



APPLICATION ACCEPTED: April 1, 2011
DATE OF PUBLIC HEARING: June 22, 2011
TIME: 9:00 a.m.

County of Fairfax, Virginia

June 15, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-PR-031

PROVIDENCE DISTRICT

APPLICANTS/OWNERS: Larry L. Snyder
Mary Ann Snyder

LOCATION: 3021 Graham Road

SUBDIVISION: Woodley North

TAX MAP: 50-3 ((5)) (4) 20

LOT SIZE: 7,707 square feet

ZONING: R-4

ZONING ORDINANCE PROVISION: 8-914

SPECIAL PERMIT PROPOSAL: To permit reduction to minimum yard requirements based on error in building location to permit addition to remain 21.8 feet from the front lot line.

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 special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

O:\dhedri\Special Permits\6-22) SP 2011-PR-031 Snyder (error)\SP 2011-PR-031 Snyder staff report.docx

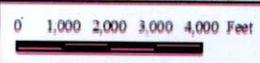
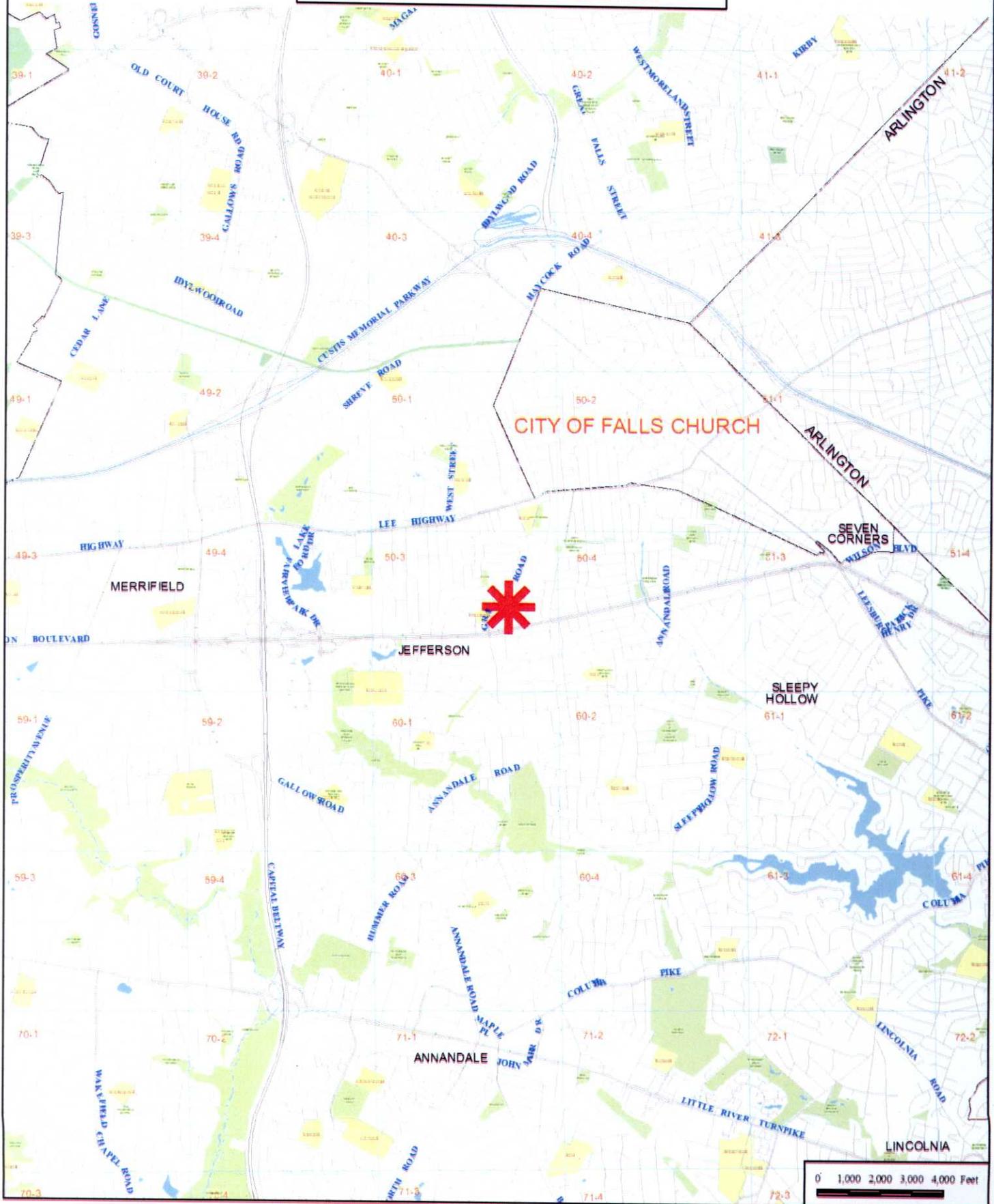
Deborah Hedrick

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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.**

