



# County of Fairfax, Virginia

September 29, 2010

## STAFF REPORT

### SPECIAL PERMIT APPLICATION NO. SP 2010-LE-048

#### LEE DISTRICT

**APPLICANT/OWNER:** Sandra R. Riley

**STREET ADDRESS:** 6705 South Kings Highway

**SUBDIVISION:** Country Club Estates

**TAX MAP REFERENCE:** 92-2 ((11)) 1

**LOT SIZE:** 20,514 square feet

**ZONING DISTRICT:** R-2

**ZONING ORDINANCE PROVISION:** 8-914 and 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction to minimum yard requirements based on errors in building locations to permit accessory storage structure to remain 2.9 feet from side lot line and 2.7 feet from rear lot line and open deck to remain 0.3 feet from side lot line and to permit reduction of certain yard requirements to permit construction of addition 9.7 feet from side lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2010-LE-048 for a screened porch addition with adoption of 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 applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

*O:\dhedri\Special Permits\10-6) SP 2010-LE-048 Riley\SP 2010-LE-048 Riley staff report.doc*

*Deborah Hedrick*

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.

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.

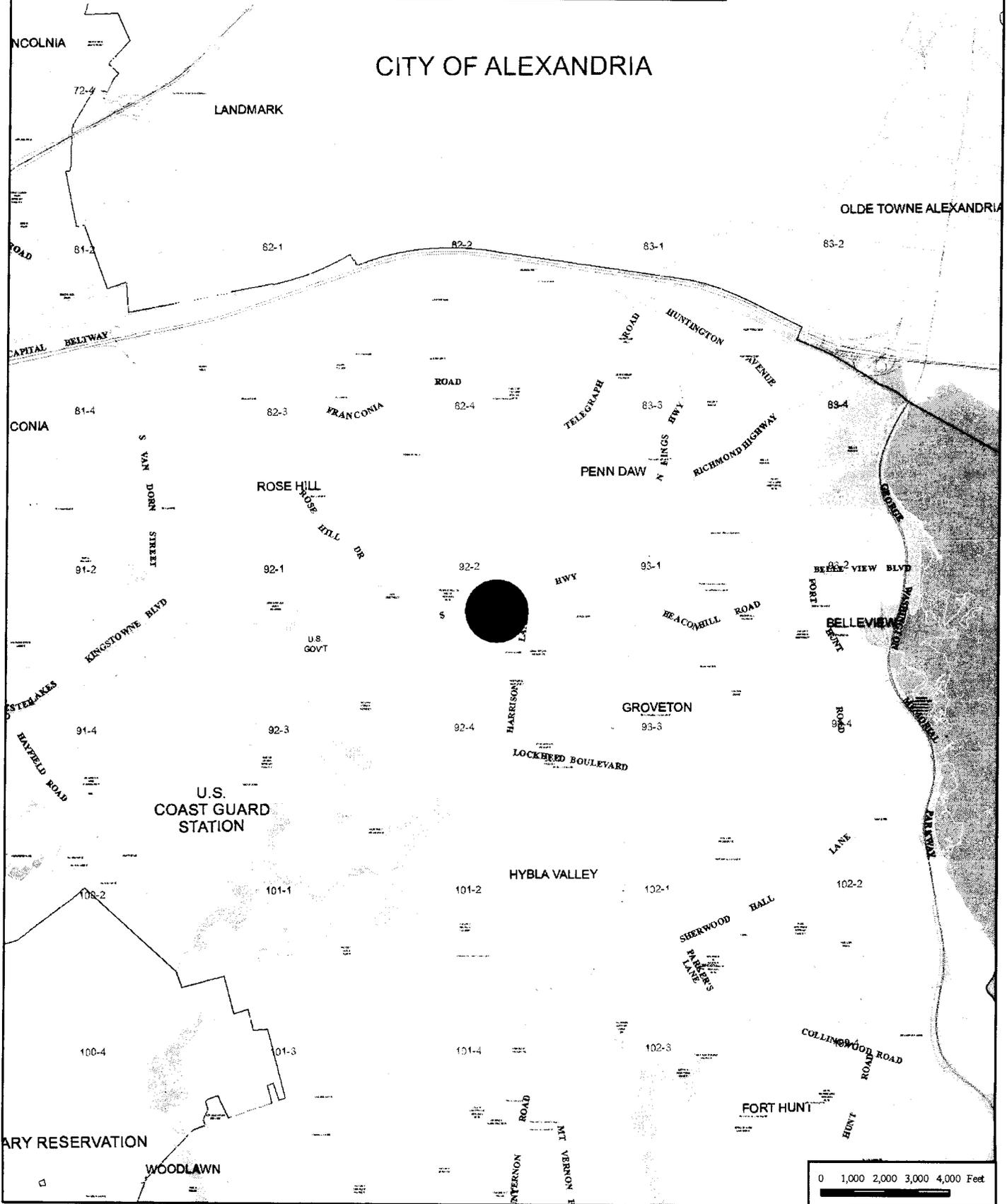
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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

