



APPLICATION ACCEPTED: August 10, 2010
BOARD OF ZONING APPEALS: October 27, 2010
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 20, 2010

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2010-MV-049

MOUNT VERNON DISTRICT

APPLICANT/OWNER: Carol J. Bailey

SUBDIVISION: Wellington Heights

STREET ADDRESS: 7614 Holiday Drive

TAX MAP REFERENCE: 102-2 ((7)) (7) 13

LOT SIZE: 21,813 square feet

ZONING DISTRICT: R-2

ZONING ORDINANCE PROVISIONS: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of an addition (garage) 13.0 feet from a side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2010-MV-049 for the addition (garage) 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 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. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

O:\SMCKN\SP\BAILEY SP 2010-MV-049 (50%)\Staff Report\Staff Report Bailey.doc Shelby Johnson

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.**

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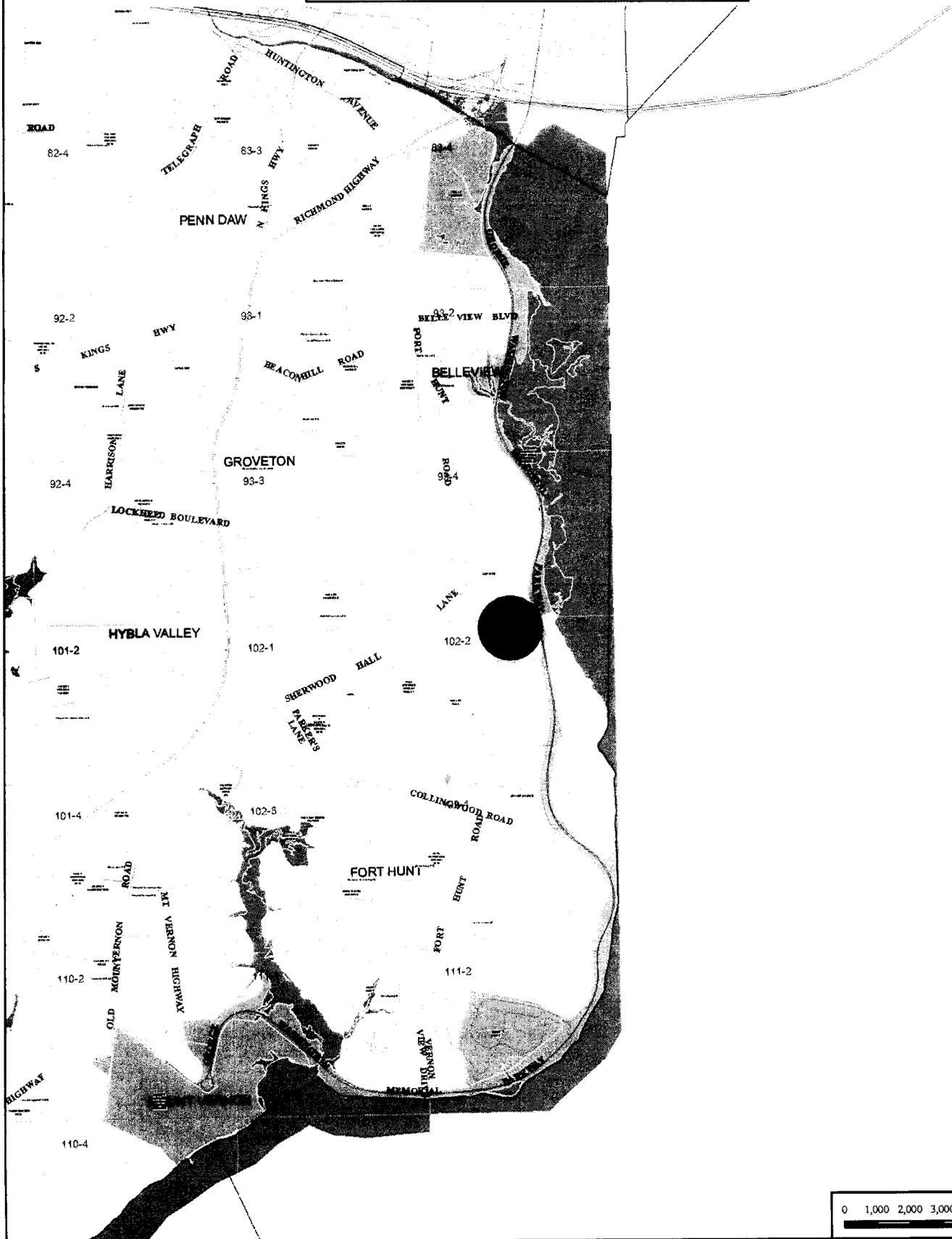