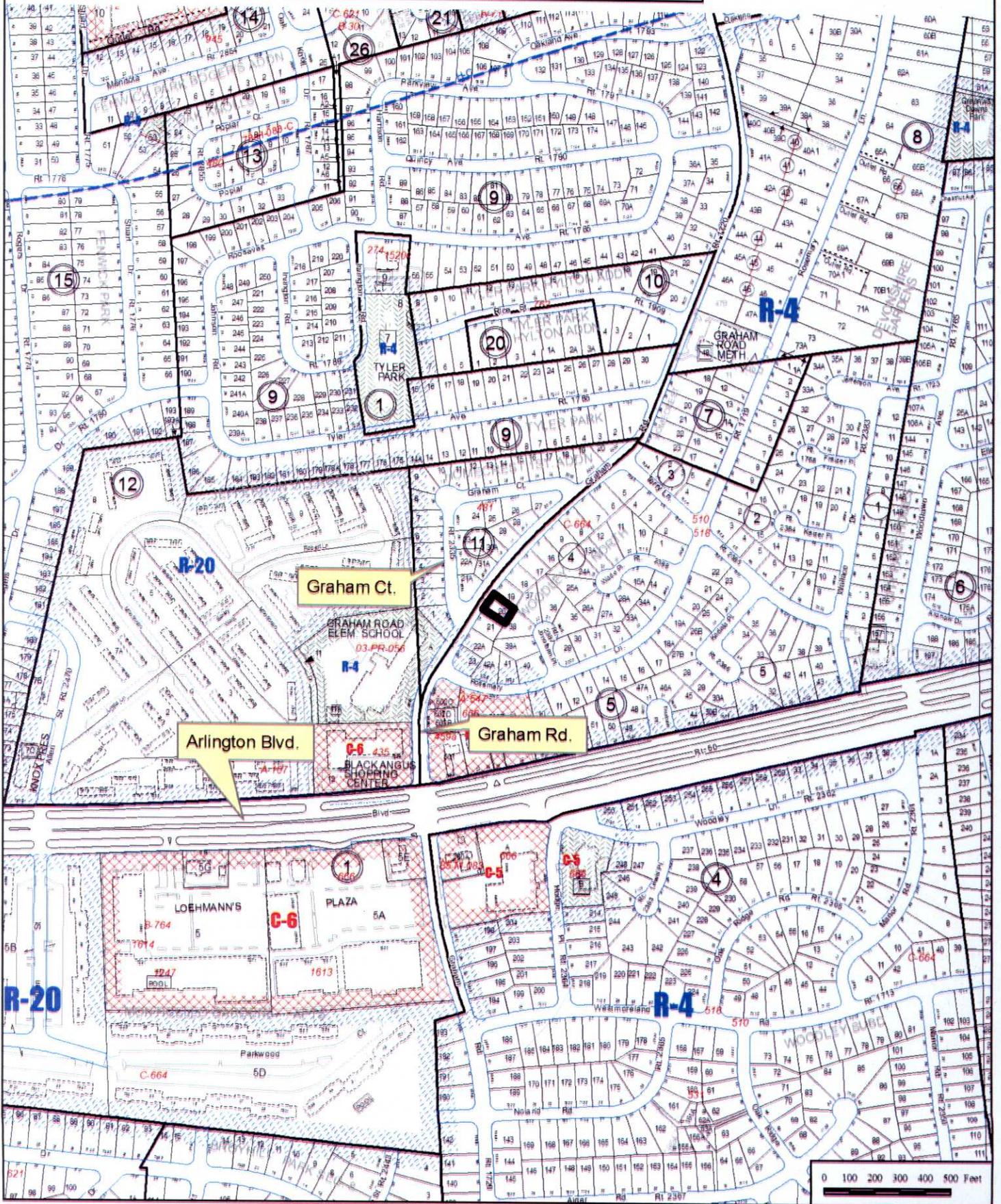


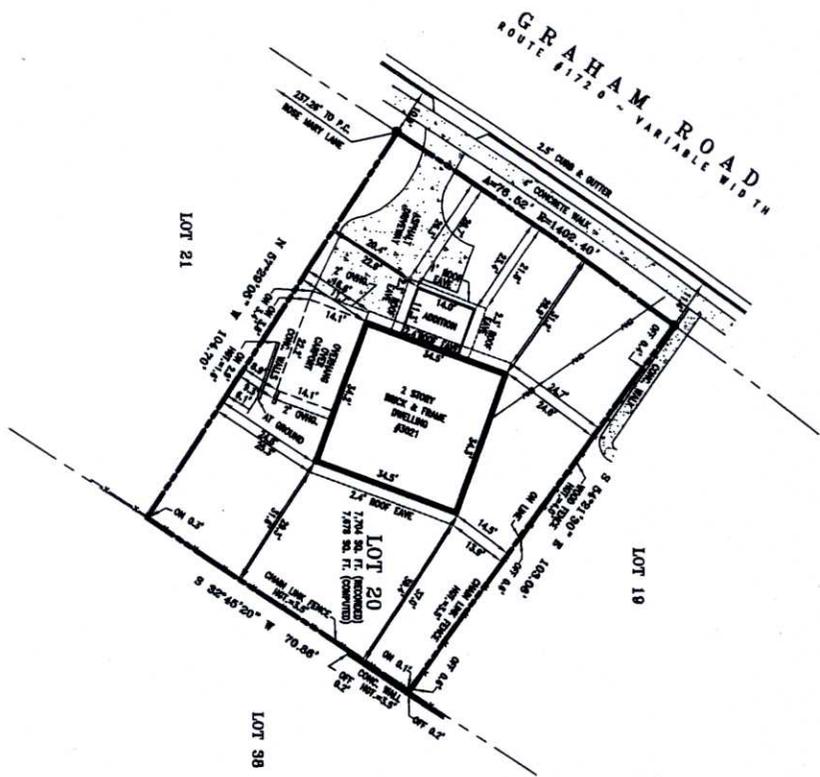
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2011-PR-031
LARRY & MARY ANN SNYDER



Special Permit
SP 2011-PR-031
LARRY & MARY ANN SNYDER





- NOTES:
1. THIS PROPERTY IS LOCATED IN TAX MAP 1-84-2-04-000 AND IS ZONED R-1.
 2. PROPERTY OWNERS LARRY L. & MARY A. SNYDER, AS RECORDED IN DEED BOOK 2438 PAGE 426 OF THE FAIRFAX COUNTY LAND RECORDS.
 3. THIS PROPERTY IS BOUNDARY BY PUBLIC STREET AND WATER.
 4. NO TITLE REPORT FORWARDED AND ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.
 5. SHOWING YARD REQUIREMENTS.
 6. FRONT YARD SETBACK = 20 FEET SIDE YARD = 10 FEET REAR = 20 FEET
 7. HEIGHT REQUIREMENTS: 30 FEET
 8. HEIGHT = 17.2 FEET
 9. HEIGHT = 8.8 FEET
 10. HEIGHT = 14.4 FEET
 11. THERE IS NO EVIDENCE OF A SEWER SITE ON THIS PROPERTY.
 12. THERE ARE NO EASEMENTS OF 20 FEET OR MORE IN WIDTH THAT AFFECT THIS PROPERTY.
 13. FLOOR AREA, USING FLOOR AREA = 1182 SQ.FT. PROPOSED FLOOR AREA = 198 SQ.FT.
 14. FLOOR AREA RATIO = 0.15 PROPOSED = 0.17 (0.14)



SPECIAL PERMIT PLAT
 LOT 20, BLOCK 4
 WOODLEY NORTH SUBDIVISION
 DEED BOOK 250 PAGE 48
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 MAY 21, 2010 SCALE: 1" = 20'
 MARCHE 7, 2011 (REVISED)

OWNER: SNYDER
 T.O. #10-848

SAM WHITSON LAND SURVEYING, INC.
 7701 CALVERT COURT SUITE 100 MANASSAS, VIRGINIA 20108
 PHONE: (703)580-8882 FAX: (703)580-8778

NOTES:

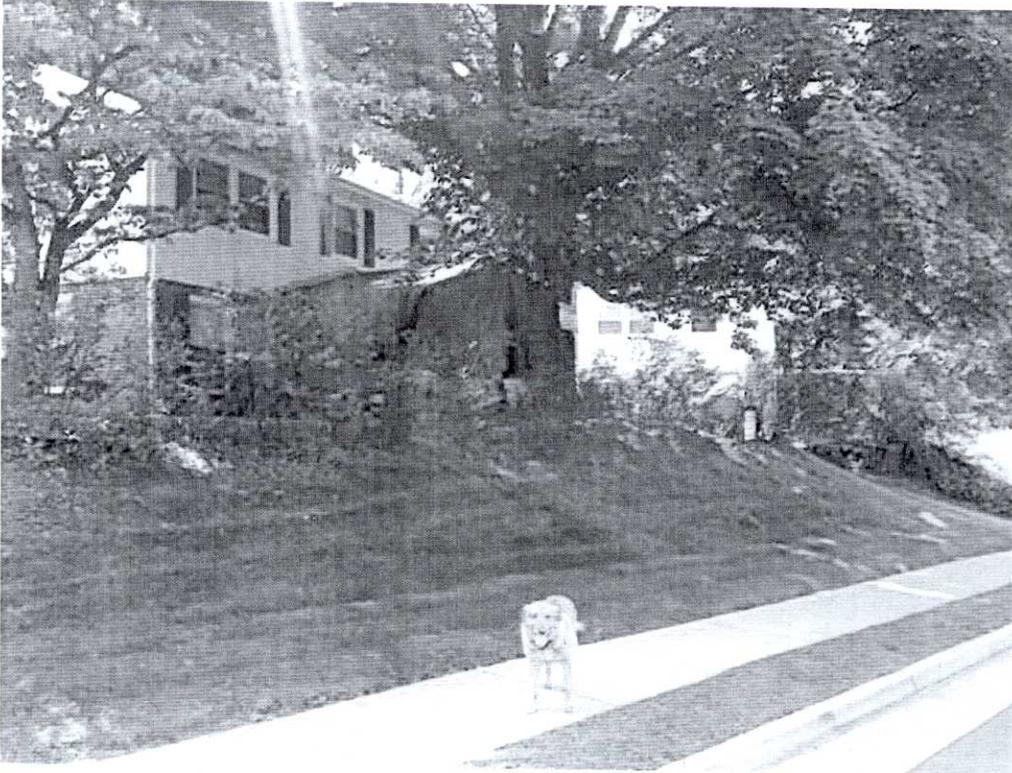
1. THIS PROPERTY IS LOCATED IN TAX MAP : 50-3-05-04-0020 AND IS ZONED R-4.
2. PROPERTY OWNERS: LARRY L. & MARY A. SNYDER AS RECORDED IN DEED BOOK 3430 PAGE 432 OF THE FAIRFAX COUNTY LAND RECORDS.
3. THIS PROPERTY IS SERVICED BY PUBLIC SEWER AND WATER.
4. NO TITLE REPORT FURNISHED AND ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.
5. ZONING YARD REQUIREMENTS:
FRONT = 30 FEET SIDE YARD = 10 FEET REAR = 25 FEET
6. HEIGHT REQUIREMENT: 35 FEET
7. HEIGHTS:
DWELLING = 17.2 FEET
ADDITION = 9.5 FEET
OVERHANG/CARPORT = 16.4 FEET
FENCES (AS NOTED)
8. THERE IS NO EVIDENCE OF A BURIAL SITE ON THIS PROPERTY.
9. THERE ARE NO EASEMENTS OF 25 FEET OR MORE IN WIDTH THAT AFFECTS THIS PROPERTY.
10. FLOOR AREA: EXISTING FLOOR AREA = 1182 SQ.FT. PROPOSED FLOOR AREA = 158 SQ.FT.
10. FLOOR AREA RATIO: EXISTING = 0.15 PROPOSED = 0.17 (TOTAL)