**Special Permit**  
**SP 2010-LE-048**  
SANDRA R. RILEY

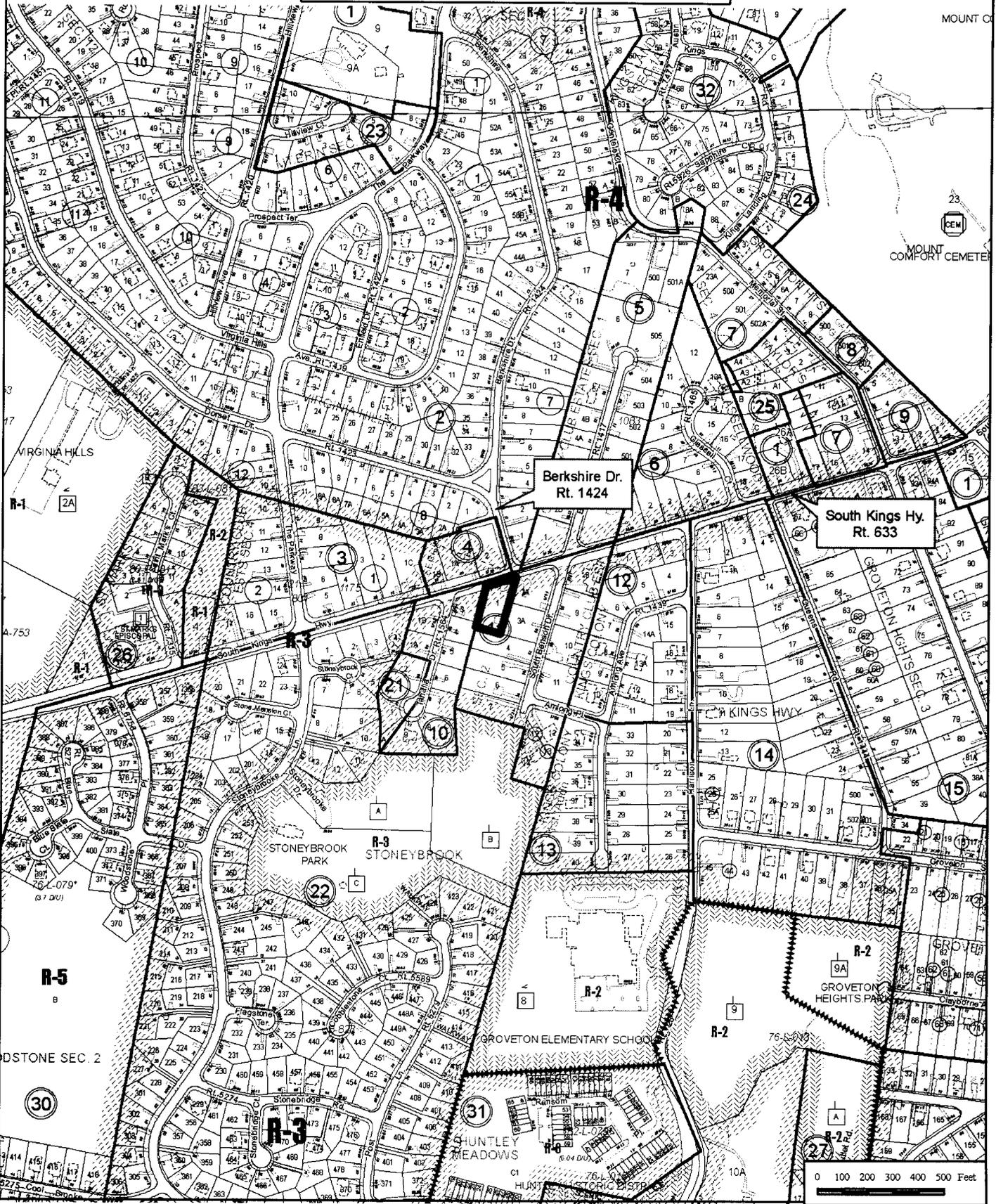
**CITY OF ALEXANDRIA**

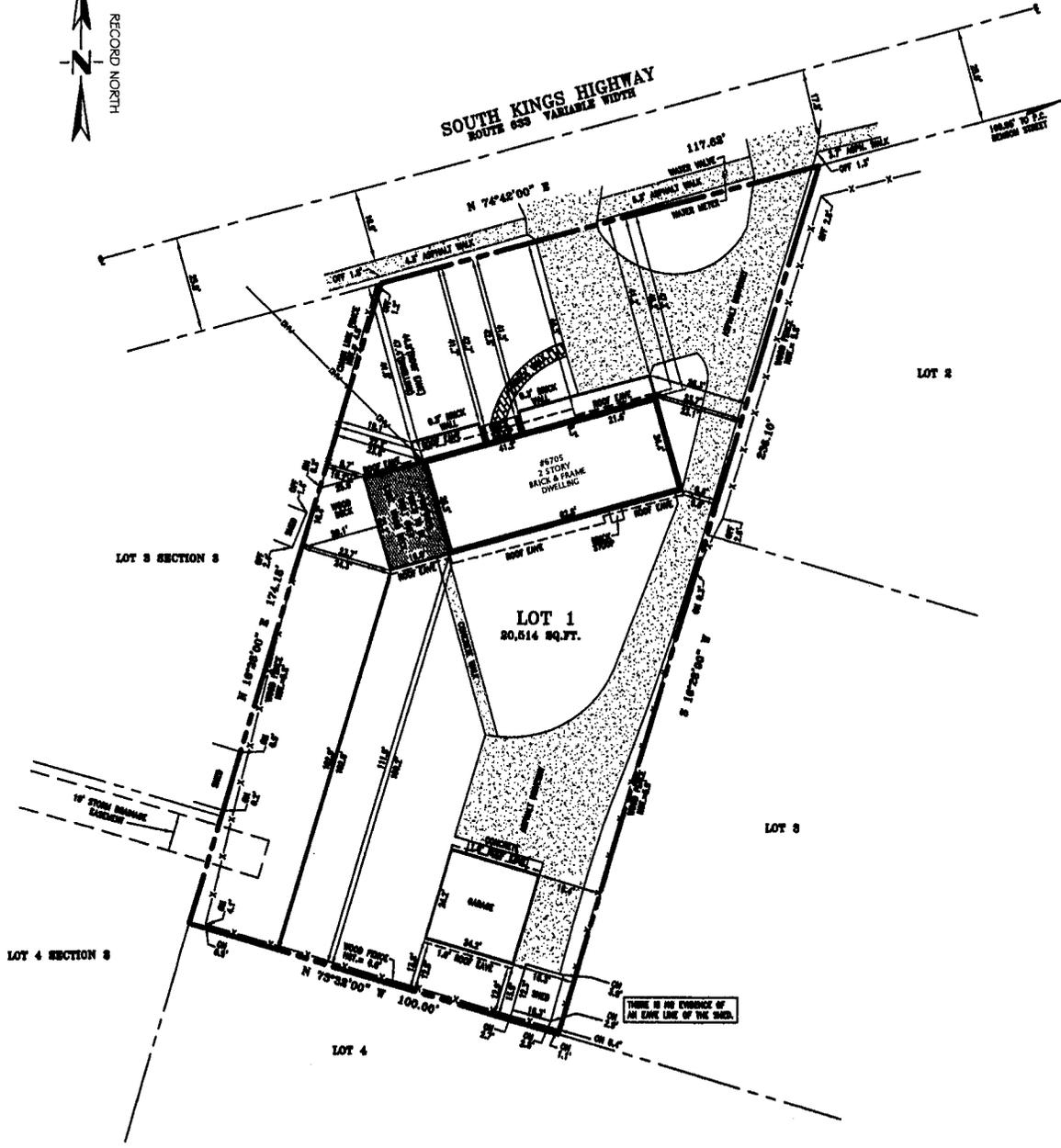


# Special Permit

SP 2010-LE-048

SANDRA R. RILEY





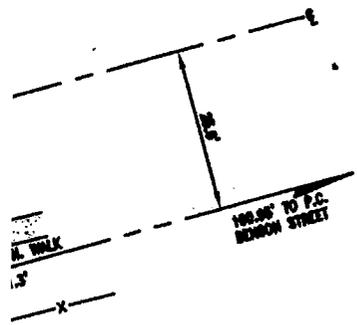
**NOTES:**

1. THIS PROPERTY IS LOCATED IN TAX MAP: 92-2-0011-0001 AND IS ZONED R-2.
2. PROPERTY OWNER: SANDRA R. RILEY AS RECORDED IN DEED BOOK 6939 AT PAGE 1491 OF THE FAIRFAX COUNTY LAND RECORDS.
3. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
4. NO TITLE REPORT FURNISHED AND ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.
5. ZONING YARD REQUIREMENTS:  
FRONT - 35 FEET SIDE YARD - 15 FEET REAR - 25 FEET
6. HEIGHT REQUIREMENT: 35 FEET
7. HEIGHTS:  
DWELLING - 16.0 FEET  
PROPOSED PORCH - 14.0 FEET  
GARAGE - 13.4 FEET  
WOOD DECK - 1.1 FEET  
SHED - 9.7 FEET  
WOOD FRAME FENCE (AS NOTED)
8. THERE IS NO EVIDENCE OF A BURIAL SITE ON THIS PROPERTY.
9. THERE ARE NO EASEMENTS OF 25 FEET OR MORE IN WIDTH THAT AFFECTS THIS PROPERTY.
10. FLOOR AREA TABULATION:  
DWELLING: - 1596 SQ.FT.  
PROPOSED PORCH: - 403 SQ.FT.  
0.25% INCREASE IN FLOOR AREA
11. REAR YARD COVERAGE = 543 SQ.FT. OR 22%



	<p style="text-align: center;"><b>SPECIAL PERMIT PLAT</b>          LOT 1 SECTION TWO  <b>COUNTRY CLUB ESTATES</b>          LINDER 604 PAGE 382          LEE DISTRICT          FAIRFAX COUNTY, VIRGINIA          MAY 28, 2010 SCALE: 1" = 20'          JULY 6, 2010 (REVISED)</p>
<p>OWNER: RILEY          V.O. #10-012</p>	<p style="text-align: center;"><b>SAM WHITSON LAND SURVEYING, INC.</b>          7001 GATEWAY COURT SUITE 100 MANASSAS, VIRGINIA 20108          PHONE: (703)890-0888 FAX: (703)890-0770</p>





