



APPLICATION ACCEPTED: February 28, 2011
BOARD OF ZONING APPEALS: May 18, 2011
TIME: 9:00 a.m.

County of Fairfax, Virginia

May 11, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-SP-016

SPRINGFIELD DISTRICT

APPLICANT: William A. Walker

OWNERS: William A. Walker and
Linh C. Walker

SUBDIVISION: Rolling Valley

STREET ADDRESS: 7203 Sontag Way

TAX MAP REFERENCE: 88-4 ((6)) 11

LOT SIZE: 12,524 square feet

ZONING DISTRICT: R-3 Cluster

ZONING ORDINANCE PROVISIONS: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of an addition (screen porch) 22.95 feet and deck 12.76 feet from the rear lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2011-SP-016 for the addition and deck, 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.

O:\SMCKN\SPWALKER SP 2011-SP-016 (50%)\Staff Report Walker.doc

Shelby Johnson



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.

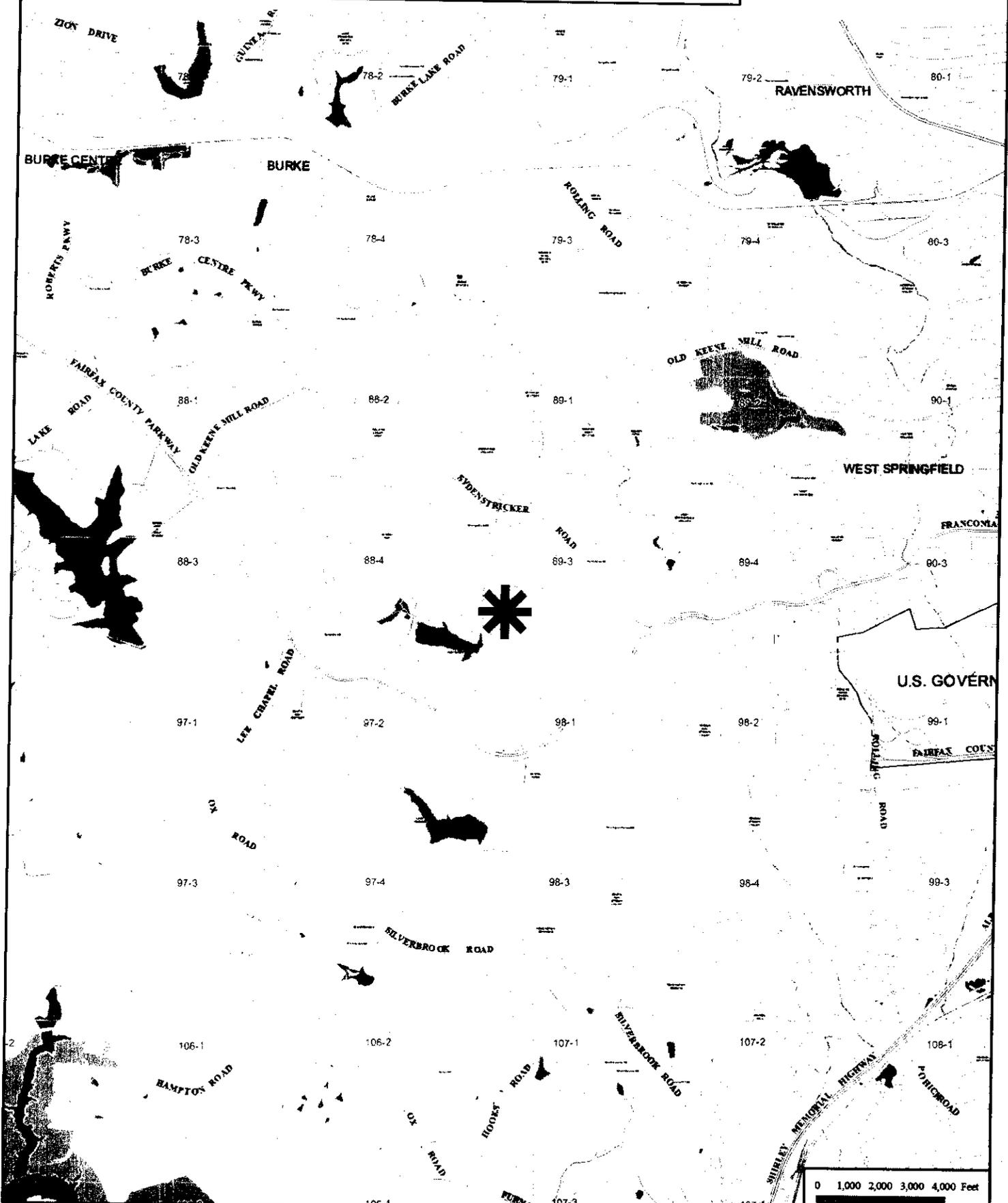
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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).

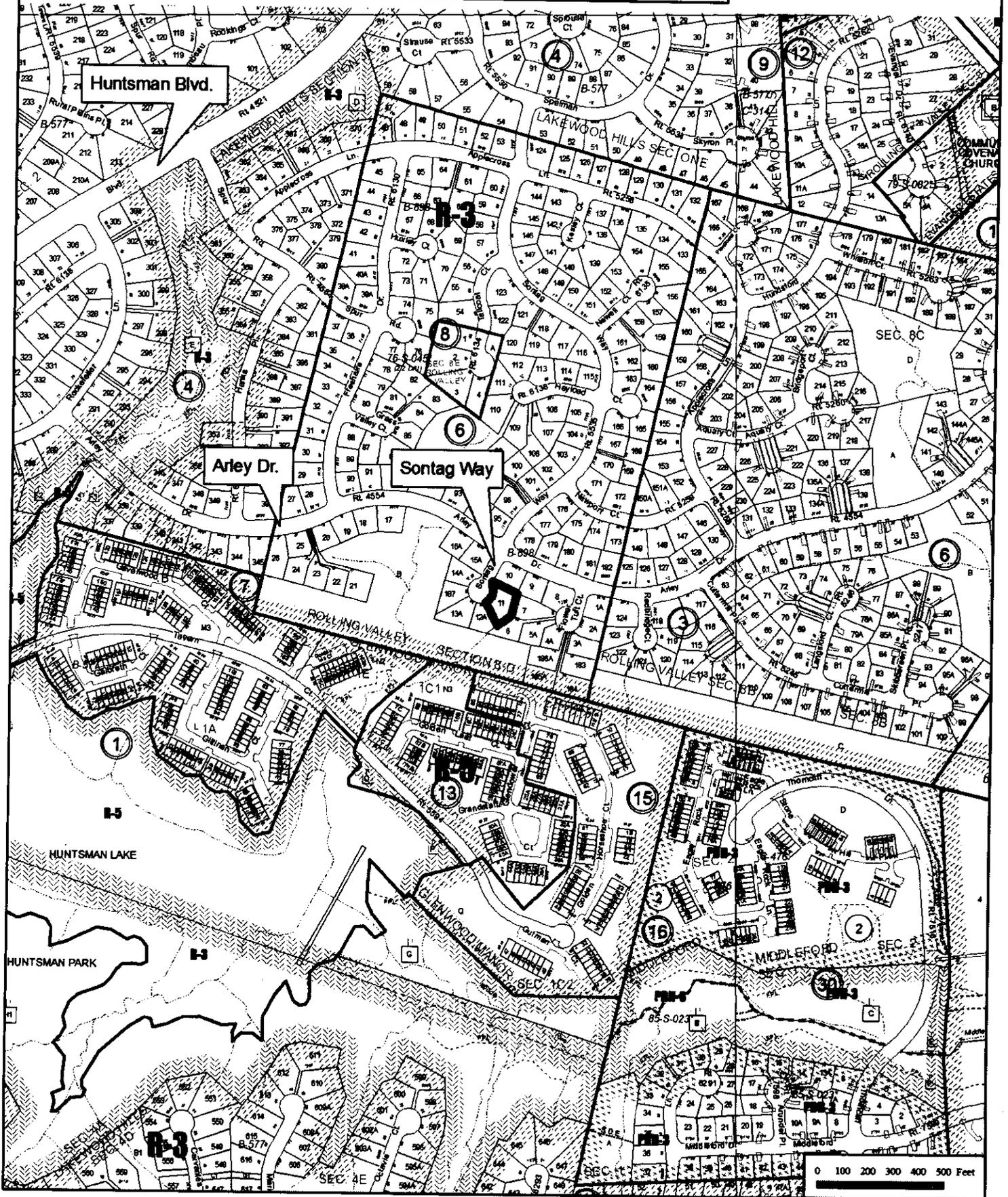
Special Permit
SP 2011-SP-016
WILLIAM A. WALKER