#1

Bob

From: <7038645183@vzwpx.com>
To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:53 AM
Attach: downsized_0603001152a.jpg

veiw of snyder porch fromstreet



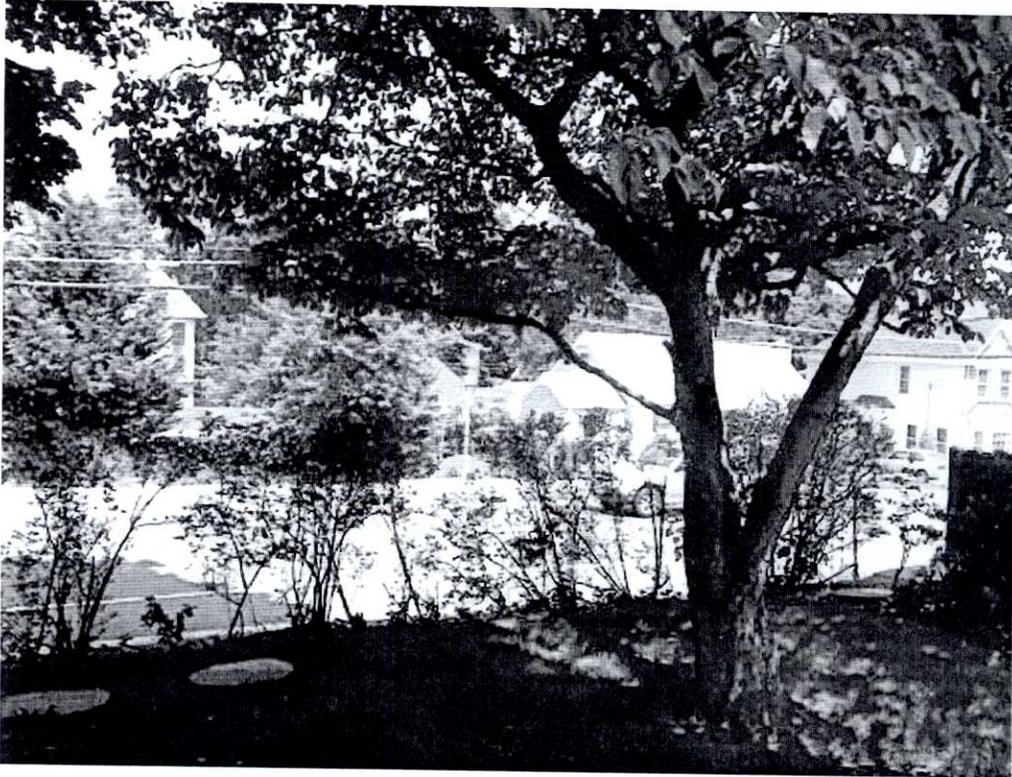
RECEIVED
Department of Planning & Zoning
JUN 08 2010
Zoning Evaluation Division

#2

Bob

From: <7038645183@vzwpx.com>
To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:46 AM
Attach: downsized_0603001145.jpg

veiw from northwest corner front yard



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Department of Planning & Zoning
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#3

Bob

From: <7038645183@vzwpx.com>
To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:54 AM
Attach: downsized_0603001153.jpg

south veiw of snyder home porch and existing carport shown



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#4

Bob

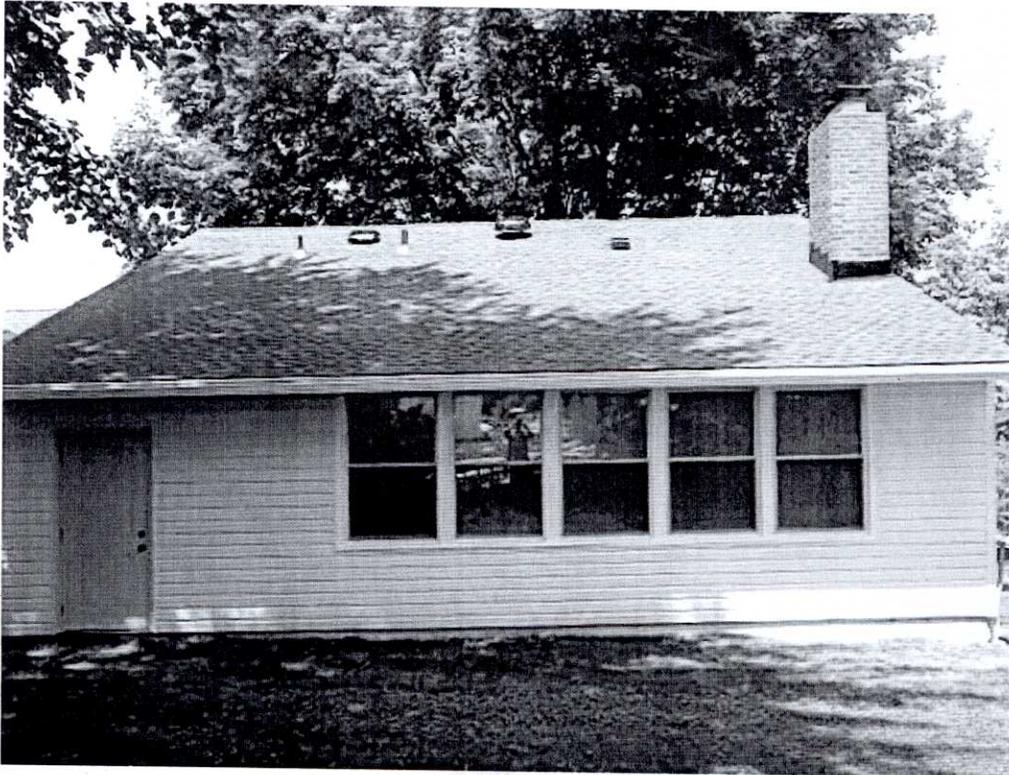
From: <7038645183@vzwpx.com>
To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:50 AM
Attach: downsized_0603001149.jpg

back yard look at snyder home new roof siding

This message was sent using the Picture and Video Messaging service from Verizon Wireless!

To learn how you can snap pictures and capture videos with your wireless phone visit www.verizonwireless.com/picture.

Note: To play video messages sent to email, QuickTime 6.5 or higher is required.



