

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

WALDO D. & DIANE R. FREEMAN AS TTEES OF THE FREEMAN FAMILY TRUST, SP 2011-MA-021 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.0 ft. from side lot line. Located at 6201 Lakeview Dr. on approx. 16,944 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((14)) 61. Mr. Smith 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 25, 2011; and

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

1. The applicants are the owners of the property.
2. The staff has recommended approval, and the Board agrees and adopts the recommendations and analysis of staff, and the comments in the application submitted by the applicants.
3. The application meets all the submission requirements in Section 8-922.
4. The application would be consistent and harmonious with the surrounding off- site uses in the Comprehensive Plan.
5. There will be a pretty minor impact in this case, enclosing an existing one-car carport into a garage.
6. The building was originally permitted in 1961.
7. It will not have any impact on surrounding property owners as noted by the applicants, with the support of the neighbors.

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 (252 square feet), as shown on the plat prepared by Larry N. Scartz, dated June 22, 1985, 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 (1,909 square feet existing + 2,863.5 square feet (150%) = 4,772.5 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.
5. Prior to commencement of and during the entire construction process, the applicant shall designate the area along the south side of the driveway and within six feet of the proposed garage addition as tree save areas to protect existing on-site and off-site vegetation and shall install tree protection fencing such as 14-gauge welded wire or orange plastic fence to protect the vegetation in these areas from construction activities. The protective fencing shall remain intact during the entire construction process, and shall be the maximum limit for clearing and grading. The applicant shall monitor the site to ensure that inappropriate activities such as the storage of construction equipment do not occur within the area.

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.

Ms. Gibb seconded the motion, which carried by a vote of 4-0. Mr. Hammack was not present for the vote. Mr. Hart and Mr. Byers were absent from the meeting.

DTH ARCHITECTURE & ASSOCIATES
 5300 PALMVIEW DRIVE
 FALLS CHURCH, VIRGINIA 22074
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 FAX: 703-552-3928
 DTHA.VEN@DTHARCHITECTURE.COM

