



# County of Fairfax, Virginia

December 8, 2010

## STAFF REPORT

**SPECIAL PERMIT APPLICATION NO. SP 2010-SU-058**

### SULLY DISTRICT

**APPLICANTS/OWNERS:** Peter W. Leach-Lewis  
Rita M. Leach-Lewis

**STREET ADDRESS:** 6209 Knoll View Place

**SUBDIVISION:** Pleasant Hill

**TAX MAP REFERENCE:** 53-4 ((5)) 91

**LOT SIZE:** 10,690 square feet

**ZONING DISTRICT:** R-C and WS

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

**SPECIAL PERMIT PROPOSAL:** To permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 7.0 feet from a side lot line and to permit reduction of certain yard requirements to permit construction of roofed deck 32.0 feet from the front lot line and 12.0 feet from a side lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2010-SU-058 for the roofed deck 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 applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

*O:\dhedr\Special Permits(12-15) SP 2010-SU-058 Leach-Lewis (50&error)\SP 2010-SU-058 Leach-Lewis 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.**

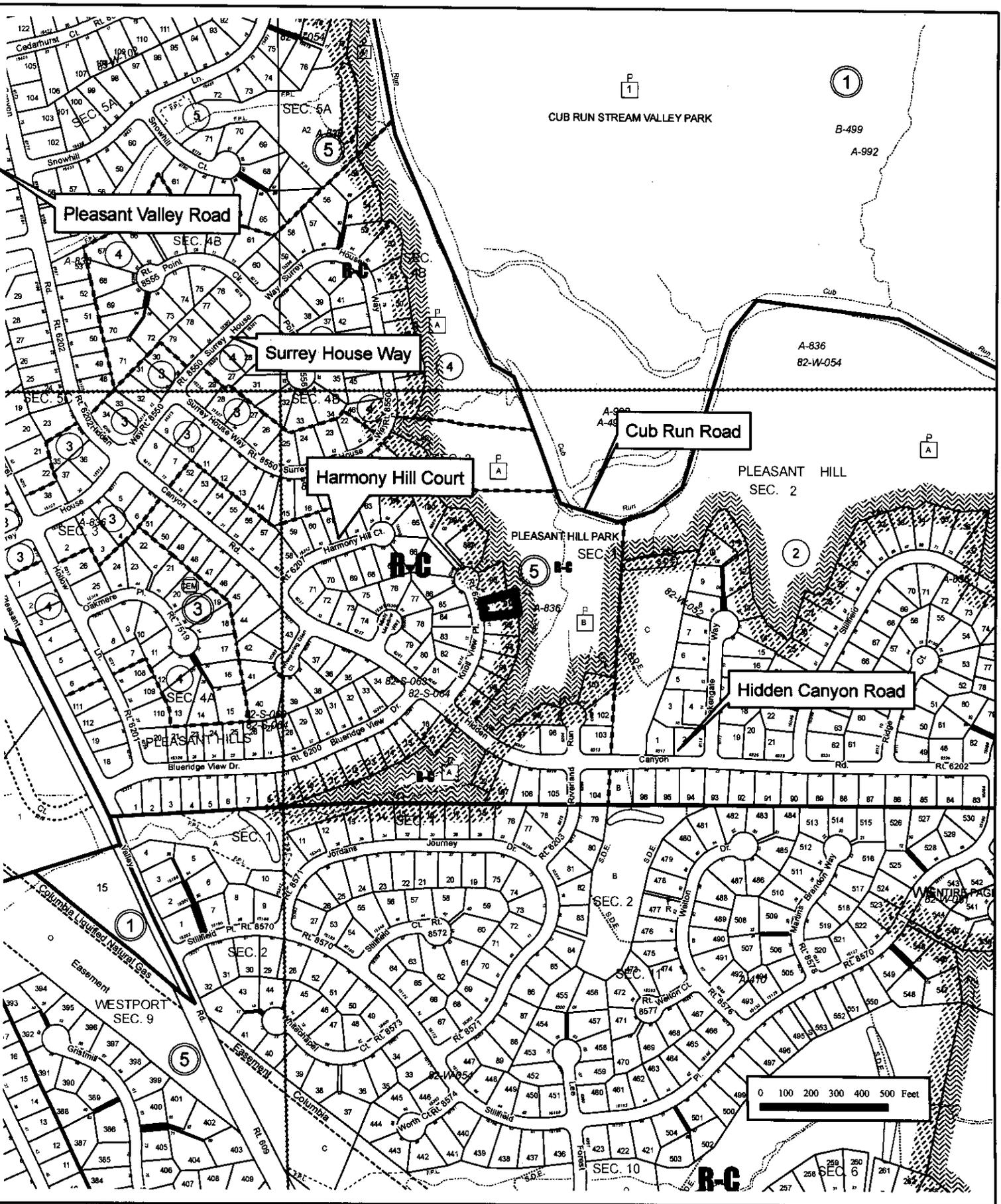


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Permit**  
**SP 2010-SU-058**



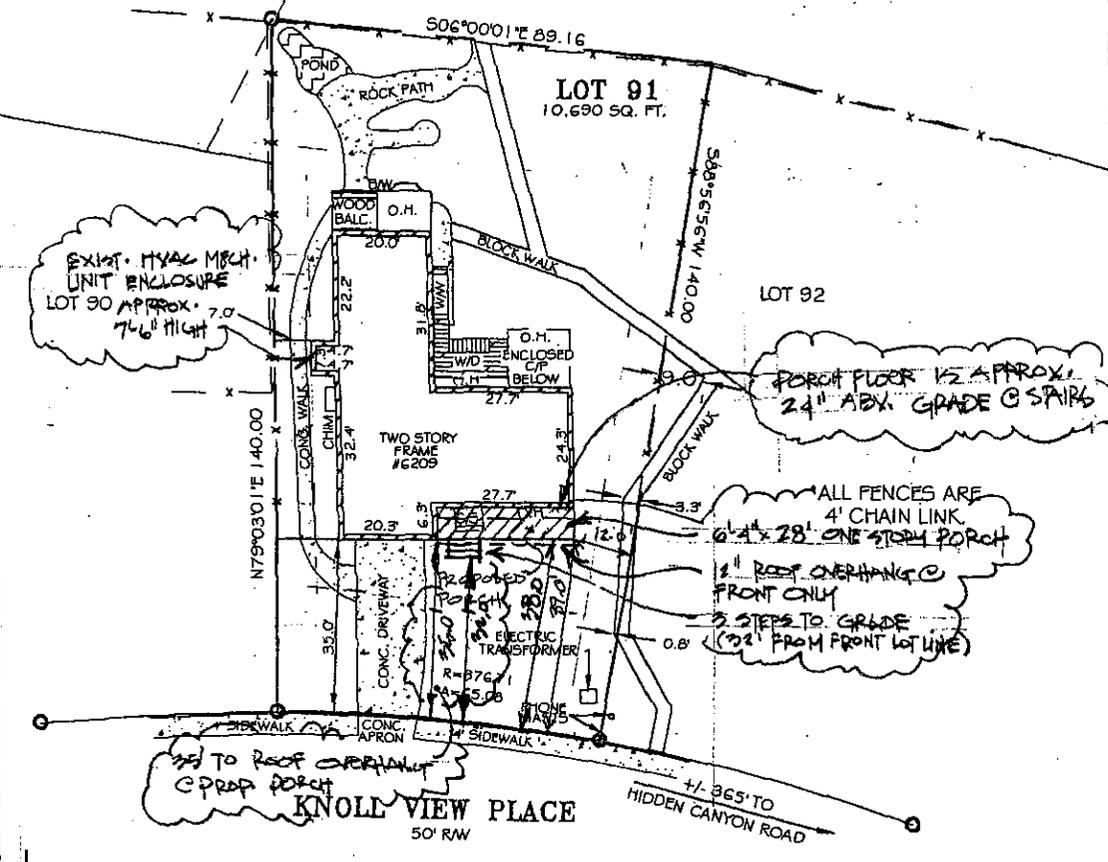
# Special Permit SP 2010-SU-058



FLOOD PLAIN ESMT.

