COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MRS. KIRSTEN BLALOCK GNIPP, SP 2010-MA-066 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 9.7 ft. from side lot line. Located at 3139 Creswell Dr. on approx. 10,888 sq. ft. of land zoned R-3. Mason District. Tax Map 51-3 ((11)) 140. Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 2, 2011; and

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

1. The applicant is the owner of the land.
2. The Board has determined that the application meets all six of the submission requirements set forth in Sect. 8-922.
3. Staff recommends approval.
4. Staff's rationale is adopted.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. 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 of a one-story garage addition (307 square feet), as shown on the plat prepared by Clayton C. Tock, Urban, Ltd., dated June 28, 2010 as revised and signed through September 10, 2010, as submitted with this application and is not transferable to other land.

3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (1,858 square feet existing + 2,787 square feet (150%) = 4,645 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.

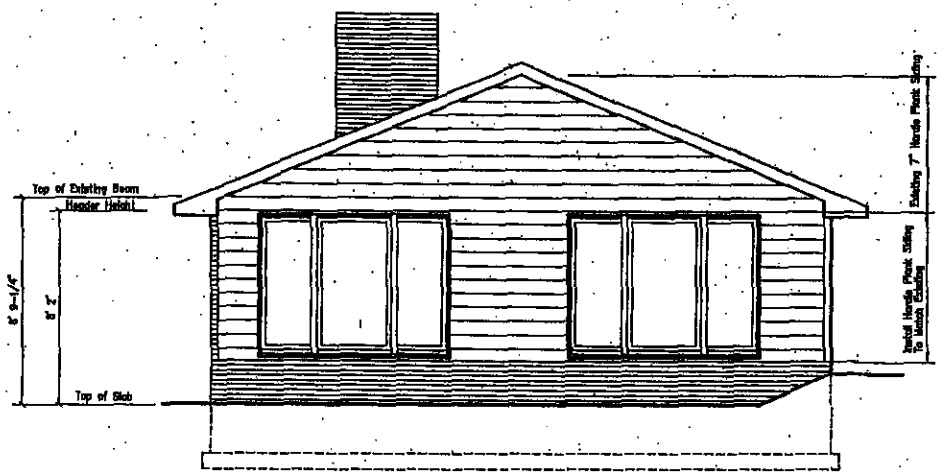
4. The addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

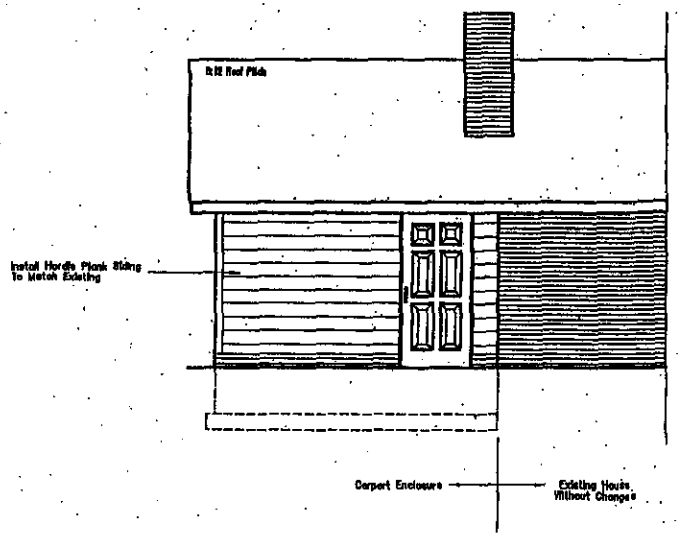
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Hammack seconded the motion, which carried by a vote of 6-0. Ms. Gibb was absent from the meeting.

