



APPLICATION ACCEPTED: November 19, 2010
BOARD OF ZONING APPEALS: February 9, 2011
TIME: 9:00 a.m.

County of Fairfax, Virginia

February 2, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2010-MV-070

MOUNT VERNON DISTRICT

APPLICANT: Jerome M. Hauer

OWNERS: Jerome M. Hauer and
Traci L. Hauer

SUBDIVISION: Wellington

STREET ADDRESS: 7850 Southdown Road

TAX MAP REFERENCE: 102-2 ((18)) B2

LOT SIZE: 16,474 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 18.0 feet from the front lot line and 13'-1" from a side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2010-MV-070 for the addition, 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.

Shelby Johnson

O:\SMCKN\SPHAUER - SP 2010-MV-070 (50%)\Staff Report Hauer\Hauer Staff Report.doc

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.**

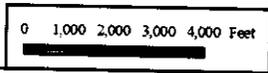
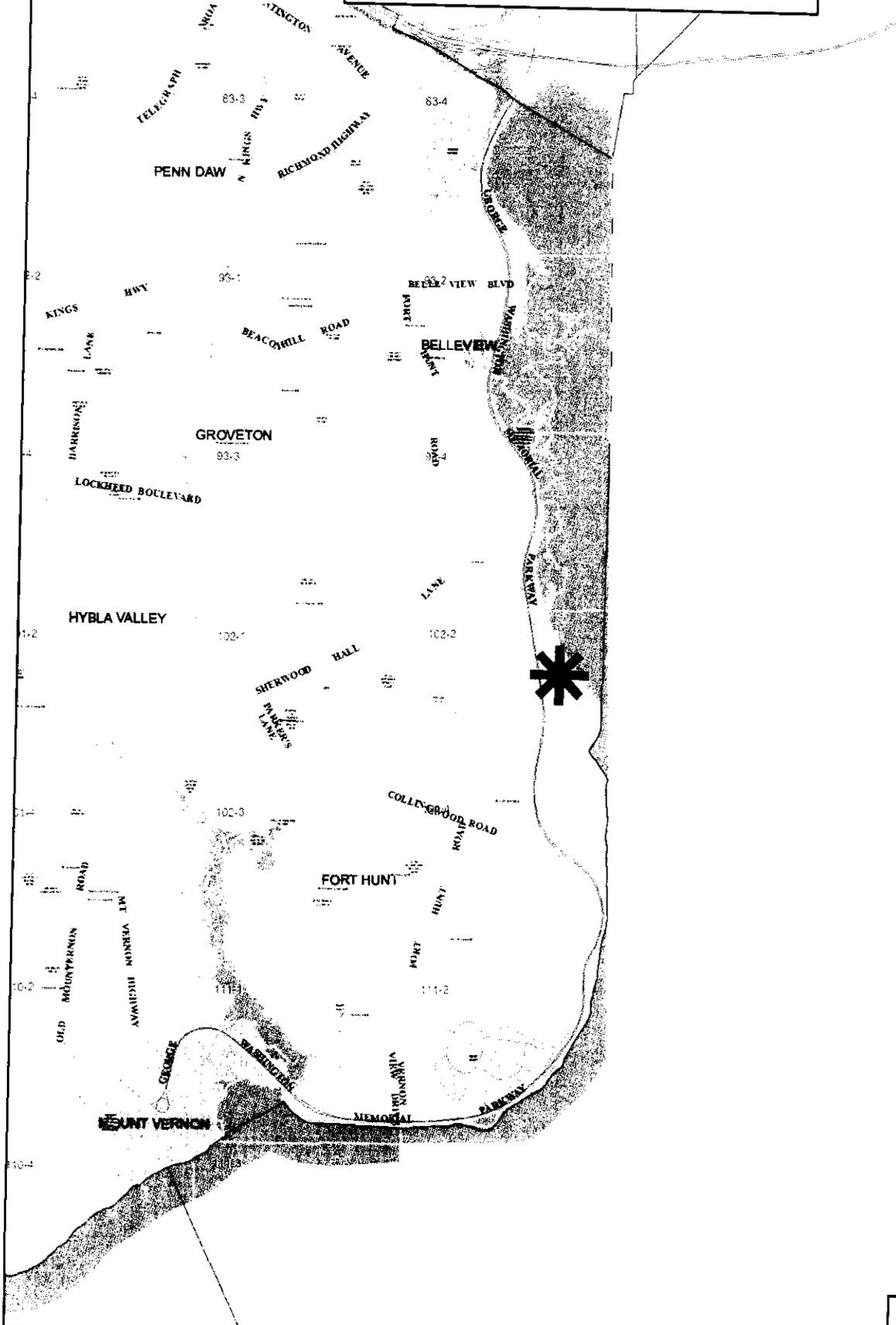


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2010-MV-070

JEROME HAUER

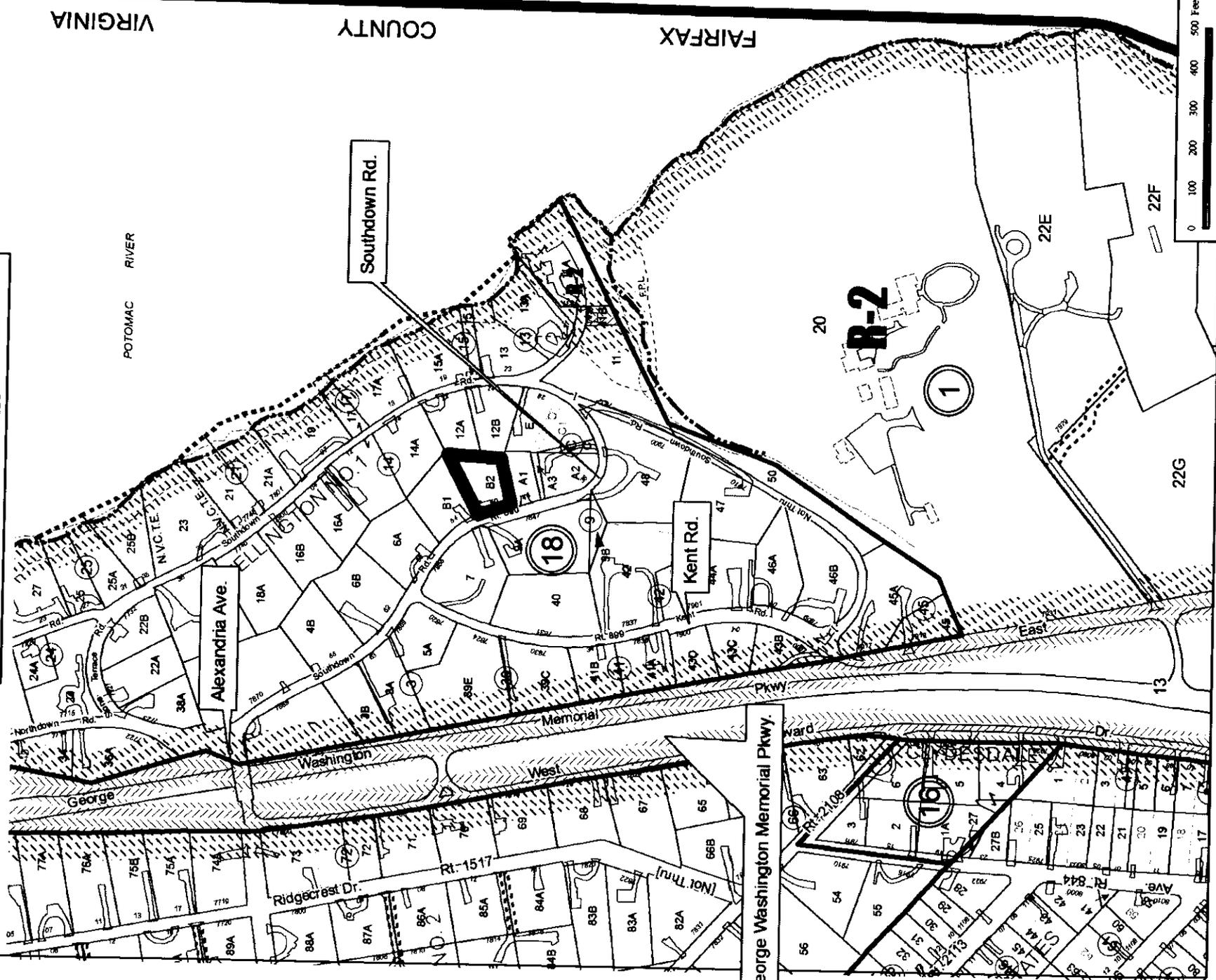


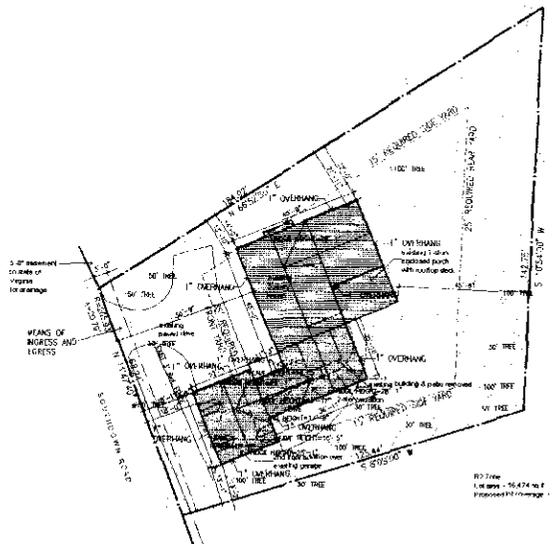
Special Permit
SP 2010-MV-070
JEROMEHAUER

VIRGINIA

COUNTY

FAIRFAX





PROPOSED PLAN LEGEND

- existing building
- parking in driveway
- public removal
- utility line
- tree and setback
- topographic contour
- existing site line

Corridor survey is developed from best available records. All proposed alterations in relation to the existing to be: As Shown

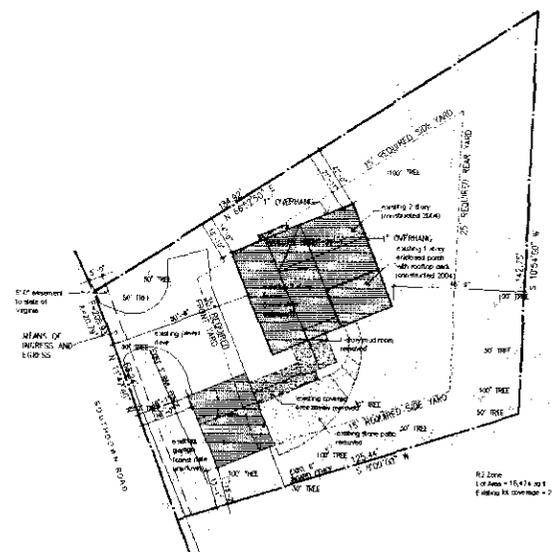
The property is serviced by public water and public sewer systems. There is no need for water or sewer on the site. There is no utility easement on the site. There is no required emergency area on the site. All existing vegetation shall be preserved. All proposed alterations shall be shown as shown.

As Shown

- 4.254 sq ft - Existing house - existing floor area
- 0.000 sq ft - Existing house - existing floor area
- 0.000 sq ft - Existing house - existing floor area

RS Zone
 Lot Area = 15,474 sq ft
 Proposed Paved Coverage = 1,000 sq ft

PROPOSED SITE PLAN



EXISTING PLAN LEGEND

- existing building
- parking in driveway
- public removal
- utility line
- tree and setback
- topographic contour
- existing site line

Corridor survey is developed from best available records. All proposed alterations in relation to the existing to be: As Shown

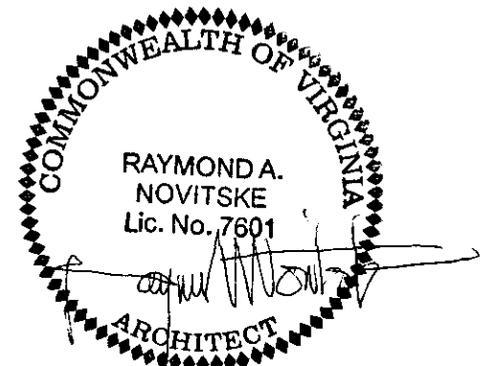
The property is serviced by public water and public sewer system.

All existing vegetation shall be preserved.

