

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

SEAN AND KAREN REILLY, SP 2011-HM-009 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition such that side yards total 19.2 ft. Located at 1836 St. Boniface St. on approx. 11,604 sq. ft. of land zoned R-2 (Cluster). Hunter Mill District. Tax Map 28-3 ((10)) 67. Mr. Hammack 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 May 4, 2011; and

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

1. The applicants are the owners of the land.
2. The applicants have presented testimony indicating compliance with the additional standards for provisions for reduction of certain yard requirements as contained in Sect. 8-922 of the Ordinance.
3. The applicants had met the six required standards set forth in that Sub. Sect., in particular numbers 3, 4 and 6.
4. The Board has a favorable staff report.
5. There are certain letters filed that are also in support of the addition.
6. As presented by the applicant, the lot is actually substandard for the zoning category it is in.
7. The proposed addition is at the only location in the residence really which would accommodate what they wished to be done.
8. The reduction in yard requirements is minimal considering the request.

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:

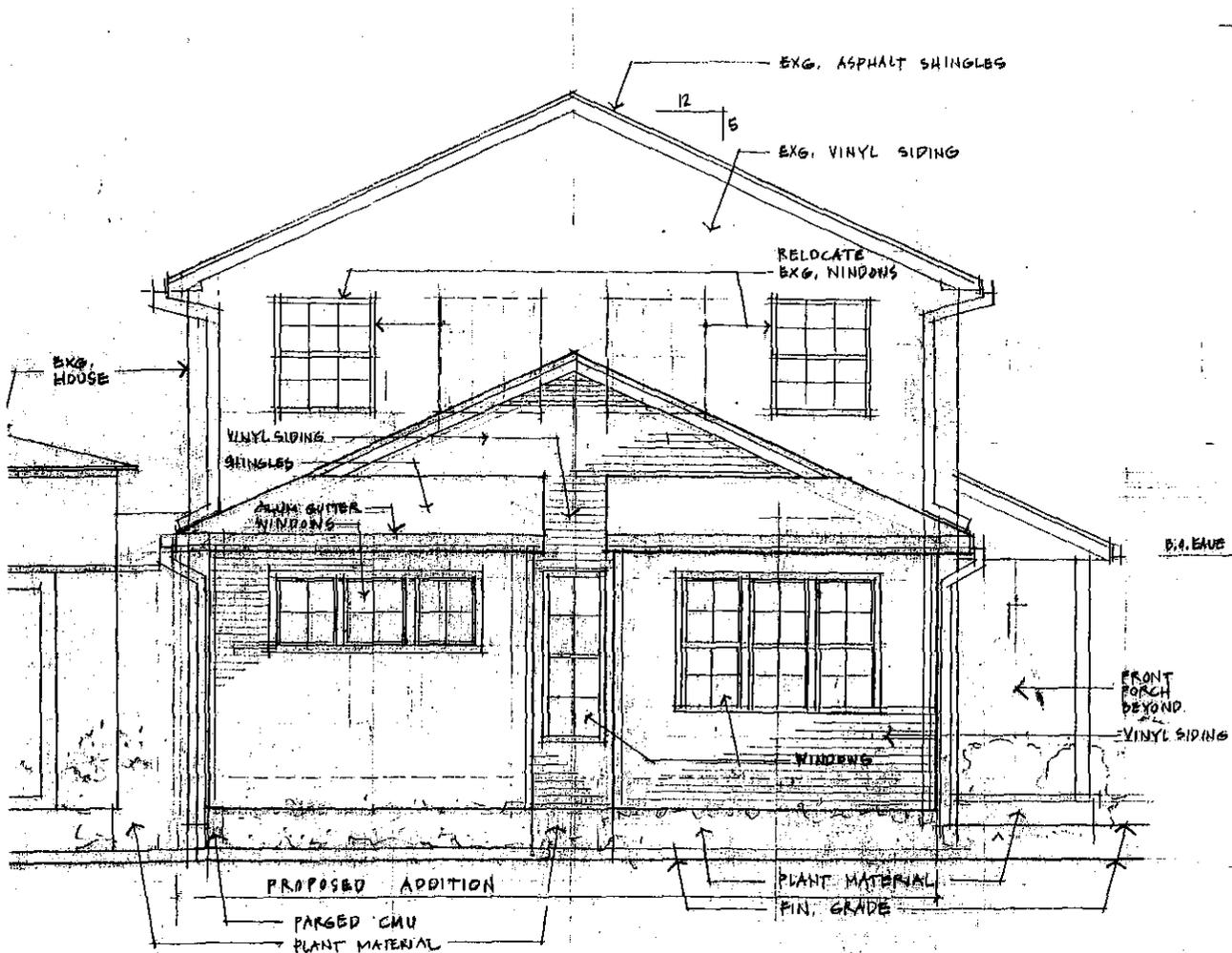
1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of a one-story addition (218 square feet), as shown on the plat prepared by Dominion Surveyors Inc., dated November 23, 2010, as revised through March 16, 2011, 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 (3,707 square feet existing + 5,560.5 square feet (150%) = 9,267.5 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.