PARCEL "B"

RECORD NORTH



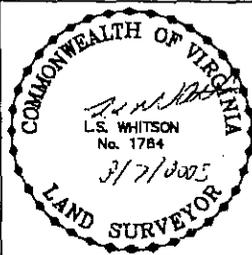
EXIST. BLD. HT.: 26'  
 PROPOSED ADDN. HT.: 14'  
 EXIST. REAR DECK: 5'

NOTES PREPARED ON THIS  
 PLAT FOR PURPOSES OF  
 SPECIAL PERMIT APPLICATION  
 BY JOHN F. HELTZEL AIA, P.E.  
 SEPT. 30, 2010.

NOTES:	RC
MIN. YARDS FRONT	40'
SIDE	20'
REAR	25'
AREA TABULATION	
EXIST. HOUSE	2118 SF
PROPOSED ADD.	175 SF
	2293 SF
	8.2%

**HOUSE LOCATION SURVEY**

LOT 91 SECTION ONE  
 PLEASANT HILL  
 DEED BOOK 4472 PAGE 872  
 FAIRFAX COUNTY, VIRGINIA  
 DATE: MARCH 7, 2005  
 SCALE: 1" = 30'  
 DRAFTED BY: L.S.W.



**LEGEND**

- CW = CONC WALK
- SW = STONE WALK
- WL = WOOD LANDING
- BL = BRICK LANDING
- WD = WOOD DECK
- CS = CONC STOOP
- M/S = METAL STOOP
- C/C/S = COVERED CONC STOOP
- CP = CONC PATIO
- RE = RECESSED ENTRY
- CHIM = CHIMNEY
- O.H. = OVERHANG
- BW = BAY WINDOW
- OHW = OVERHEAD WIRE
- AW = AREA WAY
- = MONUMENT FOUND
- x- = FENCE

**NOTES**

PURSUANT TO TITLE 54.1-407 OF THE CODE OF VIRGINIA:  
 THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY; IT IS A HOUSE LOCATION SURVEY. ANY MONUMENTS SHOWN ON THIS PLAT WERE RECOVERED IN THE FIELD AND DEEMED SUFFICIENT FOR A HOUSE LOCATION SURVEY. THIS PLAT DOES NOT CERTIFY THAT THE LOCATIONS OF THESE MONUMENTS ARE PRECISELY CORRECT. YOUR LENDER REQUIRED A HOUSE LOCATION SURVEY TO VERIFY THE ORIENTATION OF THE HOUSE, LOCATION OF IMPROVEMENTS, AND TO ENSURE THAT THERE ARE NO IMPROPER ENCUMBRANCES UPON THE PROPERTY. IF THE OWNER DESIRES THE PRECISE LOCATION OF CORNERS TO BE MARKED, THEN A BOUNDARY SURVEY MAY BE REQUESTED FOR AN ADDITIONAL FEE. THE LOCATION OF FENCES, DRIVEWAYS, AND OTHER IMPROVEMENTS ARE APPROXIMATE. THIS PLAT DOES NOT DETERMINE THE OWNERSHIP OF FENCES. THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS. THIS PLAT WAS ESTABLISHED BY TRANSIT AND TAPE. NO TITLE REPORT WAS FURNISHED.

**SAM WHITSON LAND SURVEYING, INC.**

11170 LEE HIGHWAY SUITE C  
 FAIRFAX, VIRGINIA 22030  
 (703)352-9515 FAX: (703)352-9518

VISIT OUR WEBSITE AT <http://www.samwhitson.com/>

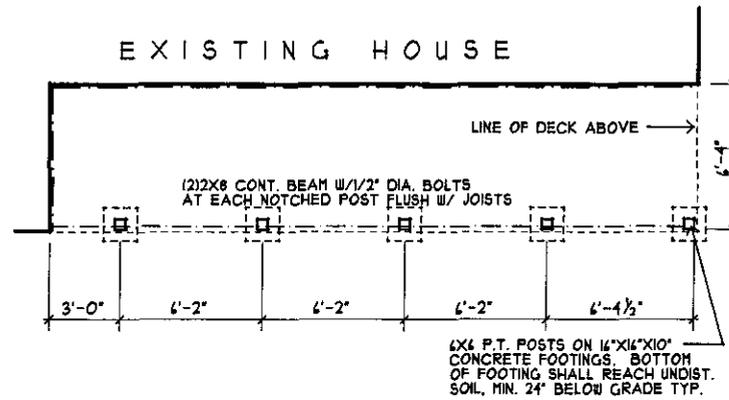
OWNER: LEACH-LEWIS

W.O. #05-712

RECEIVED  
 Department of Planning & Zoning  
 OCT 08 2010  
 Zoning Evaluation Division

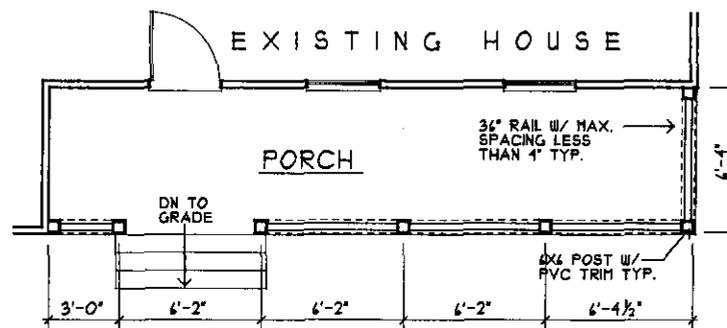


John F.  
Heltzel  
AIA



### FOUNDATION PLAN

SCALE 1/8" = 1'-0"



### PLAN NOTES

ALL EXPOSED FRAMING TO BE PRESSURE TREATED TYP.

ALL NEW EXTERIOR TRIM, PORCH POSTS AND CEILING TO BE PAINTED.

INSTALL (4) RECESSED LIGHT FIXTURES AND (2) CEILING FANS - VERIFY LOCATION W/ OWNER.

RELOCATE EXISTING DRYER VENT AND HOSE BIB AS REQUIRED.