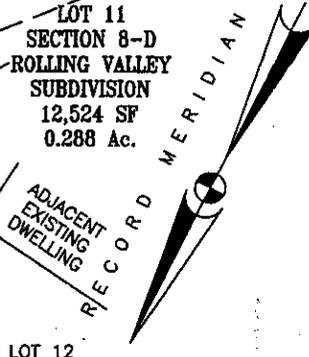
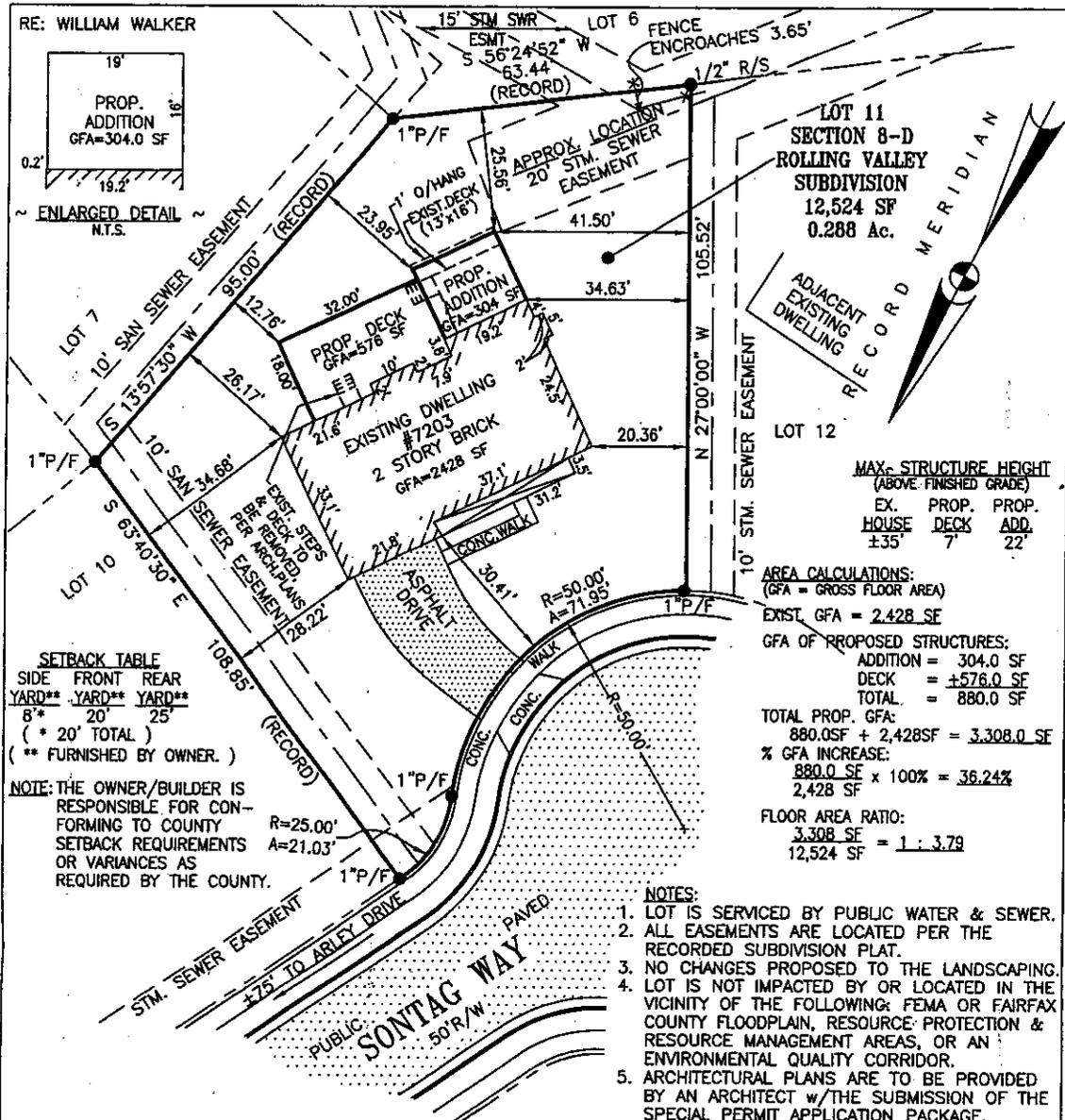
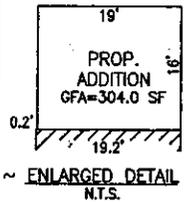
Special Permit

SP 2011-SP-016

WILLIAM A. WALKER



RE: WILLIAM WALKER



MAX. STRUCTURE HEIGHT (ABOVE FINISHED GRADE)

EX. HOUSE	PROP. DECK	PROP. ADD.
±35'	7'	22'

AREA CALCULATIONS:
(GFA = GROSS FLOOR AREA)

EXIST. GFA = 2,428 SF

GFA OF PROPOSED STRUCTURES:
ADDITION = 304.0 SF
DECK = ±576.0 SF
TOTAL = 880.0 SF

TOTAL PROP. GFA:
880.0SF + 2,428SF = 3,308.0 SF

% GFA INCREASE:
 $\frac{880.0 \text{ SF}}{2,428 \text{ SF}} \times 100\% = 36.24\%$

FLOOR AREA RATIO:
 $\frac{3,308 \text{ SF}}{12,524 \text{ SF}} = 1 : 3.79$

SETBACK TABLE

SIDE	FRONT	REAR
YARD**	YARD**	YARD**
8'	20'	25'
(* 20' TOTAL)		
(** FURNISHED BY OWNER.)		

NOTE: THE OWNER/BUILDER IS RESPONSIBLE FOR CONFORMING TO COUNTY SETBACK REQUIREMENTS OR VARIANCES AS REQUIRED BY THE COUNTY.

- NOTES:
1. LOT IS SERVICED BY PUBLIC WATER & SEWER.
 2. ALL EASEMENTS ARE LOCATED PER THE RECORDED SUBDIVISION PLAT.
 3. NO CHANGES PROPOSED TO THE LANDSCAPING.
 4. LOT IS NOT IMPACTED BY OR LOCATED IN THE VICINITY OF THE FOLLOWING: FEMA OR FAIRFAX COUNTY FLOODPLAIN, RESOURCE PROTECTION & RESOURCE MANAGEMENT AREAS, OR AN ENVIRONMENTAL QUALITY CORRIDOR.
 5. ARCHITECTURAL PLANS ARE TO BE PROVIDED BY AN ARCHITECT w/THE SUBMISSION OF THE SPECIAL PERMIT APPLICATION PACKAGE.

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.

NOTES:

TITLE BINDER NOT PROVIDED.

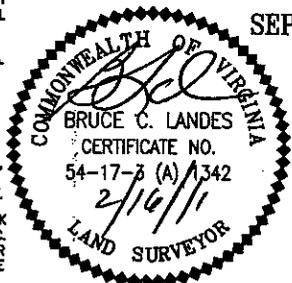
WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE C)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK/FLEET SURVEYOR'S P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS FOR MORTGAGE PURPOSE.