- 4.254 sq ft - Existing house - existing floor area

RS Zone
 Lot Area = 15,474 sq ft
 Existing Paved Coverage = 7,000 sq ft

EXISTING SITE PLAN

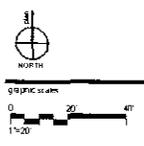


Hauer Residence
 Add from Hauer

7550 Southeastern Road
 Alexandria, Virginia 22303

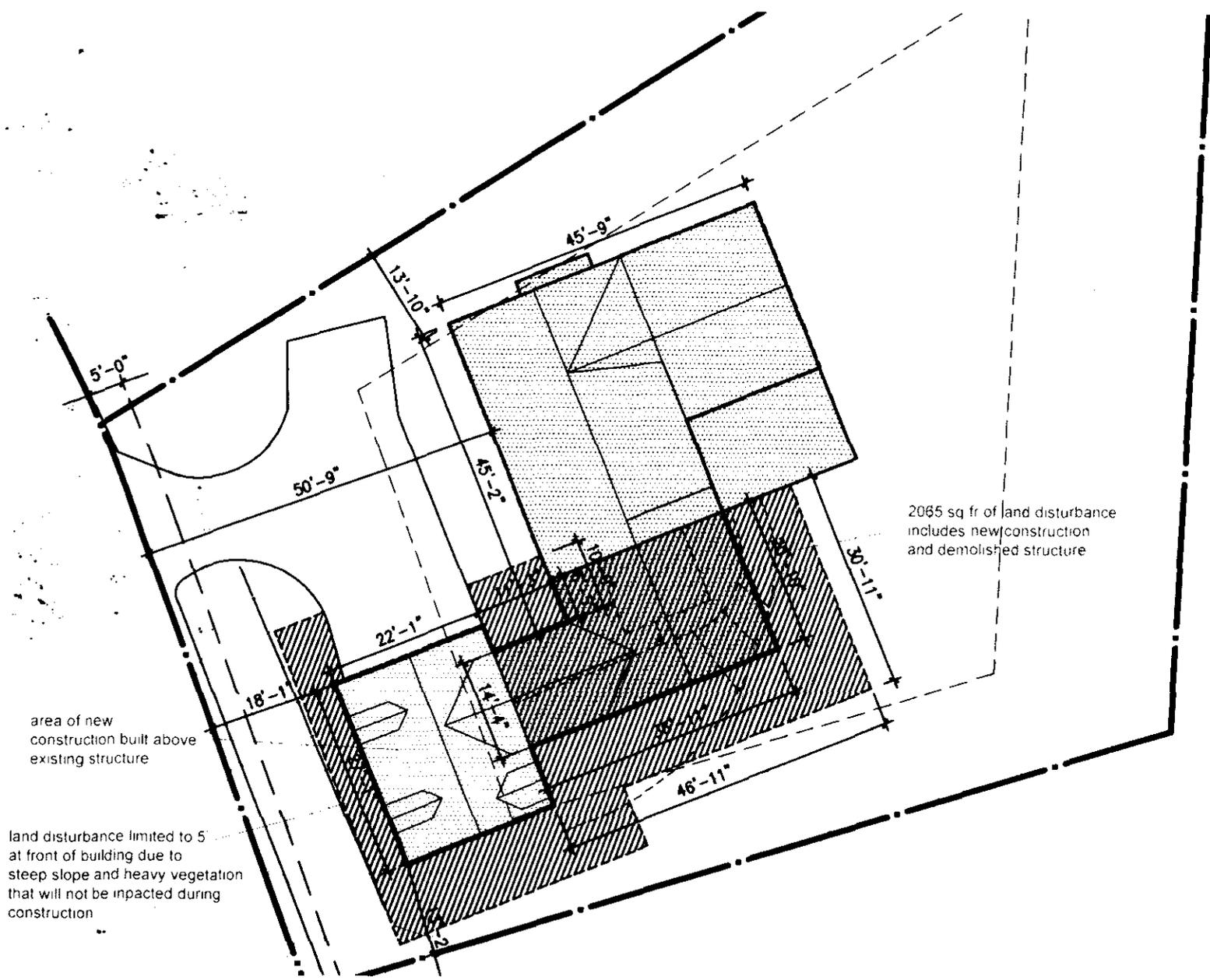
NOVITSKI ARCHITECTS

2011 Poplar Falls Road, Suite 315
 Alexandria, VA 22314
 703.535.2838 • 703.539.8840 fax



Project: 14704
 Plans: Special Permit
 Date: 1 August 2010
 Revision: 8 November 2010

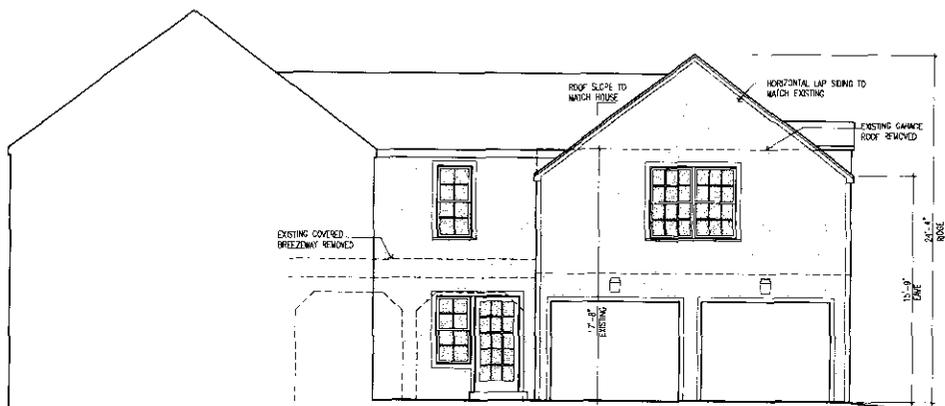
Existing & Proposed
 Site Plans



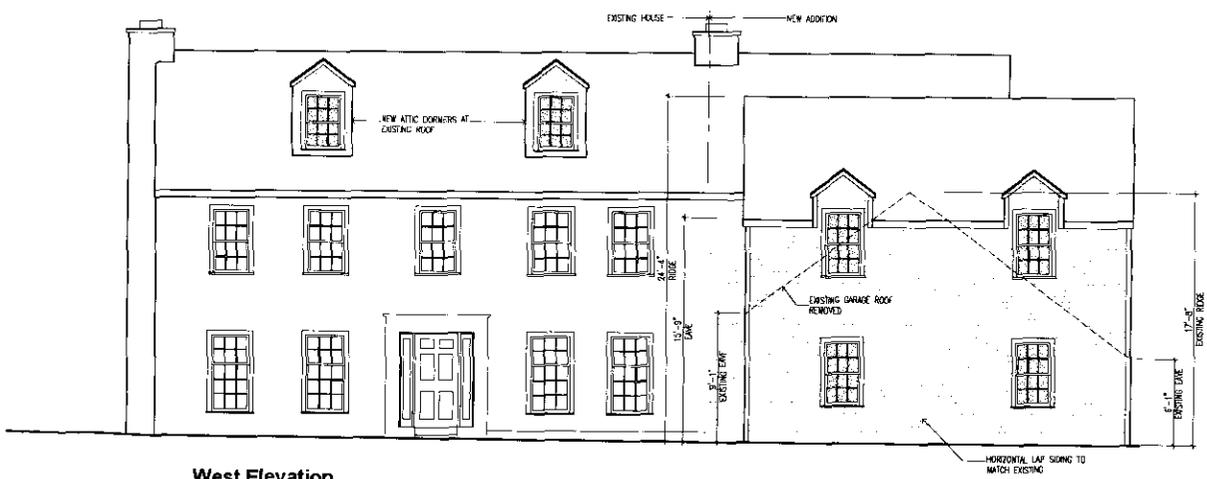
2065 sq ft of land disturbance includes new construction and demolished structure

area of new construction built above existing structure

land disturbance limited to 5' at front of building due to steep slope and heavy vegetation that will not be impacted during construction



North Elevation



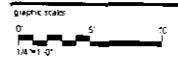
West Elevation

Hauer Residence
Addition & Alteration

7850 Southtown Road
Alexandria, Virginia 22304

NOVITSKE ARCHITECTS

2511 Shuter's Farm Road, Suite 33
Alexandria, VA 22304
703.535.7899 • 703.535.8840 fax



PROJECT	14273
PHASE	Special Permit Drawings
DATE	1 July 2010
REVISIONS	

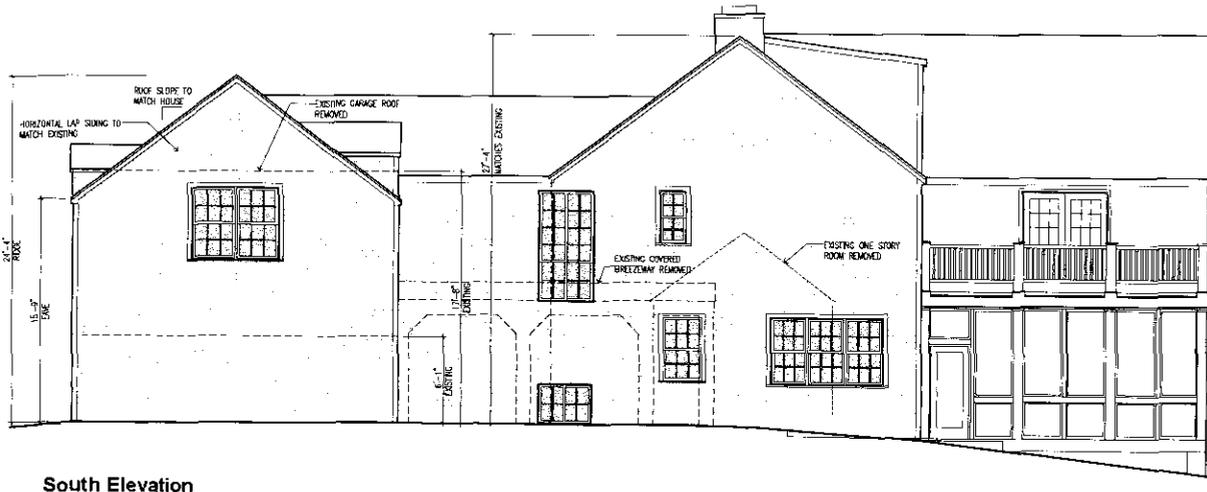
Proposed
Exterior Elevations

Hauer Residence
Additions & Alterations

7850 Stratford Road
Alexandria, Virginia 22306

NOVITSKE ARCHITECTS

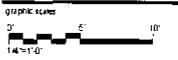
201 North Fairfax Street • Suite 115
Alexandria VA 22314
703 535 7899 • 703 535 0846 fax