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

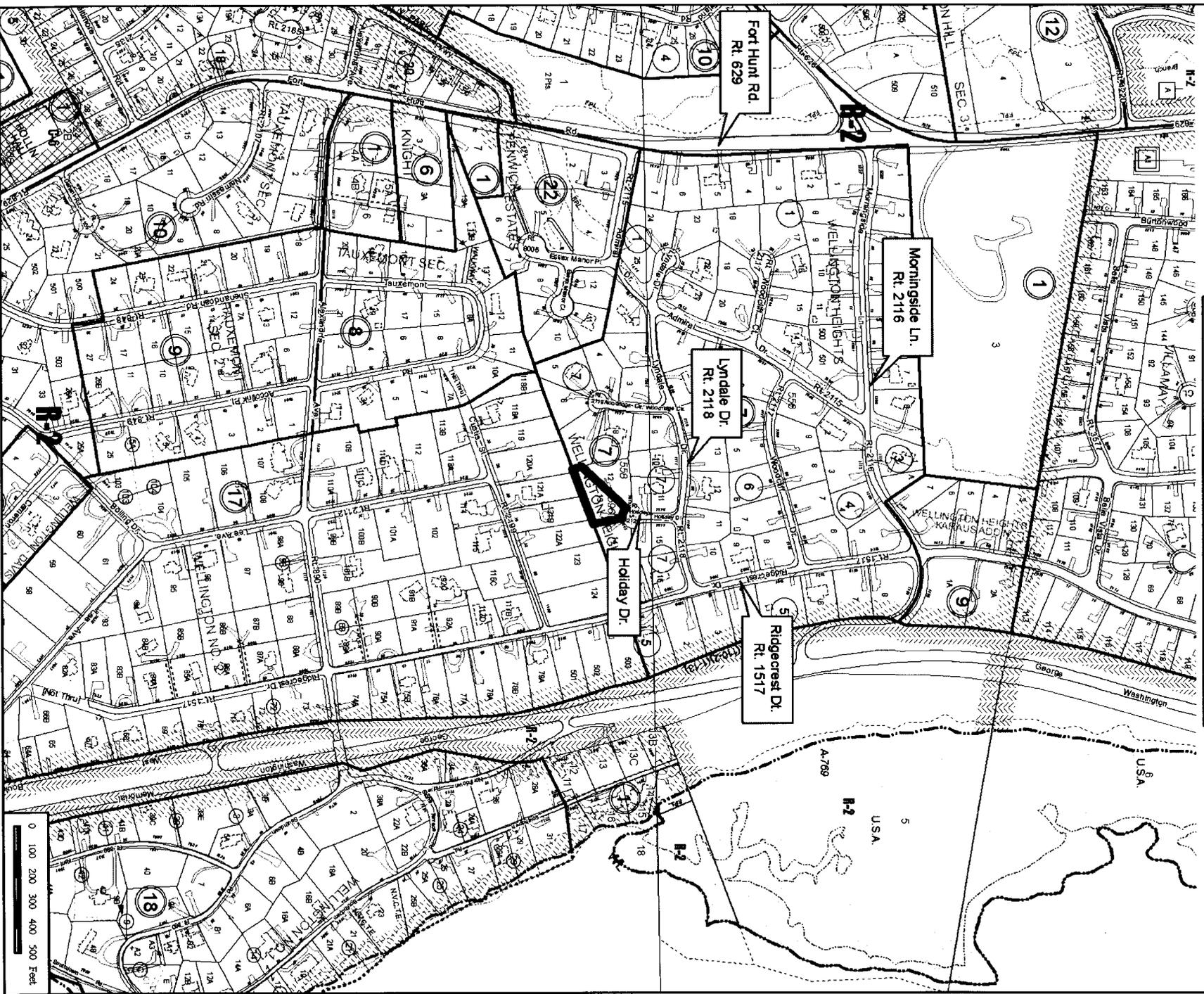
Special Permit

SP 2010-MV-049

CAROL J BAILEY

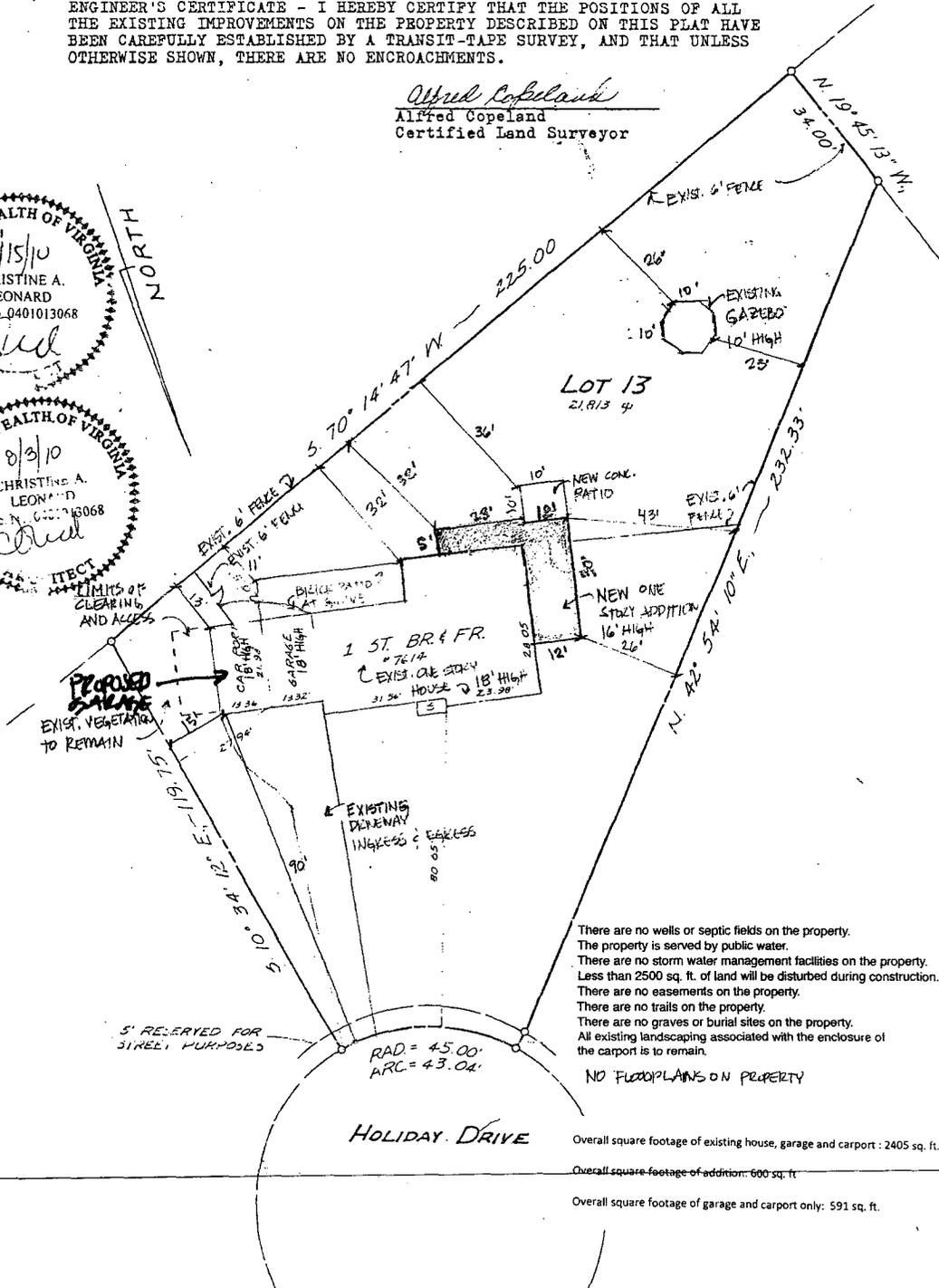
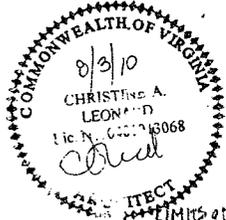
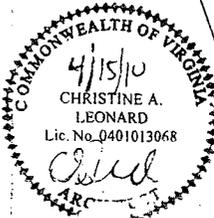


Special Permit
SP 2010-MV-049
CAROL J BAILEY



ENGINEER'S CERTIFICATE - I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS ON THE PROPERTY DESCRIBED ON THIS PLAT HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY, AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

Alfred Copeland
 Alfred Copeland
 Certified Land Surveyor



There are no wells or septic fields on the property.
 The property is served by public water.
 There are no storm water management facilities on the property.
 Less than 2500 sq. ft. of land will be disturbed during construction.
 There are no easements on the property.
 There are no trails on the property.
 There are no graves or burial sites on the property.
 All existing landscaping associated with the enclosure of the carport is to remain.
 NO FLOODPLAINS ON PROPERTY

Overall square footage of existing house, garage and carport : 2405 sq. ft.
 Overall square footage of addition: 600 sq. ft.
 Overall square footage of garage and carport only: 591 sq. ft.

I hereby certify that the limits of clearing and grading delineated on this house plat prepared by Alfred Copeland date May 16, 1972, for the property located at 7614 Holiday Drive accurately reflects the scope of this project and that the proposed work can be performed within the limits of clearing and grading as shown. I further certify that the total disturbed land area that will be associated with the enclosure of the carport will not exceed 2500 sq. ft.

