

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

RICHARD BOTTOMLEY, SP 2010-DR-038 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an accessory structure 12.0 ft. from a side lot line. Located at 148 River Park La. on approx. 2.0 ac. of land zoned R-E. Dranesville District. Tax Map 4-3 ((9)) 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 28, 2010; and

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

1. The applicant is the owner of the property.
2. There is a favorable staff report.
3. From the pictures and drawings, it appears there will be little impact on the neighbors.
4. It will be consistent with the architecture of the existing home and was kept to the minimum needed for the new garage.

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 the Zoning Ordinance.

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

1. This special permit is approved for the location and size (approximately 509.33 square feet) of the accessory structure (detached garage), as shown on the plat prepared by Delta Consultants, Inc., dated November 4, 1993, revised by Robert W. Mobley, Architect, through May 14, 2010, submitted with this application and is not transferable to other land.
2. Building permits for the accessory structure (detached garage) shall be obtained prior to construction.
3. Prior to commencement of and during the entire construction process, tree protective fencing shall be installed between the proposed garage location and the limits of clearing and grading at the southern and western property boundary.

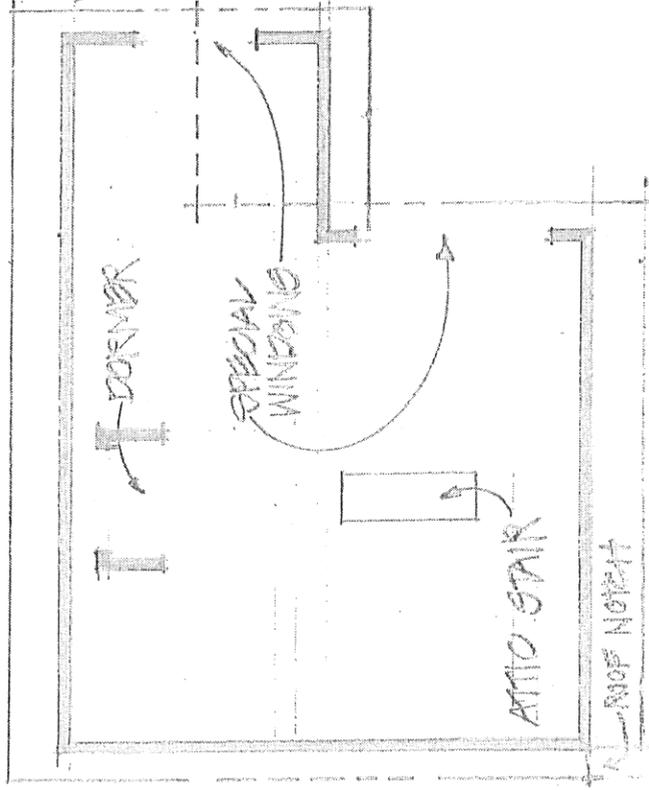
Tree protection fencing in the form of 14-gauge welded wire fence mounted on steel posts shall be installed at the limits of clearing and grading. The applicant shall monitor the site to ensure that inappropriate activity such as the storage of construction equipment does not occur within the tree save areas.

4. A minimum of five (5) shrubs, a minimum of 18 inches in height at time of planting, shall be planted along the southern foundation of the detached garage.
5. The accessory structure (detached garage) shall be consistent with the architectural renderings included as Attachment 1 to these conditions.
6. The accessory structure shall not be converted into livable space.