South Elevation

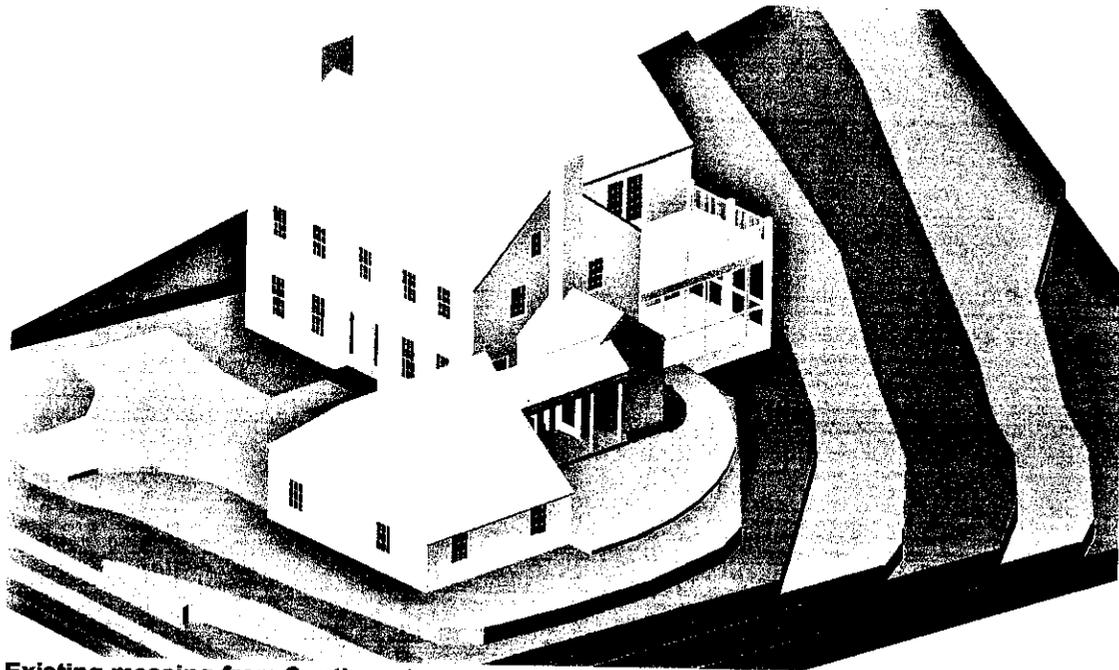


East Elevation

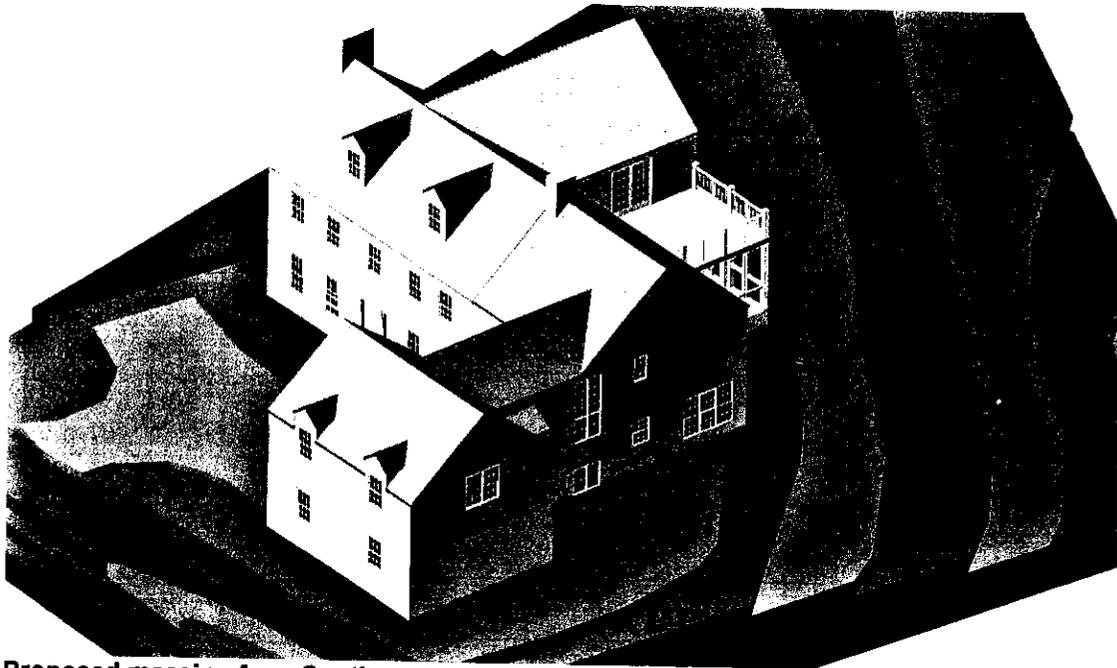


PROJECT	14213
PHASE	Special Permit Drawing
DATE	11/17/2010
REVISIONS	

Proposed
Exterior Elevations

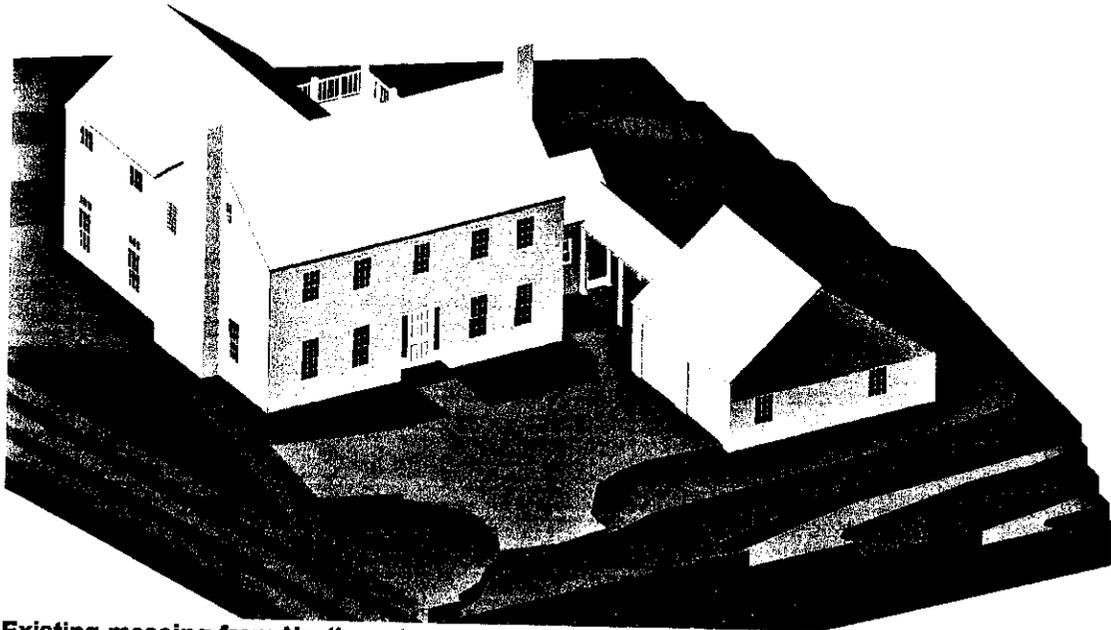


Existing massing from Southwest
Demolition in blue

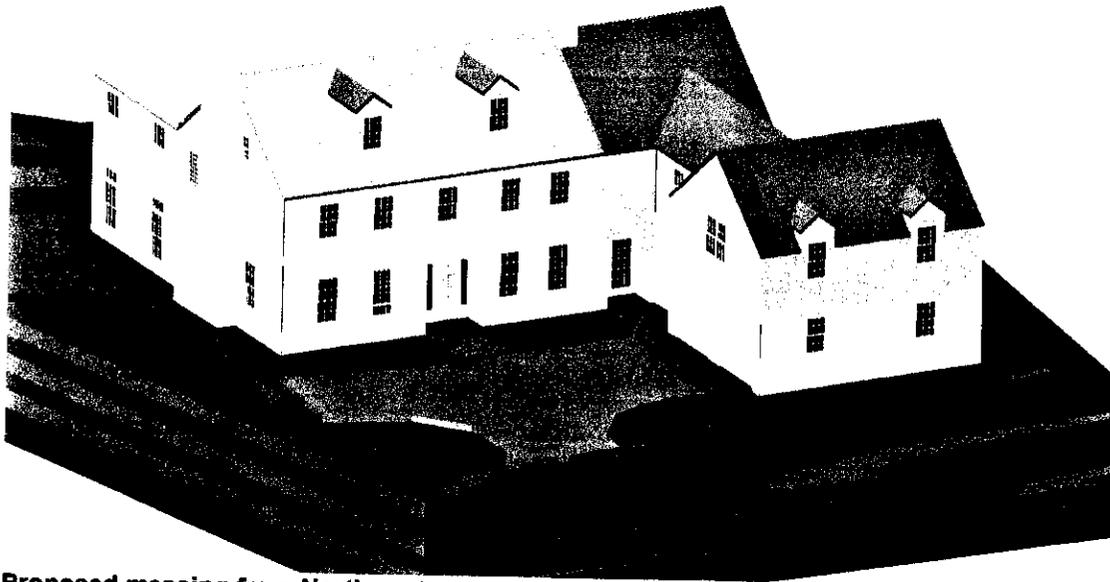


Proposed massing from Southwest