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6/4/2010

#5

Bob

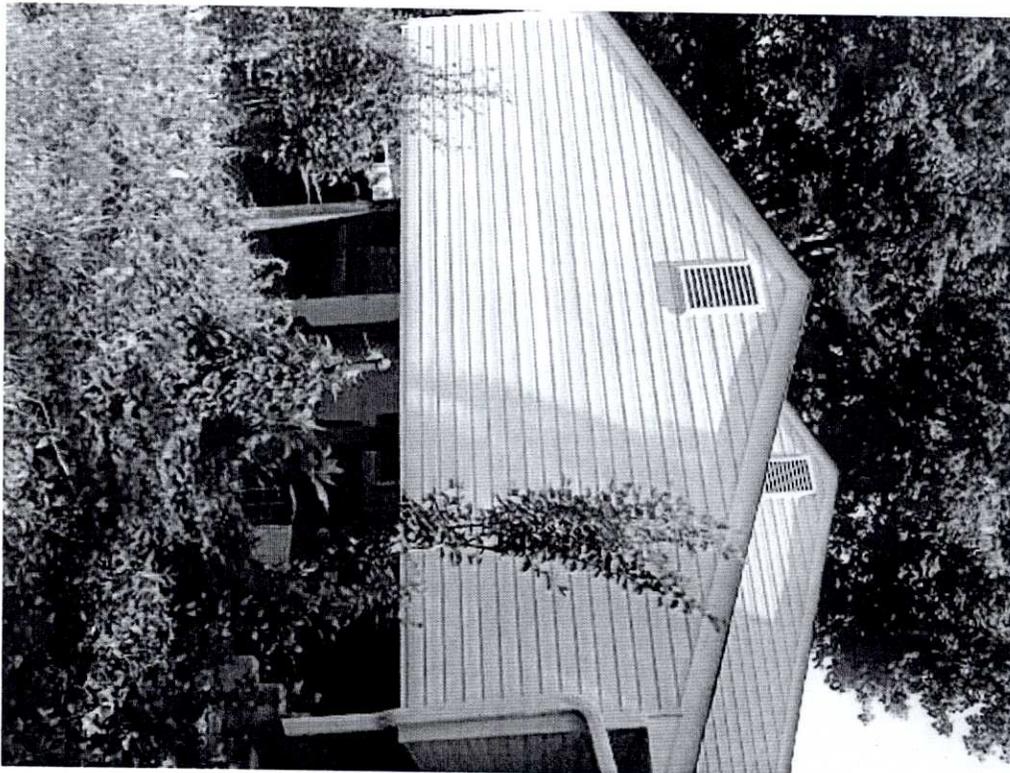
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To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:48 AM
Attach: downsized_0603001147.jpg

south side looking at existing carport

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#6

Bob

From: <7038645183@vzwpx.com>
To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:51 AM
Attach: downsized_0603001150.jpg

north side of snyder home



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6/4/2010

#7

Bob

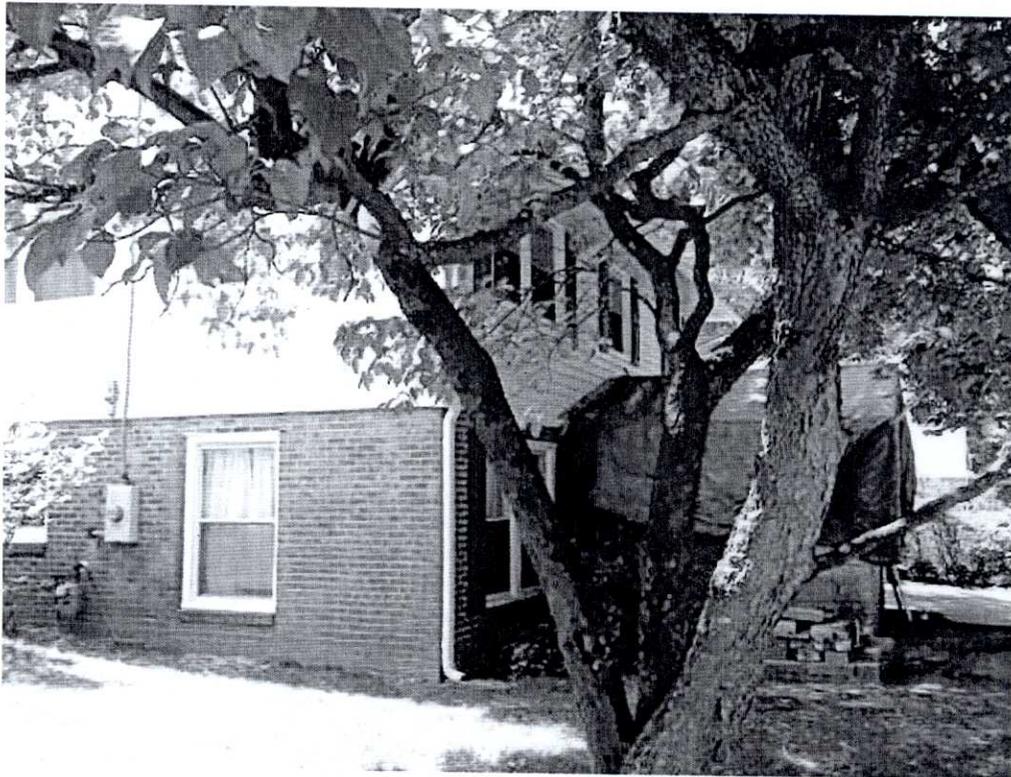
From: <7038645183@vzwpx.com>
To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:45 AM
Attach: downsized_0603001144.jpg

looking back at snyder home from northside front yard

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#8

Bob

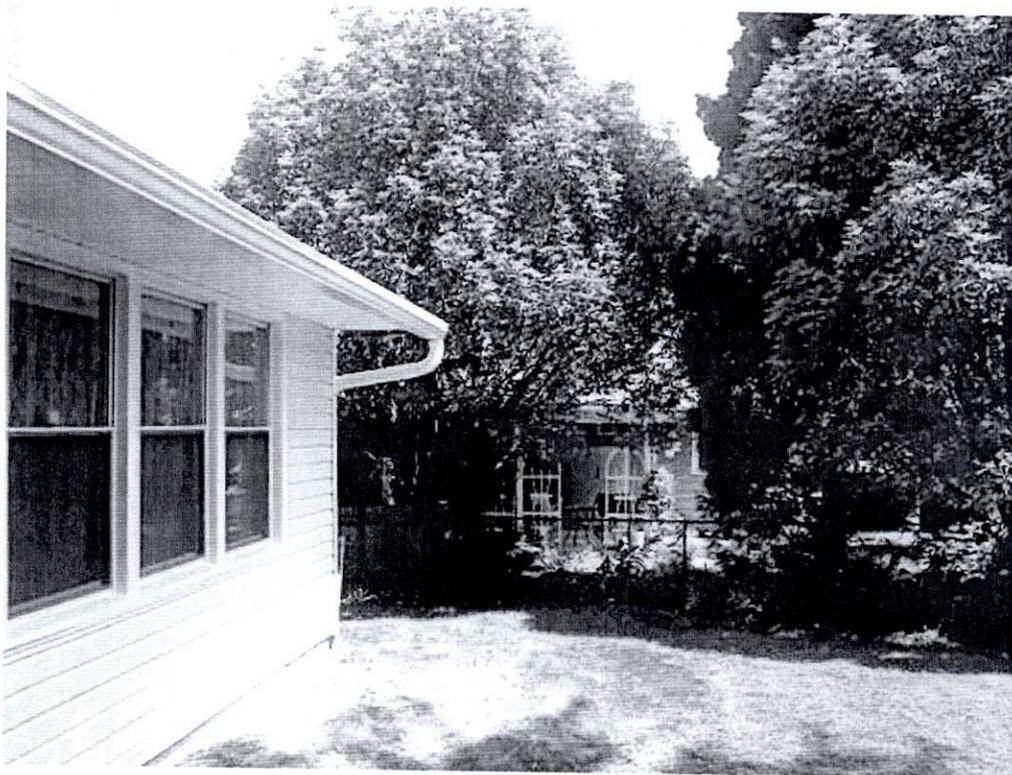
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To: <rdpeterson1@verizon.net>
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north side back yard snyder