This plat was prepared in accordance with section 54.1-401P1 of the code of Virginia.

FAIRFAX COUNTY, VIRGINIA

Amount of disturbed soil = 400 sq. ft.

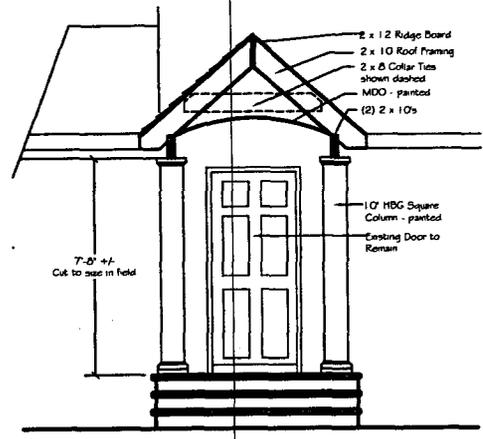
LOT 13	BLOCK 7	SECTION 4	SUBDIVISION WELLINGTON HEIGHTS	
SCALE 1" = 25'			ALFRED COPELAND CIVIL ENGINEER AND LAND SURVEYOR 711 NORTH FAYETTE STREET ALEXANDRIA, VIRGINIA 22314	DATE MAY 16, 1972 CERTIFIED CORRECT <i>Alfred Copeland</i> CERTIFIED LAND SURVEYOR
DR. = 56127 THOMAS D. BOYATT				



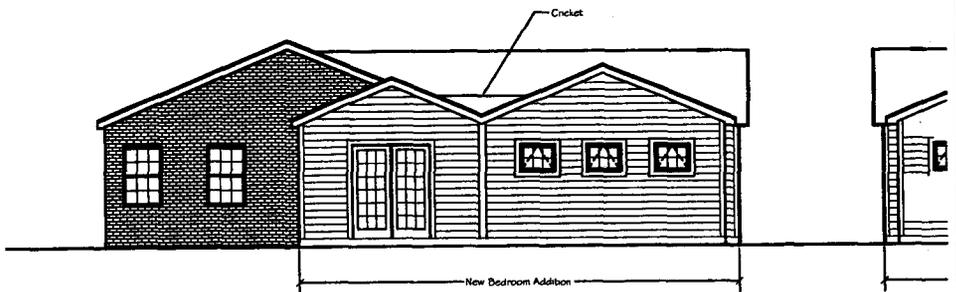
① Front Elevation
SCALE: 1/4" = 1'-0"



② Rear Elevation
SCALE: 1/4" = 1'-0"



③ Portico Detail
SCALE: 1/2" = 1'-0"



③ Side Elevation
SCALE: 1/4" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine Leonard, Registered Architect
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444
e-mail craftedarcht@bcacl.net

PROJECT

Bailey Residence
7614 Holiday Drive
Alexandria, Virginia 22306

Drawing

Exterior Elevations

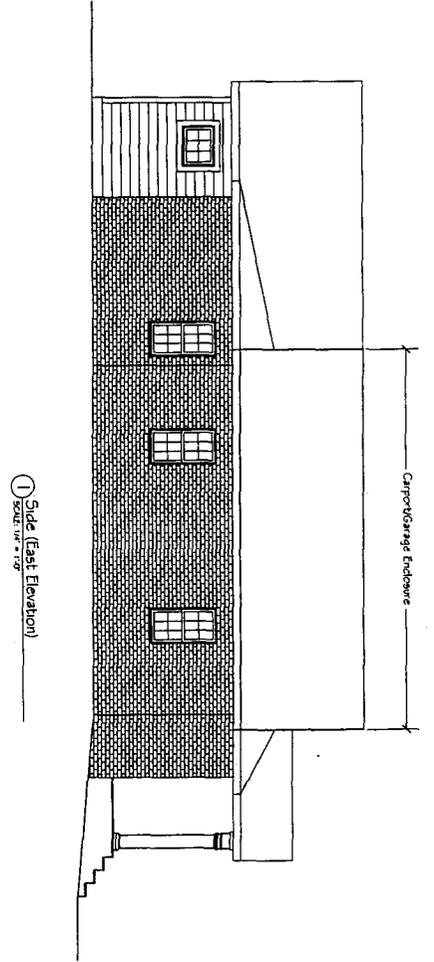
Submission

For Permit and Construction

Date

September 15, 2009
Revised December 15, 2009

Sheet No. A4



RECEIVED
 Department of Public Works
 AUG 8 2009
 Zoning Commission Offices

PROJECT
 Daily Residence
 7614 Holiday Drive
 Alexandria, Virginia 22306

Drawing
 Esther Swadlow

Submission
 For Final and Construction

Date
 September 15, 2009
 Revised December 15, 2009

Sheet No. AS

CRAFTED ARCHITECTURE LLC
 Christine Leonard, Registered Architect
 2109 Popkins Lane Alexandria, Virginia 22307
 ph 703-768-7371 fax 703-768-8444
 e-mail craftedarch@toad.net



① Front Elevation
SCALE: 1/4" = 1'-0"

4



② Rear Elevation
SCALE: 1/4" = 1'-0"

RECEIVED
 Department of Planning & Zoning
 MAY 06 2010
 Zoning Evaluation Division

