

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JOHN B. & RENEE L. MAGEE, SP 2010-DR-069 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 15.0 ft. from rear lot line. Located at 1454 Hawks Nest Ct. on approx. 8,883 sq. ft. of land zoned R-3 (Cluster). Dranesville District. Tax Map 10-2 ((14)) 205. Mr. Hart 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 9, 2011; and

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

1. The applicants are the owners of the property.
2. The applicants presented evidence showing compliance with the required standards in Sect. 8-922.
3. The Board has a favorable staff recommendation and adopts the rationale in the staff report.
4. Although the porch would be going close to the rear line, the house backs up to school board property; therefore, nothing back there would be affected by the location of the porch.
5. There is a solid fence which conceals the porch for the most part.
6. There would be no significant negative impact on anyone.
7. The neighboring homes are sort of to the side and offset since the house is on a cul-de-sac, so the houses are not directly lined up.

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 screened porch addition (approximately 192 square feet), as shown on the plat prepared by Dominion Surveyors Inc., dated September 22, 2010, as revised through November 9, 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

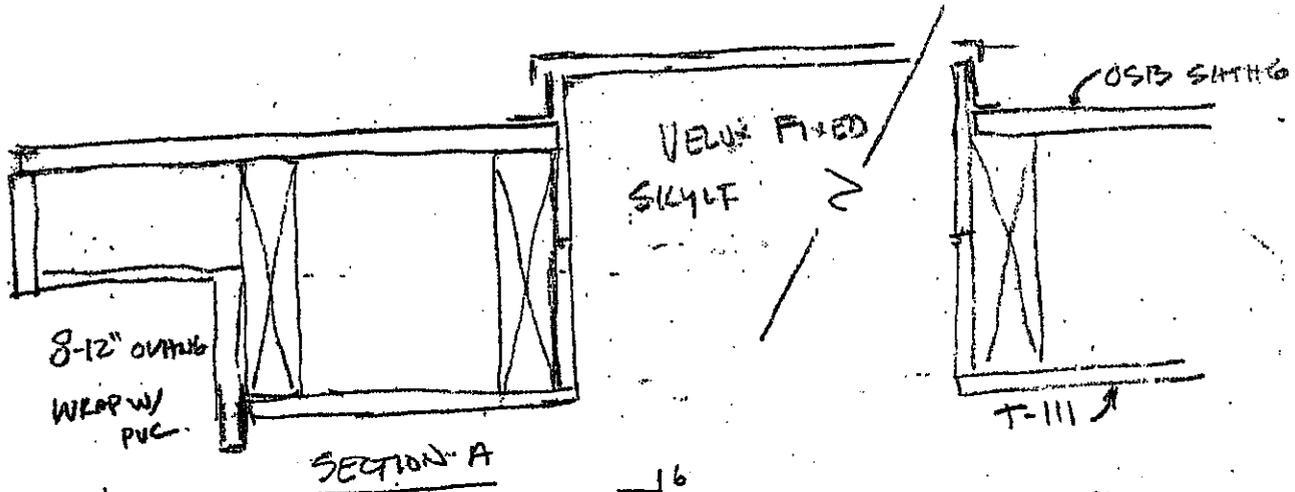
floor area of the dwelling that existed at the time of the first expansion (3,883 square feet existing + 5,824.5 square feet (150%) = 9,707.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.