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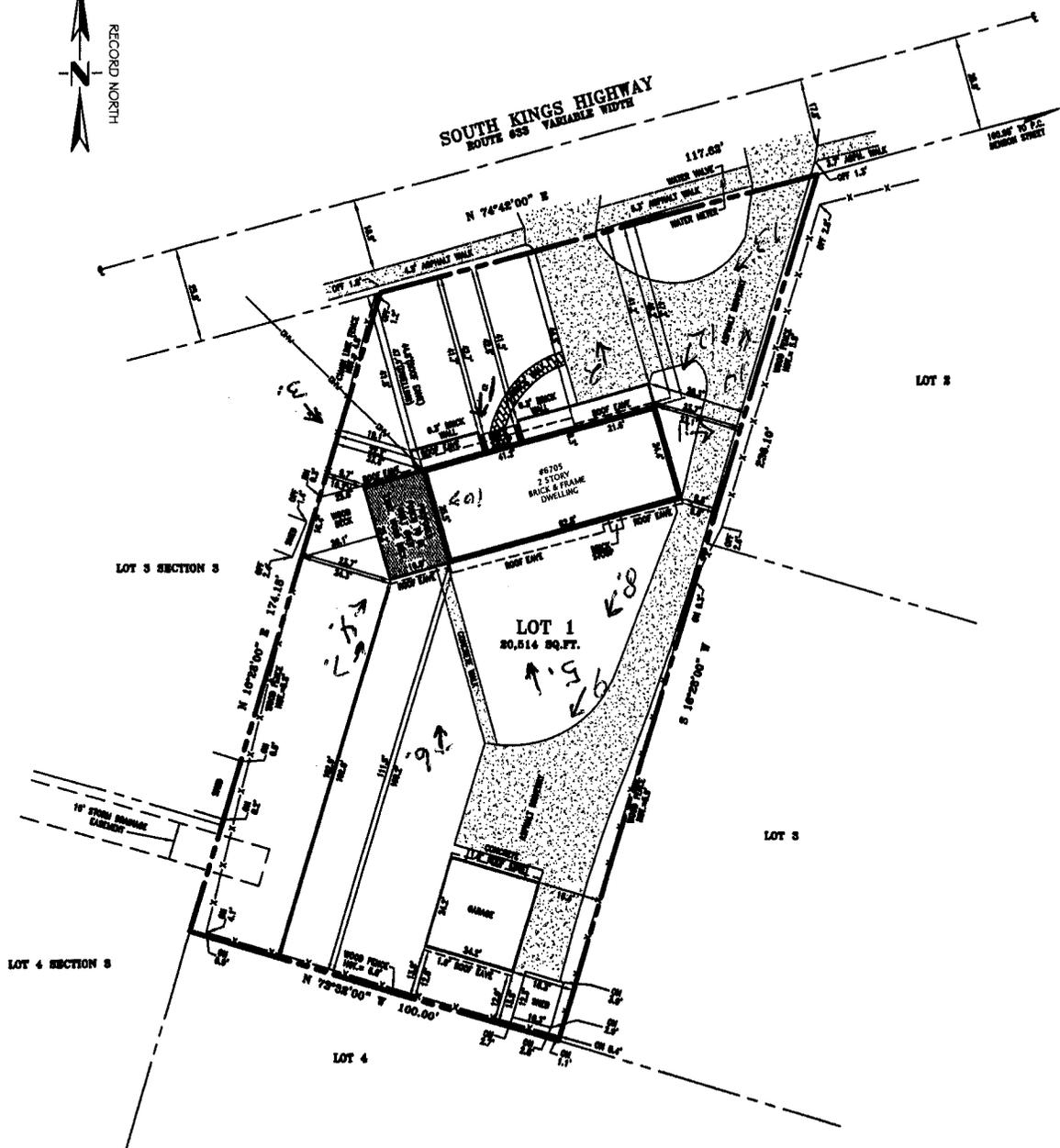
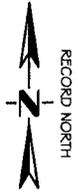
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**LOT 2**



**SPECIAL PERMIT PLAT**





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**SPECIAL PERMIT PLAT**  
**LOT 1 SECTION TWO**  
**COUNTRY CLUB ESTATES**  
 LINES 504 PAGE 528  
 LINE DISTRICTS  
 FAIRFAX COUNTY, VIRGINIA  
 MAY 31, 2010 SCALE: 1" = 30'

OWNER: RILEY  
 V.O. #10-013

**SAM WHITSON LAND SURVEYING, INC.**  
 7001 GATEWAY COURT SUITE 100 MANASSAS, VIRGINIA 20108  
 PHONE: (703)266-6000 FAX: (703)266-6776

#1

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 12:27 PM  
**Attach:** downsized\_0525001436a.jpg

view of front of riley home



RECEIVED  
Department of Planning & Zoning  
MAY 28 2010  
Zoning Evaluation Division

5/28/2010

# 2

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 12:18 PM  
**Attach:** downsized\_0525001436.jpg

view looking fromriley front yard across south hwy



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Zoning Evaluation Division  
5/28/2010

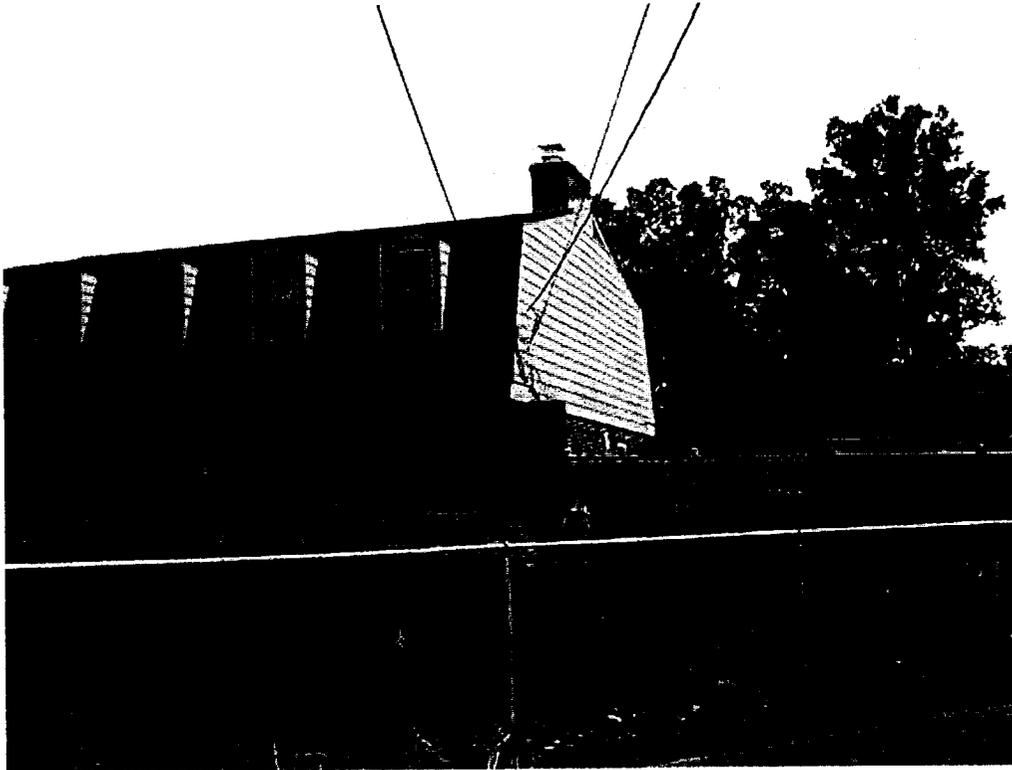
#3

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 12:14 PM  
**Attach:** downsized\_0525001436b.jpg

riley home view looking froms



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Zoning Evaluation Division  
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#4

**Bob**

---

**From:** <7038645183@vzwpx.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 11:49 AM  
**Attach:** downsized\_0525001439b.jpg

riley looking from south side of yard towards kitchen door

---



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5/28/2010

# 5

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 12:08 PM  
**Attach:** downsized\_0525001438c.jpg

riley home view from ~~front~~ <sup>BACK</sup> west <sup>POP</sup>

This message was sent using the Picture and Video Messaging service from Verizon Wireless!