7614 Holiday Drive

① Front View



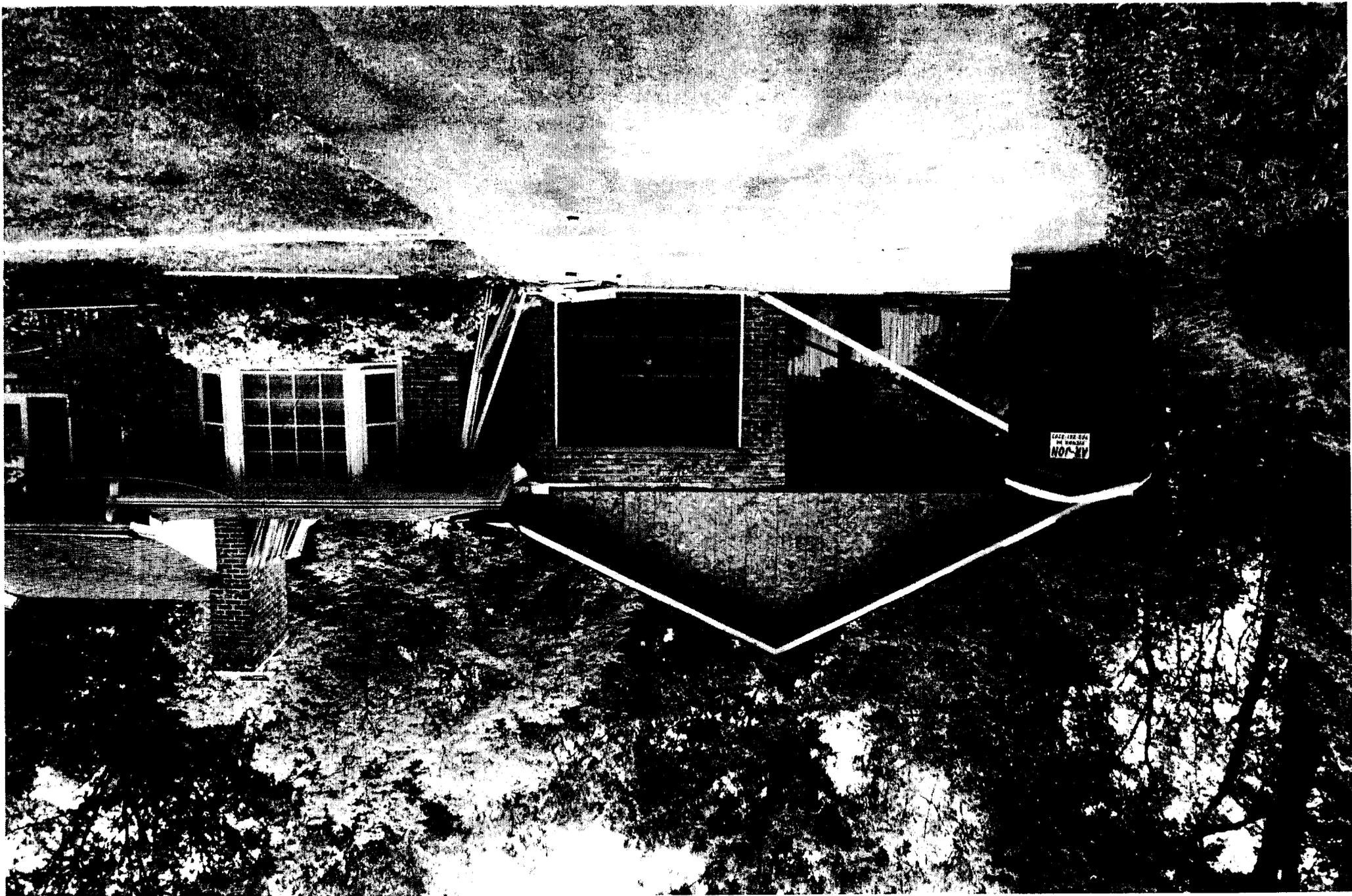


7614 Holiday Drive

② FRONT VIEW

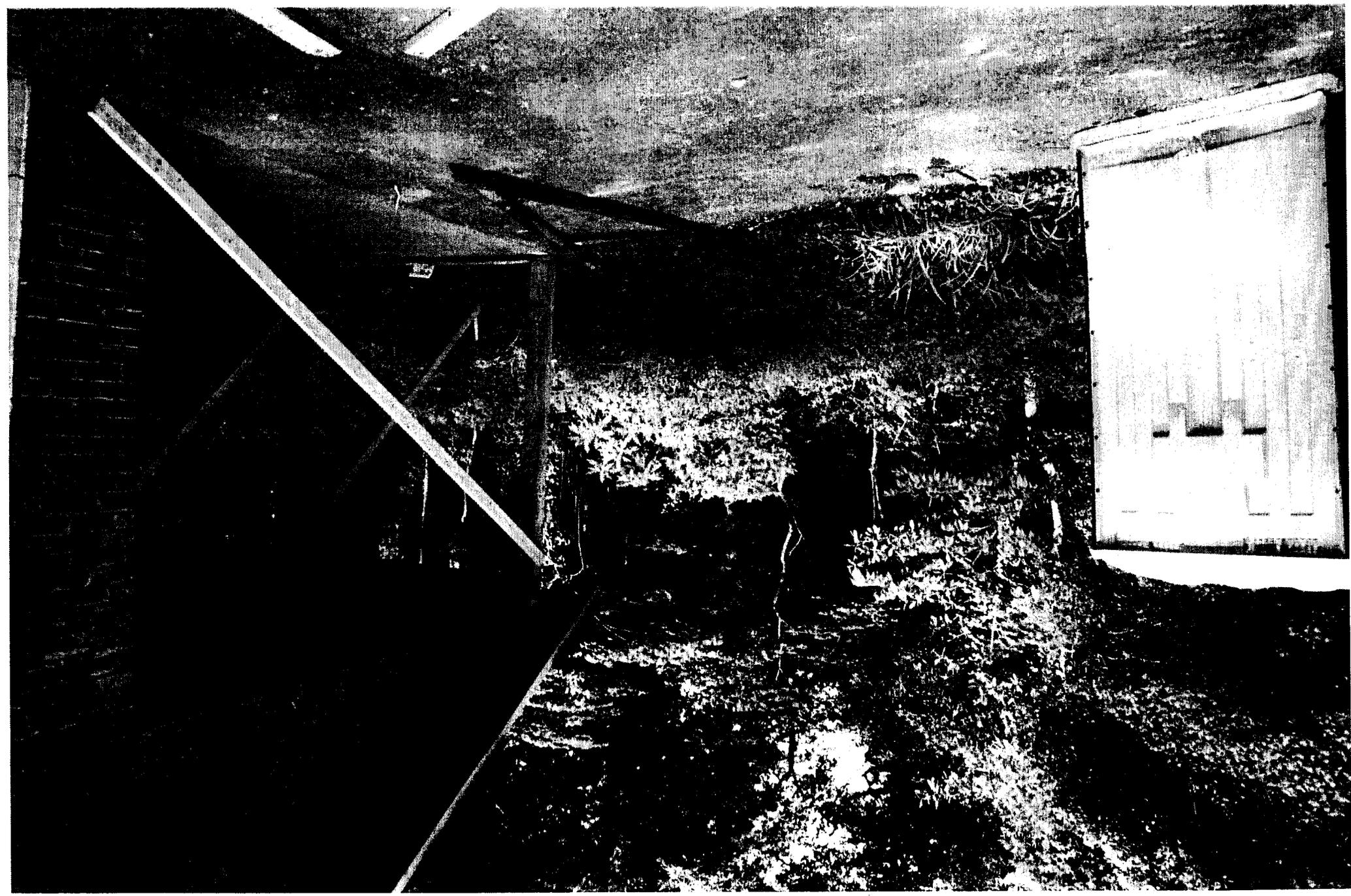
7614 Holiday Drive

③ Front View



④ SIDEYARD

7014 Hillside Drive