### FLOOR PLAN

SCALE 1/8" = 1'-0"

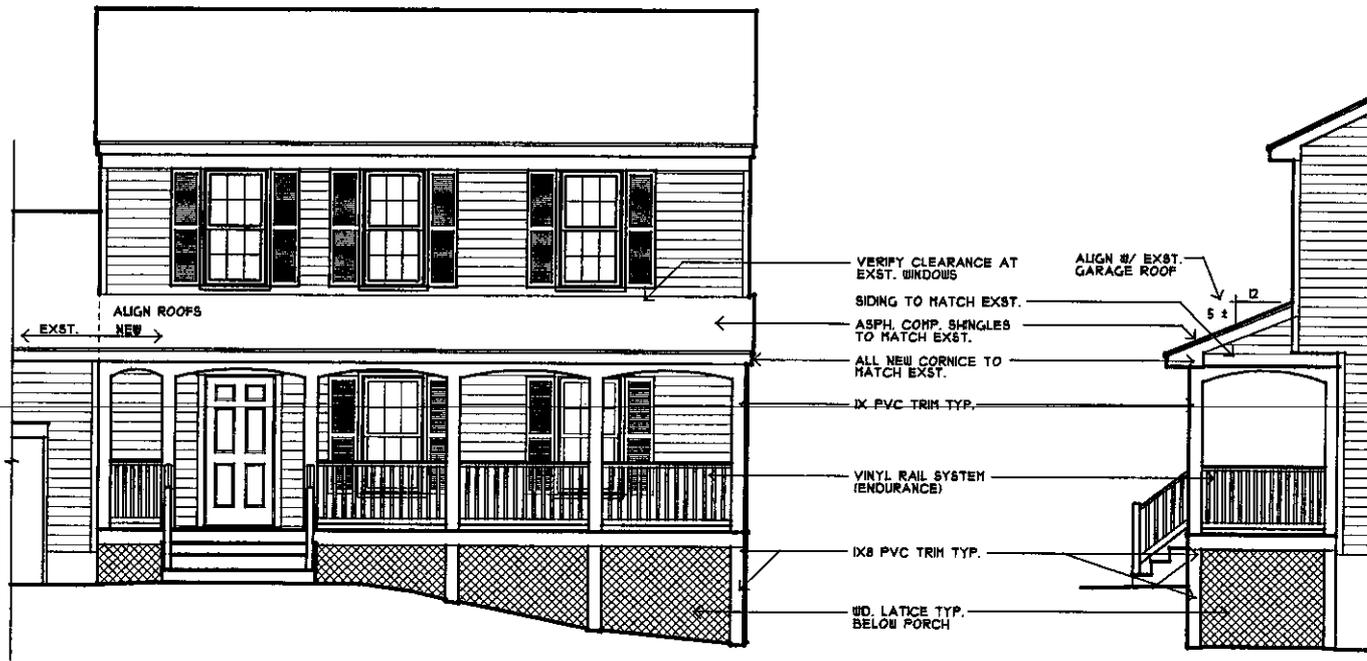
6209 KNOLL VIEW PLACE

6/23/10

FLOOR PLAN



John F.  
Heltzel  
AIA



FRONT ELEVATION

SCALE 1/8" = 1'-0"

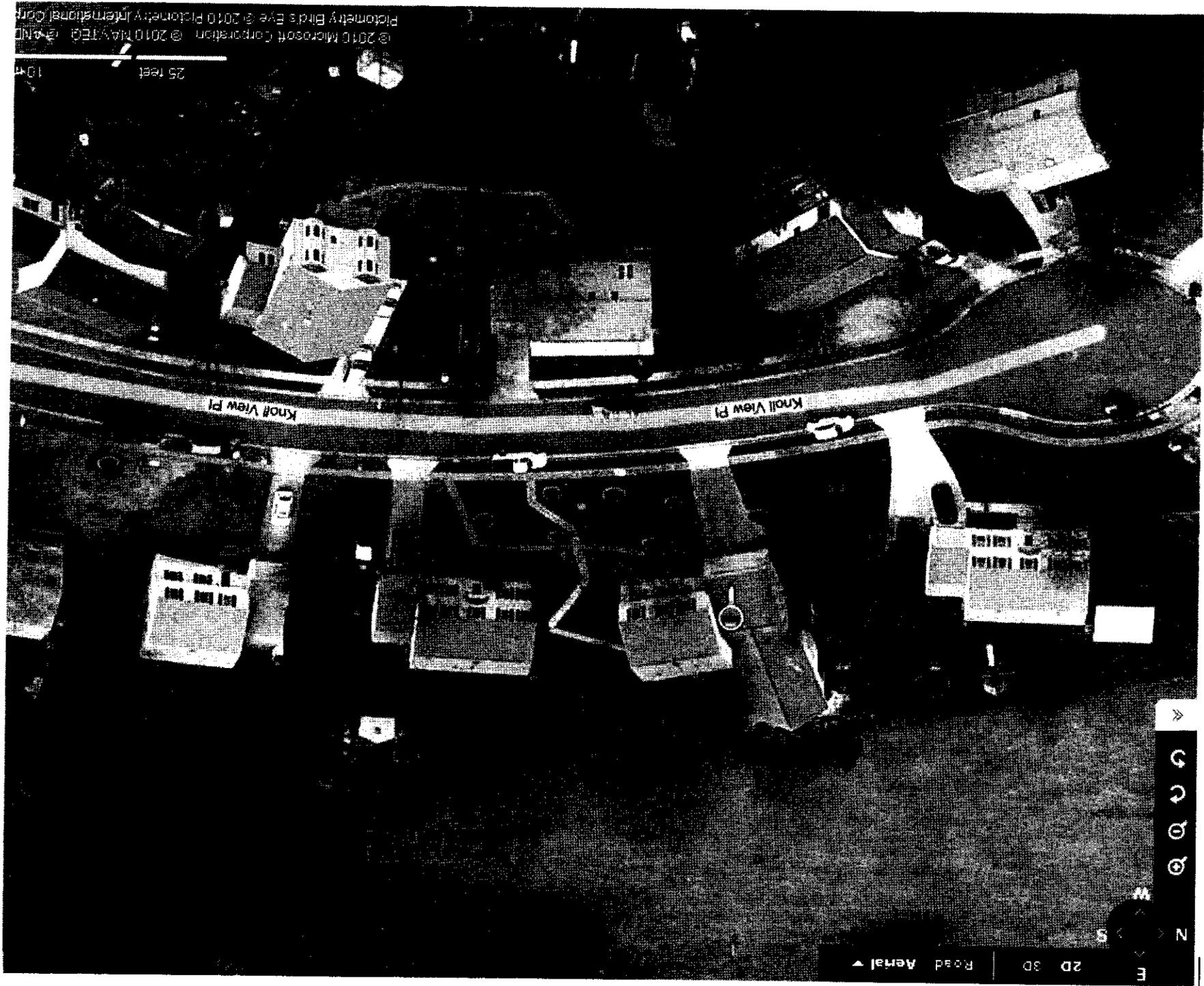
RIGHT ELEVATION

SCALE 1/4" = 1'-0"

6209 KNOLL VIEW PLACE

6/23/10

ELEVATIONS



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25 feet

F 2D 3D Road Aerial

N S W  
◀ ▶ ↺ ↻





















**DESCRIPTION OF THE APPLICATIONS**

To applicants are requesting special permit approval to permit reduction to minimum yard requirements based on error in building location to permit dwelling, an HVAC mechanical unit enclosure, to remain 7.0 feet from the northern side lot line.