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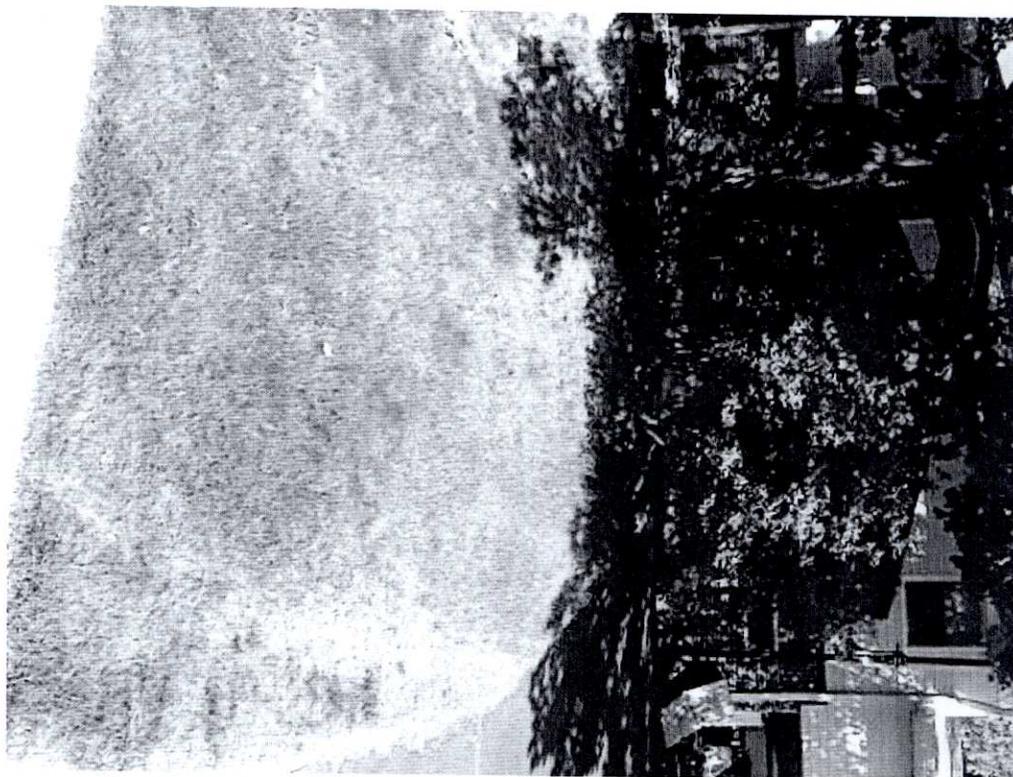
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To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 10:45 AM
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snyder front yard



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#10

Bob

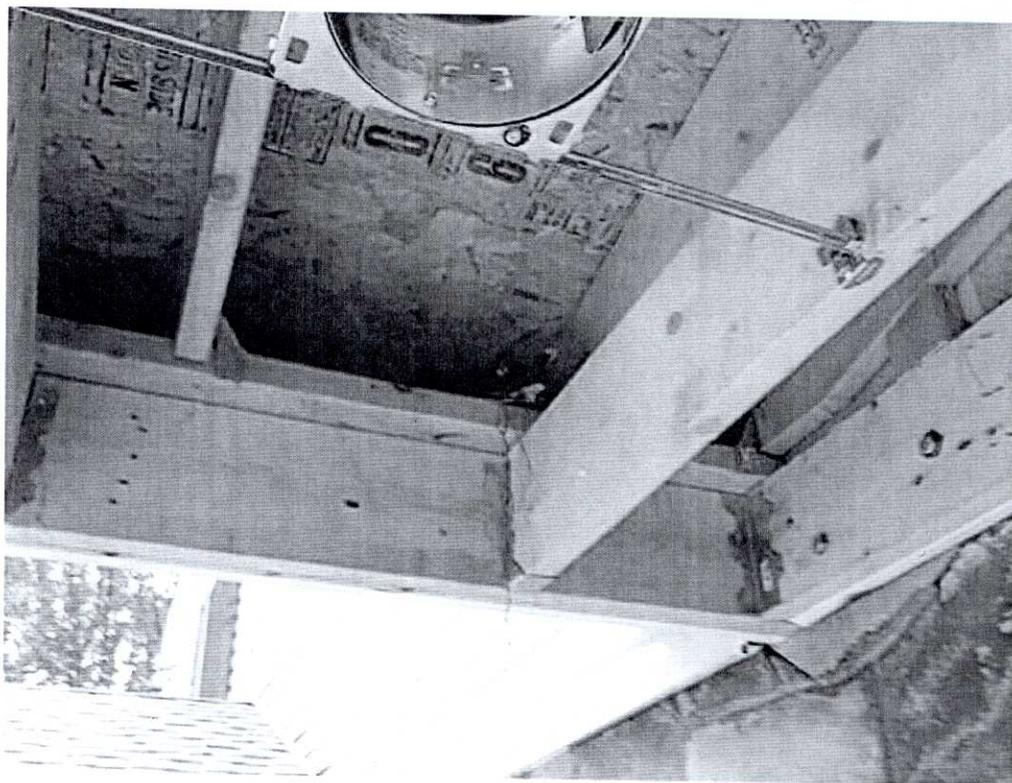
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To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 10:41 AM
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snyder front porch

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6/4/2010

11

Bob

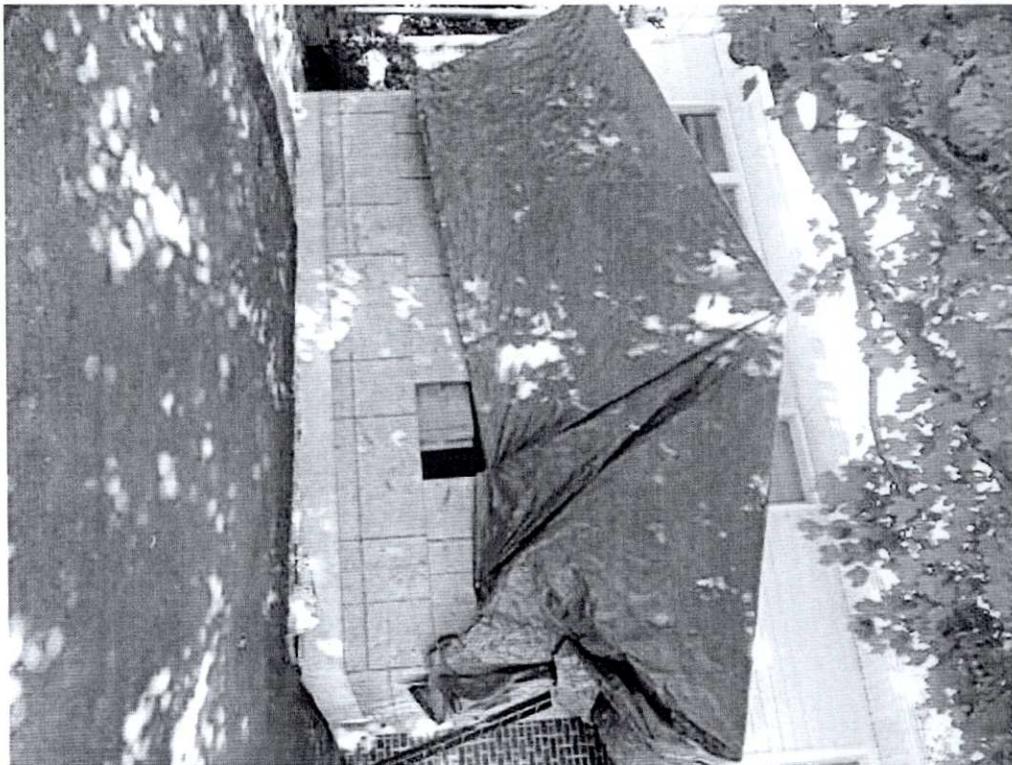
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snyder front porch

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#12

Bob

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Sent: Thursday, June 03, 2010 10:51 AM
Attach: downsized_0426001604.jpg