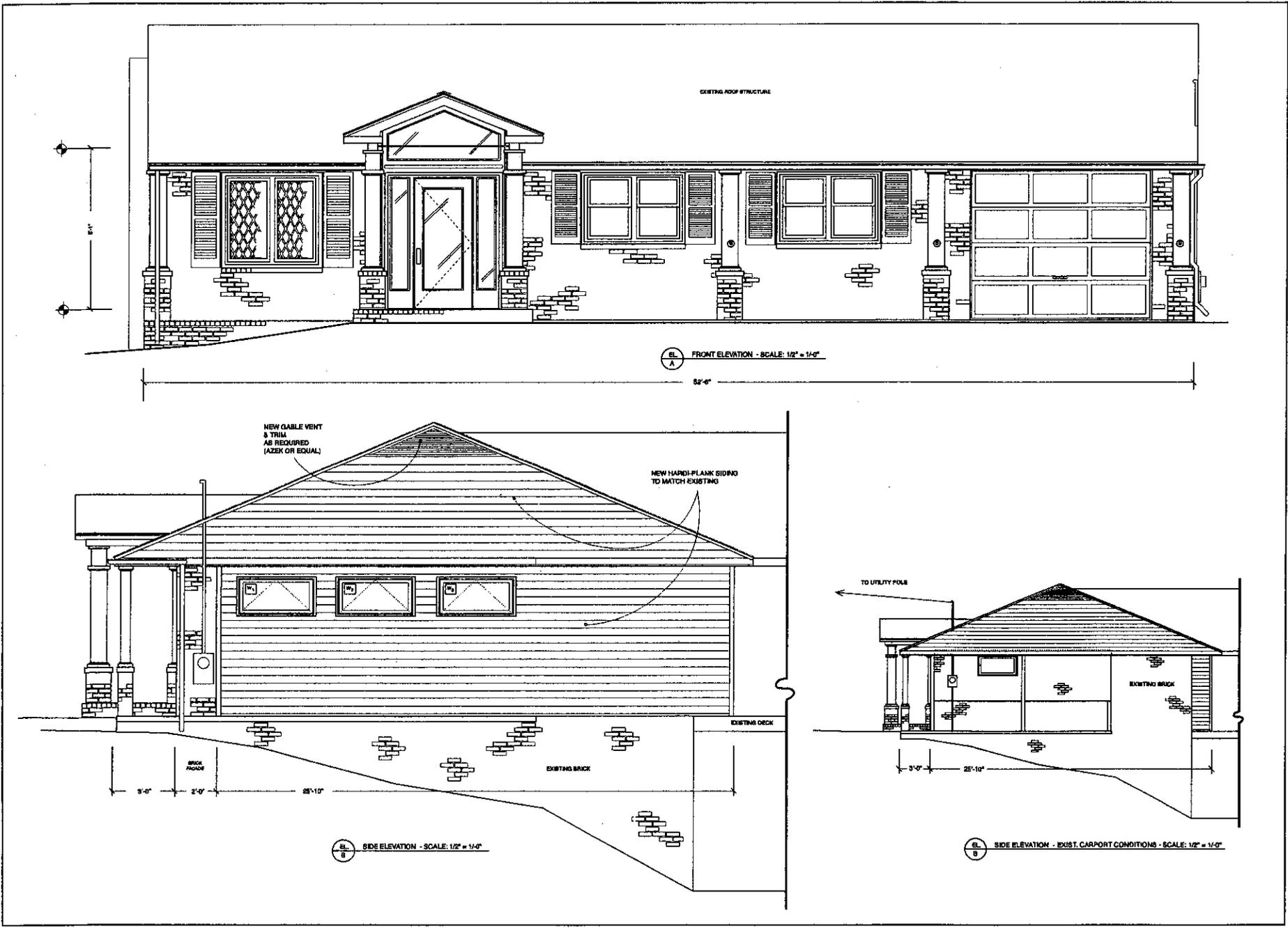
CARPORT ENCLOSURE
 ELEVATIONS

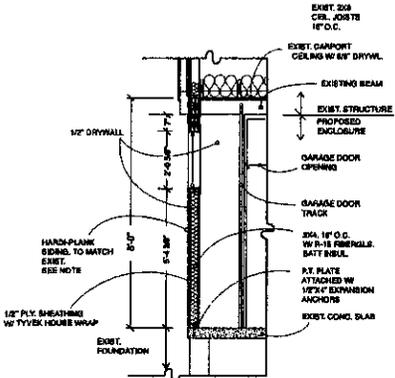
FREEMAN RESIDENCE
 CARPORT ENCLOSURE PROJECT
 8201 LAKEVIEW DRIVE
 FALLS CHURCH, FAIRFAX COUNTY, VIRGINIA 22041

DATE: DTH
 02/17/14
 SHEET: 1
 PROJECT: 1
 PG. A
 OF 0

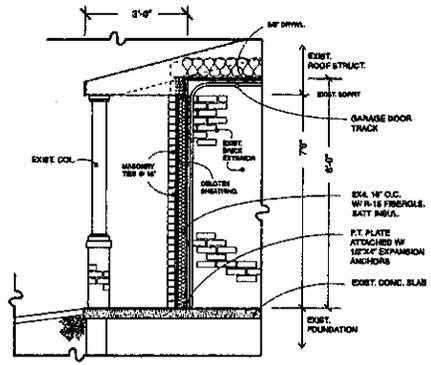
ATTACHMENT 1

✓
 nice
 to add

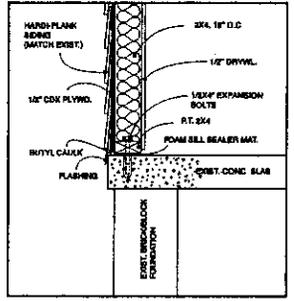




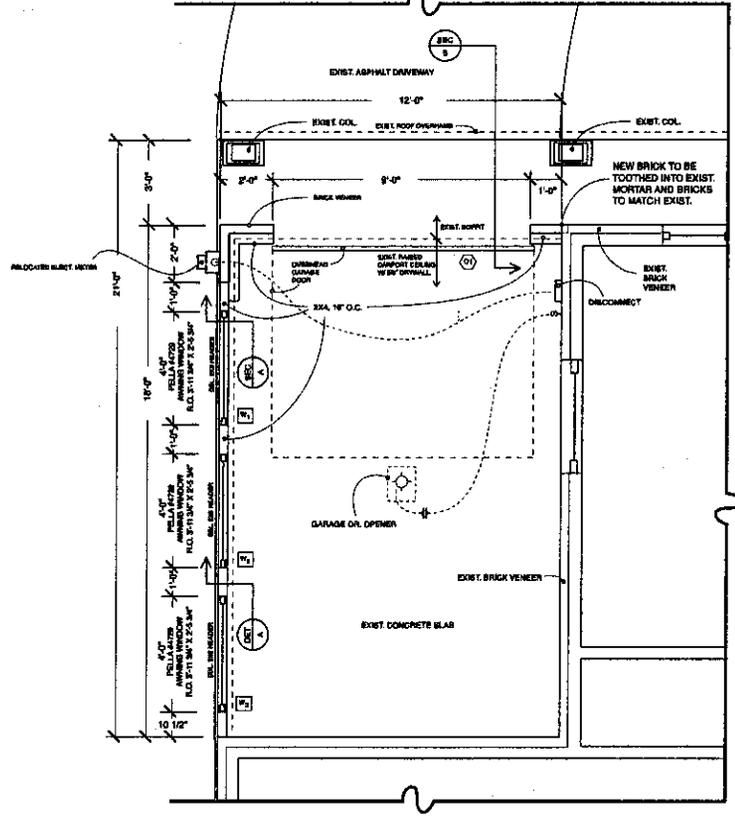
SECTION A - SCALE: 1/2" = 1'-0"



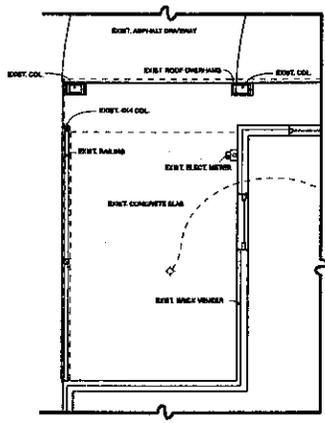
SECTION B - SCALE: 1/2" = 1'-0"



DETAIL A - SCALE: 1/2" = 1'-0"



FLOOR PLAN - SCALE: 1/2" = 1'-0"



EXISTING CARPORT CONDITIONS - FLOOR PLAN - SCALE: 1/4" = 1'-0"

DESIGN: T. HAYNES & ASSOCIATES
 6321 LAKESIDE DRIVE, SUITE 200
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CARPORT ENCLOSURE
 FLOOR PLAN & DETAILS

FREEMAN RESIDENCE
 CARPORT ENCLOSURE PROJECT
 6321 LAKESIDE DRIVE
 FALLS CHURCH, FAIRFAX COUNTY, VIRGINIA 22041

PLANNED BY:	DTH
CHECKED BY:	
DATE:	10/05/08
SCALE:	1/2" = 1'-0"
JOB NO.:	#01409
PG.:	A-1
OF 03 SHEETS	