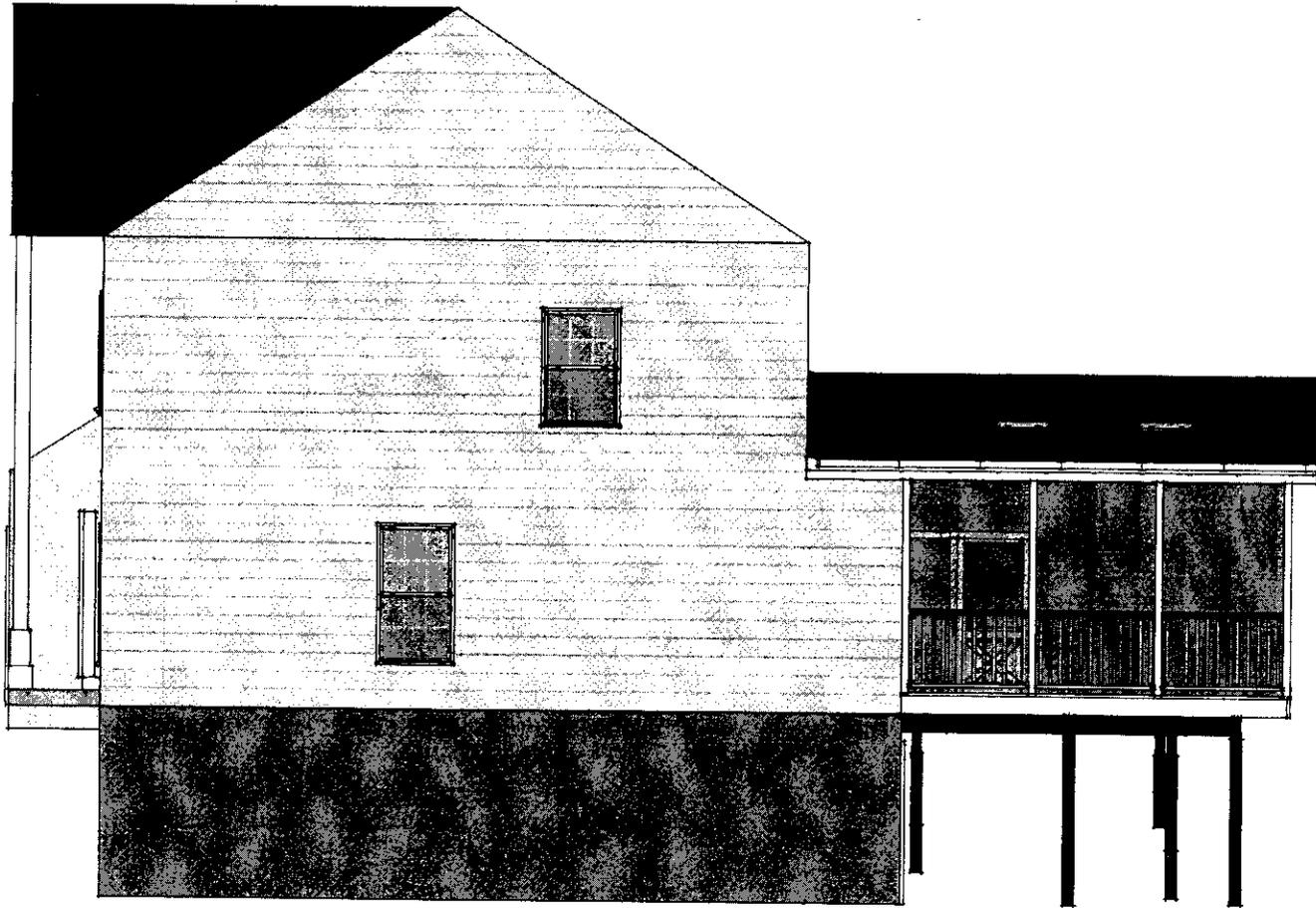


PHYSICAL SURVEY
OF PROPERTY SITUATED ON THE
SOUTH LINE OF SONTAG WAY
WEST OF ARLEY DRIVE
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
SEPTEMBER 9, 2010 SCALE 1" = 30'

Landmark-fleet Surveyors, P.C.
SURVEYORS & PLANNERS
8014 MIDLOTHIAN TURNPIKE, SUITE 103
RICHMOND, VA. 23235
PH. 804-330-5676

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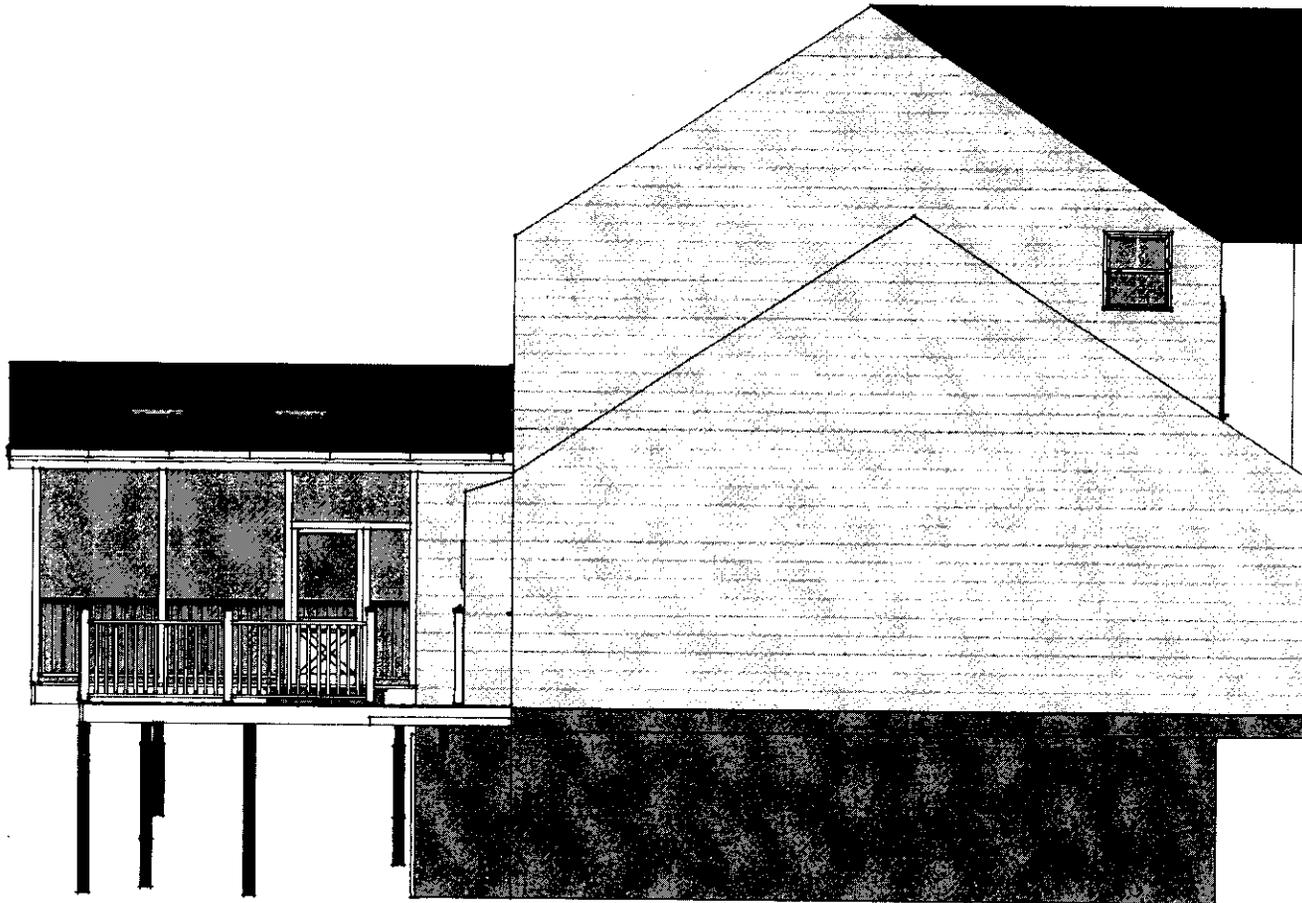
FILE - FAIRFAX COUNTY



RECEIVED
Department of Planning & Zoning
OCT 26 2010
Zoning Evaluation Division

RIGHT ELEVATION 1/8" = 1'
William A. Walker 7203 Sontag Way Springfield, VA 22153

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Department of Planning & Zoning
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Zoning Evaluation Division



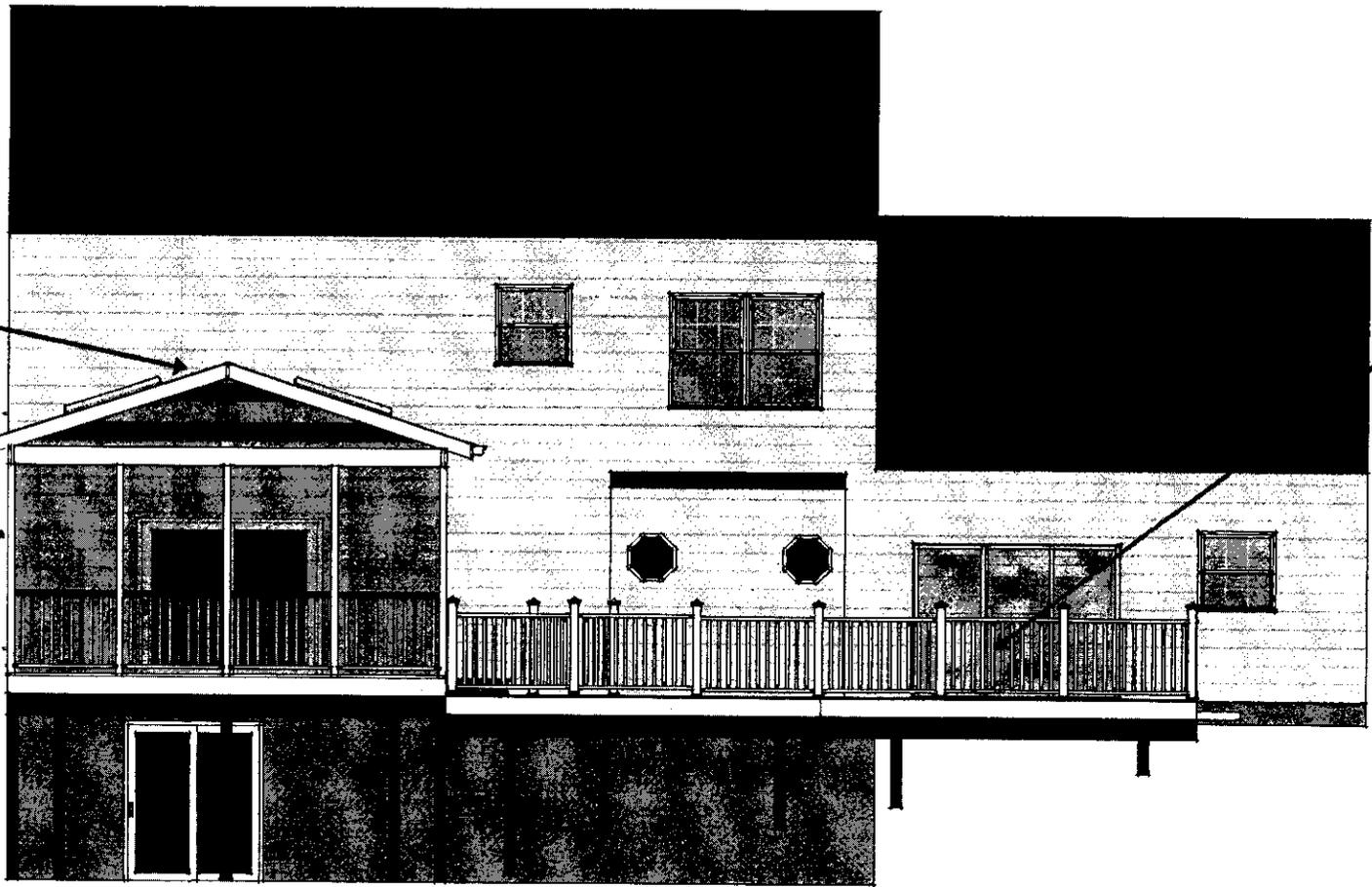
LEFT ELEVATION

1/8" = 1'

William A. Walker
7203 Sontag Way
Springfield, VA 22153

PORCH ROOF
ASPHALT SHINGLES
TO MATCH HOUSE.
4x SKYLIGHTS.