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#13

Bob

From: <7038645183@vzwpx.com>
To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:31 AM
Attach: downsized_0603001130.jpg

front yard snyder 6-3-10

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#14

Bob

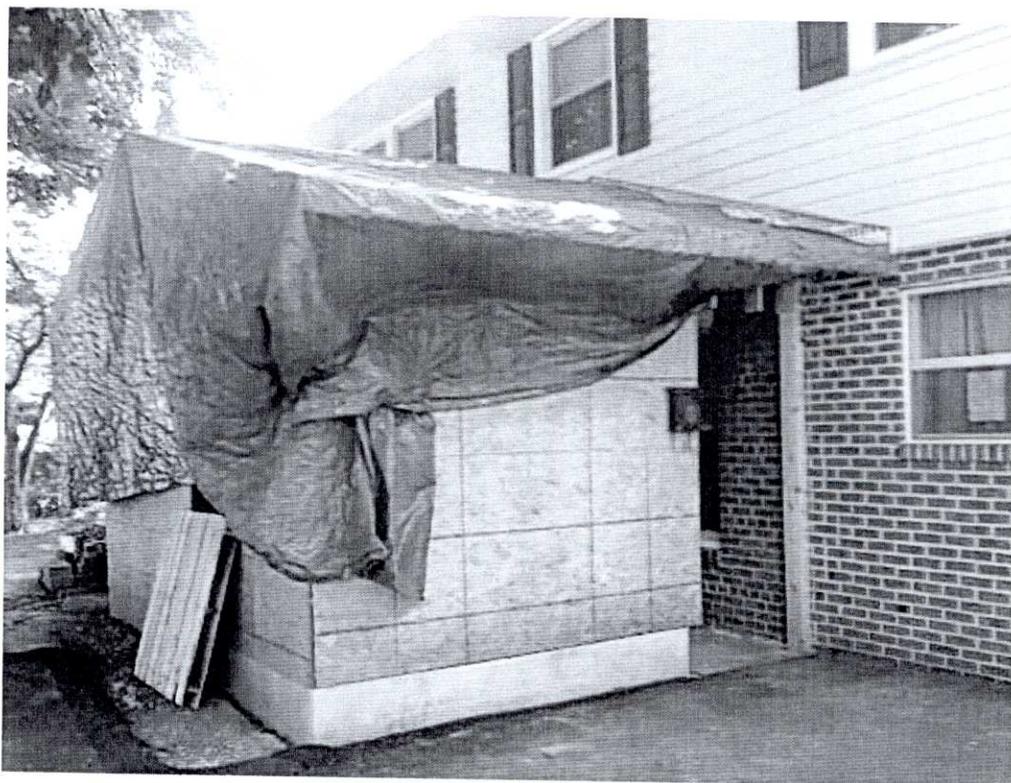
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To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:34 AM
Attach: downsized_0603001133.jpg

front porch snyder

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#15

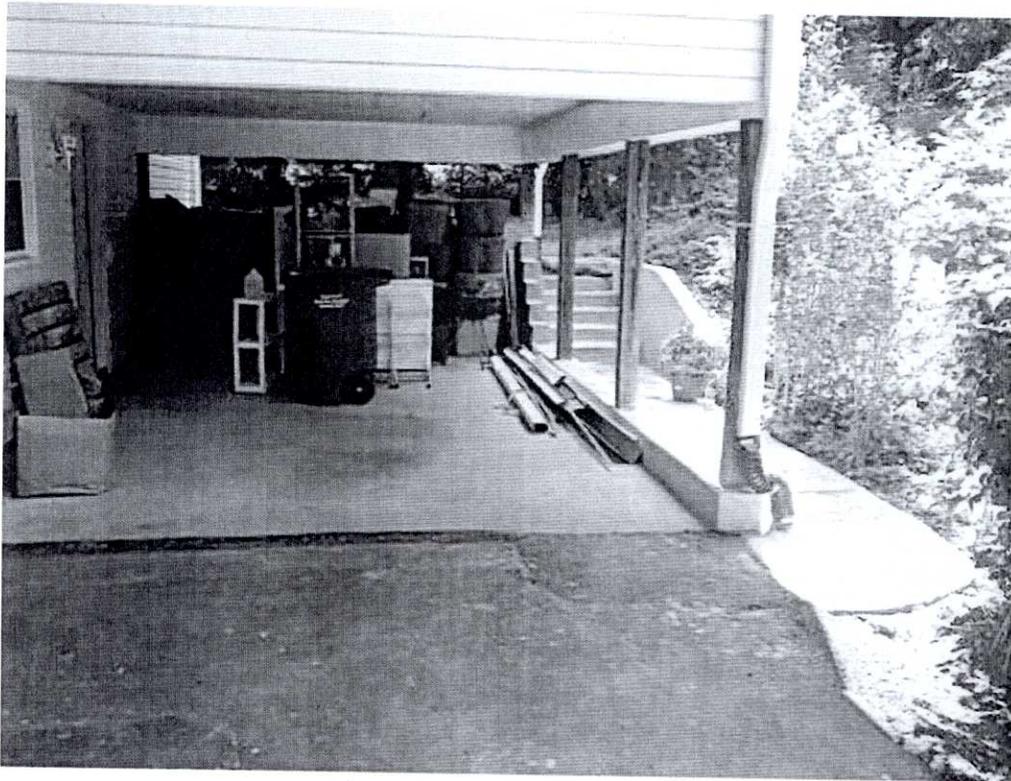
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This message has been sent using the picture and Video service from Verizon Wireless!

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JUN 08 2010
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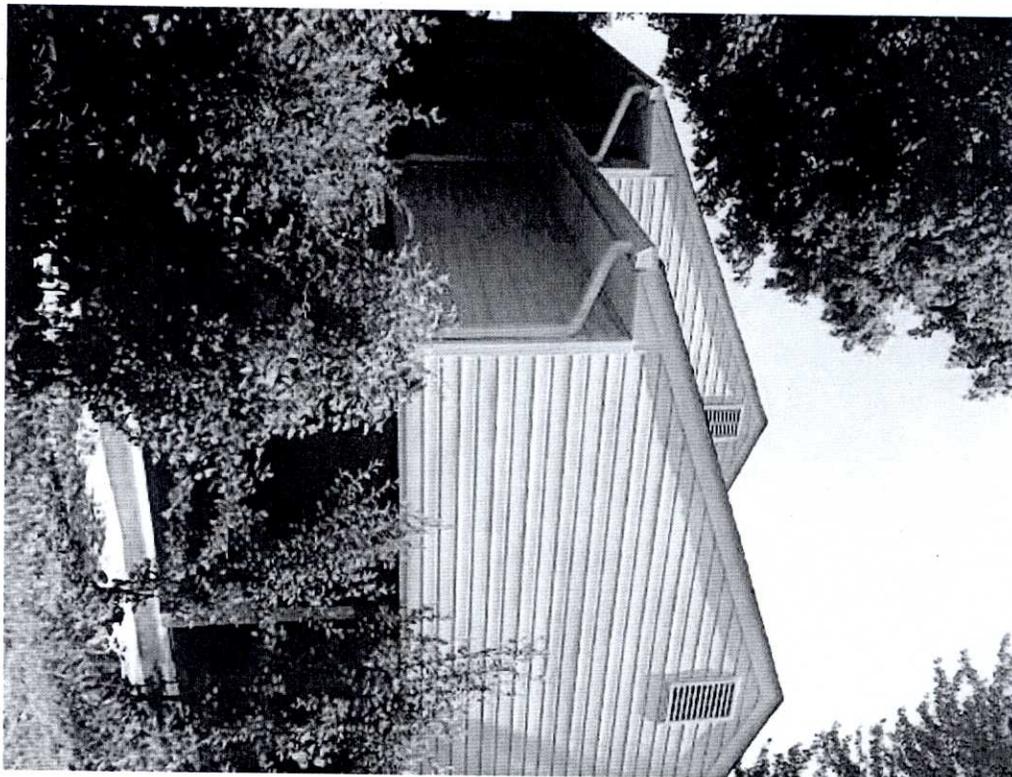
6/4/2010