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Zoning Evaluation Division  
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# 6

**Bob**

---

**From:** <7038645183@vzwpx.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 11:57 AM  
**Attach:** downsized\_0525001439.jpg

*from*  
riley house back yard

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Zoning Evaluation Division

5/28/2010

# 7

**Bob**

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**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 11:52 AM  
**Attach:** downsized\_0525001439a.jpg

riley house veiw fromsouth looking back at kitchen door



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Zoning Evaluation Division

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#8

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 11:45 AM  
**Attach:** downsized\_0525001440a.jpg

riley backyard



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Zoning Evaluation Division

5/28/2010

H 9

**Bob**

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**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 11:46 AM  
**Attach:** downsized\_0525001440.jpg

riley house back yard

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Zoning Evaluation Division

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# 10

**Bob**

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**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 11:48 AM  
**Attach:** downsized\_0525001439c.jpg

riley southside view from kitchen door



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Zoning Evaluation Division

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# 11

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 12:09 PM  
**Attach:** downsized\_0525001438a.jpg

north side looking from house



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# 12

**Bob**

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**From:** <7038645183@vzwpx.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 12:10 PM  
**Attach:** downsized\_0525001438.jpg

view from front of northwest side



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Zoning Evaluation Division

5/28/2010

#13

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 12:12 PM  
**Attach:** downsized\_0525001437.jpg

riley house looking towards home from North West corner



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MAY 28 2010  
Zoning Evaluation Division

5/28/2010

#14

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Friday, May 28, 2010 11:44 AM  
**Attach:** downsized\_0525001440b.jpg

riley right side



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MAY 28 2010  
Zoning Evaluation Division

5/28/2010

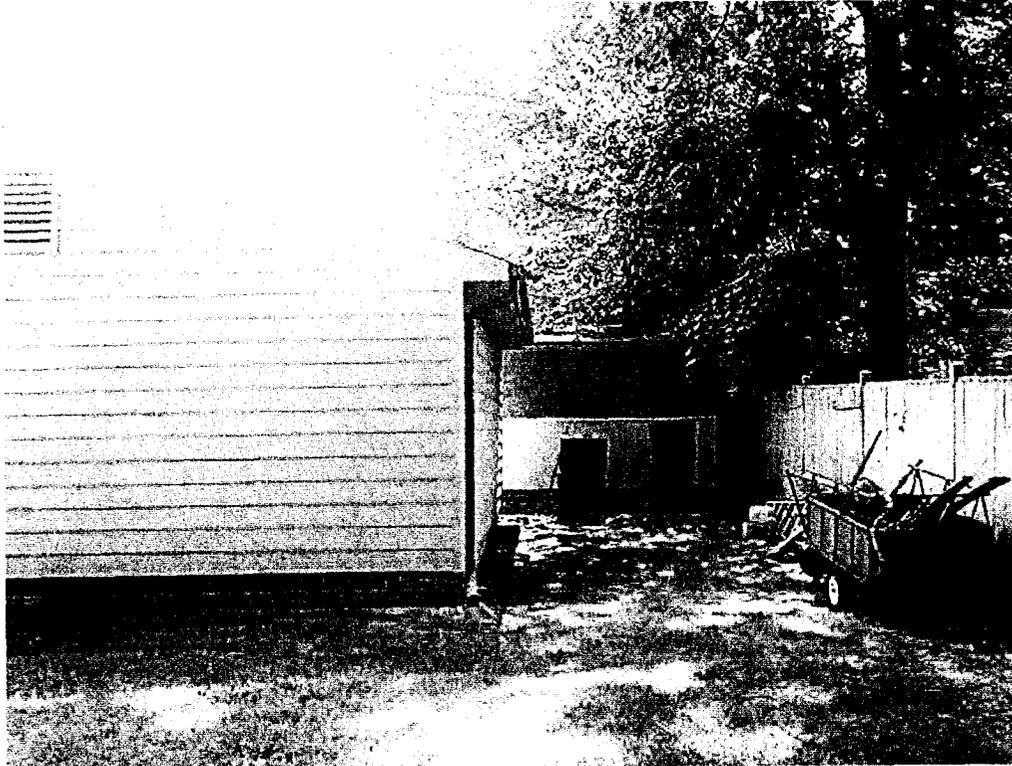
**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Tuesday, July 27, 2010 2:09 PM  
**Attach:** downsized\_0715001100c.jpg

P 4-b

shed photo



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Department of Planning & Zoning  
JUL 29 2010  
Zoning Evaluation Division

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Tuesday, July 27, 2010 2:11 PM  
**Attach:** downsized\_0629001205a.jpg

ps-b

shed



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Department of Planning & Zoning  
JUL 29 2010  
Zoning Evaluation Division

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Monday, March 15, 2010 1:12 PM  
**Attach:** downsized\_0305001402a.jpg

riley house note roof

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[www.verizonwireless.com/picture](http://www.verizonwireless.com/picture).

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**Bob**

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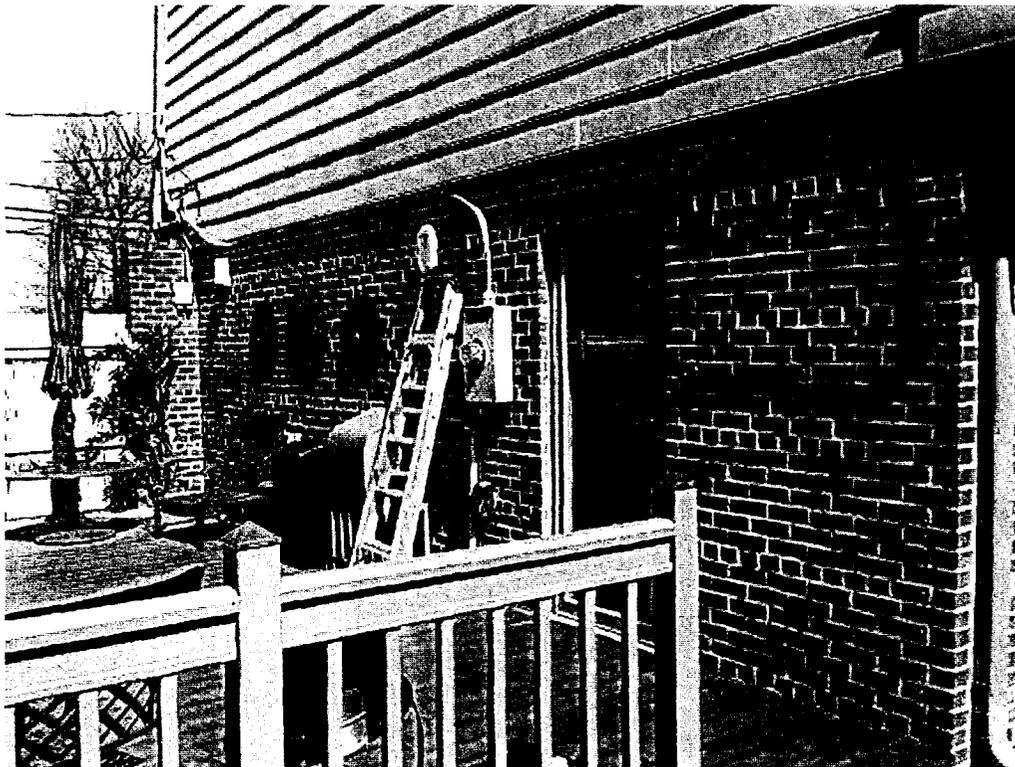
**From:** <7038645183@vzwpx.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Monday, March 15, 2010 1:07 PM  
**Attach:** downsized\_0309001203a.jpg

riley porch#2

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pt-b

**Bob**

---

**From:** <7038645183@vzwpix.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Tuesday, July 27, 2010 2:10 PM  
**Attach:** downsized\_0715001100b.jpg



This is a photograph of Riley's  
GARAGE — behind is the shed.