7014 Holiday Drive

(5) Side View

7614 Hillside Drive

⑥ SIDE YARD



① Slope + retaining wall

7214 Holiday Drive

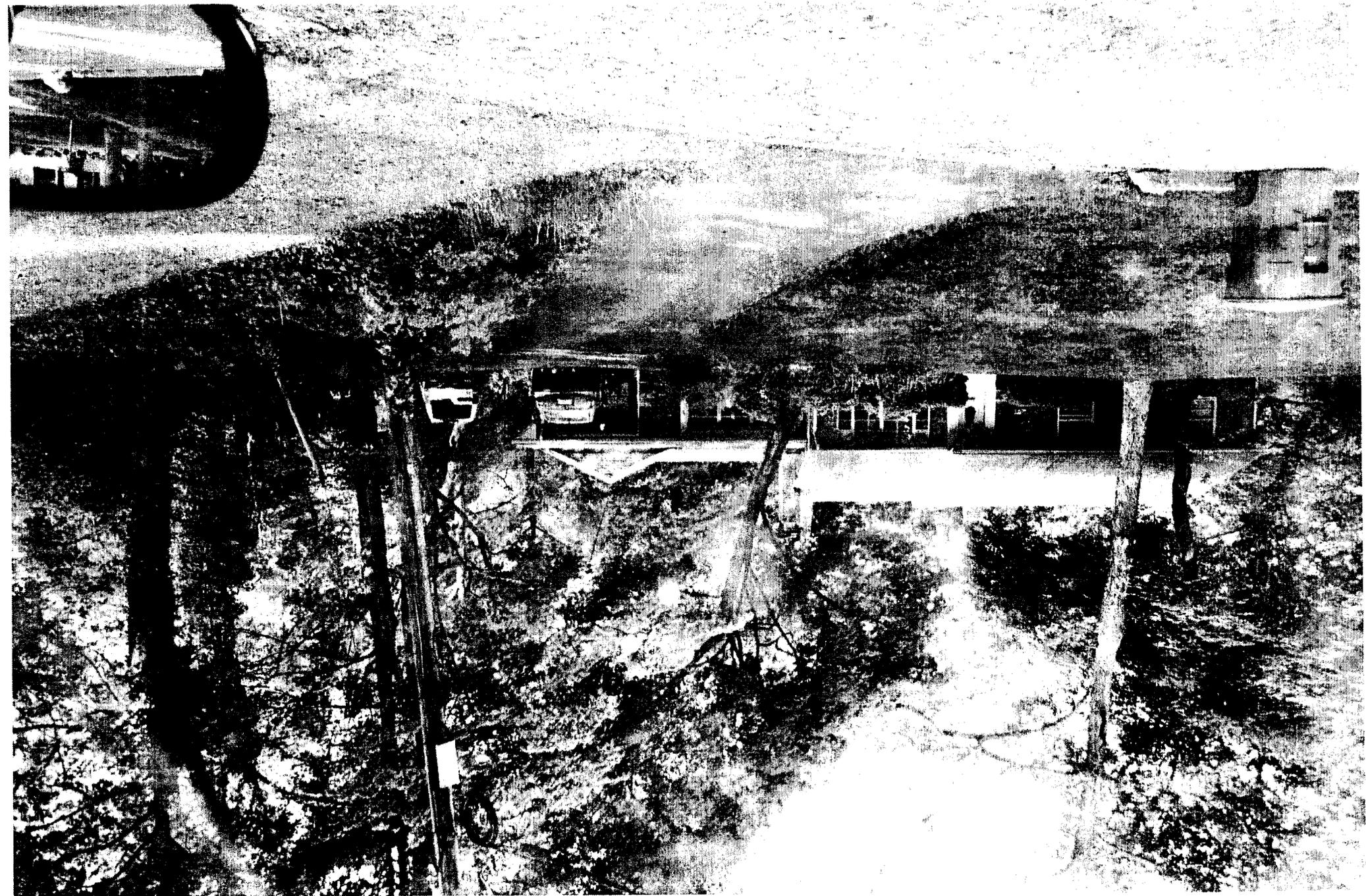


7614 Highway Drive

(3) SIDEYARD



NETSHELD PROPERTY (9)

