail fence that extends from the left rear corner of the house to the rear property line and along the rear property line for approximately 68 feet where it terminates approximately 11 feet from the southeastern property line. The lot contains 8,400 square feet, is level near the front and slopes down significantly toward the northwest. The front yard is landscaped with shrubs and an ornamental tree. The adjacent property toward the northwest is owned by the Fairfax County Park Authority (FCPA) and is vegetated open space. With that exception, the subject property is surrounded by similarly zoned single family detached homes.

Character of the Area

	Zoning	Use
North	R-3C	Single-Family Detached Dwelling
South	R-3C	Single Family Detached Dwelling
East	R-3C	Single-Family Detached Dwelling
West	R-3C	Single-Family Detached Dwelling, FCPA Property

BACKGROUND

The Board of Zoning Appeals (BZA) has heard the following applications in the neighborhood.

- Variance VC 95-H-142, approved on May 15, 1996, on Tax Map Number 29-3 ((14)) 13, at 8603 Coral Gables Lane, zoned R-3C, southeast of the subject property to allow construction of an addition 17 feet from a rear lot line.

- Variance VC 96-H-121, approved on December 4, 1996, on Tax Map Number 29-3 ((14)) 11, at 8603 Coral Gables Lane, zoned R-3C, southeast of the subject property to allow construction of an addition 11 feet from a rear lot line.

ANALYSIS OF SPECIAL PERMIT APPLICATION

- **Title of SP Plat:** Plat Showing the Improvements on Lot 1 Carter's Green

- **Prepared By:** Alexandria Surveys, dated March 3, 2009, Revised February 23, 2010

Proposal

The applicant proposes to construct a two-story addition and deck on the rear, or west/southwest side of the existing home. The proposed deck will be constructed over a portion of an existing deck that is to be removed. Another deck located at the southwest corner of the house is proposed to be removed. The addition will be 433 square feet in size and 20 feet in height, which is lower than the existing dwelling at 25 feet. The addition will be constructed in siding as are the sides and rear of the house. The new deck construction will be

supported on posts. The deck will be open with railings but no roof cover and will meet all minimum yard requirements for decks over four (4) feet in height.

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)

Sect. 8-006 General Special Permit Standards

Staff believes that the application meets all of the 8 General Special Permit Standards with notes regarding standard 3.

General Standard 3 requires that the proposed uses be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *Staff believes that the special permit application satisfies this condition based the fact that the proposed addition and deck will not extend as near the rear property line as the existing deck. The addition will be constructed of materials to match the existing house. Therefore, staff believes that the proposed addition will not have any adverse impact on neighboring properties.*

Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 5 relates to accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all the remaining standards, specifically Standards 4, 6, 7, 8, and 9.

Standard 4 states that 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 yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. *The existing structure is 3,039 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 4558.5 square feet; which makes a combined total of 6.060 square feet. The proposed addition will be 433 square feet for a total of 3,472 square feet for the house after construction of the addition. Therefore the application meets this provision.*

Standard 6 states that 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. *The existing*

dwelling is 25 feet in height and the proposed addition will be 20 feet in height. The dwelling is currently 3,039 square feet and the proposed addition will only be 433 square feet. Based on the architectural renderings, the proposed addition will be constructed with materials and an appearance matching the existing dwelling. Staff believes the proposed addition will not be out of character with existing on-site development.

Standard 7 states that 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. *The proposed addition will not adversely affect the neighboring properties due to the fact that the addition will be constructed of materials matching the house and will not extend as far toward the rear lot line as the existing deck. The adjacent property to the north is open space owned by the FCPA. The fact that the proposed addition will have a height that is less than the principal dwelling will minimize the amount of bulk that will be added to the residence and will be in scale with the existing off-site homes.*

Standard 8 states that 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. *No downstream complaints have been indicated by DPWES and there is relatively small increase of impervious area due to the proposed addition being partially constructed over an existing deck and a second deck is being removed. Therefore, staff believes that the proposed addition shall not have any adverse impact on neighboring properties.*

Standard 9 states that 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. *The subject property is a small, regularly-shaped lot that slopes downward toward the rear and north side. The existing dwelling is set back 30.7 feet from the right-of-way of Coral Gables Lane, which places the rear of the house 31.8 feet from the rear lot line. The total side yards equal 22.7 feet, slightly in excess of the requirement of 20 feet for an R-3 Cluster development. The proposed addition will result in the removal of all of one deck and a portion of another, and will slightly reduce imperviousness. No vegetation will be disturbed by the construction. There are no Resource Protection areas on the subject property.*