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Department of Planning & Zoning  
JUL 29 2010  
Zoning Evaluation Division

**Bob**

---

**From:** <7038645183@vzwpx.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Tuesday, July 27, 2010 2:07 PM  
**Attach:** downsized\_0715001103.jpg



This is a photo of Sandra Riley's house where the porch addition is to be added.

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JUL 29 2010

Zoning Evaluation Division

**Bob**

---

**From:** <7038645183@vzwpx.com>  
**To:** <rdpeterson1@verizon.net>  
**Sent:** Tuesday, July 27, 2010 2:08 PM  
**Attach:** downsized\_0715001100d.jpg

p 3-B

back side

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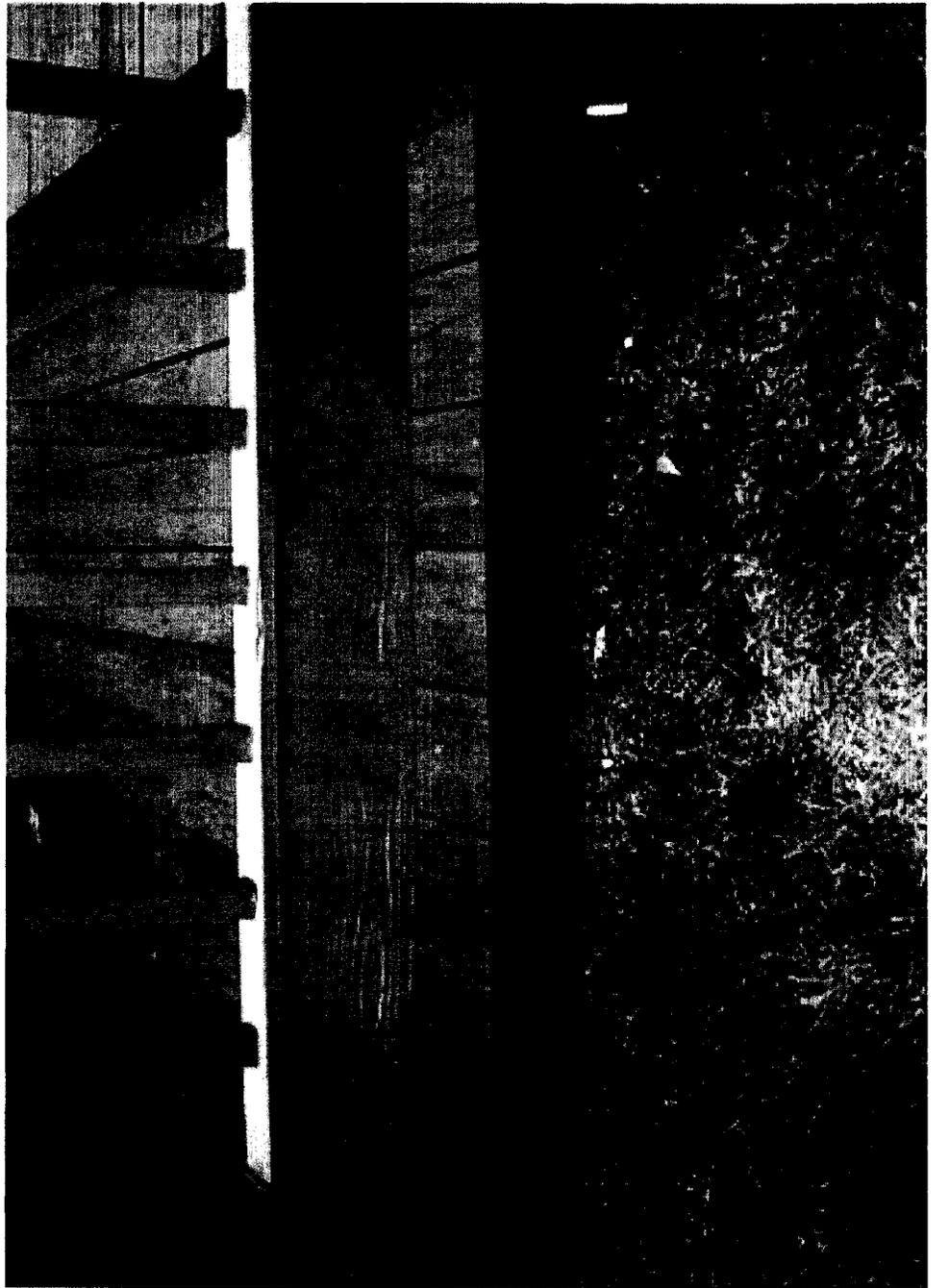
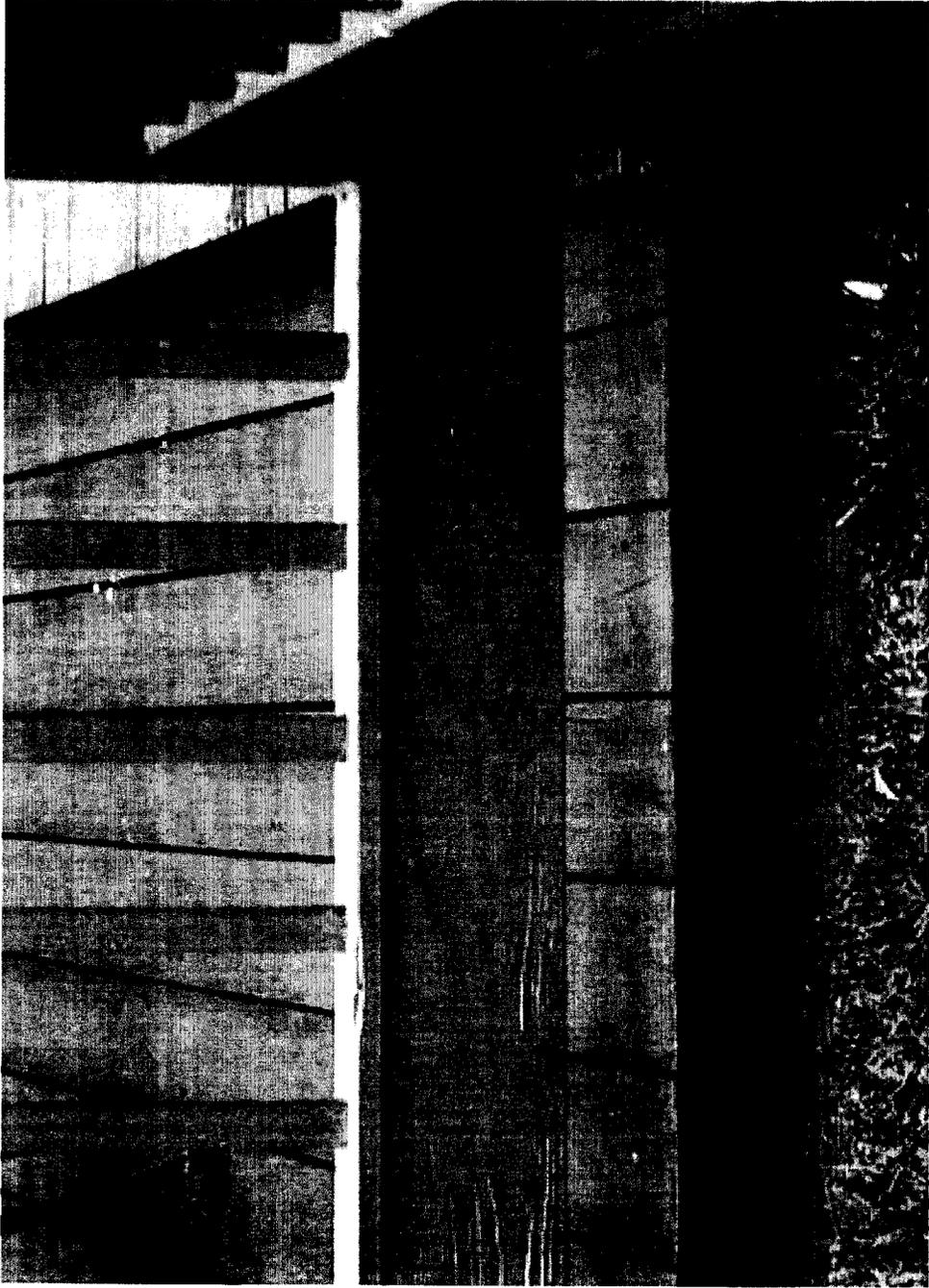
To learn how you can snap pictures and capture videos with your wireless phone visit [www.verizonwireless.com/picture](http://www.verizonwireless.com/picture).