PORCH
PRESSURED TREATED
LUMBER WITH
WHITE VINYL CLAD TO
MATCH HOUSE.
AZEZ BROWNSTONE
FLOOR.
WHITE VINYL
RAILINGS TO MATCH
HOUSE.
PRESSURE TREATED
LUMBER FRAMING.



DECK
AZEZ BROWNSTONE
DECKING.
WHITE VINYL
RAILINGS TO MATCH
HOUSE.
PRESSURE TREATED
LUMBER FRAMING.

RECEIVED
Department of Planning & Zoning
JAN 25 2011
Zoning Evaluation Division

REAR ELEVATION #1
1/8 in. = 1 ft.
REVISED : 1/8/2011
William A. Walker
7203 Sontag Way
Springfield, VA 22153



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Zoning Evaluation Division

REAR ELEVATION #2

1/8 in. = 1 ft.
REVISED : 1/8/2011

William A. Walker
7203 Sontag Way
Springfield, VA 22153

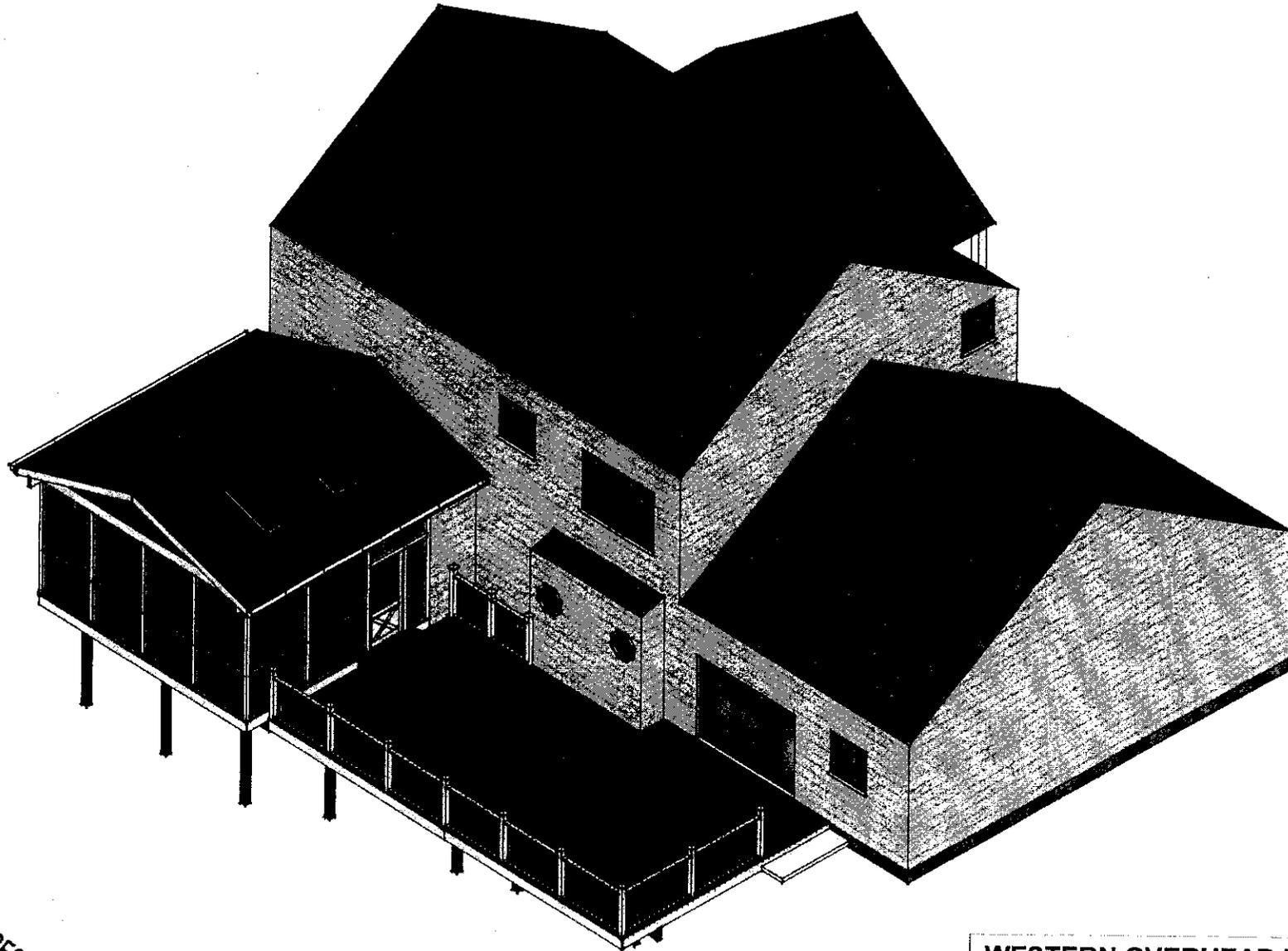
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REAR ELEVATION

1/8" = 1'

William A. Walker
7203 Sontag Way
Springfield, VA 22153

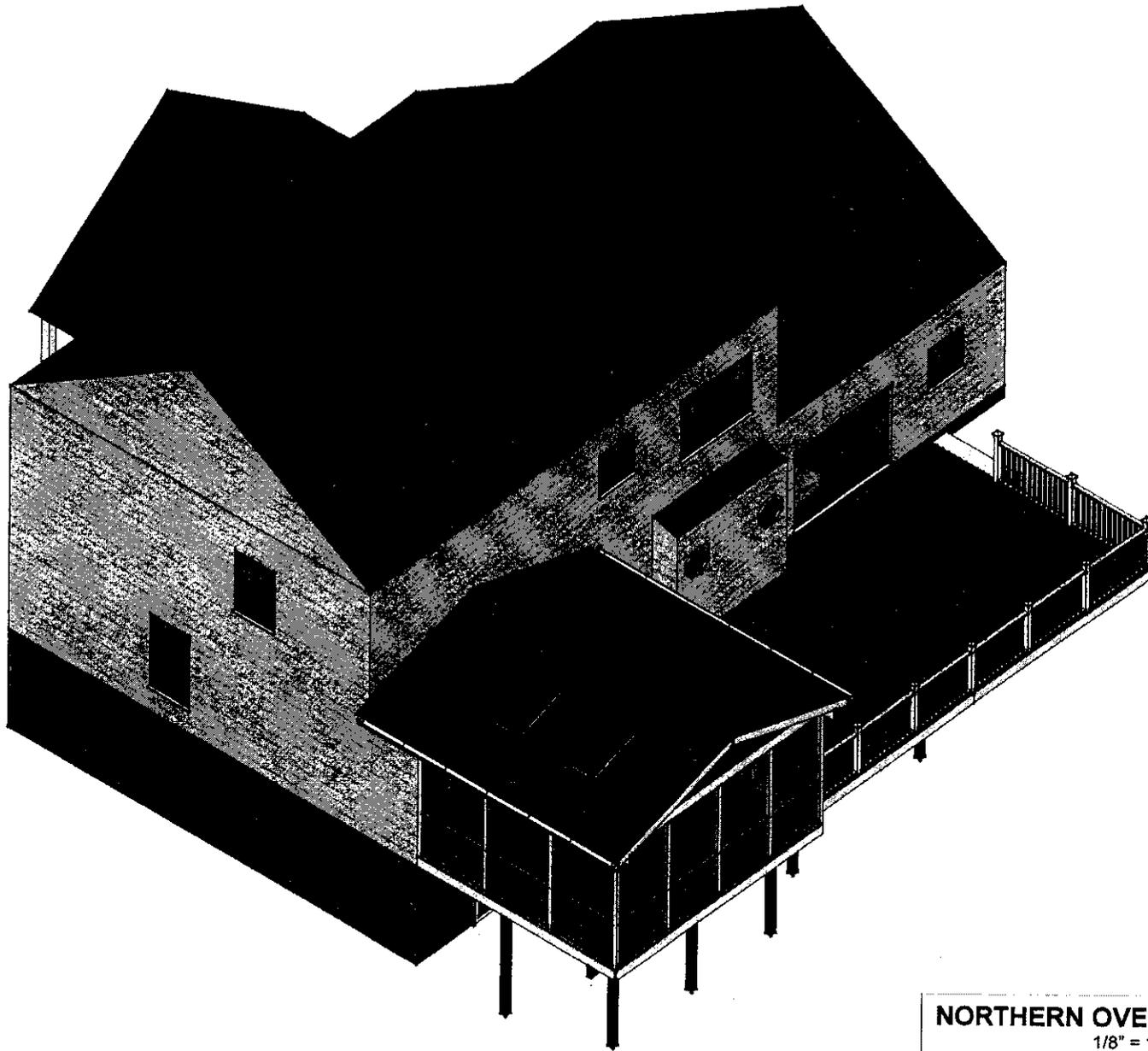


WESTERN OVERHEAD VIEW

1/8" = 1'