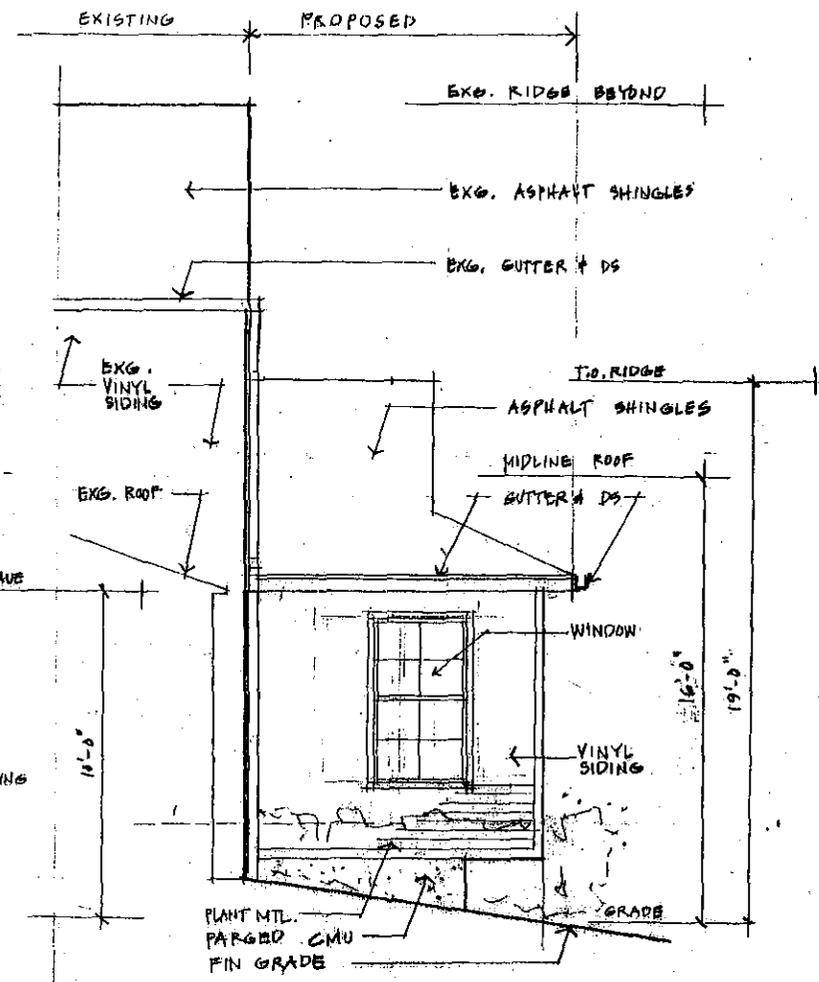
Mr. Byers and Ms. Gibb seconded the motion, which carried by a vote of 5-0. Mr. Smith recused himself. Mr. Beard was absent from the meeting.