Proposed new construction in red

HAUER RESIDENCE
7850 Southdown Road
Alexandria, VA



Existing massing from Northwest
Demolition in blue



Proposed massing from Northwest
Proposed new construction in red

HAUER RESIDENCE
7850 Southdown Road
Alexandria, VA

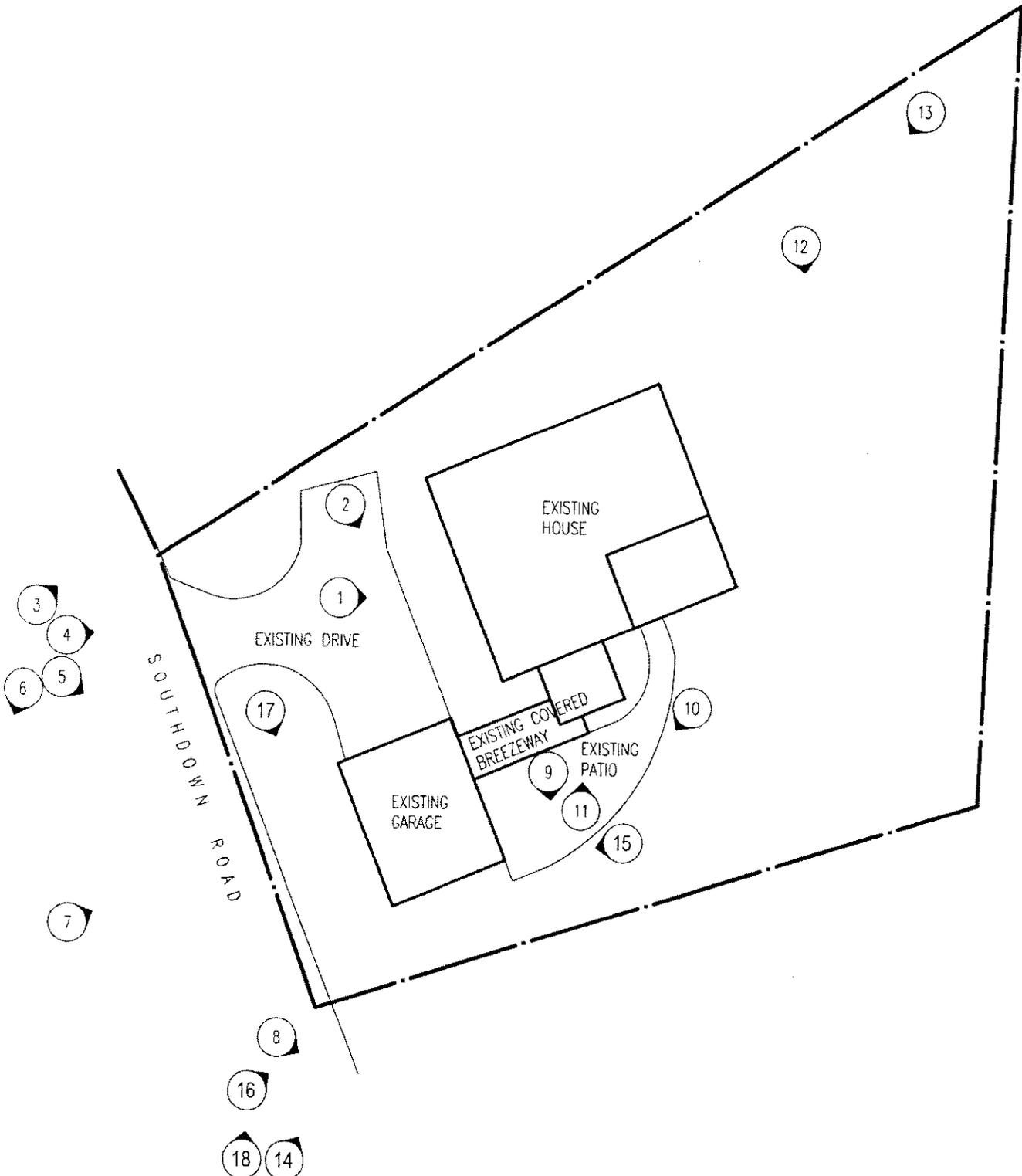
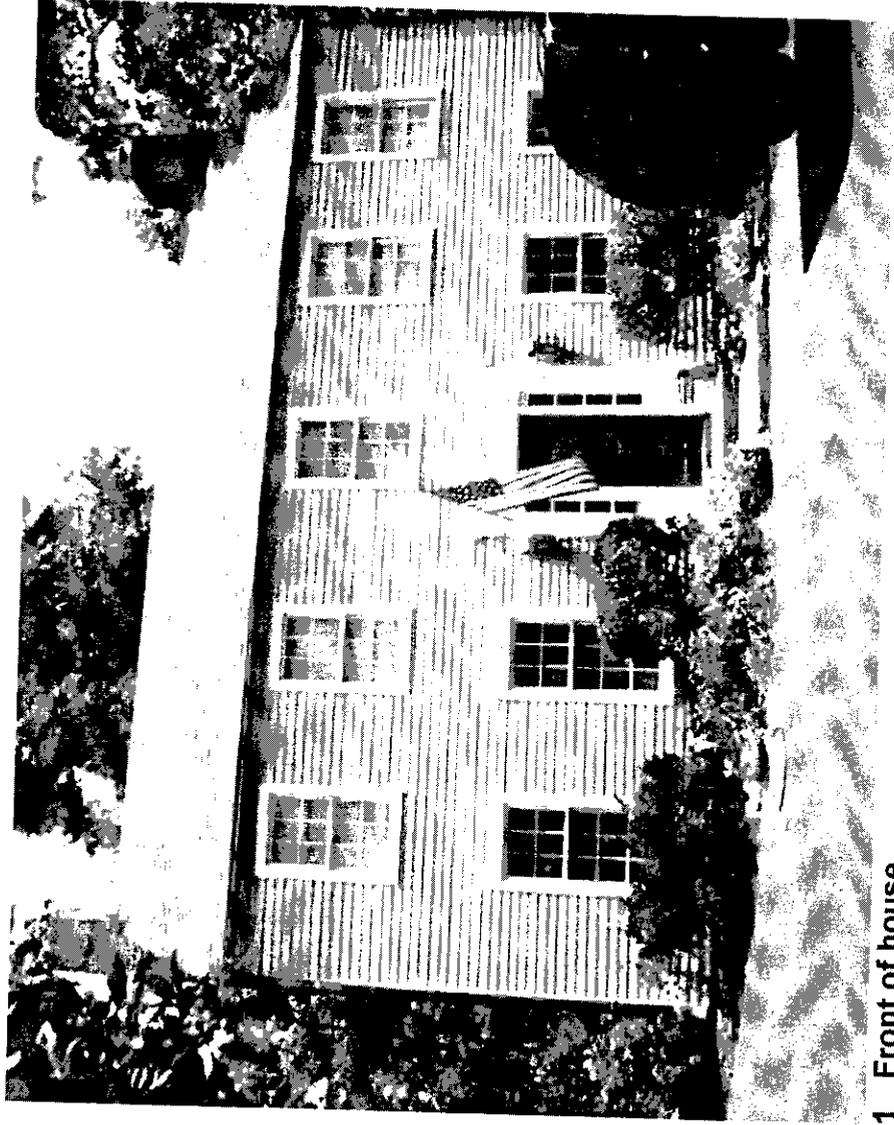
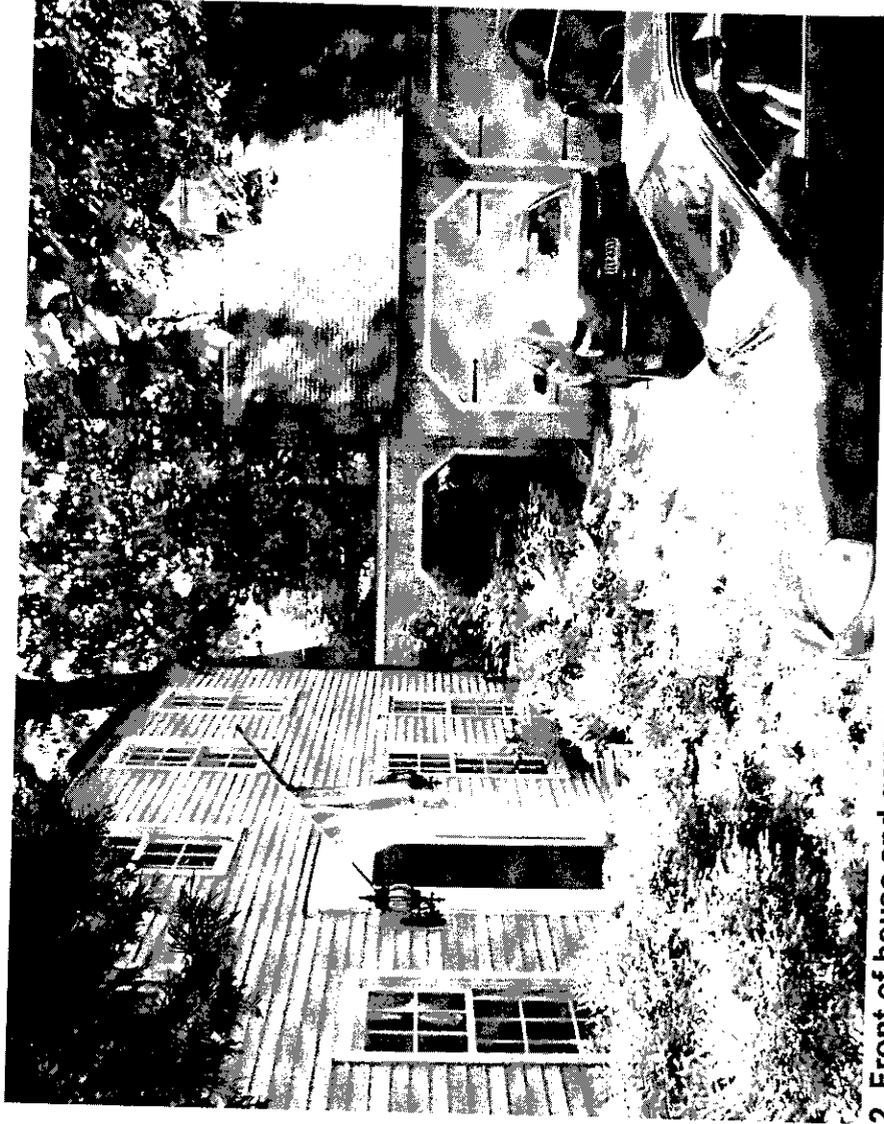