William A. Walker
7203 Sontag Way
Springfield, VA 22153

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NORTHERN OVERHEAD VIEW

1/8" = 1'

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7203 Sontag Way
Springfield, VA 22153

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Zoning Evaluation 17

October 13, 2010

7203 Sontag Way



1. FRONT OF HOUSE



2. FROM FRONT OF HOUSE TO ABUTTING PROPERTIES

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Zoning Evaluation

5107

October 13, 2010

7203 Sontag Way



1. FRONT OF HOUSE



2. FROM FRONT OF HOUSE TO ABUTTING PROPERTIES

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Planning & Zoning

October 13, 2010

7203 Sontag Way



3. FRONT LEFT CORNER OF HOUSE



4. FROM FRONT LEFT CORNER OF HOUSE TO ABUTTING PROPERTIES

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Department of Planning & Zoning
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Zoning Evaluation Division

October 13, 2010

7203 Sontag Way



5. FRONT RIGHT CORNER OF HOUSE



6. FROM FRONT RIGHT CORNER OF HOUSE TO ABUTTING PROPERTIES

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Zoning Evaluation

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7203 Sontag Way



7. LEFT SIDE OF HOUSE



8. FROM LEFT SIDE OF HOUSE TO ABUTTING PROPERTIES

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Zoning Evaluation Division

October 13, 2010

7203 Sontag Way



9. RIGHT SIDE OF HOUSE – FRONT END



10. RIGHT SIDE OF HOUSE – REAR END

RECEIVED
Keller Williams Realty
October 15, 2010
15000 E. Remondin Pk

October 13, 2010

7203 Sontag Way



11. FROM RIGHT SIDE OF HOUSE TO ABUTTING PROPERTIES

October 13, 2010

7203 Sontag Way



12. LEFT REAR CORNER OF HOUSE



13. FROM LEFT REAR CORNER OF HOUSE TO ABUTTING PROPERTIES

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Zoning Evaluation Division

October 13, 2010

7203 Sontag Way



14. REAR OF HOUSE - RIGHT SIDE



15. REAR OF HOUSE - LEFT SIDE

October 13, 2010

7203 Sontag Way



16. FROM REAR OF HOUSE TO ABUTTING PROPERTIES – LEFT SIDE



17. FROM REAR OF HOUSE TO ABUTTING PROPERTIES – RIGHT SIDE

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Zoning En

October 13, 2010

7203 Sontag Way



18. RIGHT REAR CORNER OF HOUSE



FROM RIGHT REAR OF HOUSE TO ABUTTING PROPERTIES

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Department of Planning &
OCT 20 2010
Zoning Evaluation

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 an elevated screen porch addition and deck to be located 22.95 feet and 12.76 feet, respectively from the rear lot line.

	Structure	Yard	Min. Yard Req.*	Permitted Extension **	Min. Allowed	Structure Location	Proposed Reduction	Percent of Reduction
Special Permit Req. #1	Addition (screen porch)	Rear	25.0 feet	N/A	25.0 feet	22.95 feet	2.05 feet	8.2%
Special Permit Req. #2	Deck	Rear	25.0 feet	12.0 feet	13.0 feet	12.76 feet	0.24 feet	1.1%

* Minimum yard requirement per Section 10-104

** Permitted extensions per Section 2-412

EXISTING SITE DESCRIPTION

The 12,524-square foot lot is currently zoned R-3 and developed under the Cluster Regulations with a two-story, single family detached dwelling constructed of brick and vinyl siding. The dwelling measures approximately 35 feet in height and consists of 2,428 square feet of above-ground living area, including an attached two-car garage. County records indicate that the dwelling was constructed in 1976 in primarily the same configuration as it exists today. The site is accessed by an asphalt driveway that extends southwest from the cul-de-sac on the west side of Sontag Way into the site and terminates at the garage on the northwestern side of the dwelling. The landscaped front yard is relatively flat and then the lot slopes downward from the dwelling into the rear yard. The site contains mature vegetation consisting of large deciduous trees, shrubs and ground cover located mostly in the rear of the dwelling. A 10-foot wide sanitary sewer easement encumbers the length of the northern side lot line and a 20-foot wide storm sewer easement is located in the southeast corner of the lot.

CHARACTER OF THE AREA

	Zoning	Use
North	R-3 Cluster	Single-Family Detached Dwellings
East	R-3 Cluster	Single-Family Detached Dwellings

	Zoning	Use
South	R-5	Townhouse Development
West	R-3 Cluster	Single-Family Detached Dwellings

BACKGROUND

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

- *Variance VC 84-S-021* was approved on May 8, 1984 for Tax Map 88-4 ((6)) 94, zoned R-3 Cluster, at 8902 Arley Drive, to permit screen porch addition 21.4 feet from rear lot line with existing attached stairway 18.4 feet from rear lot line (minimum 25 feet and 21 feet respectively required).
- *Variance VC 88-S-094* was approved on September 28, 1988 for Tax Map 88-4 ((6)) 134, zoned R-3 Cluster, at 8859 Applecross Lane, to permit construction of addition to dwelling 15.1 feet from rear lot line (25 feet minimum rear yard required).

ANALYSIS

Special Permit Plat (Copy at front of staff report)

Title of SP Plat: Physical Survey of Property Situated on the South Line of Sontag Way West of Arley Drive, Springfield District

Prepared By: Bruce C. Landes, Land Surveyor, Landmark-fleet Surveyors, P.C., dated September 9, 2010 and signed February 16, 2011.

Proposal:

The applicant has two special permit requests. The first request is to permit the construction of an elevated screen porch addition measuring approximately 304.0 square feet in area and 22 feet in height to the highest point of the structure. The screen porch is proposed to replace an existing wooden deck and will be located 22.95 feet, including eaves, from the rear lot line in primarily the same footprint as the existing deck at the rear of the dwelling. The addition is proposed to extend over an existing paver patio area that leads from the walkout lower level to the rear yard. The second special permit request is to permit the construction of a 576.0-square foot open deck at 7.0 feet in height to be located 12.76 feet from the rear lot line. The Zoning Ordinance requires a minimum rear yard of 25 feet in the R-3 Cluster Zoning District; therefore, a modification of 2.05 feet (8.2%) for the screen porch and, because an open deck can extend 12 feet into the rear yard, 0.24 feet (1.1%) for the proposed deck 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 screen porch addition and deck will not adversely affect the use or development of neighboring properties. Staff believes that the proposed structures will be located in the most logical location on the property as the screen porch addition only slightly expands the footprint of an existing deck and will cover an area of the rear yard that is already covered by pavers and a retaining wall. The proposed construction appears to be in character with other structures in the neighborhood as seen in photos submitted by the applicant; therefore, staff believes this standard has been met.*

General Standard 5 requires that 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. *The property has mature vegetation at the rear of the site, most of which is located along the property line. Since the proposed screen porch addition is to be located in the same general location as the existing open deck, there should be minimal impact to existing vegetation which will continue to serve as a buffer between the dwellings to the south and west. There is no significant vegetation in the area where the new deck is proposed. As such, staff does not believe any additional vegetation is needed and 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 existing 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 2,484 square feet in area. Therefore 150% of the total gross floor area could result in an addition up to 3,726 square feet square feet in size for a possible total building size of 6,210 square feet at build out. The proposed screen porch addition is 304.0 square feet, thereby realizing a total house size of 2,788 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 screen porch 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 absolute height of the addition is proposed at 22 feet and the existing roof line of the dwelling is approximately 35 feet. 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 is no significant vegetation that will be impacted by either the screen porch or deck. 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 is no Resource Protection Areas (RPA) or floodplains located on the property and no downstream drainage complaints have been found. However, if the total impervious area of this project exceeds 18 percent, then water quality control measures will be required in accordance with the Public Facilities Manual (PFM) and the Chesapeake Bay Preservation Ordinance as outlined in the Memorandum included as Appendix 4 of the staff report. 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 application lot is oddly shaped and is encumbered by both sanitary sewer and storm sewer easements in alternate areas that might accommodate the proposed improvements. The proposed scale of the screen porch addition and deck is consistent with the dwelling and is proposed in a logical location utilizing, in part, the existing footprint of the previously constructed deck. 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 2011-SP-016 for the addition and deck, 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. Stormwater Management Analysis
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2011-SP-016