SIDE ELEVATION

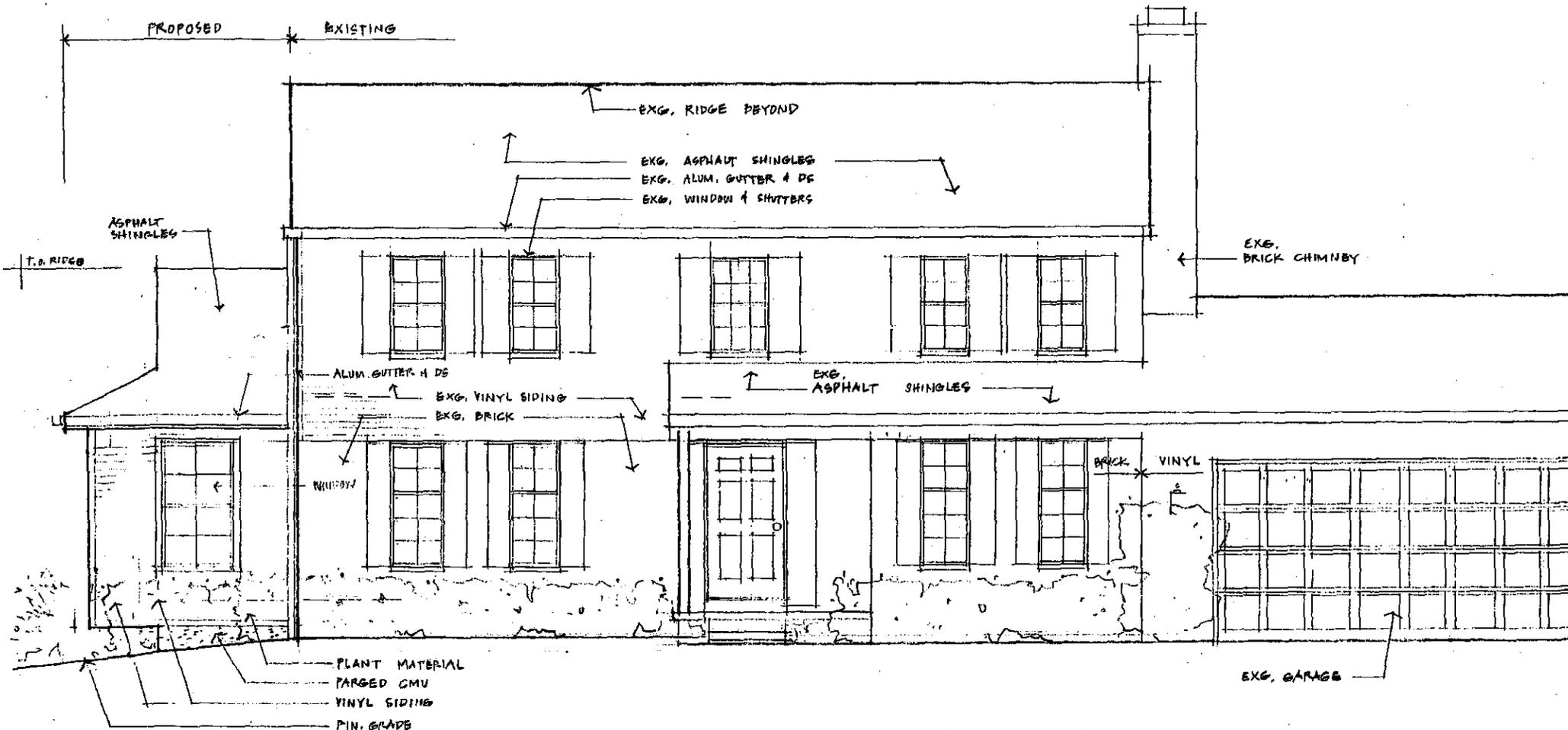
1/4"=1' 16 MARCH 2011 REILLY
 1836 ST. DONIFACE ST.
 VIENNA, VA

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 Department of Planning & Zoning
 MAR 24 2011
 Zoning Evaluation Division



REAR ELEVATION

1/4"=1' 16 MARCH 2011 REILLY
 1836 ST. DONIFACE ST.
 VIENNA, VA



STREET ELEVATION

1/4"=1' 2 MARCH 2011 REILLY
 1836 ST. BONIFACE ST
 VIENNA, VA.

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