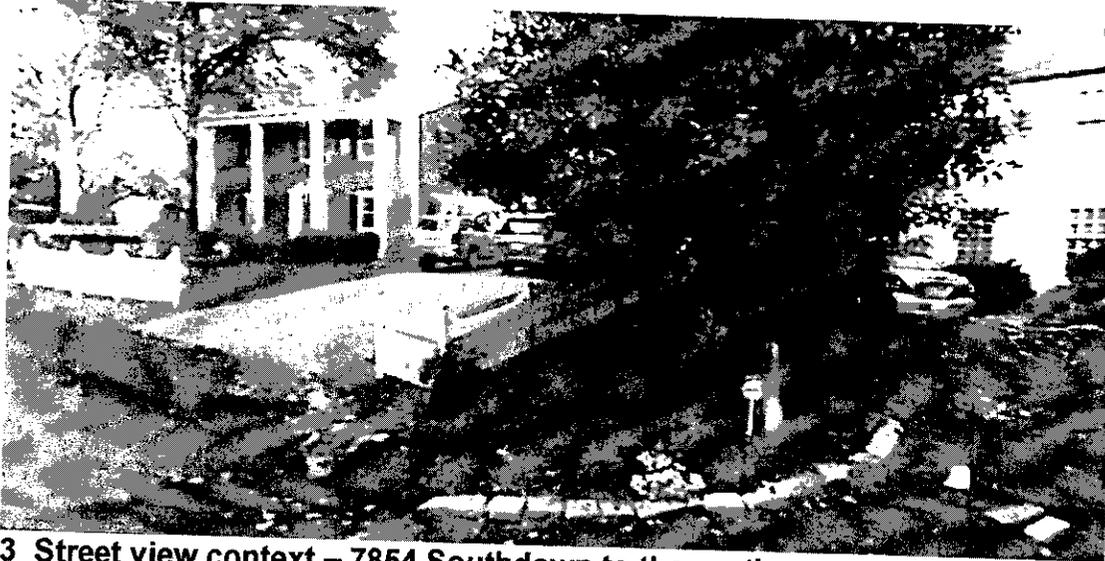
Photo Key Map



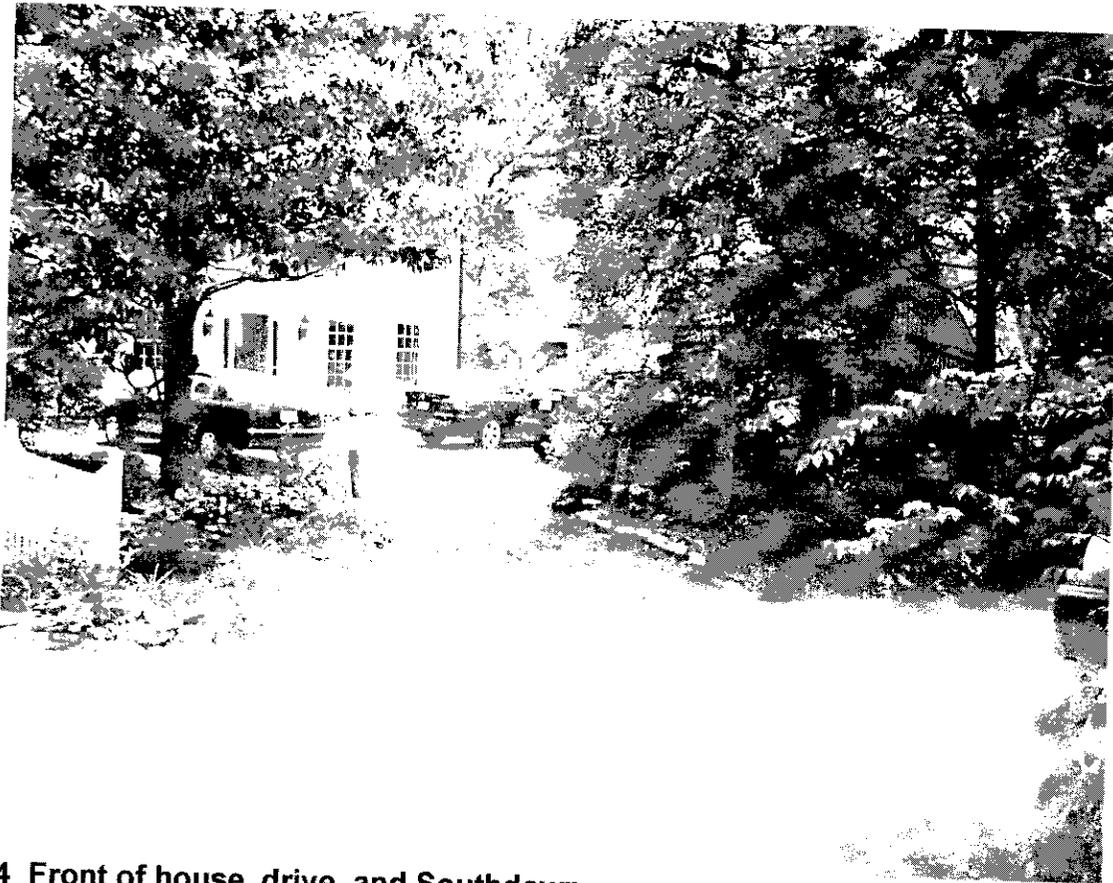
1 Front of house



2 Front of house and garage



3 Street view context – 7854 Southdown to the north



4 Front of house, drive, and Southdown



5 Front of garage and Southdown



6 Street view context – 7847 Southdown across street



7 Garage facing Southdown



8 Street view context – 7846 Southdown, neighbor to the south



9 Patio side yard and neighbor house



10 Patio side of garage and breezeway



11 Patio, breezeway, and one story mud room



12 Rear yard

CORRECTED NUMBER

RECEIVED
Department of Planning & Zoning
OCT 07 2010
Zoning Evaluation Division



13 Rear yard



14 Southwest corner



15 Southwest corner side yard

RECEIVED
Department of Planning & Zoning
OCT 07 2010
Zoning Evaluation Division

RECEIVED
Department of Planning & Zoning

OCT 07 2010

Zoning Evaluation Division



16 Southwest corner with neighbor's yard



17 West toward southwest corner at front yard



18 Southwest corner from street

RECEIVED
Department of Planning & Zoning
OCT 07 2010
Zoning Evaluation Division



Site and neighborhood context

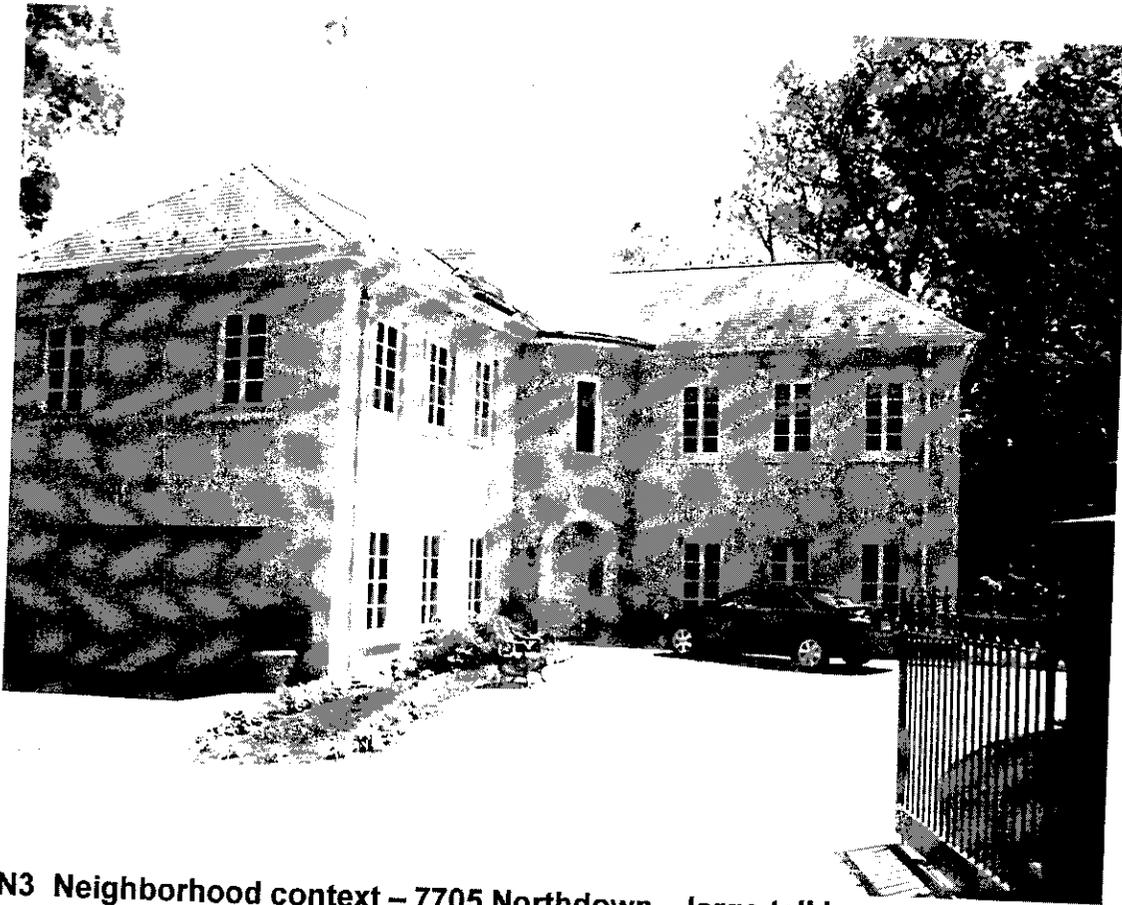
HAUER RESIDENCE
7850 Southdown Road
Alexandria, VA



N1 Neighborhood context



N2 Neighborhood context – 7870 Southdown with limited front yard setback



N3 Neighborhood context – 7705 Northdown – large tall house



N4 Neighborhood context – 7715 Northdown – large tall house



N5 Neighborhood context – 7736 Southdown – limited front yard setback on high slope

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 a second floor addition above the existing garage to be located 18.0 feet from the front lot line and 13'-1" from the southern side lot line.

	Structure	Yard	Minimum Yard Required	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Front	35.0 feet*	18 feet	17 feet	48.3%
Special Permit	Addition	Side (South)	15.0 feet*	13 feet, 1 inch	1 feet, 11 inches	12.8%

*Minimum yard requirement per Section 3-207

EXISTING SITE DESCRIPTION

The 16,474-square foot lot is currently zoned R-2 and developed with a two-story, single family detached dwelling constructed of wood siding in a New England Colonial style. The dwelling measures 28 feet, 1 inch in height and 4,234 square feet in area, including a 600 square-foot, two-car, side-loading garage. The existing garage is attached via a covered breezeway and according to County records, was constructed with the original dwelling in 1965. The site is accessed by an asphalt driveway that extends east from Southdown Road into the site and terminates at the garage on the southwestern side of the dwelling. The lot has a steep upward slope from the roadway into the front yard. The site contains mature vegetation consisting of large deciduous trees, shrubs and ground cover located along the perimeter of the property and adjacent to the dwelling.

CHARACTER OF THE AREA

	Zoning	Use
North	R-2	Single-Family Detached Dwellings
East	R-2	Single-Family Detached Dwellings; Potomac River
South	R-2	Single-Family Detached Dwellings
West	R-2	Single-Family Detached Dwellings; George Washington Memorial Parkway

BACKGROUND

County tax records indicate that the original dwelling was constructed in 1965, zoned RE 0.5 with a minimum required front yard of 15 feet. As previously stated, the garage and breezeway were constructed with the original dwelling. A building permit was issued in 2002 to revise the footprint by adding approximately 228 square feet of area to the southeast side of the dwelling. The certified plat, dated October 15, 2002, showed the driveway that is located in the front yard in its current configuration. These documents are included as Appendix 4 of this staff report.

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

- *Variance VC 92-V-029* was approved on June 17, 1992 for Tax Map 102-2 ((17)) 64A, zoned R-2, at 7904 West Boulevard Drive, to permit construction of addition 5.7 feet from side lot line (15 feet minimum side yard required).
- *Variance VC 93-V-007* was approved on April 21, 1993 for Tax Map 102-2 ((18)) 21, zoned R-2, at 7743 Southdown Road, to permit construction of additions 11.58 feet from front lot line (35 feet minimum side yard required).
- *Variance VC 98-V-110* was approved on February 3, 1999 for Tax Map 102-2 ((17)) 63, zoned R-2, at 7310 West Boulevard Drive, to permit construction of accessory structure 14.7 feet from front lot line on a lot containing less than 36,000 square feet and fence exceeding 4 feet in height to remain in front yard.
- *Variance VC 00-V-089* was approved on September 26, 2000 for Tax Map 102-2 ((18)) 24, zoned R-2, at 7715 Northdown Road, to permit construction of dwelling 20.0 feet from front lot line of a corner lot and 12.0 feet from side lot line.

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Hauer Residence Addition & Alterations

Prepared By: Raymond A. Novitske, Architect, Novitske Architects, dated August 1, 2010 and revised through November 8, 2010.

Proposal:

The applicant is requesting special permit approval to permit the construction of several additions to the existing dwelling measuring approximately 2,190 square feet in area and ranging in height from 23 feet, 11 inches to 25 feet, 1 inch. Part of the proposed addition extends the form of the house and replaces a covered open walkway between the existing dwelling and the existing garage. These additions meet the minimum required yards of the zoning district are not subject to special permit approval. The existing one-story garage located 18 feet from the front lot line and 13', 2 inches from the southern side lot line, does not meet the front and side yard setbacks of the current Zoning Ordinance, but was constructed prior to the adoption of this ordinance. The proposed second-floor addition above this garage, which will encroach into the minimum required yards of the R-2 Zoning District, is the basis for this special permit application. The existing batten wood garage façade will be replaced with cement-fiber lap siding to match the exterior of the remaining additions. The proposed addition above the existing garage will utilize the existing footprint of the garage and will have a one-inch overhang. The existing roof slope will be turned 90-degrees, allowing the low eave of the roof to face the street. The garage with the second-floor addition is proposed to be located 18 feet from the front lot line and 13 feet, 1 inch from the southern side lot line. The Zoning Ordinance requires a minimum front yard of 35 feet and a minimum side yard of 15 feet in the R-2 Zoning District; therefore, a modification of 17 feet (48.3%) and 1 foot, 11 inches (12.8%) respectively, are requested.

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. 8-922 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 proposed addition will not adversely affect the use or development of neighboring properties. The minimum required front yard is 35.0 feet and the minimum required side yard is 15.0 feet. The proposed addition is to be located 18 feet from the front lot line and 13 feet, 1 inch 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 two-car garage and will tie into the roofline of the remaining additions that are being constructed by-right. When originally constructed, the garage met the 15 foot front yard required at the time. Similar structures exist up and down the street. Some exist by-right and some were approved by variance. The proposed construction is in character with other structures in the neighborhood; therefore, staff believe 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 the special permit plat, the existing dwelling with garage is 4,234 square feet in area. Therefore 150% of the total gross floor area could result in an addition up to 6,351 square feet square feet in size for a possible total building size of 10,585 square feet at build out. The proposed additions, including the second-floor addition is 2,190 square feet, thereby realizing a total house size of 6,464 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 second-floor addition will be compatible with the existing structure. The addition is clearly subordinate in bulk and scale to the principal dwelling and the proposed addition will not create any additional height to the overall existing structure as the addition is proposed to tie into the existing roof line of the dwelling. 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 of similar 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 second-floor

addition. 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. However, the area of disturbance may exceed 2,500 square feet. Land disturbance greater than 2,500 square feet in area requires an infill grading plan. Should an infill grading plan be required, water quality controls will also be required if the site's imperviousness is greater than 18 percent. The area of disturbance has been calculated by the applicant's agent at 2,065 square feet. Staff has proposed a development condition to make the applicant aware that if disturbance exceeds 2,500 square feet of land disturbance as determined by DPWES, a special permit amendment (SPA) may be required. With the adoption of this development condition, staff believes that this standard has been met.

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 second-floor addition is consistent with the existing dwelling and is proposed in a logical location utilizing the existing footprint of the garage. There should be minimal impact to existing vegetation. Staff believes that 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 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-070 for the addition, 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. Approved Building Permits and House Location Plats
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2010-MV-070

February 2, 2011

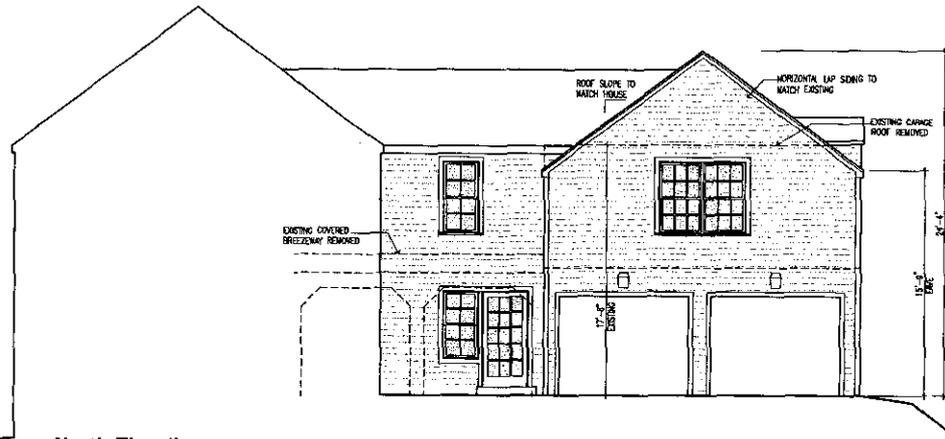
If it is the intent of the Board of Zoning Appeals to approve SP 2010-MV-070 located at 7850 Southdown Road, Tax Map 102-2 ((18)) B2 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval 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 2,190 square feet) of the addition, as shown on the plat prepared by Raymond A. Novitske, Architect, Novitske Architects, dated August 1, 2010 and revised through November 8, 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 (4,234 square feet existing + 6,351 square feet (150%) = 10,585 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.