	<b>Structure</b>	<b>Yard</b>	<b>Minimum Yard Required</b>	<b>Structure Location</b>	<b>Amount of Error</b>	<b>Percent of Error</b>
<b>Special Permit</b>	<b>Dwelling</b>	Side	20.0 feet	7.0 feet	13.0 feet	65%

Minimum yard requirement per Section 3-C07

The applicants are also requesting approval of a special permit for a reduction of certain yard requirements to permit construction of roofed deck (front porch) 32.0 feet from the front lot line and 12.0 feet from the southern 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>	<b>Roofed Deck</b>	Front	40.0 feet	32.0 feet	8.0 feet	20%
<b>Special Permit</b>	<b>Roofed Deck</b>	Side	20.0 feet	12.0 feet	8.0 feet	40%

Minimum yard requirement per Section 3-C07

**EXISTING SITE DESCRIPTION**

The site is currently zoned R-C and is within a Water Supply Protection Overlay District. The site was originally developed under the R-2 cluster regulations, with a two-story single family detached dwelling, built in 1977. The lot consists of 10,690 square feet and is surrounded by single family detached dwellings to the north, south and west. The Pleasant Hill Park is located to the east, along the rear lot line. The property is accessed via a concrete driveway from Knoll View Place which terminates at an existing two-car garage. The lot is flat and contains existing mature vegetation consisting of mature trees and shrubs. A chain link fence is located around the side and rear yards.

**CHARACTER OF THE AREA**

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-C and WS	Single Family Detached Dwellings
<b>East</b>	R-C and WS	Fairfax County Park Authority – Pleasant Hill Park
<b>South</b>	R-C and WS	Single Family Detached Dwellings
<b>West</b>	R-C and WS	Single Family Detached Dwellings

**BACKGROUND**

The subject property was originally developed under the R-2 Cluster regulations as indicated by a building permit issued in 1977. On July 26, 1982 the property was rezoned to the R-C District as part of rezoning RZ 82-W-054. The R-2 Cluster regulations specified a minimum required side yard of eight (8) feet, with total minimum side yards of 24 feet and a minimum front yard of 25 feet. At the time the dwelling was constructed, it met the R-2 Cluster regulations. With the adoption of RZ 82-W-054, the property was subject to the R-C Zoning District regulations, which specifies a minimum side yard of 20 feet and a minimum front yard of 40 feet. The request to construct the roofed deck (front porch addition) would have met the requirements of the R-2 Cluster regulations for the location to the front lot line; however, does not meet the total side yard requirement.

Although the application was not filed under certain R-C lots, research shows that the Board of Zoning Appeals (BZA) has heard the following applications in the immediate neighborhood which would be relevant to this application:

- Special Permit SP 2006-SU-068 was approved on January 9, 2007 for Tax Map 53-3 ((3)) 49, zoned R-C, 6220 Hidden Canyon Road, to permit reduction of certain yard requirements to permit construction of addition 10.4 feet from a side lot line.
- Special Permit SP 2006-SU-037 was approved on October 3, 2006 for Tax Map 53-3 ((3)) 55, zoned R-C, 6221 Hidden Canyon Road, to permit construction of deck 18 feet from one side lot line and 14.0 feet from other side lot line.
- Special Permit SP 2003-SU-052 was approved on March 17, 2004 for Tax Map 53-3 ((3)) (4) 3, zoned R-C, 6216 Secret Hollow Lane, to permit construction of addition 12.8 feet with eave 12.1 feet from a side lot line.
- Special Permit SP 99-Y-073 was approved on February 16, 2000 for Tax Map 53-3 ((3)) 2, zoned R-C, 15331 Blueridge View Drive, to permit construction of addition 19.2 feet from a side lot line and 29.0 feet from the front lot line.

- Special Permit SP 99-Y-060 was approved on December 1, 1999 for Tax Map 53-4 ((5)) 35, zoned R-C, 6240 Hidden Canyon Road, to permit construction of addition 32.8 feet from a front lot line.
- Special Permit SP 97-Y-044 was approved on December 17, 1997 for Tax Map 53-4 ((5)) 43, zoned R-C, 6232 Hidden Canyon Road, to permit construction of addition 17 feet from a side lot line
- Special Permit SP 96-Y-051 was approved on February 19, 1997 for Tax Map 53-4 ((5)) 31, zoned R-C, 15308 Blueridge View Drive, to permit addition 15 feet from a side lot line.
- Special Permit SP 92-Y-044 was approved on October 21, 1992 for Tax Map 53-4 ((5)) 17, zoned R-C, 6302 Hidden Canyon Road, to allow enclosure of existing carport 13.2 feet from a side lot line.
- Special Permit SP 91-S-012 was approved on June 16, 1991 for Tax Map 53-3 ((3)) 27, zoned R-C, 15318 Blueridge View Drive, to allow addition 13 feet from a side lot line.
- Special Permit SP 88-S-098 was approved on January 17, 1989 for Tax Map 53-3 ((3)) 52, zoned R-C, 6215 Hidden Canyon Road, to allow addition 13 feet from side lot line such that side yards total 27.1 feet.
- Special Permit SP 88-S-032 was approved on July 27, 1988 for Tax Map 53-3 ((3)) 19, zoned R-C, 6228 Secret Hollow Lane, to allow addition to dwelling 9.5 feet from a side lot line.
- Special Permit SP 86-S-050 was approved on December 10, 1986 for Tax Map 53-3 ((3)) 46, zoned R-C, 6226 Hidden Canyon Road, to allow addition to dwelling 12.1 feet from a side lot line.
- Special Permit SP 84-S-006 was approved on April 10, 1984 for Tax Map 53-4 ((5)) 11, zoned R-C, 15313 Blueridge View Drive, to permit construction of additions 36.1 feet from a front lot line and 12.3 feet from a side lot line.

## ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** House Location Survey, Lot 91, Section One, Pleasant Hill
- **Prepared by:** Sam Whitson Land Surveying, Inc., dated March 7, 2005, as revised and signed by John F. Heltzel, AIA, PC, dated October 8, 2010.

- **Permits required:** Yes. A building permit was obtained for an addition to the northern side lot line; however, the enclosure of the HVAC unit was not shown.
- **Error made by:** The homeowners

### **Proposal:**

The applicants propose to construct a one-story roofed deck, or covered front porch, measuring approximately 6 feet 4 inches wide x 28 feet long, to be located 32.0 feet from the front lot line and 12.0 feet from the southern side lot line. The applicants also request approval for the enclosure of an HVAC mechanical unit to remain 7.0 feet from the northern side lot line. As noted above, a building permit was obtained in 1982 to allow construction of an addition 12.1 feet from the northern side lot line; however, the enclosure of the HVAC mechanical unit was not shown on the building permit. A copy of the approved building permit is attached as Appendix 4. Since the structure is enclosed and attached to the house, it has been determined to be an addition to the side of the dwelling and is located too close to the 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 5:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-914 Provisions for Minimum Yard Requirements Based on Error in Building Location
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

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

Staff believes that the application for the detached garage meets all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standard 3.