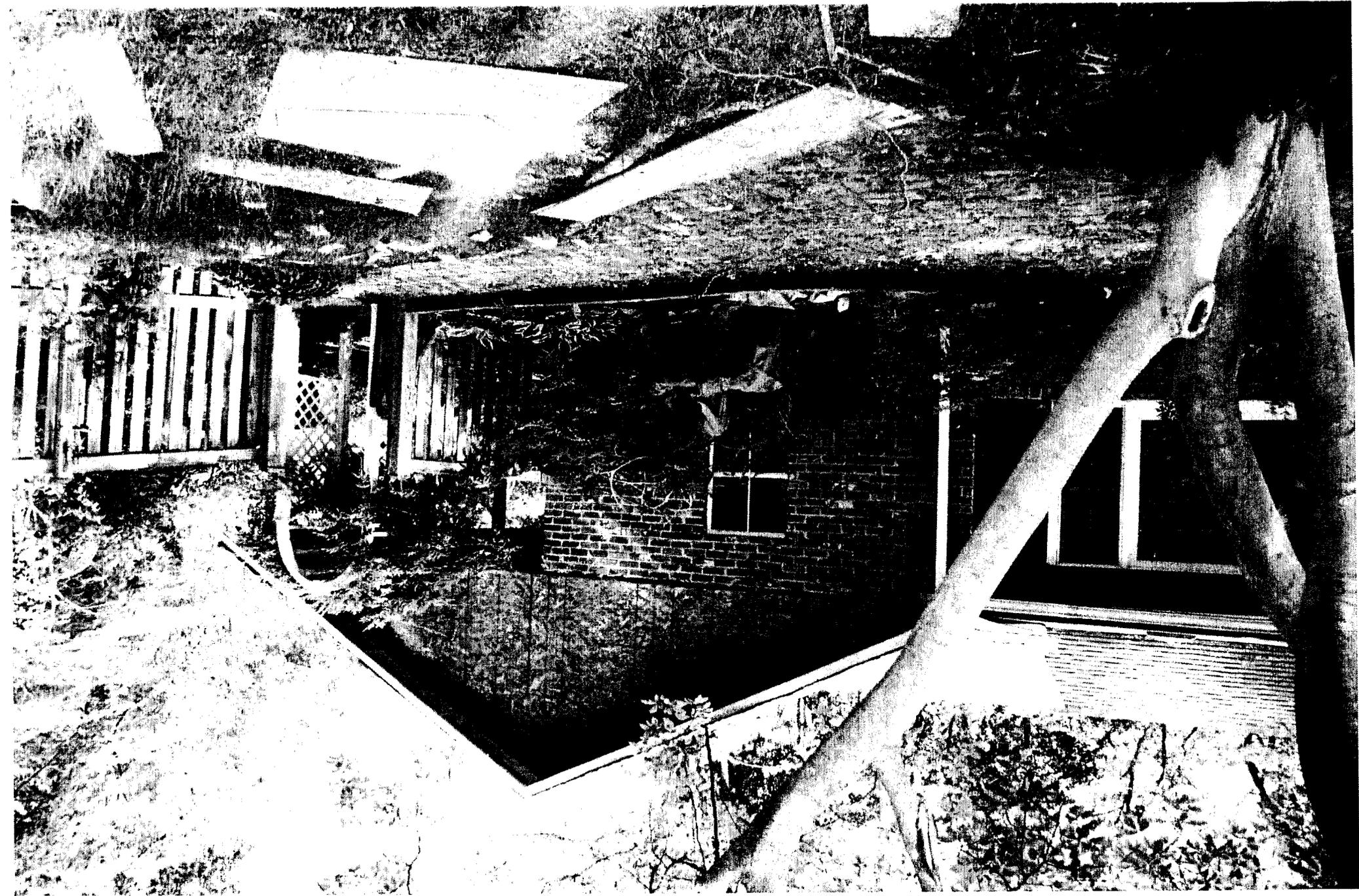




7614 Holiday Drive

⑨ REAR VIEW

10 REM YARD

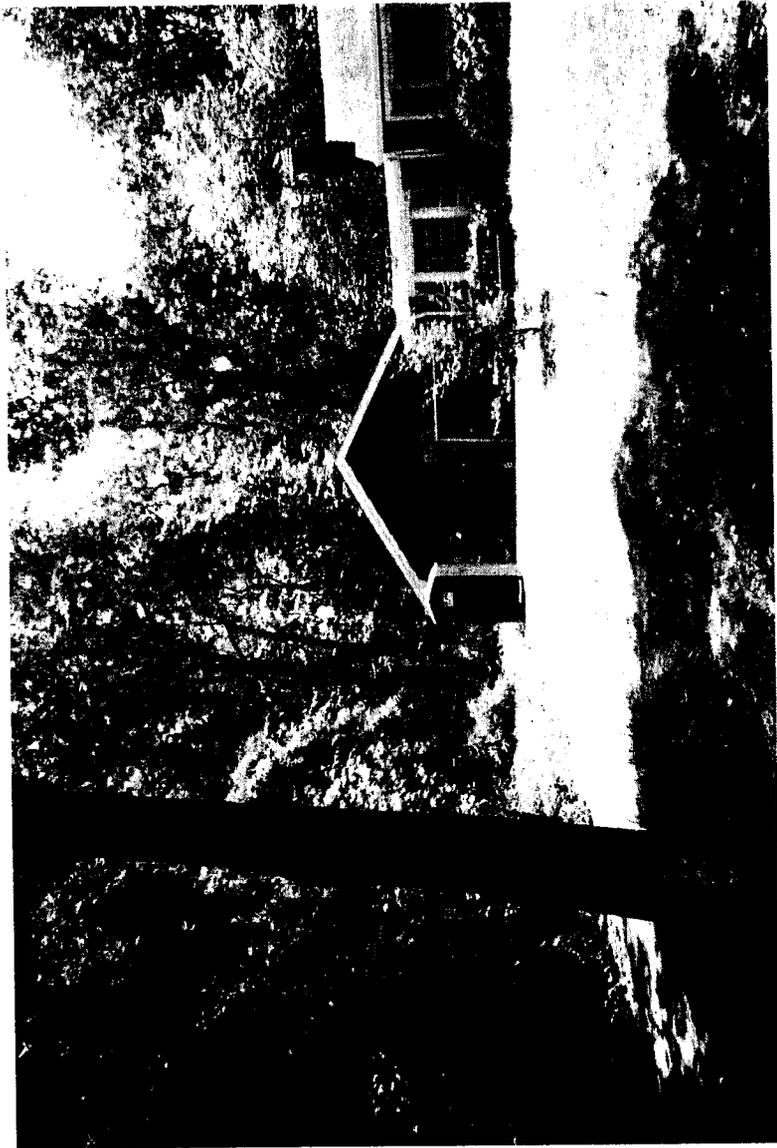


crash site ①





FRONT YARD



FRONT YARD



SIDE YARD FACING, SN



SIDE YARD FACING, SW



SIDE YARD FACING WEST



SIDE YARD FACING WEST



REAR YARD



REAR YARD FACING SW CORNER



SIDE/REAR YARD FACING WEST



SIDE YARD FACING EAST



SIDE YARD FACING EAST



SIDE YARD FACING EAST

SIDE YARD FACING EAST



SIDE YARD FACING EAST





SIDE YARD FACING EAST



FRONT EAST CORNER OF CARPORT

DESCRIPTION OF THE APPLICATION

The applicant is seeking approval of a special permit for the reduction of certain yard requirements to permit the construction of an addition shown as a two-car garage, to be located 13.0 feet from the southern side lot line.

	Structure	Yard	Minimum Yard Required	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Attached Garage	Side (South)	15.0 feet*	13.0 feet	2.0 feet	13.3%

*Minimum yard requirement per Section 3-207

EXISTING SITE DESCRIPTION

The 21,813-square foot lot is currently zoned to the R-2 Zoning District and is developed with a single-story, brick, single-family detached dwelling with 2,405 square feet of gross floor area and 18 feet in height. The existing dwelling is constructed with an attached garage and carport. The site is accessed from an asphalt-paved driveway that extends south from Holiday Drive and terminates at the garage and carport along the eastern and southern side lot lines. The site contains mature vegetation consisting of large shade and deciduous trees, shrubs and ground cover located primarily along the perimeter of the property. A 6-foot high board fence is located along the side and rear lot lines.

CHARACTER OF THE AREA

	Zoning	Use
North	R-2	Single Family Detached Dwellings
East	R-2	Single Family Detached Dwellings
South	R-2	Single Family Detached Dwellings
West	R-2	Single Family Detached Dwellings

BACKGROUND

County tax records indicate that the dwelling was constructed in 1951 with a breezeway that connected to a one-car garage. In 1972, a building permit was issued to extend the breezeway to make it even with the dwelling. A second building permit was issued in 1972 for an addition to the rear of the dwelling. Subsequent building permits have been issued in 2009 and 2010 for the proposed one-story addition, pergola and concrete patio shown on the special permit plat (these additions are not subject to special permit approval).

The Board of Zoning Appeals (BZA) has heard the following similar special permit and variance applications in the vicinity of the application parcel:

- *Variance VC 83-V-026* was approved on May 10, 1983 for Tax Map 102-2 ((8)) 13, zoned R-2, at 7717 Tauxemont Road, to permit enclosure of carport 11.0 feet from a side lot line (15 feet minimum side yard required).
- *Variance VC 2002-MV-072* was approved on July 24, 2002 for Tax Map 102-2 ((7)) (5)1, zoned R-2, at 7609 Ridgecrest Drive, to permit the construction of an addition 10.4 feet and eave 9.4 feet from a side lot line.
- *Special Permit SP 2010-MV-036* was approved on August 4, 2010 for Tax Map 102-2 ((8)) 8, zoned R-2, at 7728 Tauxemont Road, to permit addition 7.5 feet from the side lot line and reduction in the minimum yard requirements based on error in building location to permit accessory storage structure to remain 0.8 feet from the side lot line.