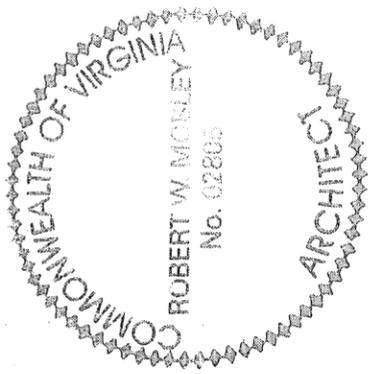
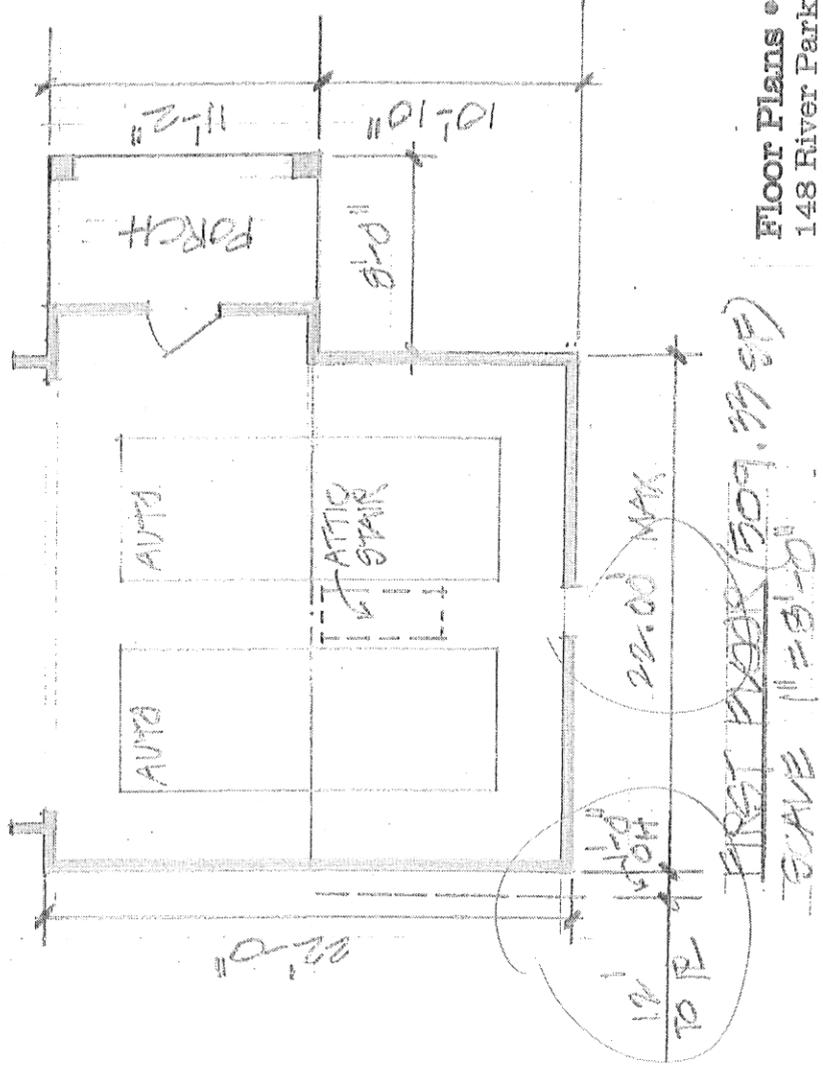
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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. Hart seconded the motion, which carried by a vote of 6-0. Mr. Byers was not present for the vote.