*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 that the special permit application satisfies this condition since this is a minor intrusion into the front and side yards and would not adversely impact the use or development of neighboring properties. Therefore, staff believes 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 4 relates to additional square footage, which does not apply to this application. 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 6, 7, 8, and 9.

*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 front porch will be compatible with the architecture of the existing dwelling on the lot. The house is currently a two-story dwelling and the proposed roofed deck will only be 14 feet high and approximately 175 square feet in size. Therefore the proposed roofed deck will not be out of character with existing on-site development in terms of location, height, bulk and scale. 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 applicants propose to construct a front porch along a portion of the front of the dwelling. No vegetation is proposed to be removed for its construction. Staff believes the front porch request is minimal and 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 front porch addition, consisting of 175 square feet, will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. Staff believes the request is modest and will not 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 front porch is shown in the most logical location given the existing dwelling on the lot. The request is minimal in size and scale and represents the minimum amount of reduction necessary to accommodate the structures. Staff believes the application 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-SU-058 for a roofed deck 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 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
2. Applicant's Affidavit
3. Applicant's Statement of Justification and Attachments
4. Building Permit History
5. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SP 2010-SU-058****December 8, 2010**

If it is the intent of the Board of Zoning Appeals to approve SP 2010-SU-058 located at Tax Map 53-4 ((5)) 91 to permit reduction of minimum 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.

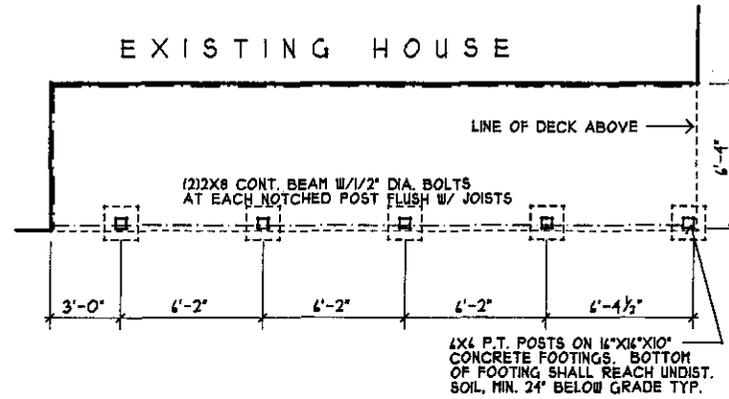
1. This special permit is approved for the location and size of a one-story, roofed deck (front porch) and dwelling, as shown on the plat prepared by Sam Whitson Land Surveying, Inc., dated March 7, 2005, as revised and signed by John F. Heltzel, AIA, PC, dated October 8, 2010, as submitted with this application and is not transferable to other land.
2. The roofed deck (front porch) 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.

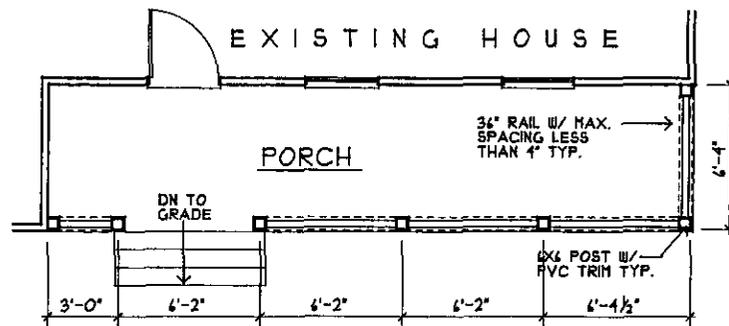


John F.  
Heltzel  
AIA



### FOUNDATION PLAN

SCALE 1/8" = 1'-0"



### PLAN NOTES

ALL EXPOSED FRAMING TO BE PRESSURE TREATED TYP.

ALL NEW EXTERIOR TRIM, PORCH POSTS AND CEILING TO BE PAINTED.

INSTALL (4) RECESSED LIGHT FIXTURES AND (2) CEILING FANS - VERIFY LOCATION W/ OWNER.

RELOCATE EXISTING DRYER VENT AND HOSE BIB AS REQUIRED.

### FLOOR PLAN

SCALE 1/8" = 1'-0"

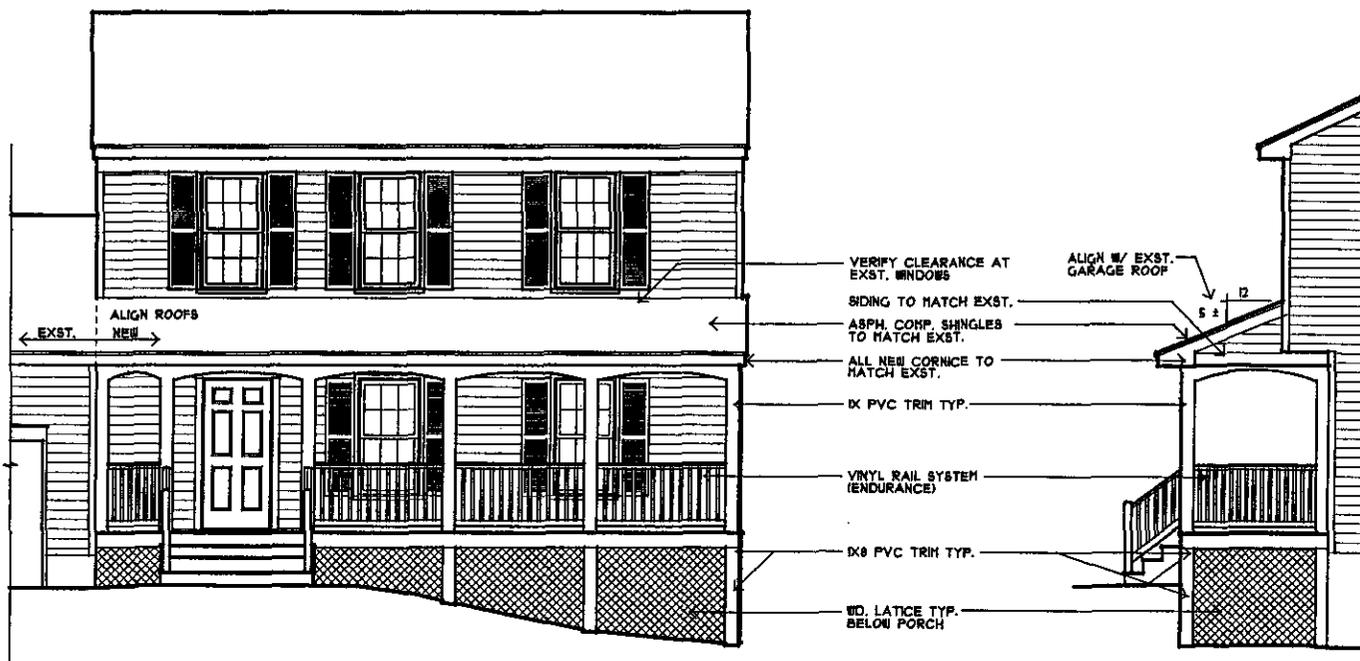
6209 KNOLL VIEW PLACE

6/23/10

FLOOR PLAN



John F.  
Heltzel  
AIA



FRONT ELEVATION

SCALE 1/8" = 1'-0"