#16

Bob

From: <7038645183@vzwpx.com>
To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:36 AM
Attach: downsized_0603001135.jpg

south side of snyder home



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Zoning Evaluation Division

6/4/2010

#17

Bob

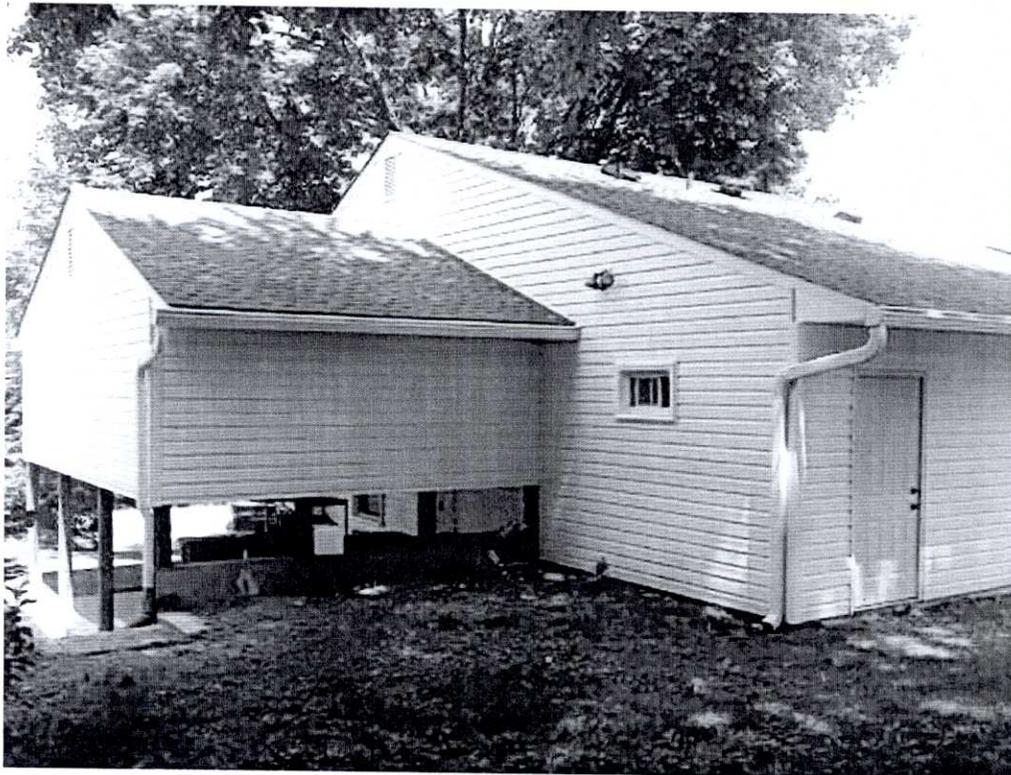
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To: <rdpeterson1@verizon.net>
Sent: Thursday, June 03, 2010 11:38 AM
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back yard snyder carport

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www.verizonwireless.com/picture.

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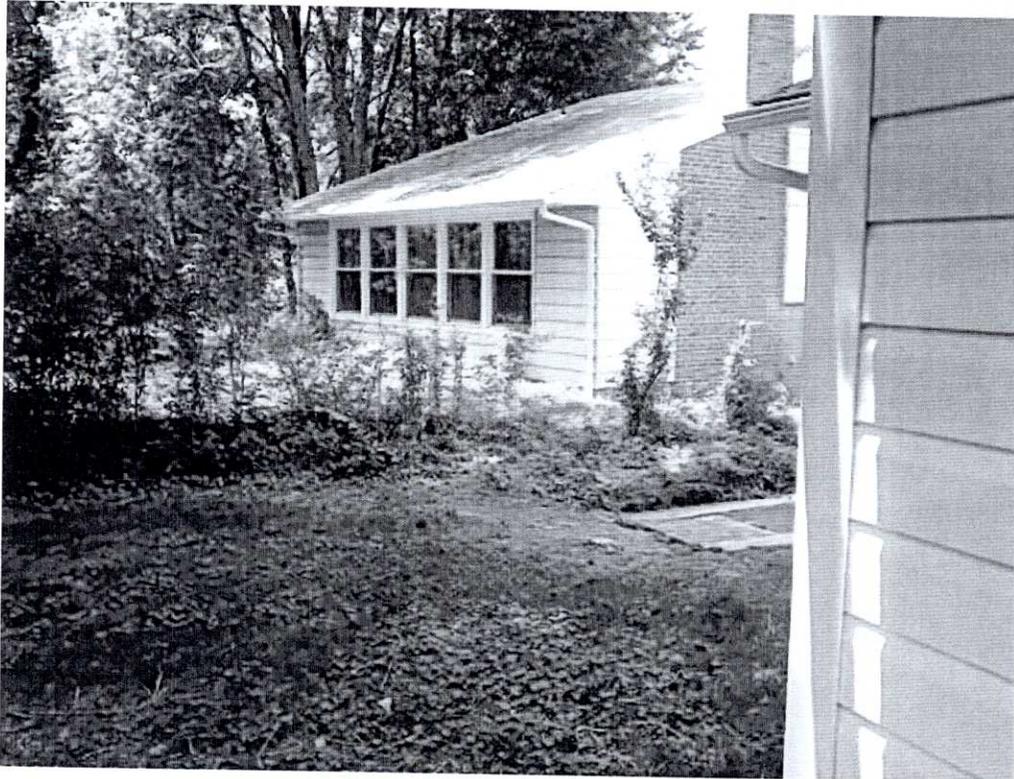


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Bob

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side yard fromsnydery



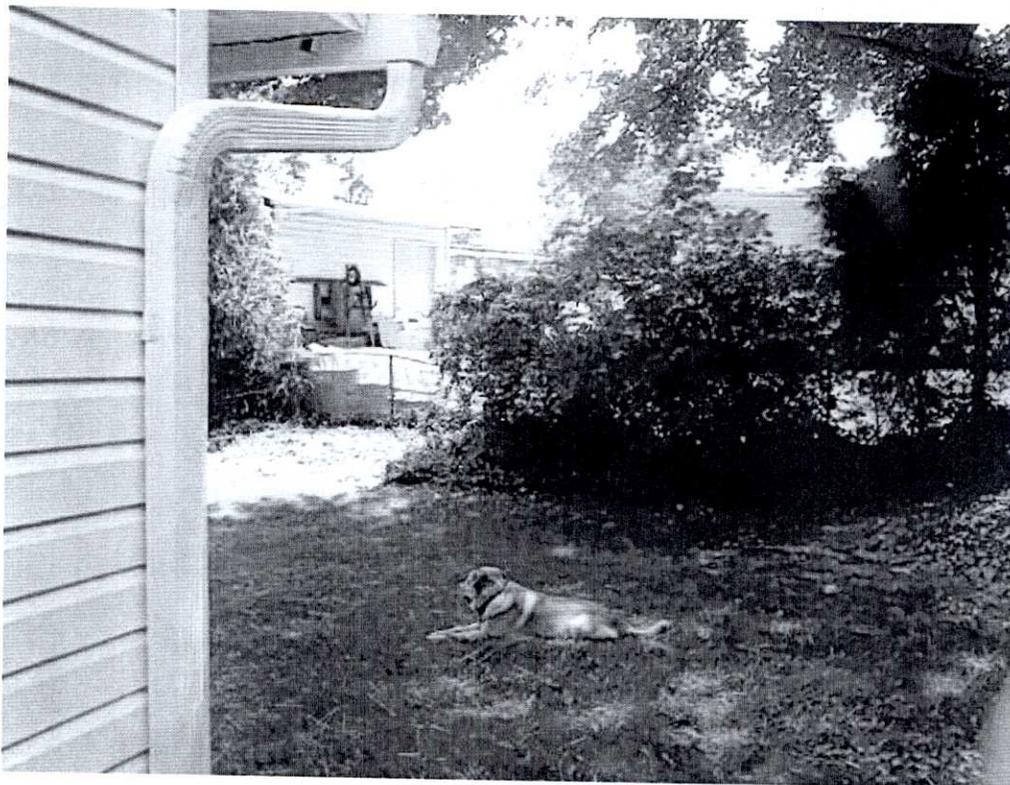
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Zoning Evaluation Division