4. The addition shall be generally 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.

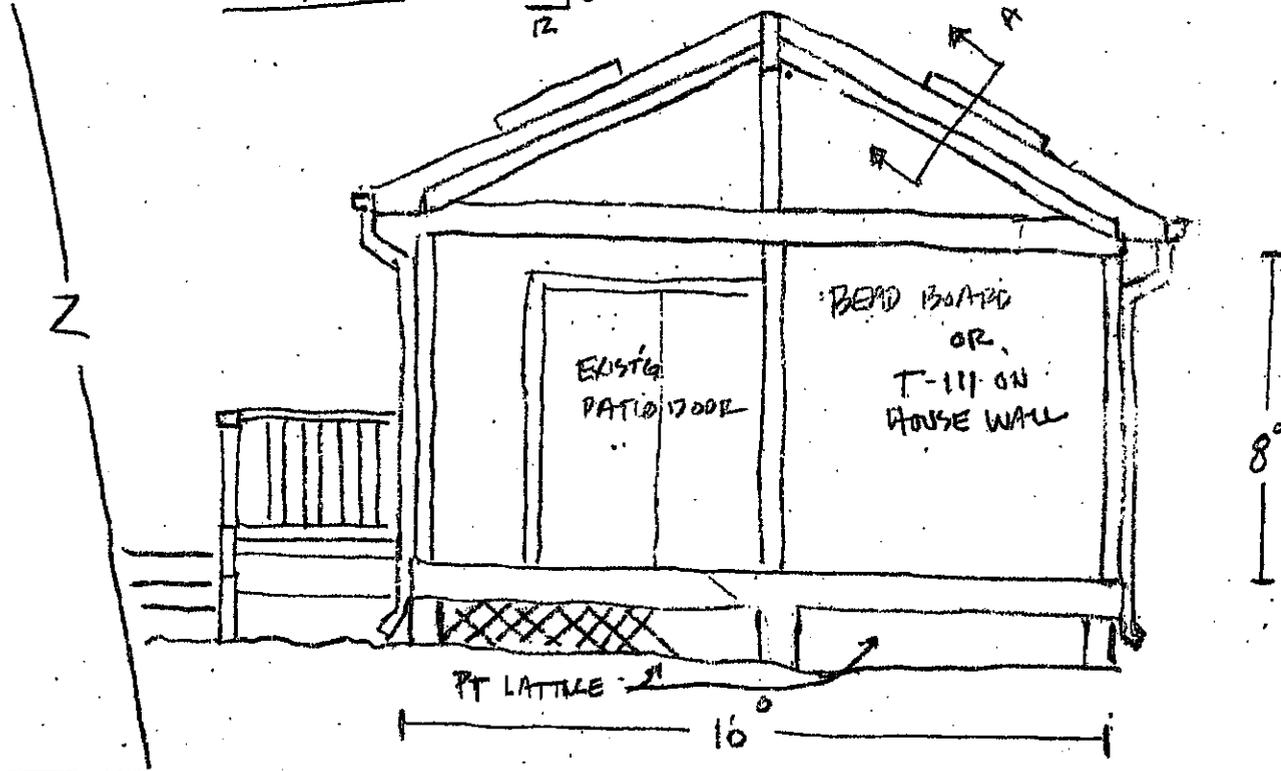
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction 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. Beard seconded the motion, which carried by a vote of 4-0. Mr. Ribble, Mr. Byers, and Mr. Smith were absent from the meeting.