RIGHT ELEVATION

SCALE 1/4" = 1'-0"

6209 KNOLL VIEW PLACE

6/23/10

ELEVATIONS

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

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 8/7/10  
 (enter date affidavit is notarized)

I, Rita M. Leach-Lewis, 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      109060a

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)
Peter W. Leach-Lewis	6209 Knoll View Place, Centreville, VA 20120	Applicant/Title Owner
Rita M. Leach-Lewis	6209 Knoll View Place, Centreville, VA 20120	Applicant/Title Owner
John F. Heltzel, AIA, P.C.	9389 Forestwood Lane, Manassas, VA 20110	Agent
John F. Heltzel, AIA	9389 Forestwood Lane, Manassas, VA 20110	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: 8/7/10  
(enter date affidavit is notarized)

109060a

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)

John F. Heltzel, AIA, P.C.  
9389 Forestwood Lane  
Manassas, VA 20110

**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)

John F. Heltzel  
Jeanine K. Heltzel

(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)

Page Three

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 8/7/10  
(enter date affidavit is notarized)

109060a

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, and zip code)

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

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

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 8/7/10  
(enter date affidavit is notarized)

109060a

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: 8/7/10  
(enter date affidavit is notarized)

109060a

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

Rita M. Leach-Lewis  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 7<sup>th</sup> day of August 2010, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]  
Notary Public

My commission expires: 30<sup>th</sup> June 2012

**YASH PAUL SIKKA**  
Notary Public, Commonwealth of Virginia  
Commission Expires June 30, 2012  
ID-346640



3589 FORESTWOOD LANE  
MANASSAS, VA 20108-4701

TEL 703.361.6170  
FAX 703.361.8871  
WWW.HELTZELAIA.COM

RECEIVED  
Department of Planning & Zoning

OCT 06 2010

Zoning Evaluation Division

Re: SP 2010-0121  
6209 Knoll View Place  
Centreville, VA 20120

Date: October 5, 2010

### Special Permit Statement of Justification

- A. Type of operation.  
**Residence**
- B. Hours of Operation.  
**Not applicable**
- C. Estimated number of patrons/clients/patients/pupils/ etc.  
**Not applicable**
- D. Proposed number of employees/attendants/teachers/ etc.  
**Not applicable**
- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.  
**Not applicable**
- F. Vicinity or general area to be served by the use.  
**Not applicable**
- G. Description of building façade and architecture of proposed new building or additions.  
**The existing single family home exterior is traditional early American style. The proposed front porch addition is also of traditional American style, in keeping with the existing home design. All proposed materials for the addition are compatible with the existing home. The finished paint colors are to match the existing.**
- H. A listing, if known of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste

as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers.

**Not Applicable**

- I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification of any such modification.

**The proposed use for the proposed front porch addition is consistent with the existing single family home use, and the proposed design conforms to the provisions set forth in Section 8-914 and Section 8-922 of the Fairfax County Zoning Ordinance as further clarified:**

**Section 8-914 Provision for Approval of Reduction to the Minimum yard Requirements Based on Error in Building Location.**

The existing house was constructed with one portion of the house 1'-0" into the 8' minimum side yard requirement for RC zoning. In addition:

- A. The error is 1' into the 8' required side yard, or 12.5%.
- B. The noncompliance was done in good faith.
- C. The reduction will not impair the purpose or intent of the ordinance.
- D. It is not detrimental to the use and enjoyment of other property in the immediate vicinity.
- E. It will not create an unsafe condition with respect to both other property and public streets.
- F. Forcing compliance with the current minimum yard requirement would cause unreasonable hardship upon the owner.
- G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

**Section 8-922 Provisions for Reduction of Certain Yard Requirement**

The proposed porch addition is in the front of the existing house and does not extend into the minimum front yard requirement beyond the existing house, or greater than 50% of the minimum yard requirement. In addition:

- 1. The proposed porch addition extends only into the front and side yards, within the allowable distances of the original R-2 Cluster provisions. The approval of the requested reduction 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 feet.
- 2. The reduction shall not result in the placement of a detached structure in the front yard.
- 3. The principle structure and use complied with the minimum yard requirements in effect when the use and structure was established, with the

possible exception of the building error noted above and special permit requested for.

4. The proposed porch addition is approximately 8% of the existing house. The proposed porch is 175 square feet in area. The existing building area is 2118 square feet in area.
5. The proposed porch addition is consistent in purpose and scale to the existing house.
6. The proposed porch addition will be in character with the existing house in terms of location, height, bulk and scale.
7. The proposed porch addition will be harmonious with the surrounding off site uses and structures. There are numerous other homes in the area with similar porches.
8. The proposed porch addition will not adversely impact the use and/or enjoyment of any adjacent property.
9. The requested reduction represents the minimum necessary to accommodate the proposed structure and use.

John F.  
Heltzel  
AIA

9389 FORESTWOOD LANE  
MANASSAS, VA 20110-4701

TEL 703.330.6170  
FAX 703.361.8671  
WWW.HELTZELAIA.COM

RECEIVED  
Department of Planning & Zoning

AUG 19 2010

Zoning Evaluation Division

August 19, 2010

County of Fairfax  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

Re: Special Permit Application – Peter W. and Rita M. Leach-Lewis

Dear Ms. Ruffner:

Item 1.00 – Application to be revised by staff. Application does not meet the R-2C requirements; therefore a special permit for the 50% reduction is requested.

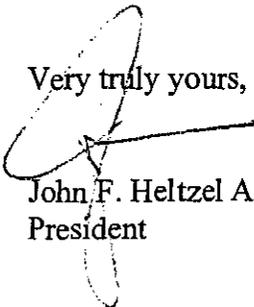
Item 3.00 – Additional photos are provided, showing entire front, side and rear yards and all structures on property.

Item 7.00 – One 8 ½ x 11 reduction of the special permit plat is provided. The plat was prepared by a professional Architect licensed in the Commonwealth of Virginia.

Item 904.02 – Roof overhang information is provided on plat, including distance to closest lot line.

Item 904.07 – All copies of plat are signed and dated.

Very truly yours,



John F. Heltzel AIA  
President

RECEIVED  
Department of Planning & Zoning

AUG 19 2010

Zoning Evaluation Division

John F.  
Heltzel  
AIA

9389 FORESTWOOD LANE  
MANASSAS, VA 20110-4701

TEL 703.330.6170  
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WWW.HELTZBLAIA.COM

RECEIVED  
Department of Planning and Zoning  
OCT 06 2010  
Zoning Evaluation Division

October 6, 2010

County of Fairfax  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

Re: Special Permit Application – Peter W. and Rita M. Leach-Lewis

Dear Ms. Ruffner:

The following are notes addressing each review comment from review letter dated September 3, 2010.