CONCLUSION

Staff believes that the subject application for the addition is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of special permit application SP 2010-HM-031 for the 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, Staff recommends the BZA 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

July 7, 2010

If it is the intent of the Board of Zoning Appeals to approve SP 2010-HM-031 located at Tax Map Number 29-3 ((14)) 1 (8023 Coral Gables Lane, Vienna), to permit a reduction of certain yard requirements pursuant to 8-922 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 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 of the proposed addition as shown on the plat prepared by Scartz Surveys, dated March 3, 2009, and revised February 23, 2010, 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 principal structures may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (3,039 square feet existing + 3,039 (150%) = 4,558.5 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.

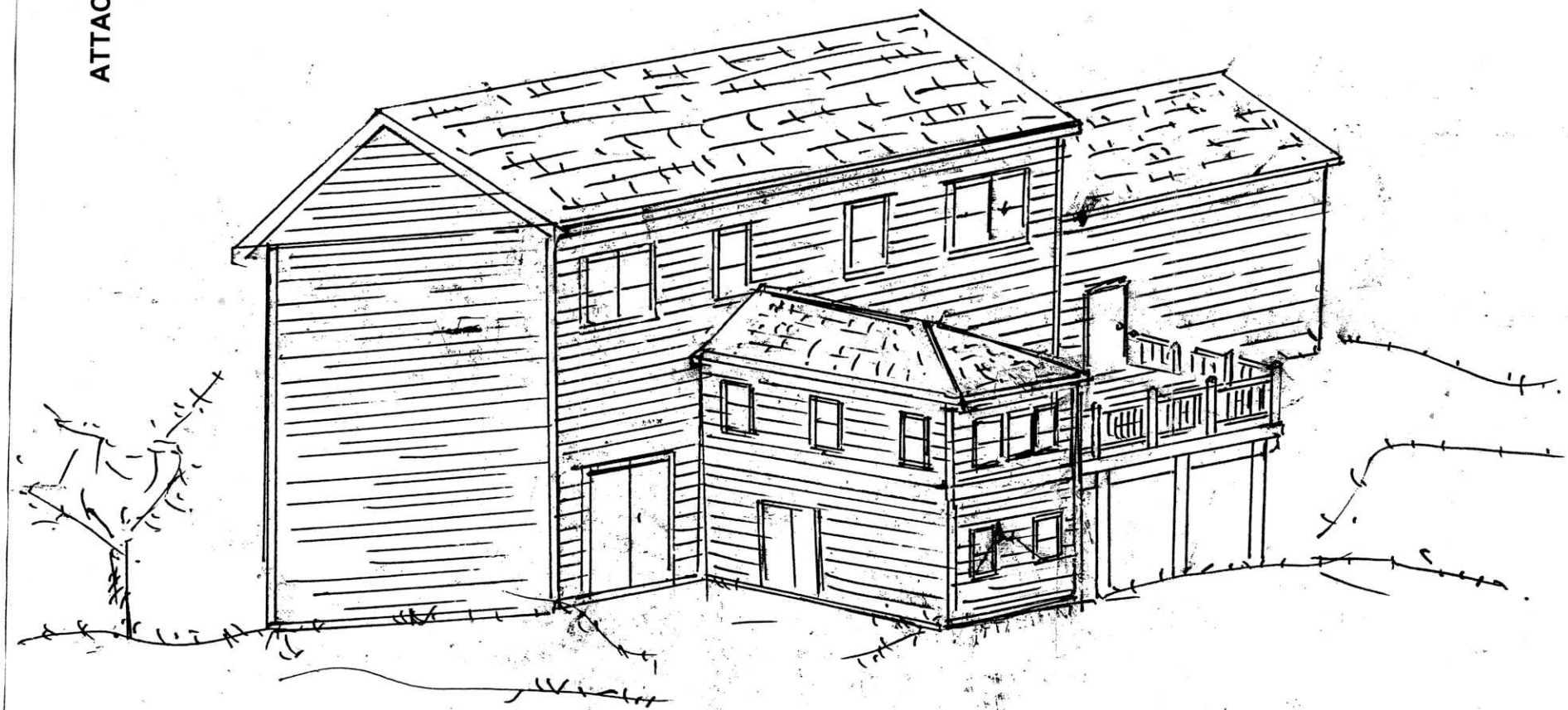
4. The addition and deck shall be consistent with the architectural renderings and materials shown in Attachment 1 of these conditions.

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 construction has commenced and 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.