May 11, 2011

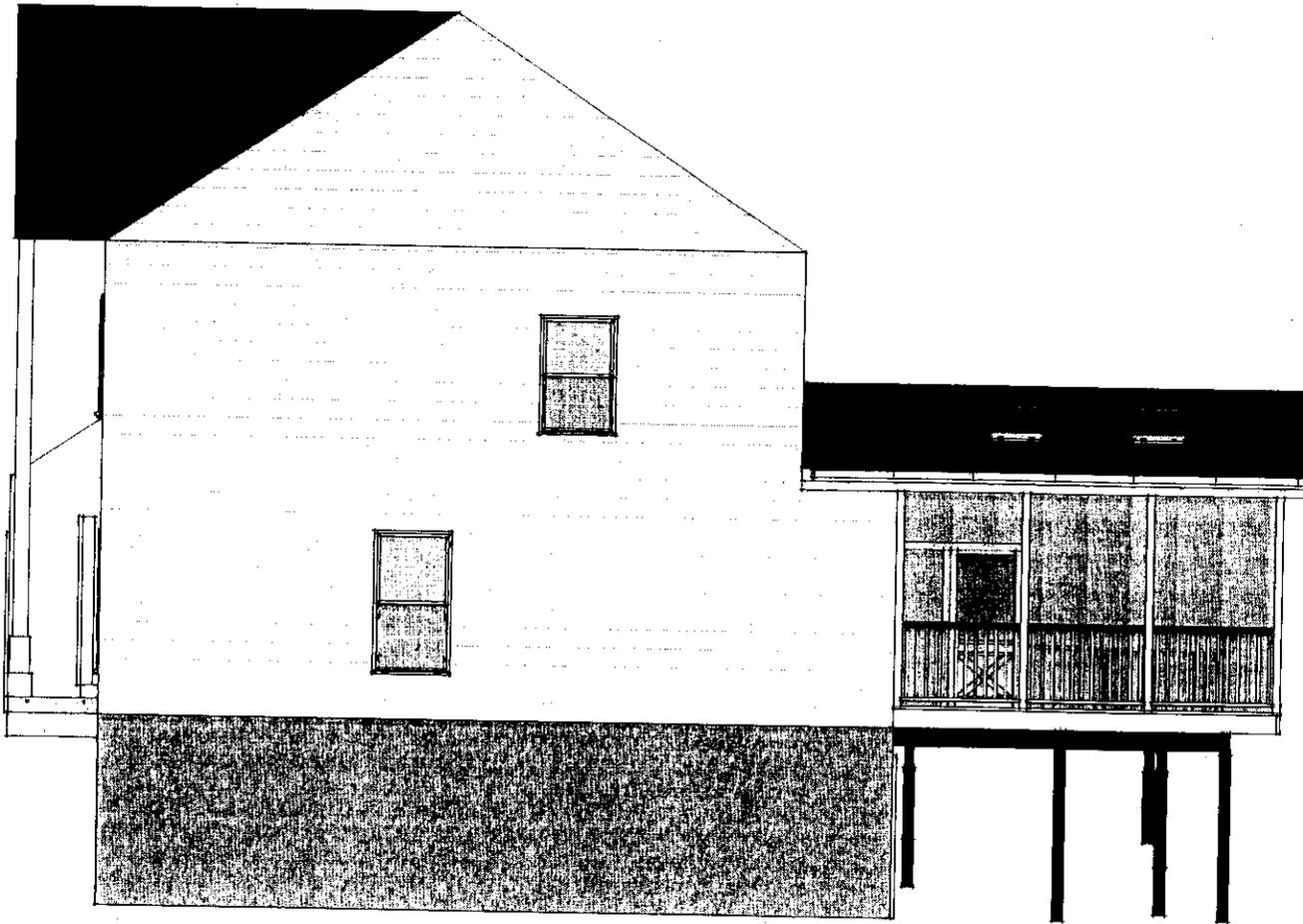
If it is the intent of the Board of Zoning Appeals to approve SP 2011-SP-016 located at 7203 Sontag Way, Tax Map 88-4 ((6)) 11 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring 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 304 square feet) of the screen porch addition and deck, as shown on the plat prepared by Bruce C. Landes, Land Surveyor, Landmark-fleet Surveyors, P.C., dated September 9, 2010 and signed February 16, 2011, 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 (2,484 square feet existing + 3,726 square feet (150%) = 6,210 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

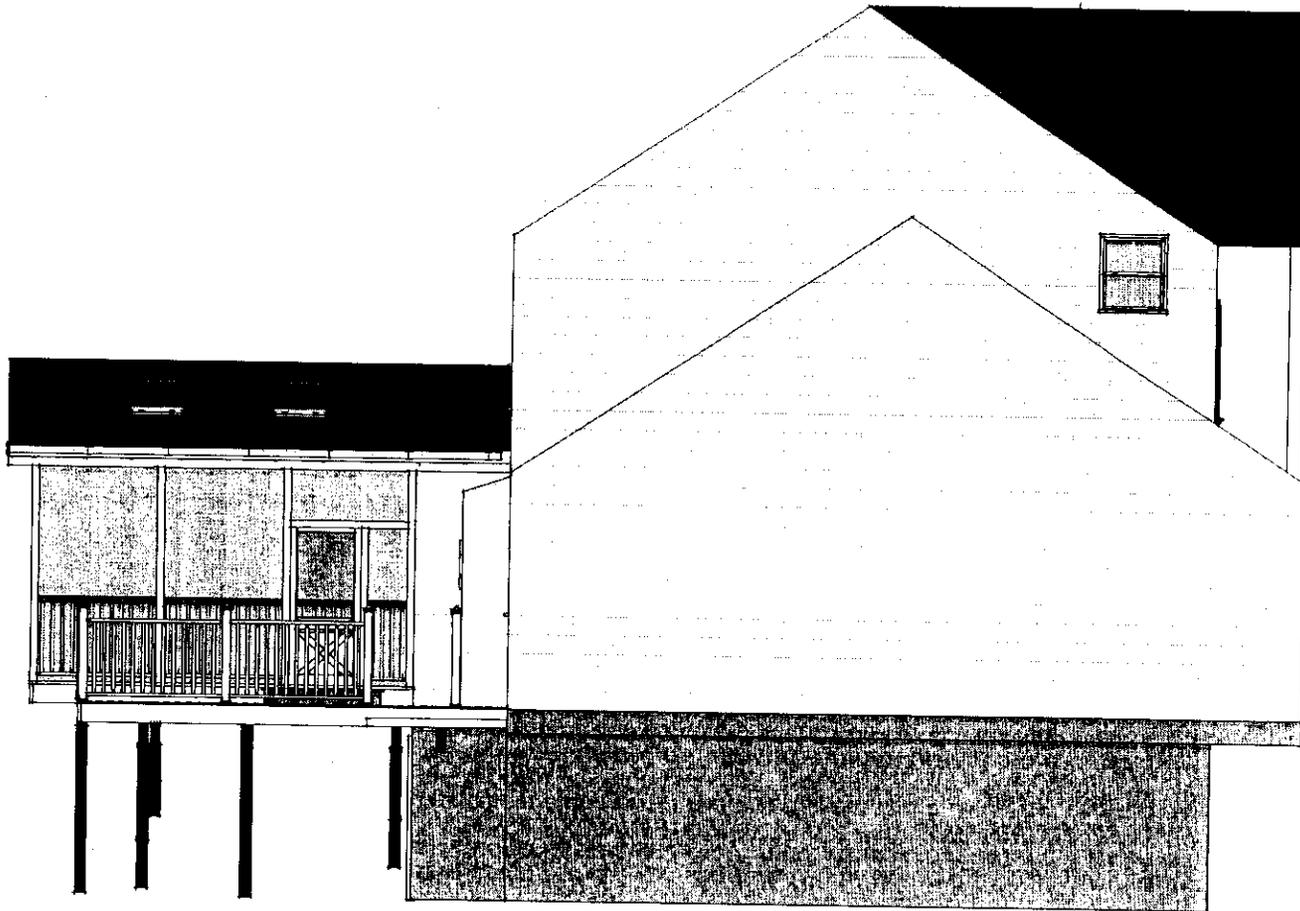
may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



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RIGHT ELEVATION
1/8" = 1'
William A. Walker
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Springfield, VA 22153

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LEFT ELEVATION

1/8" = 1'

William A. Walker
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Springfield, VA 22153

