

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SANDRA H. CASMEY, TRUSTEE, SP 2010-HM-042 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 1811 Horseback Trail on approx. 29,312 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 27-2 ((2)) 10. Mr. Hammack 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 September 15, 2010; and

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

1. The applicant is the owner of the land.
2. The rationale set forth in the staff report is adopted.
3. The Board has a favorable staff recommendation.

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. 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 for the kitchen. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This approval is granted to the applicant only, Sandra H. Casmey, Trustee, and is not transferable without further action of this Board, and is for the location indicated on the application, 1181 Horseback Trail (29,312 square feet), and is not transferable to other land.
3. This special permit is granted only for the purposes, structures and/or uses indicated on the plat prepared by Dominion Surveyors Inc., dated March 1, 2010, and approved with this application, as qualified by these development conditions.
4. A copy of this special permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

5. The occupants of the principal dwelling and the accessory dwelling unit shall be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance which states in part that one of the dwelling units shall be occupied by a person or persons who qualify as elderly (55 years of age or older) and/or permanently and totally disabled.
6. The accessory dwelling unit shall contain a maximum of 1,120.5 square feet, and the layout shall be generally as depicted on the floor plan included as Attachment 1 to these conditions.
7. All applicable building permits and final inspections shall be obtained for construction of the kitchen in the accessory dwelling unit prior to occupancy.
8. Provisions shall be made for the inspection of the property by County personnel during reasonable hours upon prior notice and the accessory dwelling unit shall meet the applicable regulation for building, safety, health and sanitation.
9. The accessory dwelling unit shall be approved for a period of five (5) years from the final approval date of the special permit and may be extended for five (5) year periods with prior approval of the Zoning Administrator in accordance with Section 8-012 of the Zoning Ordinance.
10. If the use of the accessory dwelling unit ceases and/or the property is sold or otherwise conveyed, the accessory structure shall be converted to a use permitted by the Zoning Ordinance or if the property is sold or conveyed, a special permit amendment may be submitted to permit the continued use of an accessory dwelling unit.
11. Parking shall be provided on site as shown on the special permit plat.

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

Pursuant to Sect.8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use 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.

Ms. Gibb seconded the motion, which carried by a vote of 7-0.

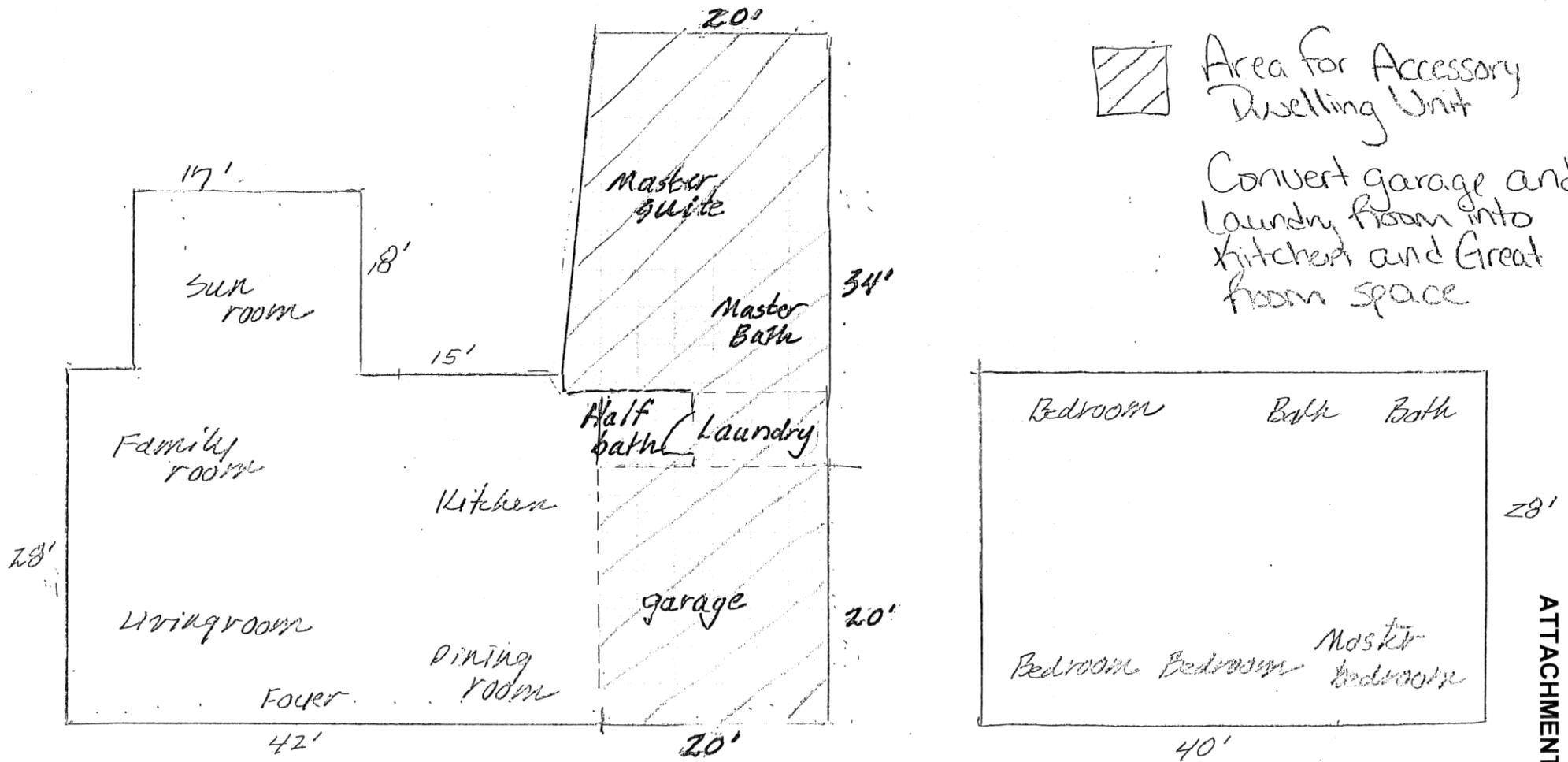
Sandra Casmev
 1811 Horseback Trail
 Vienna VA 22182