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Subdivision, Wellington Heights

Prepared By: Alfred Copeland, Certified Land Surveyor dated May 16, 1972, revised by Christine A. Leonard, Architect, through August 3, 2010

Proposal:

The applicant is requesting special permit approval to permit the construction of an addition shown as a two-car garage, measuring approximately 591.0 square feet in area and 18.0 feet in height to be located 13.0 feet from the southern side lot line. The proposed garage utilizes the footprint of an existing carport which will be enclosed with the existing one-car attached garage. The existing driveway will provide access to the proposed garage. The addition will be constructed of wood frame with a combination of brick and Hardi-plank painted siding, clad wood windows and asphalt (architectural style) shingle roof. The roof-line of the garage will remain at its current height. The

addition encloses the existing carport and expands the existing one-car garage into a two-car garage. A new pergola, one-story bedroom addition and rear patio along the northwestern corner of the existing dwelling are also proposed. These additions meet the minimum required yards and are not subject to special permit approval and are not party to this application.

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 meets all of the 8 General Special Permit Standards with notes regarding General Standards 3 and 5.

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. *By observation of the neighborhood through submitted photographs, staff believes that the attached garage will not adversely affect the use or development of neighboring properties. The minimum required side yard is 15.0 feet. The proposed addition is to be located 13.0 feet from the southern side lot line. Staff believes that the proposed structure will be located in the most logical location on the property as it utilizes the footprint of the existing one-car garage and carport as well as the existing driveway. Therefore, 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 property has a significant amount of mature vegetation on site. Since the proposed garage addition is to be located in the same location as the existing one-car garage and carport, there should be minimal impact to existing vegetation which will continue to serve as a buffer between the existing dwelling and adjacent properties. As such, staff does not believe any additional vegetation is needed 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 1,892 square feet in size of above grade living space. Therefore 150% of the total gross floor area could result in an addition up to 2,838 square feet in size for a possible total square footage at build out of 4,730. The proposed screened porch addition is 600 square feet, for a total square footage of the house with the addition of 2,492 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 submitted indicate that the materials, size and scale of the proposed garage will be compatible with the existing structure. The addition is clearly subordinate in bulk and scale to the principal dwelling and the proposed garage will not create any additional height to the overall existing structure as the addition is proposed to be in the exact location as the existing garage and carport. 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. With review of the photographs submitted, staff believes that the proposed improvements are compatible with the surrounding houses in the neighborhood. The surrounding neighborhood contains homes with similar additions, both in size and height. The proposed exterior building materials are consistent with the on-site dwelling and compatible with those in the neighborhood. There are several trees located in the area of the proposed garage. Staff has proposed a development condition to require a tree preservation area at the limits of clearing and grading adjacent to the construction area to insure that healthy trees within the preservation area will be protected from construction activities. In addition, the applicant will be required to install tree protection fencing at the edge of the building envelope to preserve the remaining on-site and off-site trees. With the implementation of this development condition, staff believes that the application 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. The Department of Public Works and Environmental Services (DPWES) has confirmed that there are no Resource Protection Areas (RPA) or floodplains located on the property and no downstream drainage complaints have been found. Noise should be reduced since the

existing exterior space (carport) will be enclosed. Although the proposed garage addition alone may not require significant land disturbance, the amount of total land disturbance associated with the by-right additions may require an infill grading plan if there is more than 2,500 square feet of total land disturbance. The applicant should be aware that should an infill grading plan be required, water quality control will be required since the site's imperviousness is greater than 18%. Staff believes that the application meets this provision of the Ordinance.

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 proposed scale of the garage is consistent with the existing dwelling and is proposed in a logical location southeast of the existing dwelling where the existing driveway provides access to the proposed structure. There should be minimal impact to existing vegetation which is proposed to remain. There are several trees located in the area of the proposed garage. Staff has proposed a development condition to require a tree preservation area at the limits of clearing and grading adjacent to the construction area to insure that healthy trees within the preservation area will be protected from construction activities. In addition, the applicant will be required to install tree protection fencing at the edge of the building envelope to preserve the remaining on-site and off-site trees. With the implementation of this development condition, staff believes that the application meets this provision.

CONCLUSION

Staff believes that the subject application 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-MV-049 for the addition (garage) subject to 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 applicant/owner 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 with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2010-MV-049

October 20, 2010

If it is the intent of the Board of Zoning Appeals to approve SP 2010-MV-049 located at Tax Map 102-2 ((7)) (7) 13 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

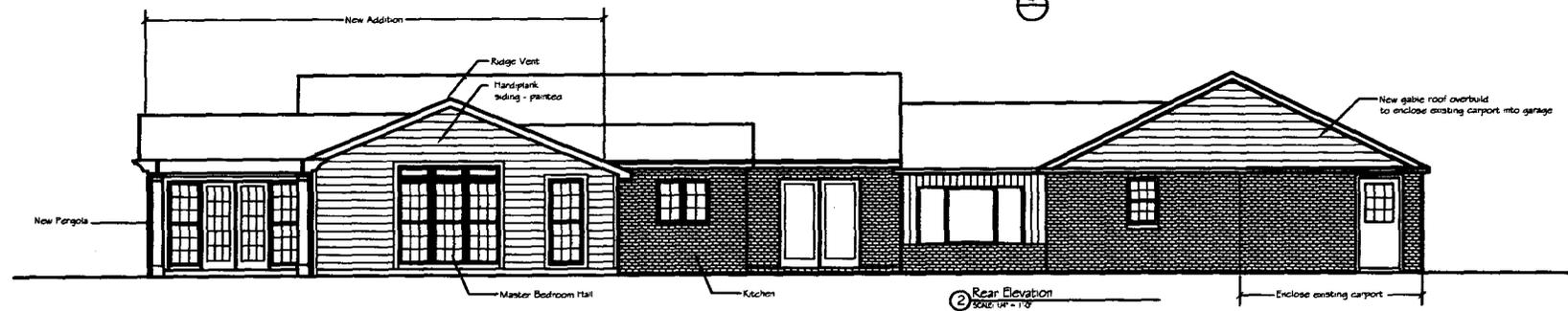
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size (approximately 591.0 square feet) of the addition (garage), as shown on the plat prepared by Alfred Copeland, Certified Land Surveyor dated May 16, 1972, revised by Christine A. Leonard, Architect, through August 3, 2010, 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 (1,892 square feet existing + 2838 square feet (150%) = 4,730 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.
5. 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 eastern 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.

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.

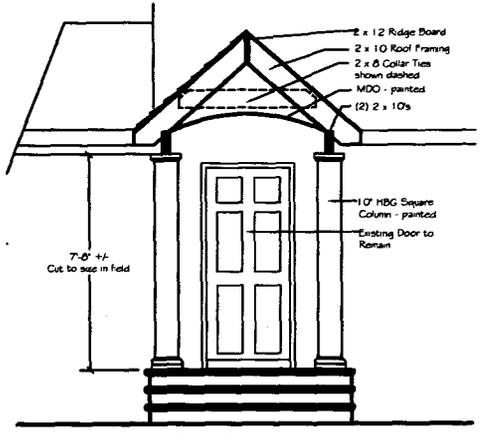
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction 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.