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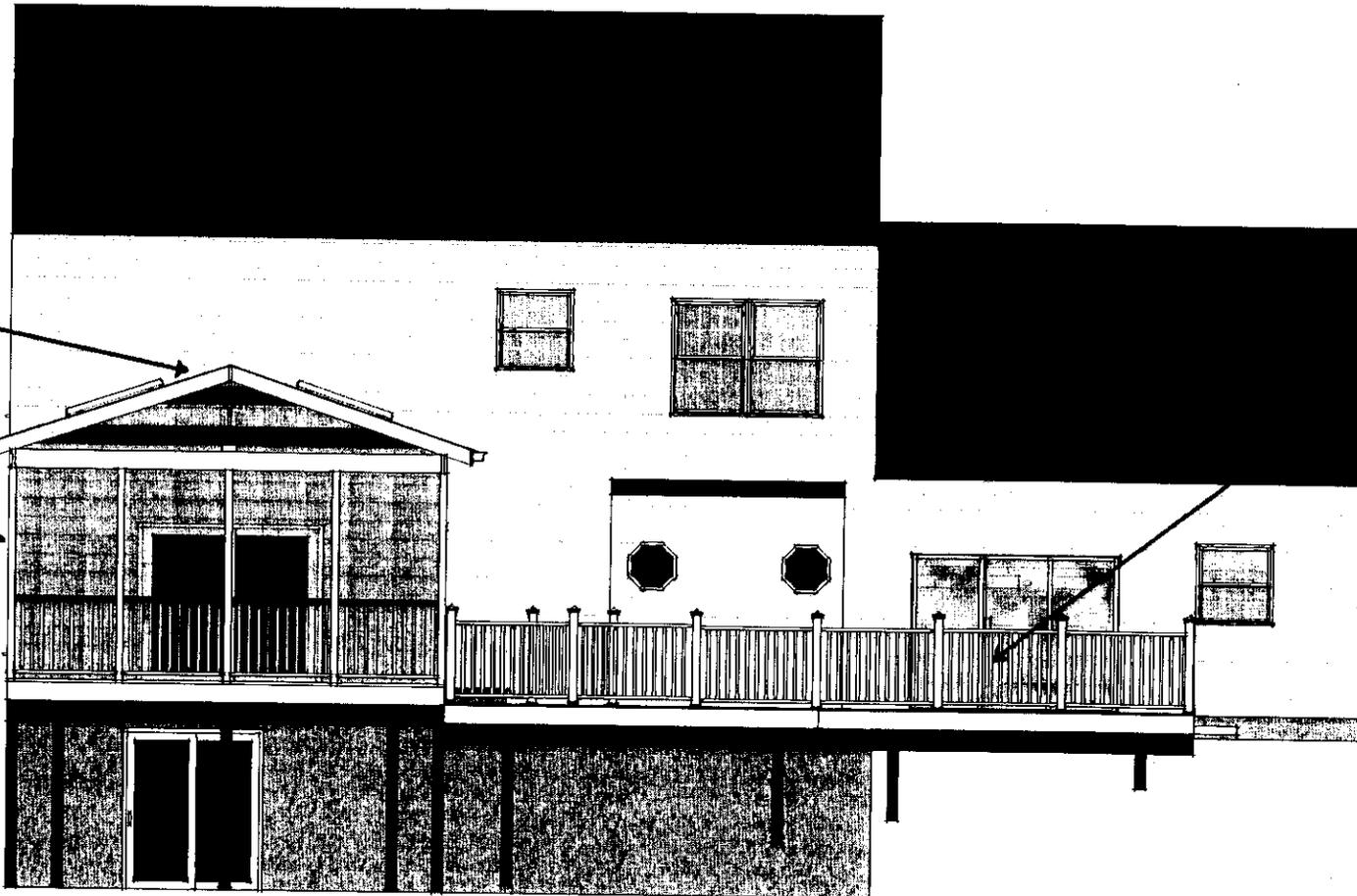
REAR ELEVATION

1/8" = 1'

William A. Walker
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Springfield, VA 22153

PORCH ROOF
ASPHALT SHINGLES
TO MATCH HOUSE.
4x SKYLIGHTS.

PORCH
PRESSURED TREATED
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DECK
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HOUSE.
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REAR ELEVATION #1

1/8 in. = 1 ft.

REVISED : 1/8/2011

William A. Walker
7203 Sontag Way
Springfield, VA 22153

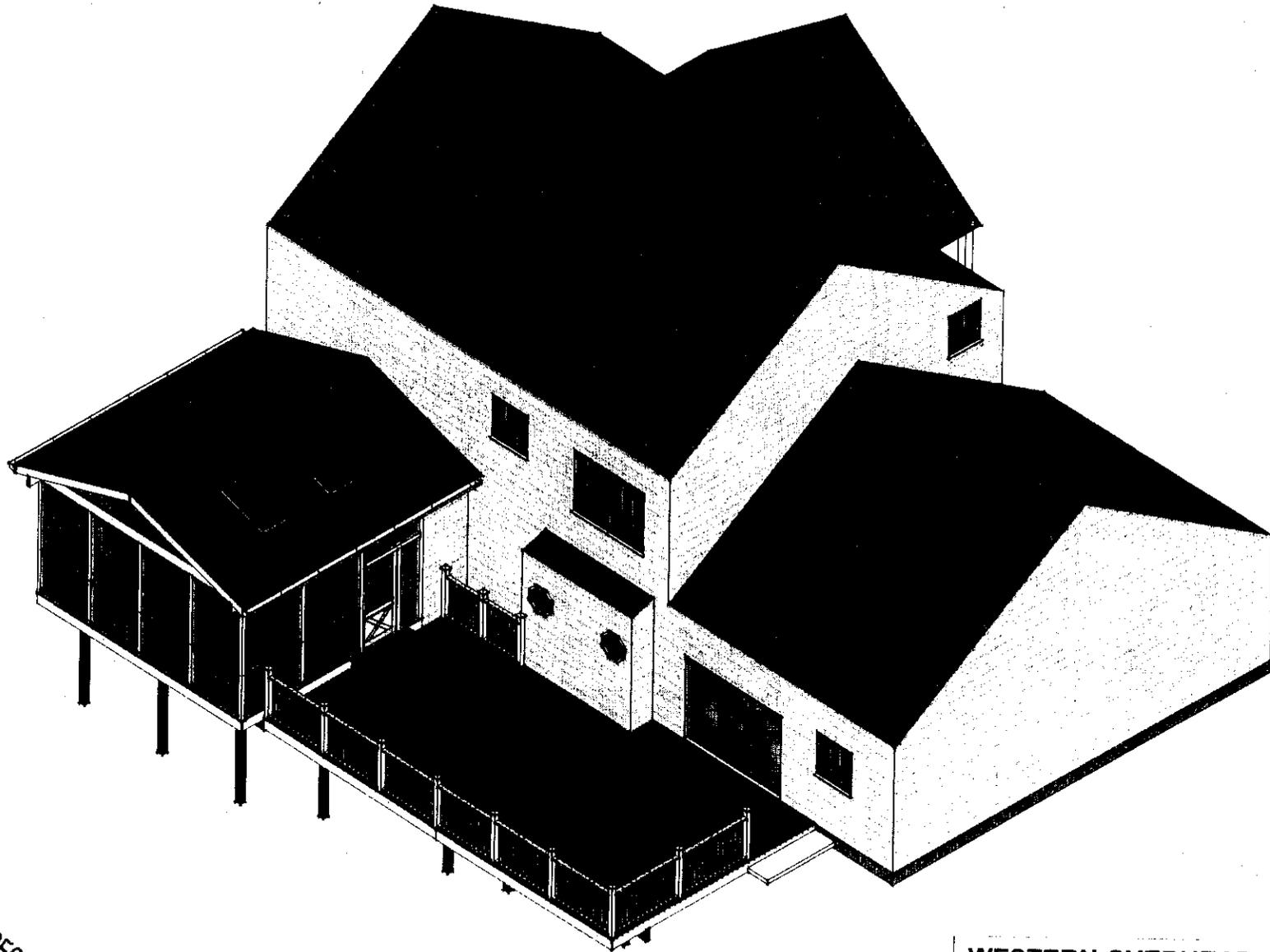


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Department of Planning & Zoning
JAN 25 2011
Zoning Evaluation Division