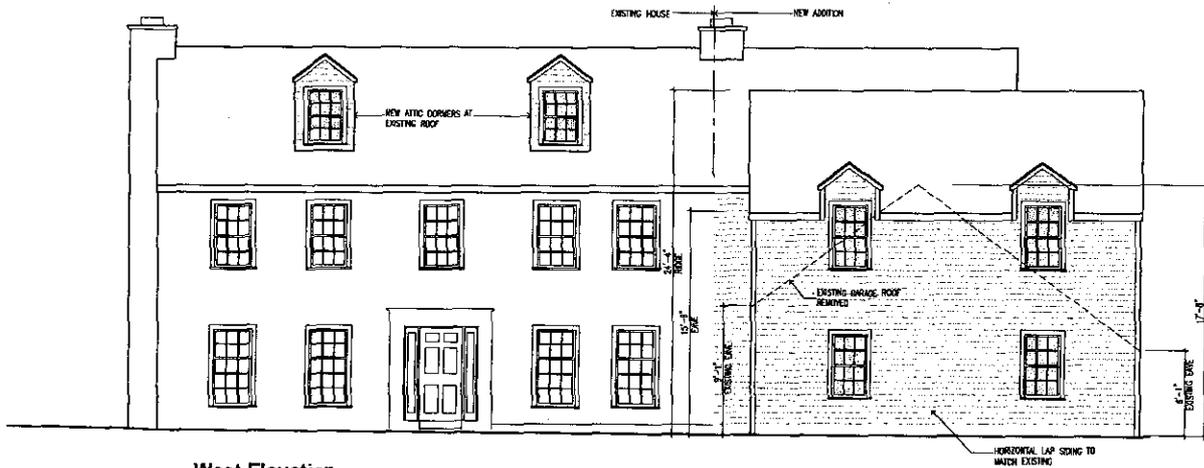
6. Prior to the issuance of a building permit, the applicant shall obtain approval of land disturbance calculations as determined by the Department of Public Works and Environmental Services (DPWES). If the applicant is required to provide Stormwater Management (SWM) and/or Best Management Practices (BMP) facilities and those facilities cannot be provided in substantial conformance with the Special Permit (SP) Plat, then a special permit amendment (SPA) shall be filed to provide applicable water quantity and quality control measures as determined by DPWES.

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.



North Elevation



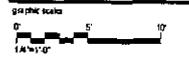
West Elevation

Hauer Residence
Asstons & Asstons

7830 Southtown Road
Alexandria, Virginia 22308

NOVITSKY ARCHITECTS

201 North Fairfax Street • Suite 55
Alexandria, VA 22314
703.533.7898 • 703.535.8640 fax



project	14313
phase	Spec/M Permitt Drawing
date	1 July 2010
revisions	

Proposed
Exterior Elevations

A1

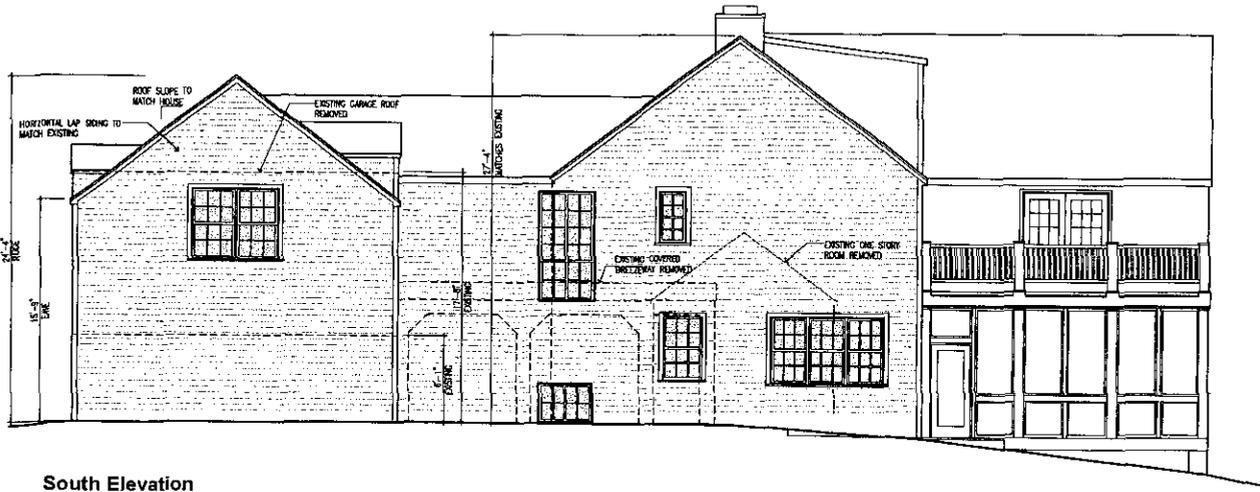
ATTACHMENT 1

Hauer Residence
Additions & Alterations

7850 Southdown Road
Alexandria, Virginia 22308

NOVITSKE ARCHITECTS

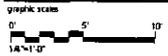
201 North Fairfax Street • Suite 55
Alexandria, VA 22314
703.535.7889 • 703.555.8840 fax



South Elevation



East Elevation



project: 14713
phase: Special Permit Drawing
date: 1 July 2010
revision:

Proposed
Exterior Elevations

Application No.(s): SP 2010-MV-070
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5 OCTOBER 2010
 (enter date affidavit is notarized)

I, RAYMOND NOVITSKE, 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 109542a

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)
JEROME M. HAUER	7850 SOUTHDOWN RD ALEXANDRIA, VA 22308	APPLICANT/TITLE OWNER
TRACI L. HAUER	7850 SOUTHDOWN RD ALEXANDRIA, VA 22308	TITLE OWNER
RAYMOND A. NOVITSKE T/A NOVITSKE ARCHITECTS	201 N. FAIRFAX ST. #33 ALEXANDRIA, VA 22314	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): SP 2010-MV-070
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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109542a

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.)

THIS IS NOT A CORPORATION. THIS IS A SOLE PROPRIETORSHIP.
CORPORATION INFORMATION

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

NOVITSKE ARCHITECTS
201 N. FAIRFAX ST. #33
ALEXANDRIA, VA 22304

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)

RAYMOND A. NOVITSKE

(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): SP 2010-MV-070
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5 OCTOBER 2010
(enter date affidavit is notarized)

109542a

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): SP 2010-MV-070
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5 OCTOBER 2010
(enter date affidavit is notarized)

109542a

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): SP 2010 - MV-070
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5 OCTOBER 2010 109542a
(enter date affidavit is notarized)

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

RAYMOND A. NOVITSKE
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 5 day of OCTOBER 2010, in the State/Comm. of VIRGINIA, County/City of ALEXANDRIA.

ZARA BANO MIRZA
Notary Public

My commission expires: 09/30/2013

ZARA BANO MIRZA
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7299401
My Commission Expires Sept. 30, 2013

APPENDIX 3

Property:
7850 Southdown Road
Alexandria, VA 22308

RECEIVED
Department of Planning & Zoning

AUG 16 2010

Zoning Evaluation Division

SECTION 8-011 – SUBMISSION REQUIREMENTS

6. SPECIAL PERMIT STATEMENT OF JUSTIFICATION

- A. Type of operation.**
The property and building function as a single family residence.
- B. Hours of operation.**
Not applicable – single family residence
- C. Estimated number of patrons/clients/patients/pupils/etc.**
Not applicable – single family residence
- D. Proposed number of employees/attendants/teachers/etc.**
Not applicable – single family residence
- 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 – single family residence
- F. Vicinity or general area to be served by the use.**
Not applicable
- G. Description of building facade and architecture of proposed new building or additions.**
The front of the existing house has a New England Colonial style, with horizontal wood siding painted light gray, white painted divided lite windows and trim, and medium gray asphalt roof shingles. The form is a simple two-story rectangle box.

Part of the proposed addition extends the form of the house, and replaces a covered open walkway between the existing garage and the existing house. This part of the proposed addition will be two stories in height, with an eave height matching the existing house. The facade of the proposed addition will be of horizontal, cement-fiber lap siding to match the existing siding profile and color. Windows are proposed to be white divided lite double hung, with trim to match the existing house.

Roof shingles will match the existing house in material and color. The proposed roof slope of the proposed addition and of the new roof at the proposed garage addition will both match the existing house roof slope of 9:12.

The existing garage has a vertical board and batten wood siding and medium gray asphalt roof shingles. Painted wood fixed pane windows contain divided lites and white trim. The garage siding will be removed and new cement-fiber horizontal lap siding to match the house's existing lap siding and color is proposed. Two single-window double-hung dormers will be added to second floor. The existing weather vane and cupola will be relocated to the top of the new roof at the garage.

The existing garage roof is an asymmetrical gable, with the gable end (containing the highest point) facing the street. The roof slope for the proposed addition above the garage will be turned 90-degrees, allowing the low eave of the roof to face the street, keeping the apparent height along the street to a minimum. The eave height of the proposed addition above the garage will be below the existing house to also help reduce the proposed addition's apparent height from the street.

Two new single-window double-hung dormers are proposed for the front of the existing house addition. These will be sheathed in cement-fiber lap siding to match the existing siding and color, and will mimic the dormers on the addition at the garage.

- 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.
None known.
- 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 for any such modification.

<u>R-2 Zoning Ordinance</u>	<u>Proposed</u>
Permitted Use Dwelling, single family detached	Existing - Dwelling, single family detached
Minimum Lot Area: 15,000 sq ft	Existing -- 16,474 sq ft
Minimum Lot Width: 100 feet	Existing -- 79 feet (116'-10" at max)
Maximum Building Height: 35 feet	Existing - 24'-7" to centerline roof Existing - 27'-4" to peak
Minimum Front Yard: 35 feet	Existing -- 18'-1" (proposed addition over existing)
Minimum Side Yard: 15 feet	Existing -- 13'-2" (proposed addition over existing)
Minimum Rear Yard: 25 feet	Existing -- 45'-9"

The proposed use is for a single family residence, which conforms to uses allowed in the zoning ordinance for a R2 zone. A proposed two-story addition to the house conforms to the setback regulations in the zoning ordinance. A proposed second floor addition constructed above the existing garage would not meet the front yard regulations, since the existing garage does not meet these regulations. A special permit is requested to permit front yard and side yard dimensions that do not currently conform to regulations, as allowed for in Zoning Ordinance Section 8-922, "Provisions for Reduction of Certain Yard Requirements."

The existing one story garage on the property extends into the required front yard and side yard. The front yard requirement is 35-feet, but the existing garage leaves a front yard of 18-feet, 1-inch. The side yard requirement is 15-feet, but the existing garage leaves a side yard of 13-feet, 2 inches. A second floor addition is proposed to be constructed atop the existing garage, which like the garage, would not meet the required yard regulations.

Several concepts conforming to the zoning ordinance were examined for placement of an addition to the house. An addition to the back (east) of the house in the rear yard would be somewhat difficult to construct, given the steep drop off in grade towards the river. This location would also make transport of construction materials from the front difficult. Since the existing garage would remain, the additional roof area of an addition in the rear yard would also add to the impervious area of the site.

An addition solely in the side (south) of the existing house that replaced a portion of the existing patio was examined. This location would extend further to the south than the proposed

addition, coming closer to the neighboring house to the south, and would most likely necessitate removal or at least damage large mature trees separating the house from the neighbor. It would also add to impervious area of the site since the existing garage would remain.

An addition is proposed that removes a small one-story utility room, extends the existing house to the south, connects to the existing garage by replacing a covered breezeway, and extends a second floor over the garage footprint. This configuration would add no additional impervious areas to what exists now on the site, considering the existing roof area and existing stone patio areas. This configuration would also not remove any existing trees or vegetation on the site.

SECTION 8-922 – PROVISIONS FOR REDUCTION OF CERTAIN YARD REQUIREMENTS

- 1. Approval of a reduction of yard requirements...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.**

The existing garage leaves a front yard of 18'-1", a reduction of 16'-11" out of 35', or a reduction of 48%. The existing garage leaves a side yard of 13'-2", a reduction of 1'-10" out of 15', or a reduction of 12%. The proposed addition over the existing garage would follow these dimensions and percentages.

- 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.**

The existing garage is not considered an accessory structure since it is connected to the existing house by a covered walk, and will be connected to the existing house by a building addition.

- 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 expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this 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.**

The total floor areas are as follows:

Existing house floor area	3,634 sq ft
Existing garage floor area	600
Total principal structure floor area	4,234
Proposed addition floor area	2,190 sq ft, or 51% of the principal structure
Proposed existing floor removed	139 sq ft, or 4% of the principal structure

- 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.**

The proposed addition will be subordinate to the principal structure, since it will contain a bedroom, breakfast area, and home office; subordinate to the existing main house that contains three bedrooms, baths, kitchen, dining, and living spaces.

- 6. 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 proposed house addition portion will be at the same height and width of the existing main house as it extends to the south. The proposed addition connecting the house and the

garage will have a lower roof peak, being less in width than the main house. The addition over the existing garage will have a lower roof peak, and a lower eave height than the main house.