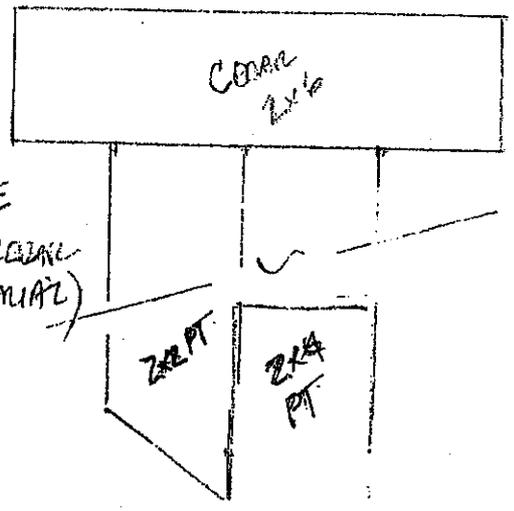
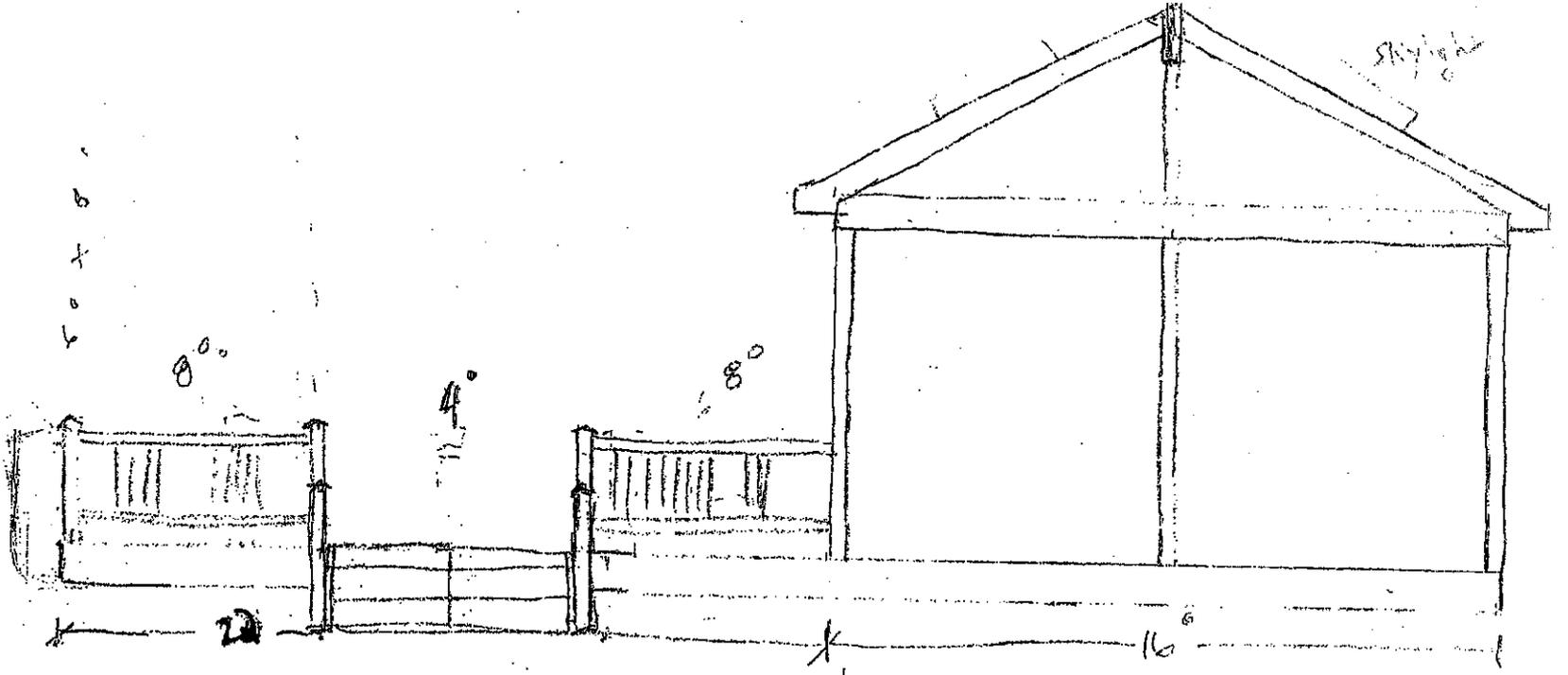


2' x 4' VELUX FIXED SKYLIT.
(BOTH SIDES)

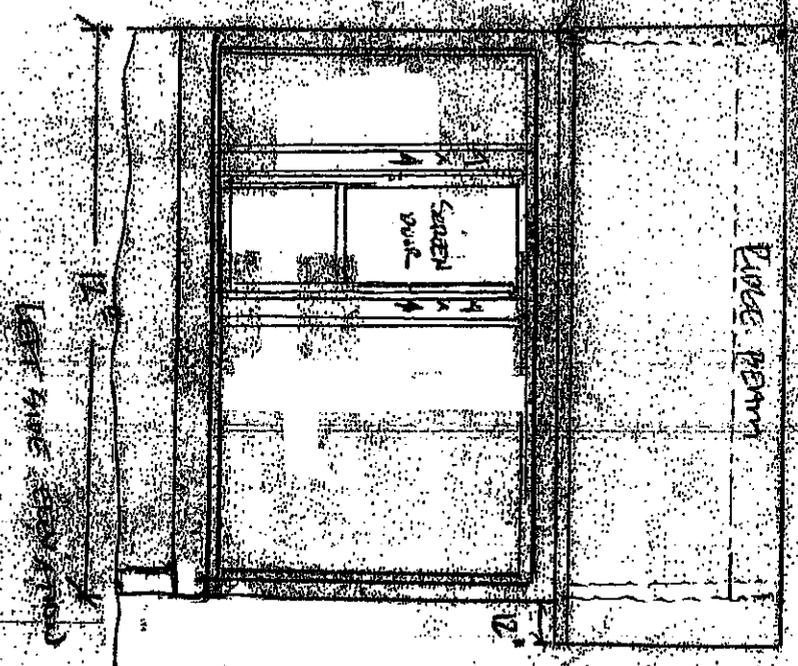
- 2x10 RAFTERS
- 2x12 MICRO LAM
PLUGE 1307
- 4x4 SUPPORTING POSTS
- 6x6 PER POSTS
- 2x10 JOISTS 16" O



N.T.S.



(ALTERNATE
RAIL W/ CORNER
& FT MATERIAL)



LINE (1- Post on RIGHT SIDE BEYOND @
 3 6" FROM HOUSE)