REAR ELEVATION #2

1/8 in. = 1 ft.
REVISED : 1/8/2011

William A. Walker
7203 Sontag Way
Springfield, VA 22153

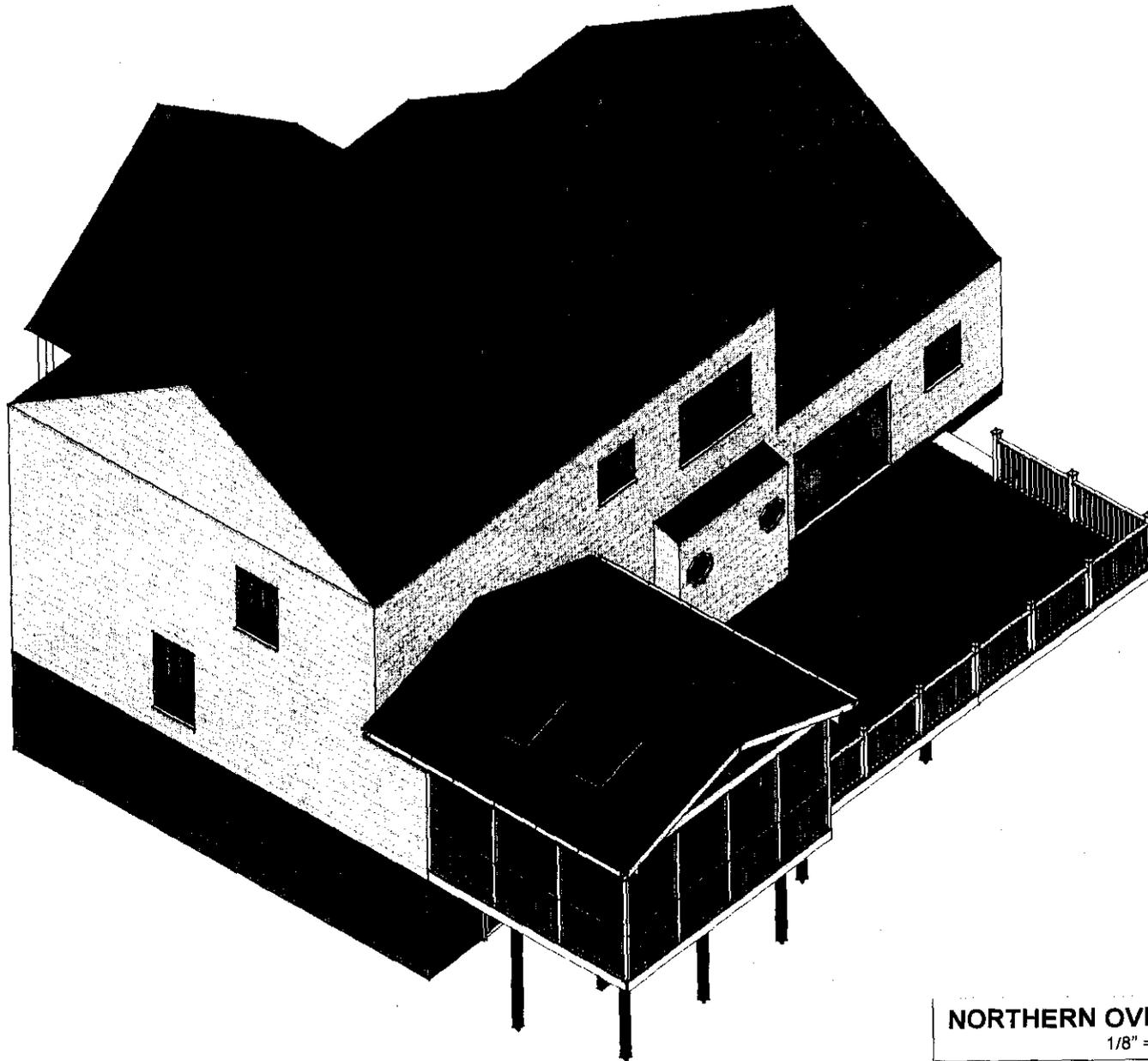


WESTERN OVERHEAD VIEW

1/8" = 1'

William A. Walker
7203 Sontag Way
Springfield, VA 22153

RECEIVED
Department of Planning & Zoning
OCT 26 2010
Zoning Evaluation Divis-



NORTHERN OVERHEAD VIEW
1/8" = 1'

William A. Walker
7203 Sontag Way
Springfield, VA 22153

RECEIVED
Department of Planning & Zoning
OCT 26 2010
Zoning Evaluation D:

Application No.(s): SP 2011-SP-016
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/22/2010
 (enter date affidavit is notarized)

I, William A. Walker, 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 110210

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)
William A. Walker	7203 Sontag Way Springfield, VA 22153	TITLE OWNER/ APPLICANT
Linh C. Walker	7203 Sontag Way Springfield, VA 22153	TITLE OWNER

(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 2011-SP-016
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/22/2010
(enter date affidavit is notarized)

110210

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

N/A

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)

(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 2011-SP-016
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/22/2010
(enter date affidavit is notarized)

110210

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)

N/A

(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 2011-SP-016

(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

9/22/2010

(enter date affidavit is notarized)

110210

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:

[X] 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 2011-SP-016
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/22/2010
(enter date affidavit is notarized)

110210

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 W.A. Walker [] Applicant's Authorized Agent

William A. Walker TITLE OWNER
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 22nd day of September 20 10, in the State/Comm. of Virginia, County/City of Arlington.

Donna Jones
Notary Public

My commission expires: Sept. 20, 2013

My Commission Expires Sept. 30, 2013
Reg. # 368826
Commonwealth of Virginia
NOTARY PUBLIC
DONNA M JONES

APPENDIX 3

William A. Walker
7203 Sontag Way
Springfield, VA 22153
H: (703) 569-2728
M: (703) 597-9934
Email: andywokr@yahoo.com

RECEIVED
Department of Planning & Zoning
FEB 23 2011
Zoning Evaluation Division

October 19, 2010
Revised : February 20, 2011

Statement of Justification

The purpose of this deck and addition (screened-in porch) is to provide an outdoor living space to better enjoy our home. The house currently has a 247 SF wood deck in the same location that a 304 SF addition will be built. Next to the addition we plan to build a 576 SF composite deck for a total of 880 SF. Existing landscaping and screening will not require modification to accommodate the new structures.

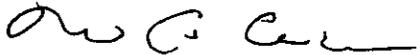
The following are answers to the provisions detailed in article 8-922.

1. Proposed addition will encroach 2 feet into the rear yard set back. Rear yard set back will be reduced to 23 feet from the required 25 feet. At it's closest point, the new composite deck will be 12.7 feet from rear lot line and 3 feet high at this location. Deck will rise to 7 feet high and 26 feet from rear lot line where it is attached to the addition.
2. Not applicable.
3. This is an existing house with wood deck. Deck will be replaced with new addition and new deck will be built on the side of the addition.
4. Existing house is 2428 SF. The addition is 304 SF and the deck is 576 SF. Total GFA being added is 880 SF for a total increase in GFA of 36.24%.
5. Proposed addition and deck are subordinate in purpose, scale, use, and intent to the principal structure.
6. Proposed addition and deck are similar to other additions and decks in the neighborhood.
7. Proposed addition and deck will be in harmony with the surrounding structures.
8. Proposed addition and deck will not adversely impact the use and/or enjoyment of any adjacent properties with regard to issues such as noise, light, air, and safety. All gutters from the addition will be fed into existing backyard french drain system in order to prevent any possible adverse effects from storm water runoff. All existing trees along the rear property line will remain.
9. There are no other locations for these structures that would be suitable or minimize the setback reduction any further.
10. Additional information:
 - G. Addition will be a single story screened-in porch approximately 8 feet off the ground and 22 feet off the ground at it's highest point (gable ridge). Porch will be wrapped in white vinyl to match the siding on the house. Shingle roof will match the existing house. All framing components for the porch will be constructed from pressure treated lumber. Deck will be constructed from pressure treated lumber, composite decking, and white vinyl railing.

- H. There are no hazardous or toxic materials in this addition or deck.
- I. Proposed addition and deck will conform to all applicable ordinances, regulations, and adopted standards.

This addition and deck will greatly enhance our outdoor living space and approval of this permit would be greatly appreciated. If there are any questions regarding this application, please do not hesitate to call or email me.

Sincerely,



William A. Walker

RECEIVED
Department of Planning & Zoning
FEB 23 2011
Zoning Evaluation Division



County of Fairfax, Virginia

MEMORANDUM

DATE: MAR 31 2011

TO: Shelby Johnson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Elfatih Salim, Senior Engineer III *ES*
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit application #SP 2011-SP-016; 7203 Sontag Way, Springfield;
Special Permit Plat dated September 9, 2010; Pohick Creek Watershed; LDS
Project #000184-ZONA-001-1; Tax Map #088-4-06-00-0011; Springfield
District

We have reviewed the subject application and offer the following stormwater management review comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area on this site.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Stormwater detention is not required for this infill development.

Water Quality Control

Water quality control will be required for this project if the total impervious area exceeds 18% (Fairfax County Public Facilities Manual § 6-0401.2 and CBPO § 118-3-2(f)(1)).



Shelby Johnson, Staff Coordinator
Special Permit application #SP 2011-SP-016; 7203 Sontag Way, Springfield
Page 2 of 2

Downstream Drainage System

Stormwater drainage as sheet flow to the downstream drainage system will require qualitative review at the construction plan stage (if any).

Please contact me at 703-324-1720 if you require additional information.

ES/dah

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater and Geotechnical Section, ESRD, DPWES
Mike Zakkak, Chief Site Review Engineer, ESRD West, DPWES
Zoning Application File

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.