7. **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.**

No trees or vegetation will be removed. Surrounding off-site uses are single family residential, some larger and some smaller in mass and bulk than this house. Some of the surrounding homes do not meet the front yard setback. The house at 7836 Southdown Road is similar to the proposed development in that it is a two-story house, situated on the property very close to the front street (not meeting the front yard setback), and is located atop a hill above the street. The house immediately to the south at 7846 Southdown Road contains a garage that does not meet the front yard setback. The proposed building height will not be higher than surrounding structures, nor higher than the existing house or adjacent houses.

8. **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 proposed addition does not affect neighboring structures light and air. The existing garage is not adjacent to the neighboring structure to the south, which is set back from its front yard. The use does not change, and thus does not create any additional noise. No additional impervious areas are created on the site, thus no change in stormwater runoff is made to adjacent property.

9. **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.**

Because of the sloping rear yard, an addition to the east (rear) would create construction difficulties, would be high above grade, and would also add impervious area and runoff to the total site, in the area of the site nearest the river. The roof slope of the garage is proposed to change so that the low eave is aligned facing the street, presenting the lowest roofline to the street. The roof of the garage also is lowered resulting in a 5'-0" interior ceiling height for its perimeter at the low eaves. No existing vegetation will be removed for the addition. No well or septic areas exist on the site.

COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF THE BUILDING INSPECTOR

Application for Building Permit

PLAT NUMBER	BUILD. REF.	BLK. OF	PARCEL OR LOT
102 2 18			82

CENSUS TRACT NO.	
DATE	19 1964
PERMIT NO.	222139

To: BUILD Alter or Repair Add to Demolish Move

JOB LOCATION	Route: C-2713 DIRECTIONS	DESCRIPTION	For: Residential <input checked="" type="checkbox"/> Institutional <input type="checkbox"/>
	Street: Southdown Rd		Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>
OWNER	Lot No. B2	No. of Bldgs. 1	Type Dwelling
	Subdivision: Wellington Villa	No. of Units 1	Est. Const. Cost \$ 30,000.00
ARCHITECT ENGINEER	Name: Mr. K.H. Ricker	No. of Kitchens 1	No. of Stories 2
	Address: 830 S. Lee St.	No. of Baths 2 1/2	Ht. of Building 22 Ft.
CONTRACTOR	City: Alexandria Va K18-3617	No. of Rooms 6	Total Area 1618
	Name: OWNER	Basement <input type="checkbox"/> Slab <input checked="" type="checkbox"/> Crawl <input type="checkbox"/>	FILL <input type="checkbox"/> SOIL <input checked="" type="checkbox"/>
AUTHORIZATION	Address: _____	Footing Size 16 X 12	Depth from Finish Grade 3 Ft.
	City: _____	Material of Exterior Walls	Basement _____ 1st Floor FRAME
CONTRACTOR	Name: F.A. Strother	Material of Interior Walls DRYWALL	2nd Floor FRAME Other _____
	Address: 431 Wellington Rd	HEAT: Gas <input type="checkbox"/> Oil <input type="checkbox"/> Hot Air <input type="checkbox"/> Hot Water <input type="checkbox"/>	Boiler <input checked="" type="checkbox"/> Electric Air Conditioner <input type="checkbox"/> Sprinkler <input type="checkbox"/>
PLAN APPROVAL	City: Alexandria, Va	ROOF: Flat <input type="checkbox"/> Pitch <input checked="" type="checkbox"/> Shed <input type="checkbox"/>	SEWAGE: Public <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> Privy <input type="checkbox"/> None <input type="checkbox"/>
	State Reg. No. _____	WATER: Public <input type="checkbox"/> Individual Well <input checked="" type="checkbox"/> None <input type="checkbox"/>	Remarks: _____

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

508-2965 Phone No. 6/16/64 Date Fred A. Strother Signature of Owner or Auth. Agent

Use Group of Building	L-3	Area of Bldg.	@ _____ per Sq. Ft. \$
Type of Construction	4-B	Area of Bldg.	4546 @ .007 per Sq. Ft. \$ 31.82
Fire District	6-23	Total Each Bldg. \$	
Date Checked	6-23, 1964	TOTAL FEE	\$ 32.00

Approved by Building Inspector Charles Wood

ROUTING	OFFICE	Rm. No.	DATE	APPROVAL	REMARKS
V	Land Office	112	6-16-64	MH	
V	Zoning Administrator	210	6-22-64	JW	
V	Health Officer	Rt. 237	6/23/64	JW	Health and Welfare Bldg. on Rt. 237
V	Sanitary Engineer	Bsmt			
V	Finance Office	120			
V	Building Inspector	203	6/16/64	JW	Return to secure Bldg. Permit

Supervisor of Assessments

Property is listed in name of Karl H. Ricker

Magisterial District Mt Vernon - 4 Deed Book Reference 2320-159

Authorization John W. Ferguson, P.A.

Subdivision Wellington Lot No. B-2 Block Section Zone R-0.5

No. Acres or Sq. Ft. _____

Street Address _____

LOT SIZE: Front _____ Right Side _____ Left Side _____ Rear _____

Use of Bldg. Dwelling & garage

No. Families one

Set Back: Front 15 Rt. Side 92 Left Side 14 Rear 25 ft

Authorization _____

RETURN THIS COMPLETED APPLICATION TO THE BUILDING INSPECTOR'S OFFICE FOR ISSUANCE OF BUILDING PERMIT.

OK per C.B.E.

FORM ZA

Sewer + Well

COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF THE ZONING ADMINISTRATOR

APPLICATION FOR CERTIFICATE OF OCCUPANCY

FOR USE IN CONNECTION WITH A NEW BUILDING OR FOR CHANGE IN THE

EXTERIOR OUTLINE OF AN EXISTING BUILDING

(WRITE WITH INK)

Date 6-22-64

Name of Proposed Occupant or Trade Name

Applicant Mr. K. H. Rieker

Premises number 830 S Lee St Alys

Lot number B2 Block _____ Section _____

Subdivision or

Acreage Description Wellington

To be used as one family dwelling

Last used as new

Non Conforming Use _____

Material of Building _____

No. of stories high _____

Which floor do you propose to use? _____

Owner of Building (or agent) _____

Address _____

TO BE FILED IN BY CLERK	
ZONE	<u>R-0.5</u>
HEIGHT	_____
FIRE ZONE	_____
BUILDING PERMIT NO.	<u>P-22139</u>
DATE	<u>6-22-64</u>
INITIALS	
<u>Southdown Real</u>	

This Application Constitutes A Written Request For a Certificate of Occupancy Upon Compliance By the Applicant With Provisions of Section 30-20 (d) of the Code.

It is understood that the Certificate of Occupancy does not take the place of any license that may be required by law, and also that it does not confer the right to erect or maintain any kind of signs.

Zoning Section	
No.	<u>D-15414</u>
Issued	<u>R</u>
Date	<u>11-23-65</u>

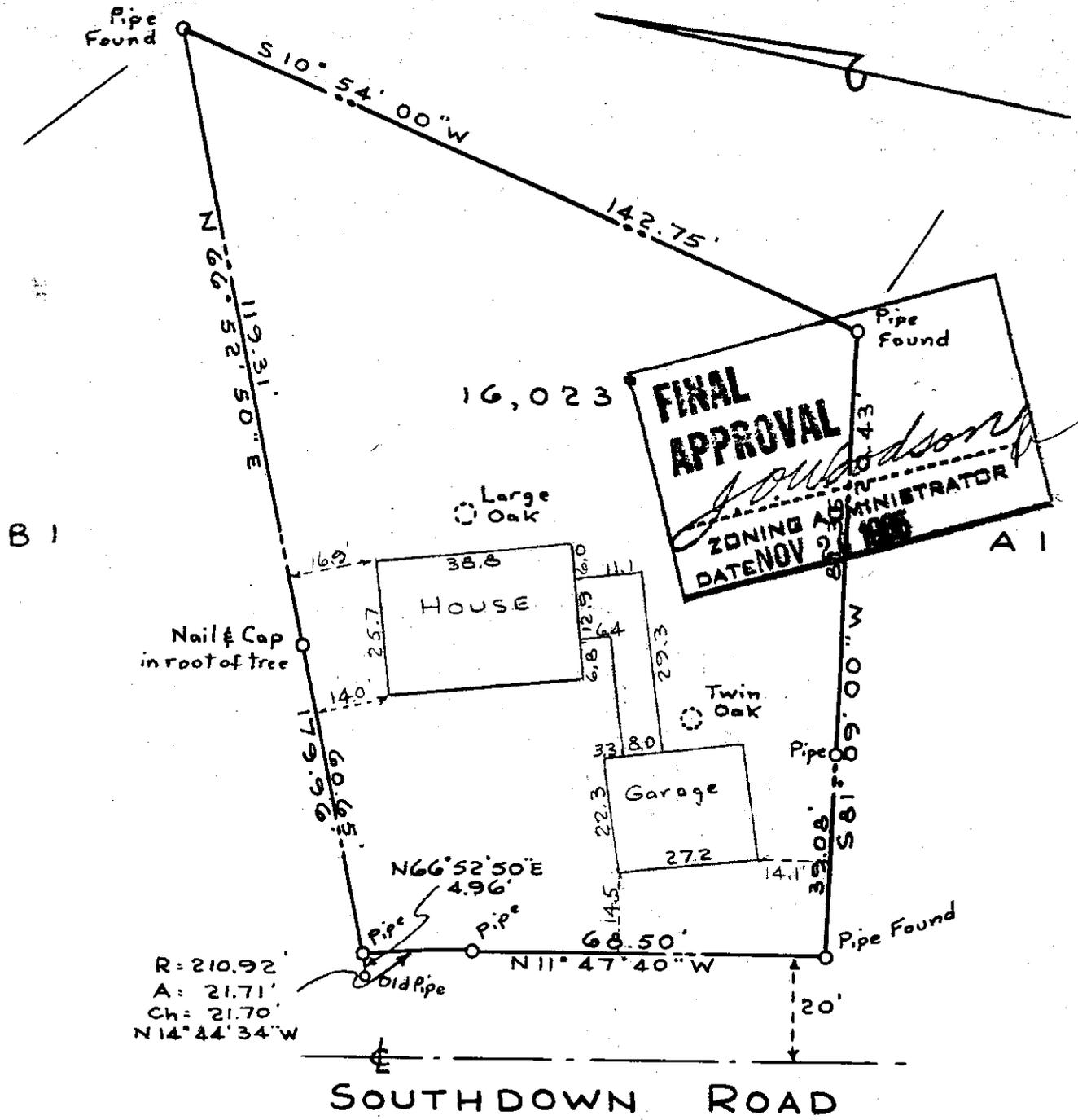
Signature of Proposed Occupant

Applicant K. H. Rieker Jr.

Address 422 Fairfax Rd

Alexandria, Va

Telephone number 508-2965



B 1

A 1

R: 210.92'
 A: 21.71'
 Ch: 21.70'
 N14°44'34"W

SOUTHDOWN ROAD

HOUSE LOCATION SURVEY
 THE RICKER PROPERTY
 LOT B 2
 A RESUBDIVISION OF LOTS 8 AND 10
WELLINGTON
 FAIRFAX COUNTY, VIRGINIA
 SCALE 1" = 30' FEB. 15, 1965

RECEIVED
 FEB 19 1965
RECEIVED
 Office of the Zoning Administrator

BERRY ENGINEERS
 VIENNA, VIRGINIA
 Certified Correct
 Civil Engineer & Land Surveyor

**BUILDING
 PERMIT APPLICATION**

APPLICATION NO

19

Date

JOB LOCATION
 Street 7854 Southdown Road
 Building ✓ Floor _____ Suite _____
 Subdivision Wellington Villa
 Tenants Name Jon Tinsley

DO NOT WRITE IN THIS SPACE
 Permit No. 88245 (by Valco)
 Map Reference 102-3-18-B1
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. _____ Plan _____ Census _____

OWNER
 Name Jon Tinsley
 Address (Mailing) 7854 Southdown Rd.
 City Alex State VA Zip 22308
 Telephone 765-7063

CONTRACTOR
 Company Name Old Dominion Bldg Assoc.
 Master Joseph W. Jennings
 Address 4721 Pole Road
 City Alex State VA Zip 22309
 Telephone 280-1213 License No. 2175
 State Contractors License No. 001-4823 B
 County Business Account No. 02-2492

For Room Addition 30X30

ROUTING

Description	Date	Approved By:
Health Review		
Site Review	<u>10/11/88</u>	<u>[Signature]</u>
Zoning Review	<u>10-11-88</u>	<u>[Signature]</u>
Sanitation Review		
Building Review	<u>10-21-88</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 _____
 % Basements to Finish _____

Use Group of Building R-4
 Type of Construction 2.5
 Building Area _____
 Estimated Const. Cost \$ 39,000.00

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 _____

BUILDING DIMENSIONS

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

GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

YARDS Front _____ Front _____ Left Side _____ Right Side _____ Rear _____
n/a 15' n/a 75'

REMARKS Wellington Villa #101

FOR COUNTY USE ONLY:

Date 10/21/88 By [Signature]
 Approved for Issuance of Building Permit

Fee _____
 Filing Fee 18.00
 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.