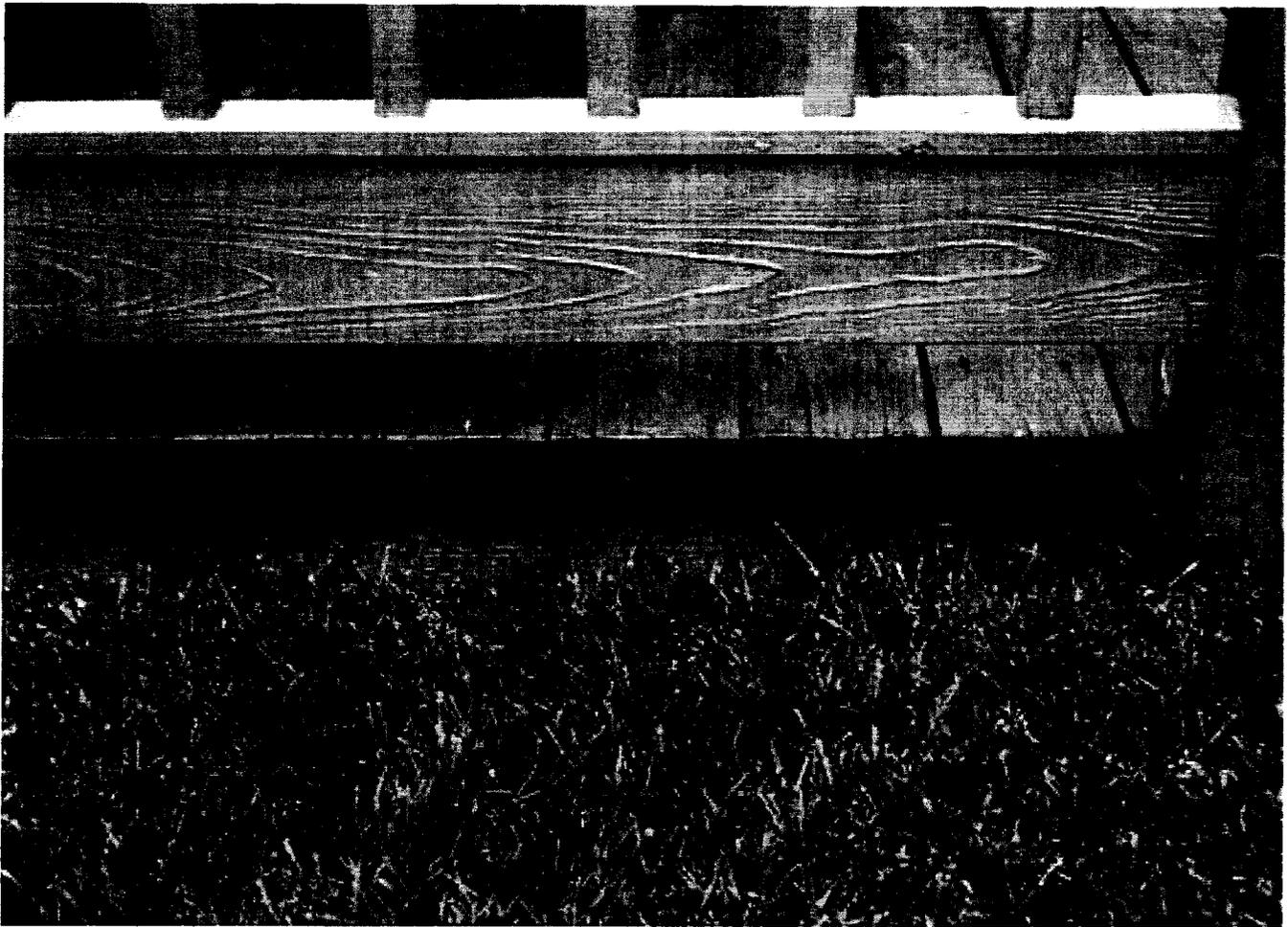
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This is a photo of the BACK left side of Riley home.

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JUL 29 2010  
Zoning Evaluation Division







**DESCRIPTION OF THE APPLICATIONS**

The applicant is requesting approval of a special permit to permit reduction to minimum yard requirements based on errors in building locations to permit 1) an accessory storage structure, (shed) measuring 9.7 feet in height, to remain 2.9 feet from the eastern side lot line and 2.7 feet from the rear lot line; and 2) to permit an open deck (at-grade wood deck) to remain 0.3 feet from the western side lot line.

	<b>Structure</b>	<b>Yard</b>	<b>Min. Yard Req.*</b>	<b>Permitted Extension**</b>	<b>Structure Location</b>	<b>Amount of Error</b>	<b>Percent of Error</b>
<b>Special Permit #1</b>	<b>Accessory Storage Structure</b>	Side	15.0 feet	N/A	2.9 feet	12.1 feet	81%
<b>Special Permit #1</b>	<b>Accessory Storage Structure</b>	Rear	9.7 feet	N/A	2.7 feet	7.0 feet	72%
<b>Special Permit #2</b>	<b>Open Deck</b>	Side	15.0 feet	5.0 feet	0.3 feet	9.7 feet	97%

\* Minimum yard requirement per Section 10-104

\*\* Permitted Extensions per Section 2-412

The applicant is also requesting approval of a special permit to permit reduction of certain yard requirements to permit construction of a screened porch addition to be located 9.7 feet from the western side lot line.

	<b>Structure</b>	<b>Yard</b>	<b>Minimum Yard Required*</b>	<b>Proposed Location</b>	<b>Proposed Reduction</b>	<b>Percentage of Reduction Requested</b>
<b>Special Permit</b>	Addition	Side	15.0 feet	9.7 feet	5.3 feet	35%

\* Minimum yard requirement per Section 3-207

## EXISTING SITE DESCRIPTION

The site is currently zoned R-2 and developed with a two-story brick and frame single family detached dwelling. The lot consists of 20,514 square feet and is surrounded by single family detached dwellings. A wood privacy fence surrounds the side and rear yards of the property attaching to the neighbors fence on Lot 2. The property is accessed via a circular asphalt driveway from South Kings Highway which extends alongside the eastern side lot line and terminates at a detached two-car garage, which was constructed by building permit in 1988. The driveway existed prior to the 2002 Zoning Ordinance amendment, which prohibits more than 30% of the front yard to be surfaced for parking in this District; staff has verified with the engineer that the percentage is 29%. The lot is flat with a well manicured lawn and scattered mature vegetation.

## CHARACTER OF THE AREA

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-2	Single Family Detached Dwellings
<b>East</b>	R-2	Single Family Detached Dwellings
<b>South</b>	R-2	Single Family Detached Dwellings
<b>West</b>	R-2	Single Family Detached Dwellings

## BACKGROUND

The application property was originally developed with a one-story dwelling in 1951. The Board of Zoning Appeals (BZA) approved Variance V-155-79 on August 2, 1979, to permit the construction of a garage addition to the dwelling 10 feet from the eastern side lot line, shown as 9.6 feet to the eave on the current plat. The applicant also constructed a by-right second story addition which was completed in 1984. In 1988, the applicant received a building permit to construct a detached garage in the southeastern quadrant of the rear yard and subsequently converted the attached garage into livable space. In reviewing building permit history, the wood deck in the location of the proposed screened porch has appeared on permits since 1979. According to the applicant's statement of justification, the wood deck was extended to be 0.3 feet from the side lot line in 1995. Although the plat indicates the lower wood deck to be 1.1 feet in height, the deck is constructed on the ground and is considered at-grade; therefore, did not require a building permit at the time of its construction.