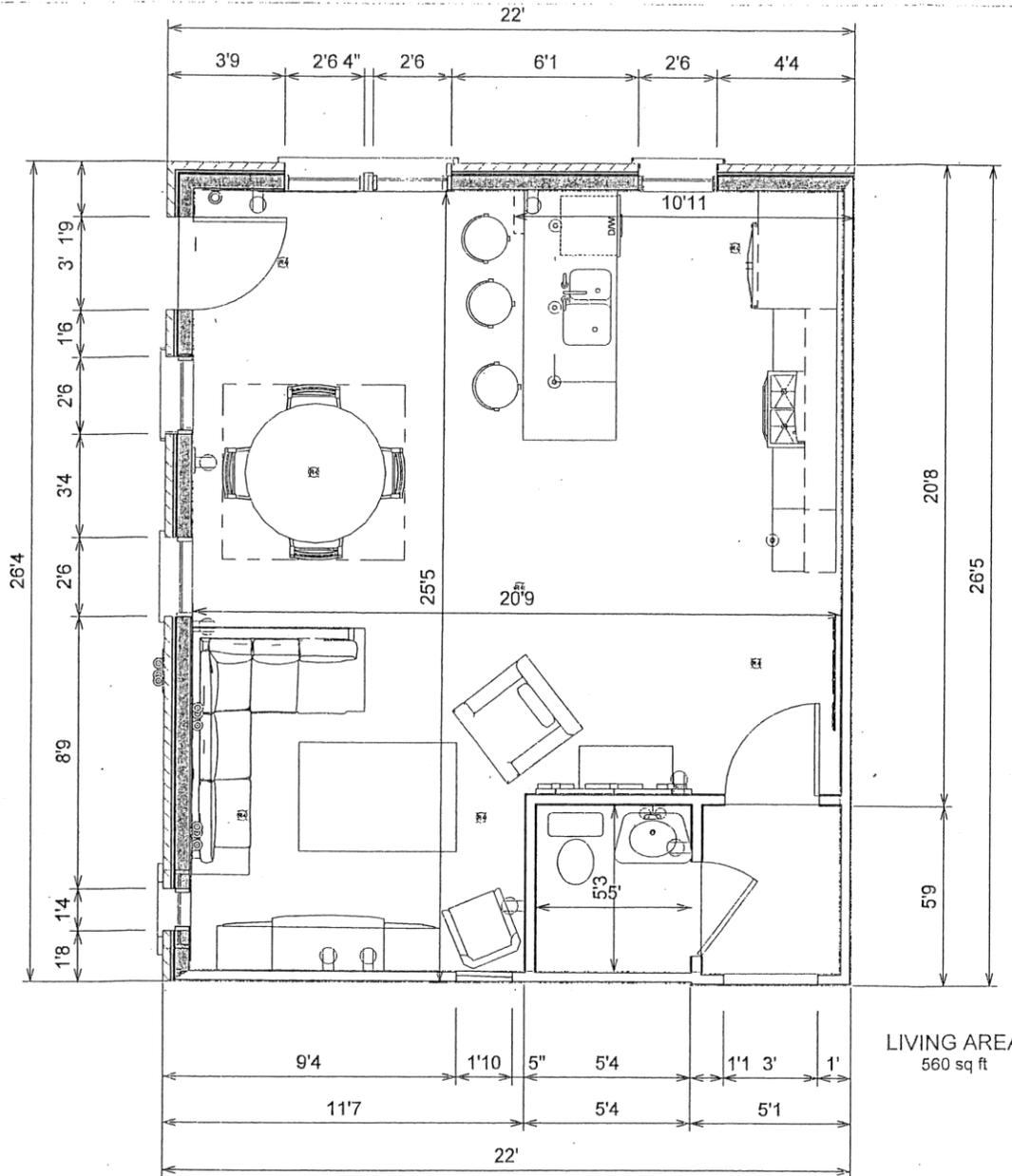
703 - 255 2542

SP 2010 - 0067

primary dwelling unit
 accessory dwelling unit

3476 sq. ft.
 1120.5 sq. ft. = 32%





PLAN NOTES:

- Convert garage into new living space with great room, kitchen, dining, and media areas.
- Remove wall at old laundry room.
- Eliminate door at powder room.
- Change mechanical closet door to a flush (concealed) door & knob.
- Enclose garage door area with new framing, new entry door and windows.
- Remove ceiling and replace with new gypsum ceiling.
- Frame and sheet rock walls.
- Provide recessed ceiling lights on a dimmer switch.
- Provide new electric wall outlets per code.
- Construct new flooring system with 2x4 framing and 3/4" subflooring
- Install new wood floor in owners choice of material and color.
- New thr wall heater located under front windows.
- New gas line for stove tap off existing kit line.
- Remodel powder room per powder room drawings TBD.

B.Burns Co, LLC
 Design / Build Construction
 5019 Rodman Road
 Bethesda, MD 20816
 www.bburnscompany.com
 301-320-4134

CASMEY / CURLEE RESIDENCE
 1811 Horseback Trail
 Viena, VA 22182

Drawing Date:
 MAR 15 - 2010
 MAR 26 - 2010

A-1 FLOOR PLAN

RECEIVED
 Department of Planning & Zoning
 APR 16 2010
 Zoning Evaluation Division