Item 1.00 –

- The additional fee of \$705.00 was provided with the previous submission.
- Marie Longhorne indicated that she would add the additional notes required on the application so that a new one would not need to be submitted.

Item 5.00 –

- A revised Special Permit Statement of Justification is being submitted, expanding on the statement to address Sections 8-914 and 8-922.

Item 930.00 –

- A tabulation for the existing building and proposed addition areas has been added to the special permit plat.

Item 930.01 –

- A tabulation for the existing building and proposed addition areas has been added to the special permit plat.

Item 930.10 –

- A note and a dimension have been added to the special permit plat clarifying the distance of the proposed porch stairs to the front lot line.

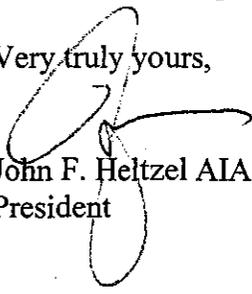
Item 930.11 –

- The Special Permit Statement of Justification has been revised to include addressing Section 8-922 Error in Building Location.

Attachments:

- 15 copies with original seal of special permit plat.
- 1 copy with original seal of special permit plat reduced to 8.5" x 11".
- Revised Special Permit Statement of Justification

Very truly yours,

  
John F. Heltzel AIA  
President

**BUILDING  
 PERMIT APPLICATION**

APPLICATION NO  
 1-1919  
 Date

**JOB LOCATION**

Street 6209 KNOLL VIEW PL.  
 Building CENTREVILLE VA Suite  
 Subdivision PLEASANT HILL  
 Tenants Name REV. PETER W. & KATHARINE R. LEACH-LEWIS

**DO NOT WRITE IN THIS SPACE**

Permit No. 1919-0010  
 Map Reference 13-1-10-1111  
 Building Permit No. \_\_\_\_\_ Control No. \_\_\_\_\_  
 Std. 1413 Mag. 2 Plan 11 Census 11

OWNER

Name REV. PETER W. LEACH-LEWIS  
 Address (Mailing) 6209 KNOLL VIEW PL.  
 City CENTREVILLE State VA Zip 22020  
 Telephone 631-1717 (W) 631-1400

CONTRACTOR

Company Name \_\_\_\_\_  
 Master OWNER  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ License No. \_\_\_\_\_  
 State Contractors License No. \_\_\_\_\_  
 County Business Account No. \_\_\_\_\_

For PARSONAGE  
ADDITION TO HOUSE OF EXTRA LIBRARY  
OFFICE SPACE, SOLARIUM & DECK  
AND EXCAVATION OF ROOM UNDER  
EXISTING HOUSE

**ROUTING**

Description	Date	Approved By:
Health Review		
Site Review	<u>7-11-12</u>	<u>[Signature]</u>
Zoning Review	<u>7-14-12</u>	<u>[Signature]</u>
Sanitation Review		
Building Review	<u>11/14/12</u>	<u>[Signature]</u>
Fire Review		

**Model/Use**

- Sewage: Public  Community  Septic Tank  None   
 WATER: Public  Individual Well  None   
 N-New  D-Demolish  
 R-Alter or Repair  M-Move  
 A-Add To  O-Other

**REMARKS:**

BUILDING DESCRIPTION	QUANTITY
# Units	_____
# Stories	_____
# Rooms	_____
# Bedrooms	_____
# To be Added	_____
# Baths	_____
# Half Baths	_____
# Kitchens	_____
# Fireplaces	_____
Basement <u>30' x 20'</u>	_____
% Basements to Finish	_____

Use Group of Building \_\_\_\_\_  
 Type of Construction \_\_\_\_\_  
 Building Area \_\_\_\_\_  
 Estimated Const. Cost \$40,000

**ZONING REVIEW**  
 Zoning Proffers Building R2C  
 Zoning Class \_\_\_\_\_  
 Zoning Case # \_\_\_\_\_

**BUILDING CHARACTERISTICS**  
 Building Height \_\_\_\_\_  
 Exterior Walls \_\_\_\_\_  
 Interior Walls \_\_\_\_\_  
 Roofing Material \_\_\_\_\_  
 Flooring Material \_\_\_\_\_  
 Heating Fuel \_\_\_\_\_  
 Heating System \_\_\_\_\_

**GRADING AND DRAINAGE REVIEW**  
 Soils 100' OR MORE  
 Historical \_\_\_\_\_  
 Plan # 11  
 Retaining Wall \_\_\_\_\_

**BUILDING DIMENSIONS**

No. Stories	Width	Depth	Sq. Ft.
	X	=	
	X	=	
	X	=	
	X	=	

**YARDS** Front Left Side Right Side Rear

51.7' 41' 41' 41' 52.5'

**REMARKS** REQUEST PERMIT TO BEGIN FOUNDATION PRIOR TO  
COMPLETION OF INTENDED ADDITION (WITHIN 12 MONTHS) TO BUILD  
DECK AND ADD ON A SOLARIUM W/ SCREENED PORCH. SMALL  
ROOM TO BE EXCAVATED UNDER EXISTING FAMILY ROOM.

25 YARD Addition Pleasant Hill  
1/21/12 Submittal Sec. 1  
W/10 Deck 11/14/12 FOR COUNTY USE ONLY: 1/11/12 Addition to be  
Historical Office  
1/11/12 Attached Plat

Date <u>11-19-12</u> By <u>[Signature]</u> Approved for Issuance of Building Permit	Fee _____ Filing Fee _____ Amount Due _____
--	---

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.  
 I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.  
 Signature of Owner or Agent \_\_\_\_\_ Date \_\_\_\_\_ Notary Signature \_\_\_\_\_ Date \_\_\_\_\_

**BUILDING  
 PERMIT APPLICATION**

APPLICATION NO

19

Date

JOB LOCATION Knoll View  
 Street 6209 KNOWLVIEW PLACE  
 Building CENTRE V ROBE VA Suite \_\_\_\_\_  
 Subdivision PLEASANT HILL  
 Tenants Name REV PETER & KATHARINE LEWIS

**DO NOT WRITE IN THIS SPACE**  
 Permit No. 20045200620  
 Map Reference 63-14-100-011  
 Building Permit No. \_\_\_\_\_ Control No. \_\_\_\_\_  
 Std. \_\_\_\_\_ Mag. \_\_\_\_\_ Plan \_\_\_\_\_ Census \_\_\_\_\_

**OWNER**  
 Name REV. + MRS. P.W. LEACH-LEWIS  
 Address (Mailing) 6209 KNOWLVIEW PLACE  
 City FAIRFAXVILLE State VA Zip 22030  
 Telephone 631-1400

**CONTRACTOR**  
 Company Name \_\_\_\_\_  
 Master OWNER  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_ License No. \_\_\_\_\_  
 State Contractors License No. \_\_\_\_\_  
 County Business Account No. \_\_\_\_\_

For PAVING Description ADD PAVED DRIVE TO REAR ROUTING Date Approved By:

Health Review		
Site Review	<u>1/10</u>	<u>1/10</u>
Zoning Review	<u>6/25/04</u>	<u>6/25/04</u>
Sanitation Review		
Building Review	<u>1/10</u>	<u>1/10</u>
Fire Review		