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

## ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Special Permit Plat, Lot 1, Section Two, Country Club Estates
- **Prepared by:** Sam Whitson Land Surveying, Inc., dated May 21, 2010 as revised through July 6, 2010
- **Permits Required:** No permits would have been required for the at-grade wood deck or the 126.69 square foot accessory storage structure
- **Location Errors Made By:** The applicant

### Proposal:

The applicant proposes to construct a screened porch in the location of an existing upper level open wood deck, consisting of 403 square feet, to be located 9.7 feet at its closest point from the western side lot line. Additionally, the applicant also requests an accessory storage structure (shed) measuring 9.7 feet in height, to remain 2.9 feet from the eastern side lot line and 2.7 feet from the rear lot line and an at-grade open wood deck to remain 0.3 feet from the western side lot line.

## 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. 8-922* Provisions for Reduction of Certain Yard Requirements

### Sect. 8-006 General Special Permit Standards

Staff believes that the application for the addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application are General Standards 3 and 5.

*General Standard 3* requires that the proposed use 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 by observation of the neighborhood through submitted photographs that the construction of the screened porch addition will not adversely affect the use or development of neighboring properties since it will replace an area where a wood deck currently exists, and has existed since the 1970's, and the request as proposed is modest. Therefore, staff believes this standard has been met.*

*General Standard 5* requires that 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. *The proposed addition will consist of a 403 square foot screened porch addition and no vegetation is proposed to be removed to accommodate the construction. The screened porch will replace an area where a wood deck has existed for many years. There is an existing wood privacy fence located along the western side lot line which will assist in the screening of the addition. Therefore staff believes no additional landscaping or screening should be required at this time and this standard has been met.*

#### **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 of 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. *According to Tax Administration records, the existing dwelling is 2,957 square feet in size of above grade living space. Therefore 150% of the total gross floor area could result in an addition up to 4,435.5 square feet in size for a possible total square footage at build out of 7,392.5. The proposed addition is 403 square feet, for a total square footage of the house with the addition of 3,360 square feet. 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 elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed one-story screened porch addition will be compatible with the architecture of the existing dwelling on the lot. The height of the new addition (14.0) will not exceed the height of the existing dwelling (16.0 feet); therefore, the proposed addition will be in character with existing on-site development. Staff believes that the application meets this provision.*

*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 applicant proposes to construct a one-story screened porch addition in the location of an existing open wood deck. No vegetation is proposed to be removed. Staff believes the addition will be harmonious with surrounding off-site uses and meets this provision.*

*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. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes that the addition of a 403 square foot one-story screened porch addition will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety, as it is proposed in a location where a wood deck has existed since the 1970's. Staff believes the request is modest and does not believe it will increase runoff or erosion significantly. Staff believes that the application meets this provision.*

*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 request to construct a one-story screened porch addition is shown in the most logical location, as it will be placed over a portion of an existing wood deck. No additional impervious surface will be created with its construction. Staff believes the request is modest in size and scale and meets this provision. Other issues of well, floodplains and/or Resource Protection Areas are not applicable to this site.*

## **CONCLUSION**

Staff believes that the request 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 SP 2010-LE-048 for a screened porch addition with adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the 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.

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.

## **APPENDICES**

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

**PROPOSED DEVELOPMENT CONDITIONS****SP 2010-LE-048****September 29, 2010**

If it is the intent of the Board of Zoning Appeals to approve SP 2010-LE-048 located at Tax Map 92-2 ((11)) 1 to permit reduction of minimum yard requirements based on errors in building locations and to permit reduction of certain yard requirements pursuant to Sections 8-914 and 8-922 of the Fairfax County Zoning Ordinance, staff recommends that 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 recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the locations and sizes of a one-story screened porch addition (403 square feet), open deck (at-grade wood deck), and an accessory storage structure, as shown on the plat prepared by Sam Whitson Land Surveying, Inc., dated May 21, 2010, as revised through July 6, 2010, 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 an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,957 square feet existing + 4,435.5 square feet (150%) = 7,392.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. 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 shall be consistent with the architectural renderings and materials as shown on Attachment 1 to 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 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.



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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 6-16-2010  
(enter date affidavit is notarized)

I, SANDRA R. RILEY, 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      108766a

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.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
SANDRA R. RILEY	6705 S. KINGS HWY, ALEXANDRIA, VA 22306	APPLICANT/TITLE OWNER

(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: 6-16-10  
(enter date affidavit is notarized)

108766a

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)

N/A

**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)

N/A

(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: 6-16-10  
(enter date affidavit is notarized)

108766a

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)

N/A

(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)

N/A

(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: 6-16-10  
(enter date affidavit is notarized)

108766a

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: 6-16-10  
(enter date affidavit is notarized)

108766ea

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:

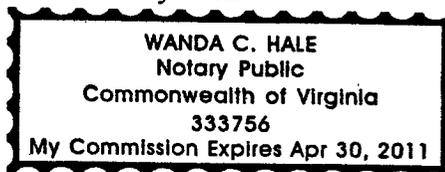
(check one) Sandra R. Riley  
[x] Applicant [ ] Applicant's Authorized Agent

SANDRA R. RILEY, APPLICANT/TITLE OWNER  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 16th day of JUNE 2010, in the State/Comm. of Va, County/City of Alexandria.

Wanda C. Hale  
Notary Public

My commission expires: 4-30-2011



## Original Special Permit Justification.

A special Permit is required to construct a 16 x 25 ft. screened porch. The proposed porch will be placed on a portion of my existing deck. All portions of the existing deck are within rights. The cover, however, will exceed the required 15 ft setback. That said, placement of the existing deck is the only logical placement of the porch. The porch design replicates the right side of my house, adding balance to the structure. The porch will provide comfortable outdoor living space, protecting us from the elements. While the deck served its purpose for many years, offering space for sunbathing in privacy, it no longer fits my needs. As the grandmother of four boys under the age of 6, it is important I provide a cool, safe environment for my grandchildren. The screens will keep insects out and toddlers inside. The screened porch, coupled with my grassy backyard, will provide many hours and years of enjoyment for me and my grandchildren. Completion of the porch will enhance my property. A screened porch and its design are consistent with the surrounding properties. The neighbors have no objection to the construction. An endorsement from the property owner most affected by the porch's construction is attached. Finally, the porch will be attached to a private residence, no traffic patterns or storm protections will be impacted, and all construction will be on my property.

## Amendments:

In addition to the above request, we are also requesting special permit approval of existing storage shed which was incorrectly located 2.7 ft from the rear property line and 2.9 ft from the side property line. The roof overhangs of the shed are 1 ft and do not project to the property lines. Existing location is shown on the site plan.

The error occurred several years ago and was made in good faith. The error is not detrimental to the property or adjoining properties and does not create a hazardous condition. The adjoining properties have a similar error in shed locations. Permit FAR is not exceeded by the shed. Moving the shed would be an unnecessary burden on the property owner.

The minimum yards are not subject to proffers or development conditions. The reduction is less the 50% of the required minimum, and is more than 5 ft from the property line. The proposed structure is not in the front yard. It is attached to the principal structure. The proposed area of the addition is less than 150% of the principal structure. The addition is subordinate in use and scale to the principal structure. It is also in character with the principal structure and with structures on surrounding properties in terms of height, bulk, scale and architectural character. The addition will not adversely affect the adjacent properties. The addition is the minimum size necessary to cover the existing deck and to provide a useable screen room. The existing kitchen configuration requires use of the existing side door for access to the addition. A rear addition would also cut off light to the kitchen.