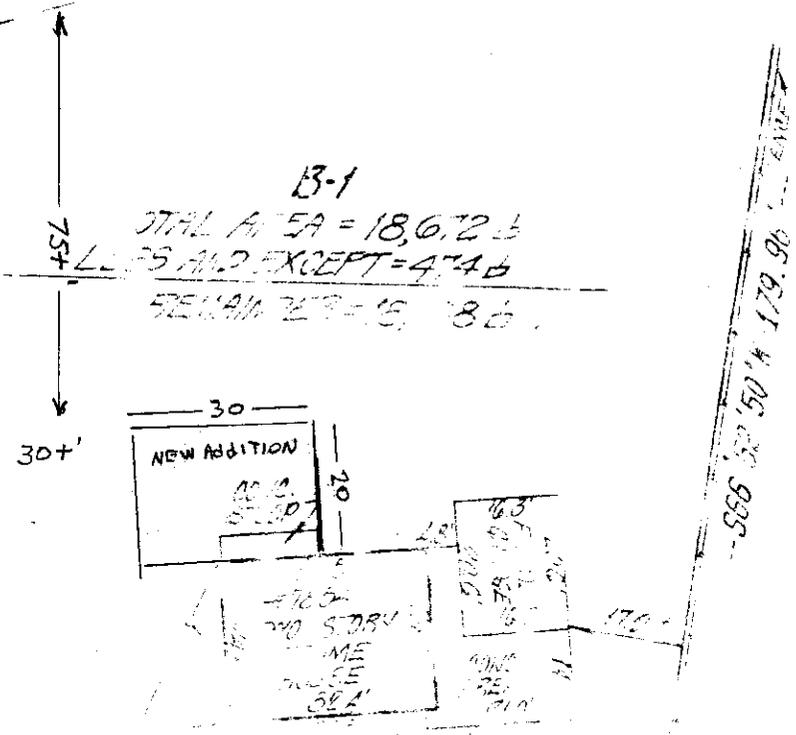
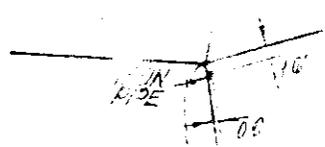
I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building 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 _____

THIS IS TO CERTIFY THAT THE
SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD
HAZARD AREA AS DETERMINED
BY THE DEPT. OF HOUSING
AND URBAN DEVELOPMENT.

12

17



13-1
TOTAL AREA = 18,672 ±
LESS AREA EXCEPT = 4,446
REMAINING = 14,226

66

TO EXTENDED

FENCE EAST

60' - 0"

60' - 0"

AL
102188

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY OFFICE OF BUILDING CODE SERVICES

PERMIT APPLICATION CENTER

12855 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504

Telephone: 703-222-0801
Web site: http://www.en.fairfax.va.us/dpws

PERMIT # 02325B1270

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # W-02-01226
TAX MAP # 102-2-181-B2

ROUTING	DATE	APPROVED BY
LICENSING	11/20/02	[Signature]
ZONING	11-21-02	[Signature]
SITE PERMITS		
HEALTH DEPT.		
BUILDING REVIEW	11-21-02	TJC
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
FILING FEE - \$ _____
AMOUNT DUE = \$ 209.25

BUILDING PLAN REVIEW
REVIEWER _____ # OF HOURS _____
REVISION FEES \$ _____
FIRE MARSHAL FEES \$ _____
FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
(LOG OUT) BY [Signature] DATE 11/21/02

ZONING REVIEW
USE _____
ZONING DISTRICT R-2 HISTORICAL DISTRICT _____
ZONING CASE # _____
GROSS FLOOR AREA OF TENANT SPACE _____
YARDS: FRONT _____ L SIDE _____ R SIDE _____ REAR _____
GARAGE 1 2 3
OPTIONS YES NO
REMARKS INT ALTS

GRADING AND DRAINAGE REVIEW
SOILS # _____ A B C
AREA TO BE DISTURBED (TOTAL SQ FT THIS PERMIT) _____
IMPERVIOUS AREA (TOTAL SQ FT THIS PERMIT) _____
PLAN # _____ APPR. DATE _____

STAMPS
(See reverse side of application)

REMARKS

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN (PLEASE PRINT OR TYPE)

JOB LOCATION
ADDRESS 7850 SOUTH DOWN RD ALK
LOT # B-2 BUILDING _____
FLOOR _____ SUITE _____
SUBDIVISION WILLINGTOWN
TENANT'S NAME _____

OWNER INFORMATION OWNER TENANT
NAME JEROME HAUER
ADDRESS 7850 SOUTH DOWN RD
CITY ALEXANDRIA STATE VA ZIP 22308
TELEPHONE (703) 836-9627

CONTRACTOR INFORMATION SAME AS OWNER
CONTRACTORS MUST PROVIDE THE FOLLOWING:
COMPANY NAME TOBLIN ENTERPRISES, INC
ADDRESS 2932 PS BUSINESS CTR
CITY WOODBRIDGE STATE VA ZIP 22192
TELEPHONE (703) 680-3890
STATE CONTRACTORS LICENSE # 2705-036604A
COUNTY BPOL # 00-3676

APPLICANT
STEPHEN H. CZAIKOSKI

DESCRIPTION OF WORK
DEMO POWDER ROOM + RELOCATE & MECH ROOM AREA. NEW KITCHEN CABINETS (REVISED FOOT PRINT)

HOUSE TYPE _____
ESTIMATED COST OF CONSTRUCTION \$ 13,950
BLDG AREA (SQ FT OF FOOTPRINT) 2285
USE GROUP OF BUILDING _____
TYPE OF CONSTRUCTION _____
SEWER SERVICE PUBLIC SEPTIC OTHER
WATER SERVICE PUBLIC WELL OTHER
OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT
(Residential Construction Only)
NAME _____
ADDRESS _____

NONE DESIGNATED PHONE _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS	
# KITCHENS	EXTER. WALLS
# BATHS	INTER. WALLS
# HALF BATHS	ROOF MATERIAL
# BEDROOMS	FLOOR MATERIAL
# OF ROOMS	FIN. BASEMENT %
# STORIES	HEATING FUEL
BUILDING HEIGHT	HEATING SYSTEM
BUILDING AREA	# FIREPLACES
BASEMENT	

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be compiled with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

[Signature] 11/20/02
Signature of Owner or Agent Date

STEPHEN H. CZAIKOSKI V.P. FIELD OPS
Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)
State (or territory or district) of _____

County (or city) of _____, to wit: _____

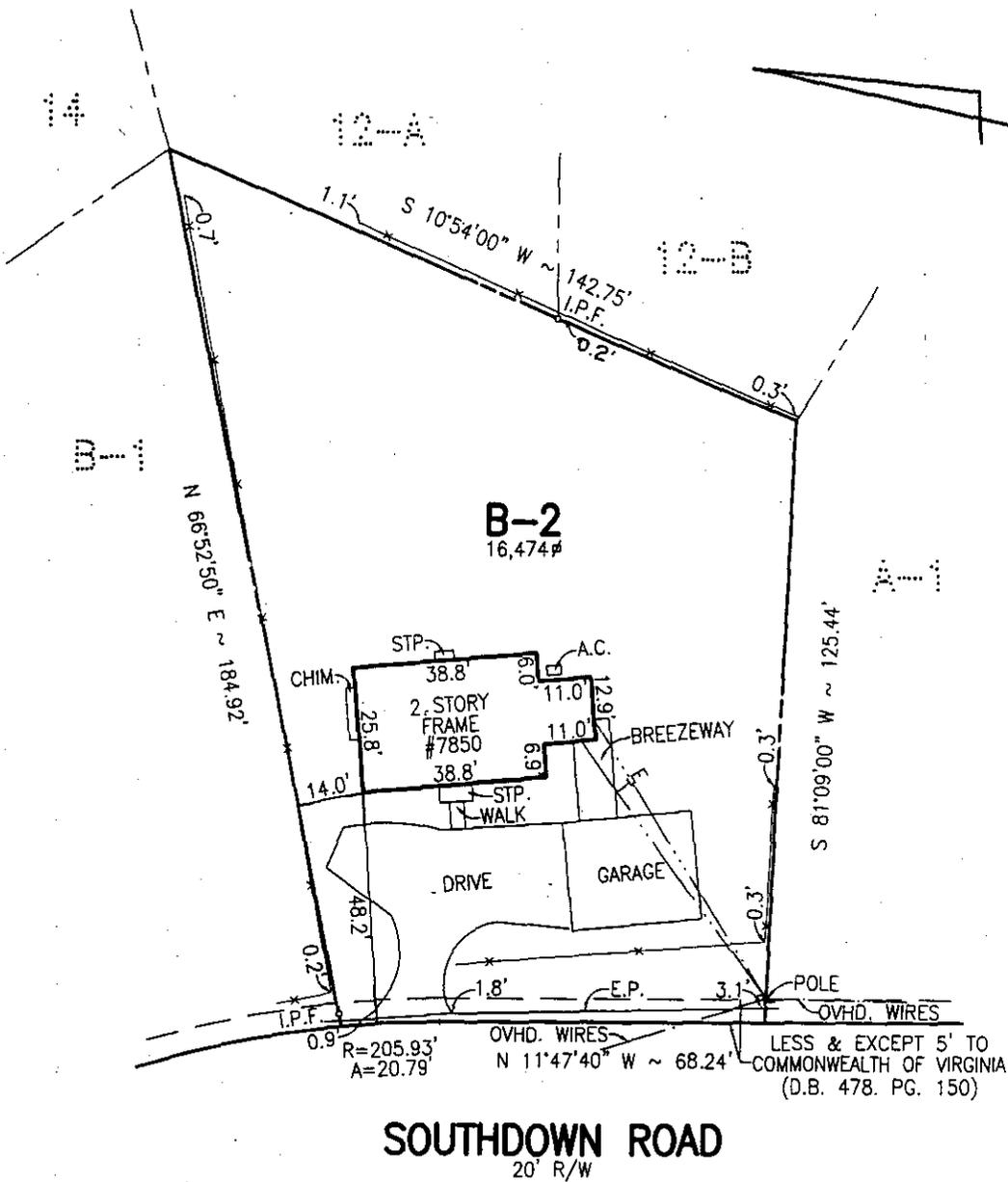
I, _____, a Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

Given under my hand this _____ day of _____, 20____
My commission expires the _____ day of _____, 20____.

(Notary Signature)

NOTE: NO CORNER MARKERS SET.
 FENCES ARE SPLIT RAIL.
 TAX MAP: 102-2-18-B2.



SOUTHDOWN ROAD
 20' R/W

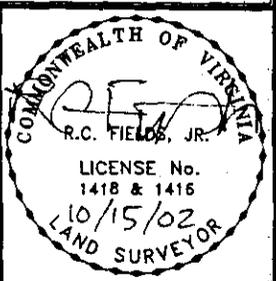
PLAT
 SHOWING PHYSICAL IMPROVEMENT SURVEY
 LOT B-2
WELLINGTON
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'
 DATE: OCTOBER 15, 2002
 DEED BOOK REF.: 9783/1478
 PLAT SUBJECT TO
 RESTRICTIONS OF RECORD.
 TITLE REPORT NOT FURNISHED,
 THUS ALL EASEMENTS MAY NOT
 BE SHOWN.

CASE NAME: PATTERSON - HAUER & BROWN
 REDMON, PEYTON & BRASWELL

RCF **FIELDS, JR. & ASSOCIATES**
 A PROFESSIONAL CORPORATION

LAND SURVEYING SITE PLANNING SUBDIVISION DESIGN
 718 JEFFERSON STREET ALEXANDRIA, VIRGINIA 22314
 TEL. (703) 549-6422 FAX (703) 549-6452



I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS
 HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS
 OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

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.