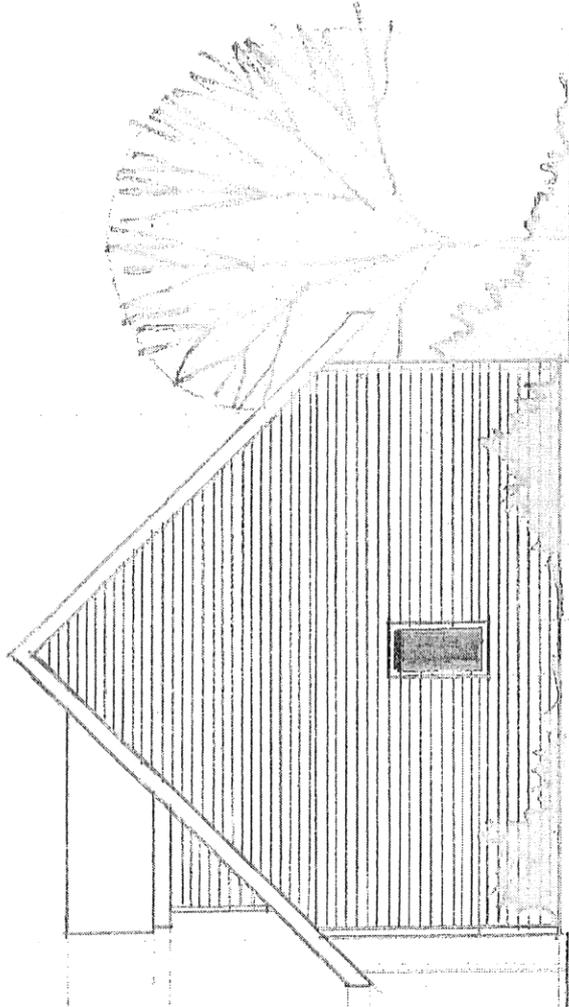


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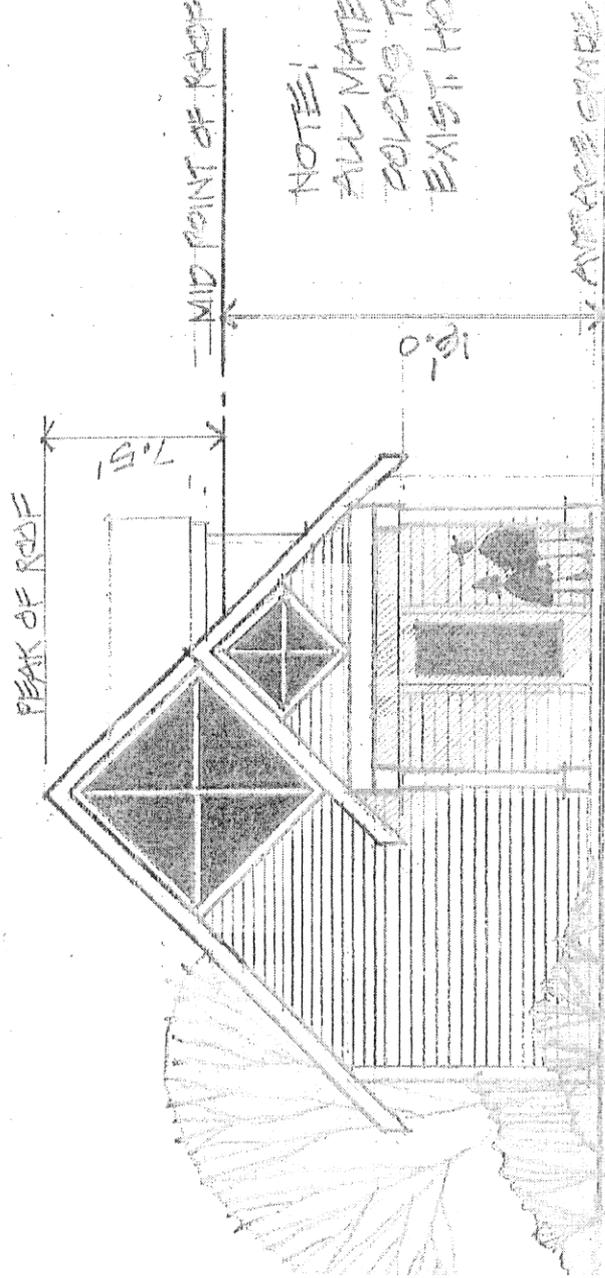


Floor Plans • Bottomley Garage Addition
 148 River Park Lane
 Great Falls, VA 22066
 Robert Wilson Mobley, AIA
 Sustainable Architecture
 758A Walker Road, PO Box 717, Great Falls, VA 22066
 Office 703 759 1927
 rwmnia1@verizon.net

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 E/W/A/10



WEST FACING SIDE PROP LINE (NW)
SCALE APPROX 1"=8'-0"