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Zoning Evaluation Division

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Zoning Evaluation Division

Response to checklist report for  
6705 South Kings Highway, Alexandria VA, 22306  
SP 2010-0102

Note - only items identified as "deficient" are addressed in this response.

- 1.00 1) Application corrected so the property acreage matches the county records and plat.
- 1.00 2) Location of shed corrected on plat. Application amended to request special permit approval for location of existing shed.
- 3.00 Additional photographs provided.
- 5.00 Justifications amended.
- 9.30.00 The proposed area of the addition is less than 150% of the principal structure. Justifications and plat amended.
- 9.30.01 The addition and accessory structures are subordinate in use and scale to the principal structure. Justifications amended.
- 9.30.02 The addition and accessory structures are character with the principal structure in terms of height, bulk, scale and architectural character. Justifications amended.
- 9.30.03 The addition and accessory structures are character with the surrounding properties and structures in terms of height, bulk, scale and architectural character. Justifications amended.
- 9.30.04 The addition will not adversely affect the adjacent properties. The addition is one story. The site is nearly flat and the addition will cover the area of an existing deck. There are no significant planting near the addition on either the subject property or the adjoining property. There is an existing fence which screens the addition from the adjoining property.
- 9.30.05 The addition is the minimum size necessary to cover the existing deck and to provide a useable screen room. The existing kitchen configuration requires use of the existing side door for access to the addition. The screen room is intended to be an informal space which will serve as a transition space to the kitchen. Another location, such as a rear addition, would put it into contact with the formal rooms instead of the kitchen, or would require the kitchen to be reconfigured in order to provide direct access to the screen room. A rear would also cut off south light to the existing kitchen and other rooms, including the master bedroom.
- 9.30.06 15 copies of the revised plat are enclosed.
- 9.30.08 Application corrected so the property acreage matches the county records and plat.
- 9.30.11 Location of shed corrected on the plat. Distances to property line shown. Shed roof overhangs show.
- 9.30.15 Gross floor areas revised on plat.
- 9.30.20 15 copies of the proposed architecture are enclosed.

## SPECIAL PERMIT JUSTIFICATION

A Special Permit is required to construct a 16 x 25 ft. screened porch. The proposed porch will be placed on a portion of my existing deck. All portions of the existing deck are within rights. The cover, however, exceeds the required 15 ft. setback. That said, placement on a portion of the existing deck is the only logical placement for the porch. The porch design replicates the right side of my house, adding balance to the structure. The porch will provide comfortable outside living space, protecting us from the elements. While the deck served its purpose for many years, offering space for sun bathing in privacy, it no longer fits my needs. As the grandmother of four boys under the age of 6, it is important I provide a cool, safe environment for my grandchildren. The screens will keep insects out and toddlers inside. The screened porch, coupled with my grassy backyard, will provide many hours and years of enjoyment for me and my grandchildren. Completion of the porch will enhance my property. A screened porch and its design are consistent with the surrounding properties. The neighbors have no objection to the construction. An endorsement from the property owner most affected by the porch's construction is attached. Finally, the porch will be attached to a private residence, no traffic patterns or storm protection systems will be impacted, and all construction will be on my property.

Sandra R. Riley  
Applicant/Title Owner

### Attachment

Addendum: In 1995, an open deck was built adjacent to the existing deck. This deck measures approximately 12 ½ ft. x 13'. It originally housed a hot tub. A wrought iron table for six and grill now fills this area. Request that the open deck remain to accommodate my eating area. It would be an extreme hardship, as well as costly to remove the existing deck. Construction of the screened porch will not interfere with the open deck. The open deck design complements the house. It's safe and secure. It does not impede any traffic patterns or storm protections systems. 08/05/2010

County of Fairfax  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

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Department of Planning & Zoning  
MAY 28 2010  
Zoning Evaluation Division

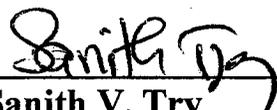
**Board of Zoning Appeals**

**RE: Special Permit Request for 6705 S. Kings Hwy, 0922 11 0001**

We understand Ms. Sandra R. Riley would like to create a covered porch by putting a two-story roof and support structure over a portion of her existing deck. The covered porch would measure approximately 16' X 25'. Ms. Riley's property lines resemble a slanted rectangular shape. Her house and deck are located at the front left corner of the property. The back side of our property, 6701 Tahalla Drive, is adjacent on the left side of Ms. Riley's property. We understand the new roof will cover the deck located in the front left corner of her property. A small portion of the left roof corner will extend at least three feet into the required offset distance. Therefore, a Special Permit is needed to authorize the proposed construction. We clearly understand the proposal and have no objections to this structure as proposed.

We have lived next to the Riley's for almost 15 years. During that time, we became friends and have shared many tasks to maintain our properties. The most recent task involved removing two trees, one on their property and one on ours. Following the tree removal, we worked together to put the fence back up and relocate the excess soil. As a result of our efforts, we now each enjoy a revitalized garden area and do not miss raking the leaves. Creating the porch roof as proposed will provide Ms. Riley privacy, while offering a cool, comfortable living space. We heartily endorse this request.

  
\_\_\_\_\_  
Ponn Try  
6701 Tahalla Drive  
Alexandria, VA 22306

  
\_\_\_\_\_  
Sanith V. Try  
6701 Tahalla Drive  
Alexandria, VA 22306

## SPECIAL PERMIT JUSTIFICATION

A Special Permit is required to construct a 16 x 25 ft. screened porch. The proposed porch will be placed on a portion of my existing deck. All portions of the existing deck are within rights. The cover, however, exceeds the required 15 ft. setback. That said, placement on a portion of the existing deck is the only logical placement for the porch. The porch design replicates the right side of my house, adding balance to the structure. The porch will provide comfortable outside living space, protecting us from the elements. While the deck served its purpose for many years, offering space for sun bathing in privacy, it no longer fits my needs. As the grandmother of four boys under the age of 6, it is important I provide a cool, safe environment for my grandchildren. The screens will keep insects out and toddlers inside. The screened porch, coupled with my grassy backyard, will provide many hours and years of enjoyment for me and my grandchildren. Completion of the porch will enhance my property. A screened porch and its design are consistent with the surrounding properties. The neighbors have no objection to the construction. An endorsement from the property owner most affected by the porch's construction is attached. Finally, the porch will be attached to a private residence, no traffic patterns or storm protection systems will be impacted, and all construction will be on my property.

  
Sandra R. Riley  
Applicant/Title Owner

Attachment

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Department of Planning & Zoning

MAY 28 2010

Zoning Evaluation Division

Subject property: 6705 South Kings Highway  
Alexandria VA, 22306  
Tax map 922-11-001

The subject property is zoned R-2. The existing structure is a single family detached residence, two stories with no basement. It was built in 1951, with an addition built on the east side of the house in 1980. There is a wood deck/patio on the west side of the house, a detached garage in the rear of the property and a storage shed in the rear yard near the east property line. There are single family dwellings on lots to the south, west and east of the subject property. South Kings Highway is to the north.

The lot is at a 30 degree angle to South Kings Highway and the house aligns with the road rather than the lot. This puts the house at an odd angle to the side property lines, which reduces the effective width for structures between the building restriction lines.

We propose to add a 16'-0" wide by 23'-0" roof over the existing wood deck/patio, and to enclose the porch with screen panels. The area of the screen porch would be approximately 277 square feet. This would be next to the existing kitchen and would be accessed from the existing kitchen door. This addition will extend into the current minimum side yard by approximately 5'-8" at the north corner and will angle away. The height of the portion of the addition which encroaches in the minimum rear yard is one story, approximately 15.8 feet in accordance with the definition on page 20-24 of the Ordinance. There is also an existing wood patio which will remain..

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Department of Planning & Zoning

JUL 29 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.