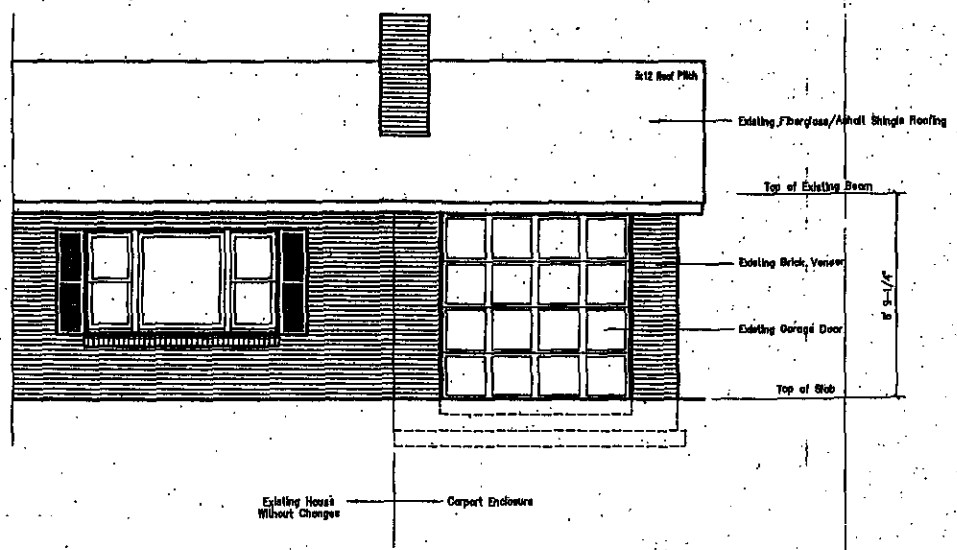
ATTACHMENT 1



Side Elevation



Rear Elevation



Front Elevation

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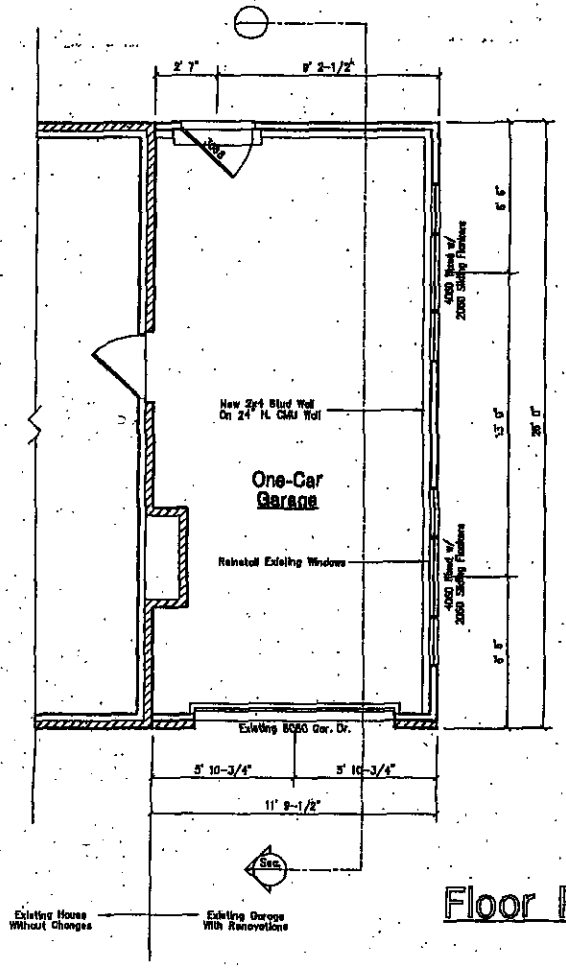
Notes:

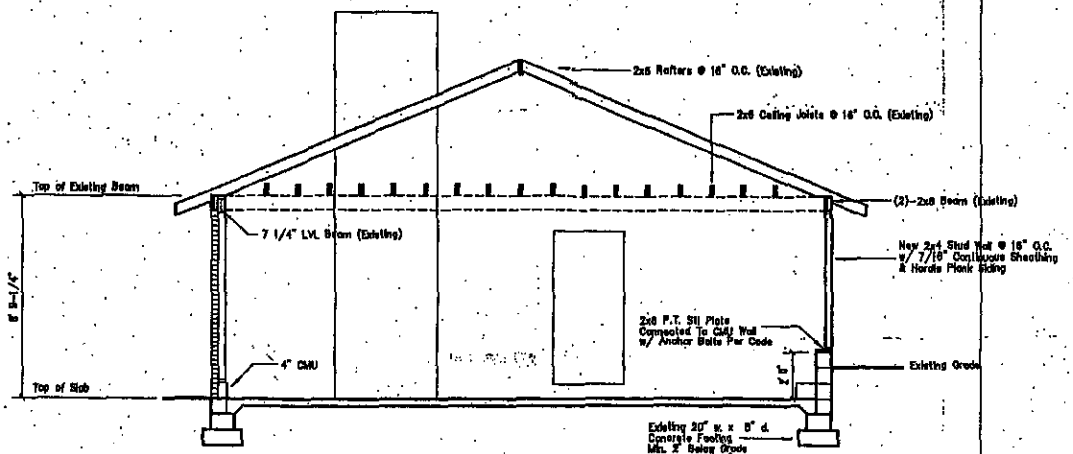
General
1.) Submitted Under IRC 2006
2.) Required Wind Bracing Thru Continuous Sheated Sheathing

Design Live Loads
Sleeping Areas – 30 PSF
Living Areas – 40 PSF
Decks – 40PSF
Roof – 30 PSF
Wind Speed – 90 MPH
Soil
1.) Assumed Soil Bearing Pressure Equal To Be 2,000 PSF

Wood
1.)All Wall Studs Are S.P.F. Stud Grade or Better With the Following Minimum Design Values
Compression Parallel to Grain Fc//=825 PSI
Bending Stress=875 PSI for Single Member Use
Modulus of Elasticity=1,200,000 PSI
2.)All LVLs Shall Have The Following Minimum Design Values:
Bending Stress=2800 PSI
Horizontal Shear=250 PSI
Modulus of Elasticity=2,000,000 PSI
3.) All Pressure Treated Lumber Shall Be Southern Yellow Pine Grade 2 or Better With The Following Minimum Design Values
Bending Stress Fb=875 PSI for Single Member Use
Horizontal Shear Fv=90 PSI
Compression Parallel to Grain Fc//=1450 PSI
Compression Perpendicular to Grain Fc =565 PSI
Modulus of Elasticity=1,600,000 PSI
4.) All Fasteners Used w/ Pressure Treated Members Shall Be Triple Zinc.



Floor Plan



Section

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SEP 22 2010
Zoning Evaluation Division

3139 Crestwell Dr.
Falls Church, Va.

Simon & Associates, LLC
312 W. Juniper Ave. Sterling, Va. 20164
Phone: 703-517-0488 Fax: 703-404-0207

Permit Set

Scale: 1/4"=1' 0"
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Plot Date (Prev):
Plot Date (Curr): 8-23-

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