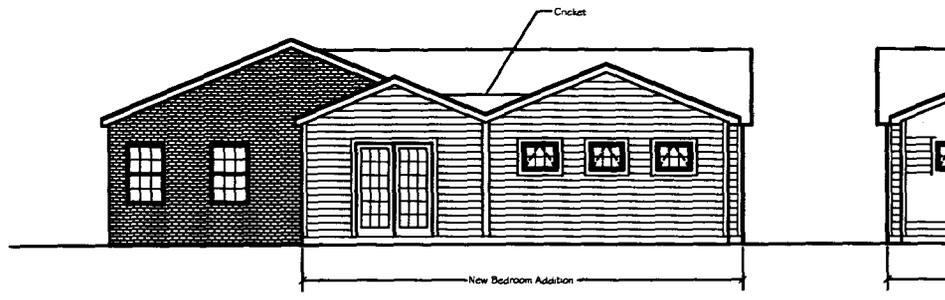
1 Front Elevation
SCALE: 1/4" = 1'-0"



2 Rear Elevation
SCALE: 1/4" = 1'-0"



4 Portico Detail
SCALE: 1/2" = 1'-0"



3 Side Elevation
SCALE: 1/4" = 1'-0"

CRAFTED ARCHITECTURE LLC
 Christine Leonard, Registered Architect
 2109 Popkins Lane Alexandria, Virginia 22307
 ph 703-768-7371 fax 703-768-8444
 e-mail craftedarcht@road.net

PROJECT
 Bailey Residence
 7614 Holiday Drive
 Alexandria, Virginia 22306

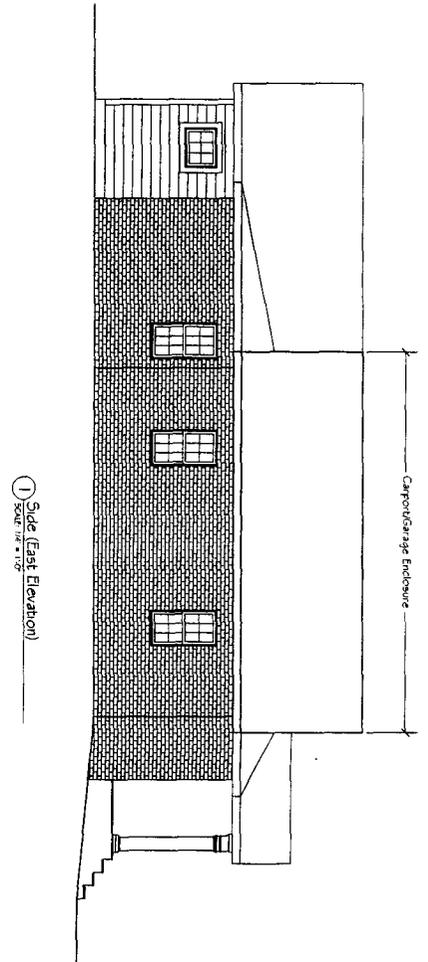
Drawing
 Esther Davidson

Submission
 For Permit and Construction

Date
 September 15, 2009
 Revised December 15, 2009

Sheet No. A4

ATTACHMENT 1



RECEIVED
Department of Permitting & Construction
AUG 08 2009
Zoning Enforcement Division

CRAFTED ARCHITECTURE LLC

Christine Leonard, Registered Architect
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444
e-mail craftedarch@toad.net

PROJECT

Daily Residence
7614 Holiday Drive
Alexandria, Virginia 22308

Drawing

Estelle Davidson

Submission

For Permit and Construction

Date

September 15, 2009
Revised December 15, 2009

Sheet No. A5



① Front Elevation
SCALE: 1/4" = 1'-0"



② Rear Elevation
SCALE: 1/4" = 1'-0"

RECEIVED
 Department of Planning & Zoning
MAY 06 2010
 Zoning Evaluation Division

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/10/10
 (enter date affidavit is notarized)

I, Christine A. Leonard, AIA, 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 108463a

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)
Carolyn J. Bailey	7614 Holiday Drive Alexandria, VA 22308	Applicant/Title Owner
Crafted Architecture LLC	2109 Popkins Lane Alexandria, VA 22307	Agent
Christine A. Leonard, AIA	2109 Popkins Lane Alexandria, VA 22307	Agent

(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: 6/10/10
(enter date affidavit is notarized)

108463a

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)

*Crafted Architecture LLC
2109 Popkins Lane
Alexandria, VA 22307*

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)

Christine Leonard

(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: 6/10/10
(enter date affidavit is notarized)

108463a

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.

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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: 6/10/10
(enter date affidavit is notarized)

108463a

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) [] Applicant Applicant's Authorized Agent
Christmie A. Leonard
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10th day of June 2010, in the State/Comm. of VIRGINIA, County/City of Fairfax.

[Signature]
Notary Public



Statement of Justification

Bailey Residence

7614 Holiday Drive

Alexandria, Virginia 22308

We are requesting a special permit for one rear yard setback reduction for the enclosure of existing carport. The enclosure is subordinate to the house in purpose, scale, use and intent to the principal structure on the site. The proposed enclosure 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 all of the significant vegetation is preserved. The enclosed car port is also in character with the existing on site development in terms of location, height, bulk and scale. The proposed development does not adversely impact the use and or enjoyment of any adjacent property with regard to issues such as noise, light, air, erosion, and storm water runoff. The proposed reduction is the minimum amount of reduction necessary to accommodate the proposed structure on the lot as the structure is existing it would not be reasonable to relocate the carport to another area on the lot.

The house is currently zoned R- 2 with setbacks of 35' front, 15' side, and 25' rear. I am requesting a reduction of 12' at the rear yard. The proposed reduction represents the minimum amount of reduction necessary to accommodate the new addition on the lot. The carport is existing and is in the best possible location in relation to the adjacent garage and interior spaces of the existing house as well as the location of the house on the lot. The overall square footage of the house (including existing house, bedroom addition, carport and garage) is 3005 sq. ft. The garage and car port are 591 sq ft which is 19% of the total square footage of the house. The garage/carport is subordinate in purpose and scale to the house. The lot is level at the back and slopes toward the street. The current terrain and slope will be preserved during construction. There are no resource protection areas on the site. All of the existing vegetation will be preserved and all large trees and shrubs will stay in-tact. There are no well or septic systems on the property. The addition does not extend into any existing easements. There is not an historic resource area on the site.

The addition will be wood frame construction, a combination of brick and Hardi-plank painted siding, clad wood windows and asphalt (architectural style) shingle roof. A new

pergola, one story bedroom addition and rear patio will also be part of the project (as indicated on the plat and plans.)

The addition will not have any impact on the existing traffic flow in the neighborhood. It is planned for the side of the house and will serve as a two car garage space for Ms. Bailey, the sole owner and permanent residents of the house.

No hazardous waste, toxic substances, or petroleum products (as defined in Title 40, Code of Federal Regulations Part 280) will be utilized, stored or disposed of on site. There are no existing storage tanks or containers on site.

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.