ATTACHMENT 1

Mrs. Fu, Li.
8623 Coral Gables Ln
Vienna, VA 22182



RECEIVED
Department of Planning & Zoning
MAR 19 2010
Zoning Evaluation Division

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/23/09
(enter date affidavit is notarized)

I, Li Fu, Trustee of the Li Fu Revocable Trust, 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

104723 a

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)
Li Fu, Trustee of the Li Fu Revocable Trust	8623 CORAL GABLES LANE VIENNA, VA 22182	Applicant/Title Owner
ZHEN YUAN WANG	8623 CORAL GABLES LANE VIENNA, VA 22182	beneficiary
ZHEN YUAN WANG Trustee of the Zhen Yuan Wang Revocable Trust	8623 CORAL GABLES LANE VIENNA, VA 22182	Title Owner
Li Fu	8623 CORAL GABLES LANE VIENNA, VA 22182	beneficiary

(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: 6|23|09 (enter date affidavit is notarized)

1047239

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: 6/23/09 (enter date affidavit is notarized)

104723a

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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: 6/23/09 (enter date affidavit is notarized)

104723a

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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: 6/23/2009 (enter date affidavit is notarized) 10477 3a

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: Li Fu Trustee

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

Li Fu Trustee

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

Subscribed and sworn to before me this 23rd day of June 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Maya Barbery

Notary Public

My commission expires: 12/31/2012

MAYA BARBERY
NOTARY PUBLIC
COMMON WEALTH OF VIRGINIA
COMMISSION NUMBER: 334570
MY COMMISSION EXPIRES DEC. 31, 2012

APPENDIX 3

Statement of Justification

RECEIVED
Department of Planning & Zoning
MAR 19 2010
Zoning Evaluation Division

Re: Li Fu Residence
8623 Coral Gables Lane.
Vienna VA, 22182
Proposed Rear Two story addition

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 the two story rear addition- encroaching into the rear lot property line- in an R-3C zone within 16.8'.**

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. Not withstanding 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. The total proposed floor area would be 433 SQ. Feet.**

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. The proposed floor area ratio to the existing dwelling is at 14.2 percent.**

6. **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. The proposed addition will be smaller in height then the existing dwelling.**

7. **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 the significant trees as determined by the Director. No trees will be removed and no serious grade or land disturbances will be performed on this proposed project. The proposed addition will also be replacing a portion of the existing deck, which by right- encroaches even further into the rear setback than the proposed two story addition would. The proposed rear addition will not surpass any existing surrounding dwellings in height.**

8. **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 storm water runoff. The back yard of this existing dwelling currently lies at the bottom of the surrounding grades and neighboring dwellings- and continues to run downward into the wooded common area near by. This proposed addition will remain relatively lower then most surrounding structures, because of the grade level in which it is being proposed.**

9. **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. The existing house is currently located on the lot in a position that makes it difficult to propose alternative locations. This proposed location is the only location that allows the dwelling to stay in character with the existing neighborhood. Comparable proposed front and side additions would still require a special permit approval from the BZA and would not be consistent with surrounding offsite structures.**

Application for Special Permit
Applicants: Zhen Yuan Wang and Li Fu
Address: 8623 Coral Gables Lane, Vienna, VA 22182

Statement confirming ownership

We, the undersigned, Zhen Yuan Wang and Li Fu, hereby confirm that we are the owners of the property located at 8623 Coral Gables Lane, Vienna, VA 22182, for which a special permit is requested as evidenced in attached print out from the Fairfax County property profile database.

Done in Vienna, on

Zhen Yuan Wang

Li Fu

RECEIVED
Department of Planning & Zoning
MAY 19 2009
Zoning Evaluation Division

Authorization Letter

Re: Zhenyuan Wang and LI FU Residence

8623 Coral Gables Lane

Vienna, VA 22182

We, the homeowners of the property (8623 Coral Gables lane- Vienna VA, 22182), grant the permission to Mr. Schuyler Ahrens DBA (EZ-CAD-DESIGNS) to act as our agent throughout the special permit process for a new two-story addition at the rear of our existing home.

Home owner

Zhenyuan Wang

ZhWang 1/22/10.

LI FU

FuLi(傅丽) Jan. 22, 2010.

(703)255-2276

RECEIVED
Department of Planning & Zoning
MAR 19 2010
Zoning Evaluation Division

RECEIVED
Department of Planning & Zoning
MAR 19 2010
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.

8-922 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 yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.

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.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.

11. 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, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.

    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 and proposed 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. Existing and proposed 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.

12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.