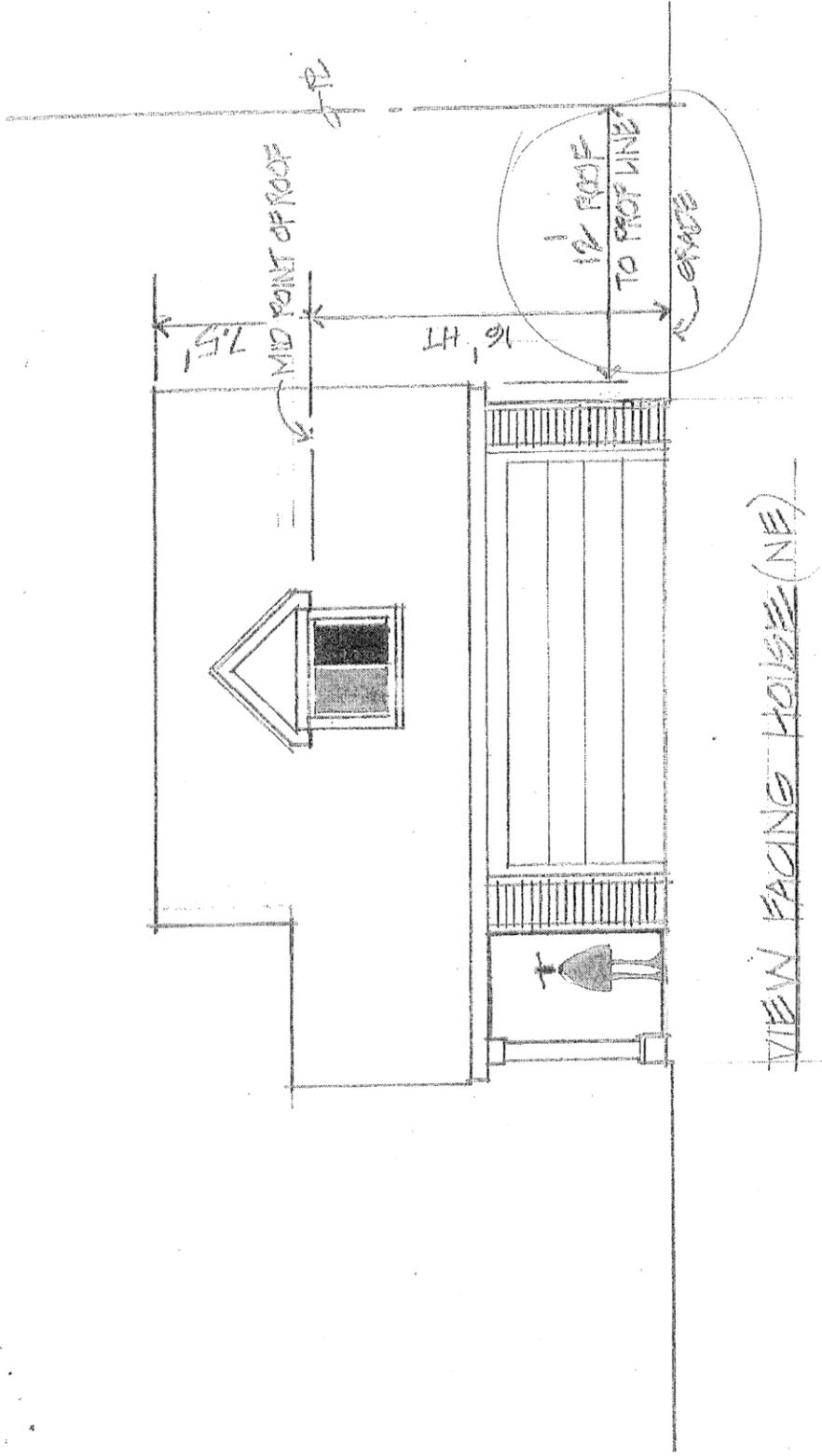
NOTE:
ALL MATERIALS AND
COLORS TO MATCH
EXIST. HOUSE

EAST FACING STREET (SE)
SCALE APPROX 1"=8'-0"

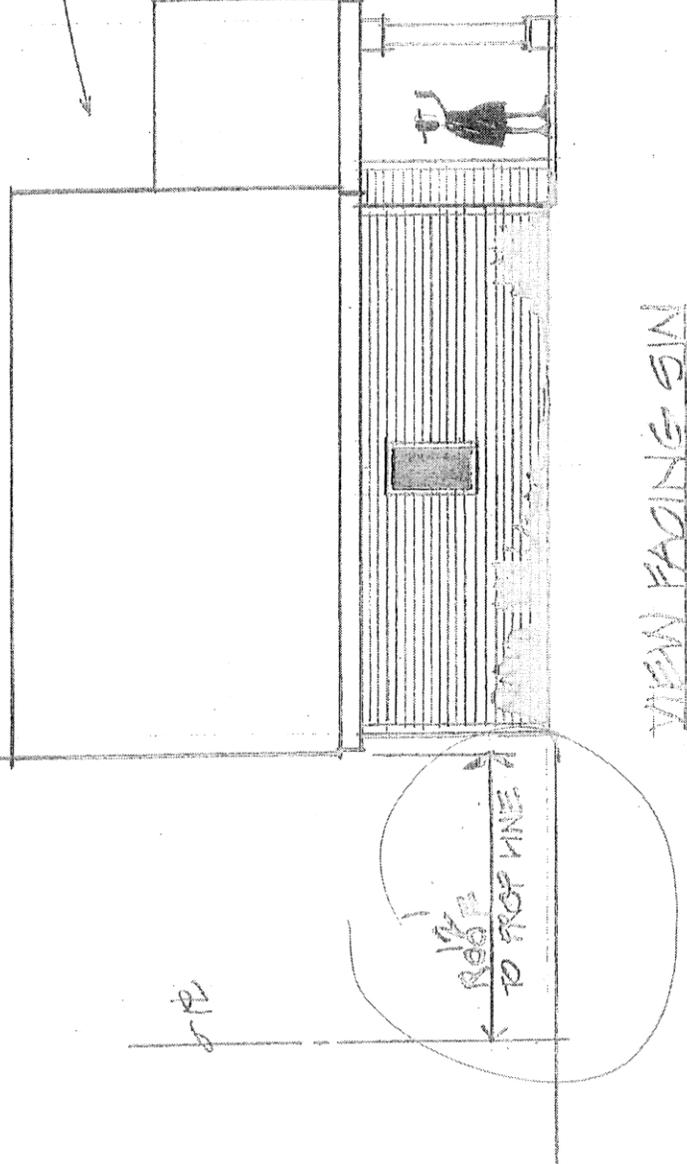
Elevations • Bottomley Garage Addition

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VIEW FACING HOUSE (NE)



VIEW FACING SW

NOTE:
ALL MATERIALS
AND COLORS TO
MATCH HOUSE.



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