Model/Use \_\_\_\_\_  
 Sewage: Public  Community  Septic Tank  None   
 WATER: Public  Individual Well  None   
 N-New  D-Demolish  
 R-Alter or Repair  M-Move  
 A-Add To  O-Other

**REMARKS:**  
**BUILDING**  
 DESCRIPTION QUANTITY  
 # Units \_\_\_\_\_  
 # Stories \_\_\_\_\_  
 # Rooms \_\_\_\_\_  
 # Bedrooms \_\_\_\_\_  
 # To be Added PATIO & DECK  
 # Baths \_\_\_\_\_  
 # Half Baths \_\_\_\_\_  
 # Kitchens \_\_\_\_\_  
 # Fireplaces \_\_\_\_\_  
 Basement \_\_\_\_\_  
 % Basements to Finish \_\_\_\_\_

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	<u>20</u>	<u>X</u>	<u>= 120</u>
		<u>X</u>	<u>=</u>
		<u>X</u>	<u>=</u>
		<u>X</u>	<u>=</u>

Use Group of Building \_\_\_\_\_  
 Type of Construction \_\_\_\_\_  
 Building Area \_\_\_\_\_  
 Estimated Const. Cost 3,000.00  
**ZONING REVIEW**  
 Zoning Proffers Building \_\_\_\_\_  
 Zoning Class RC  
 Zoning Case # \_\_\_\_\_  
**BUILDING CHARACTERISTICS**  
 Building Height \_\_\_\_\_  
 Exterior Walls \_\_\_\_\_  
 Interior Walls \_\_\_\_\_  
 Roofing Material \_\_\_\_\_  
 Flooring Material \_\_\_\_\_  
 Heating Fuel \_\_\_\_\_  
 Heating System \_\_\_\_\_  
**GRADING AND DRAINAGE REVIEW**  
 Soils \_\_\_\_\_  
 Historical \_\_\_\_\_  
 Plan # \_\_\_\_\_  
 Retaining Wall \_\_\_\_\_

YARDS Front Front Left Side Right Side Rear  
NC NC NC 20' 0"

**REMARKS:** AMEND EXISTING PLANS TO INCLUDE  
8' x 20' PAVED AT REAR WITH COVERED  
SUN DECK ABOVE.

**FOR COUNTY USE ONLY:**  
 Date 1/10/04 By BAF  
 Approved for Issuance of Building Permit  
 Fee \_\_\_\_\_  
 Filing Fee \_\_\_\_\_  
 Amount Due \_\_\_\_\_

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.  
 I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.  
 Signature of Owner or Agent \_\_\_\_\_ Date 1-2-04 Notary Signature \_\_\_\_\_ Date \_\_\_\_\_



**BUILDING  
 PERMIT APPLICATION**

APPLICATION NO  
12/17/95  
 Date

**JOB LOCATION**  
 Street 6209 Knoll View Pl  
 Building \_\_\_\_\_ Floor \_\_\_\_\_ Suite \_\_\_\_\_  
 Subdivision ONE ASHBY HILL  
 Tenants Name \_\_\_\_\_

**DO NOT WRITE IN THIS SPACE**  
 Permit No. 8235150750  
 Map Reference 53-4-05-0091  
 Building Permit No. \_\_\_\_\_ Control No. \_\_\_\_\_  
 Std. \_\_\_\_\_ Mag. \_\_\_\_\_ Plan \_\_\_\_\_ Census \_\_\_\_\_

**OWNER**  
 Name PETER LEICH-LAWIS  
 Address (Mailing) 6209 KNOLL VIEW PL  
 City Fairfax State VA Zip 22030  
 Telephone 631-1110

**CONTRACTOR**  
 Company Name RICHARDS BUCKRIDGE  
 Master \_\_\_\_\_  
 Address 3131 Arden Dr  
 City Fairfax State VA Zip 22031  
 Telephone 691-1996 License No. \_\_\_\_\_  
 State Contractors License No. 013526  
 County Business Account No. 40334

For Deck, screen porch, sun room  
 Description

Model/Use \_\_\_\_\_  
 Sewage: Public  Community  Septic Tank  None   
 WATER: Public  Individual Well  None   
 N-New  D-Demolish  
 R-Alter or Repair  M-Move  
 A-Add To  O-Other

REMARKS:  
**BUILDING DESCRIPTION QUANTITY**  
 # Units \_\_\_\_\_  
 # Stories \_\_\_\_\_  
 # Rooms \_\_\_\_\_  
 # Bedrooms \_\_\_\_\_  
 # To be Added \_\_\_\_\_  
 # Baths \_\_\_\_\_  
 # Half Baths \_\_\_\_\_  
 # Kitchens \_\_\_\_\_  
 # Fireplaces \_\_\_\_\_  
 Basement \_\_\_\_\_  
 % Basements to Finish \_\_\_\_\_

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
1	X	14 = 1	
	X		
1	X	12 =	
	X		

ROUTING		Date	Approved By:
<input type="checkbox"/>	Health Review		
<input checked="" type="checkbox"/>	Site Review	12-17-95	[Signature]
<input checked="" type="checkbox"/>	Zoning Review		
<input type="checkbox"/>	Sanitation Review		
<input checked="" type="checkbox"/>	Building Review	12-17-95	[Signature]
<input type="checkbox"/>	Fire Review		

Use Group of Building R3  
 Type of Construction 4B  
 Building Area \_\_\_\_\_  
 Estimated Const. Cost \$4876  
**ZONING REVIEW**  
 Zoning Proffers Building \_\_\_\_\_  
 Zoning Class \_\_\_\_\_  
 Zoning Case # \_\_\_\_\_  
**BUILDING CHARACTERISTICS**  
 Building Height \_\_\_\_\_  
 Exterior Walls \_\_\_\_\_  
 Interior Walls \_\_\_\_\_  
 Roofing Material \_\_\_\_\_  
 Flooring Material \_\_\_\_\_  
 Heating Fuel \_\_\_\_\_  
 Heating System \_\_\_\_\_  
**GRADING AND DRAINAGE REVIEW**  
 Soils (to be done)  
 Historical \_\_\_\_\_  
 Plan # \_\_\_\_\_  
 Retaining Wall \_\_\_\_\_

YARDS	Front	Front	Left Side	Right Side	Rear

REMARKS  
Deck, screen porch, sun room  
12/17/95  
12/17/95

**FOR COUNTY USE ONLY:**  
 Date 12/17/95 By [Signature]  
 Approved for Issuance of Building Permit  
 Fee 21.07  
 Filing Fee \_\_\_\_\_  
 Amount Due \_\_\_\_\_

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.  
 I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.  
 Signature of Owner or Agent [Signature] Date 12/17/95 Notary Signature \_\_\_\_\_ Date \_\_\_\_\_



### **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.

**8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location**

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) 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 and 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. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
  - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing 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 well and/or septic field.
  - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
  - 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. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
  - A. The error exceeds ten (10) percent of the measurement involved, and
  - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
  - C. Such reduction will not impair the purpose and intent of this Ordinance, and
  - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
  - E. It will not create an unsafe condition with respect to both other property and public streets, and
  - F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.
  - G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.

### **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.