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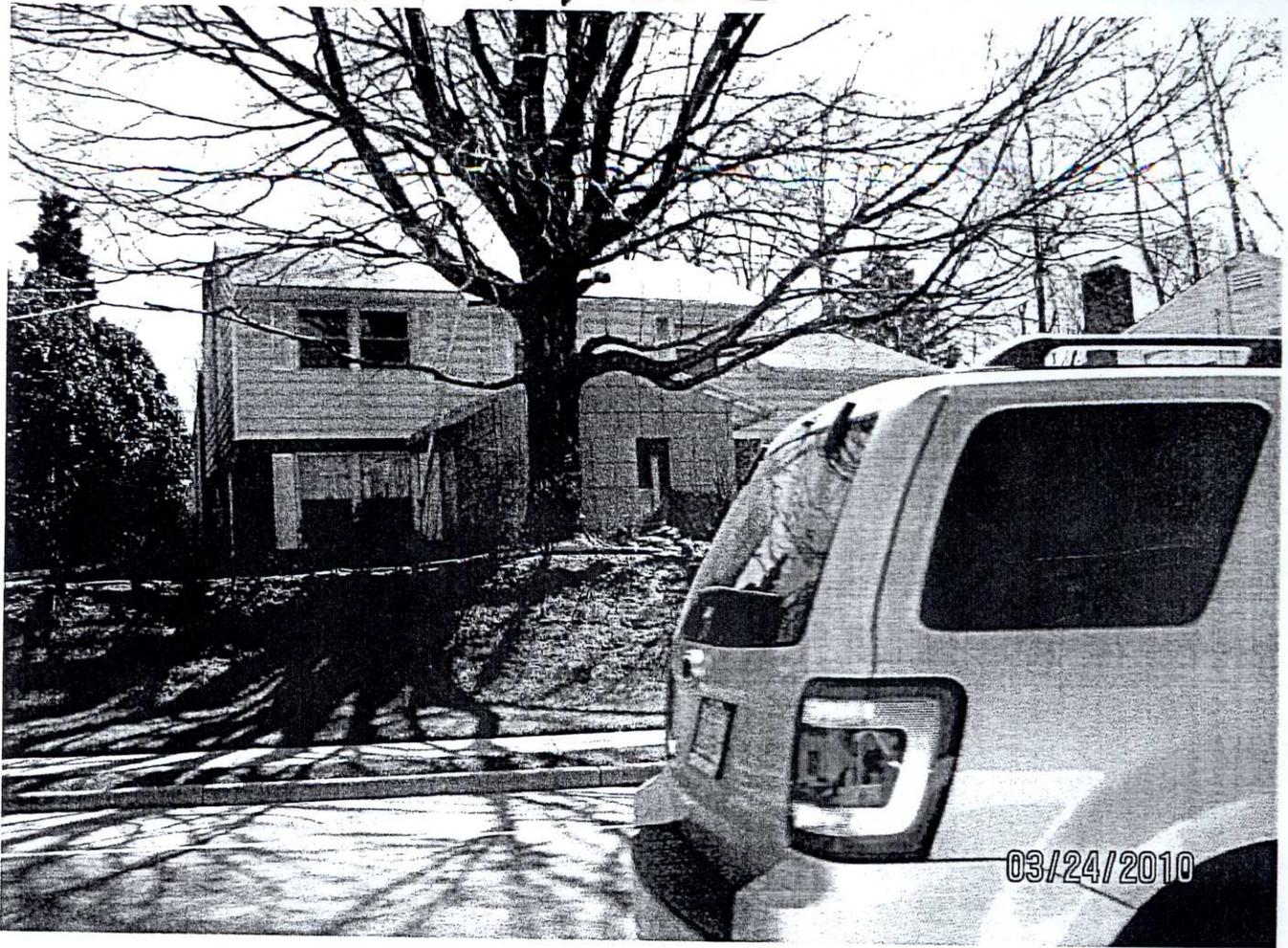
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back yard snyder from carport

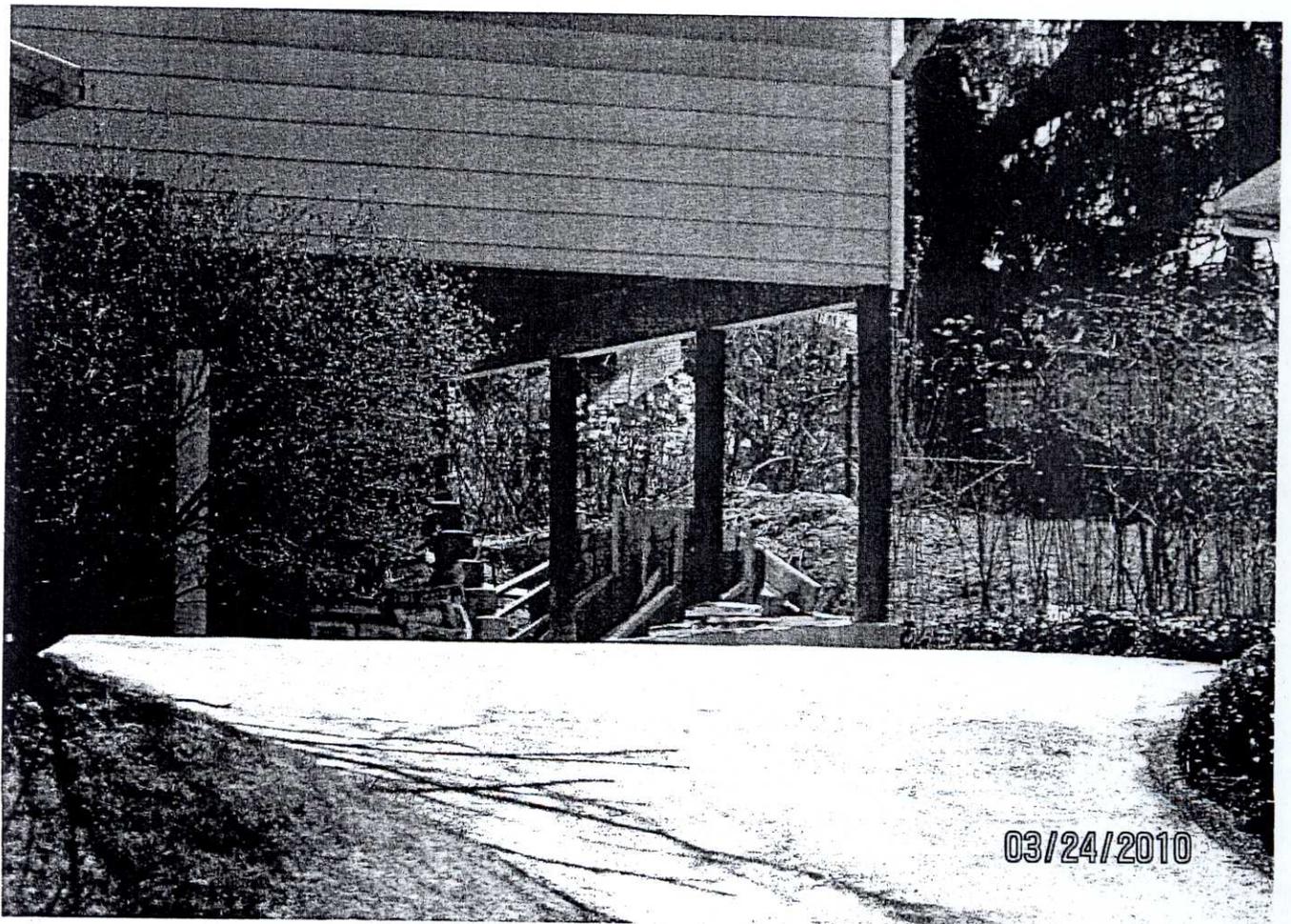


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JUN 08 2010
Zoning Evaluation Division

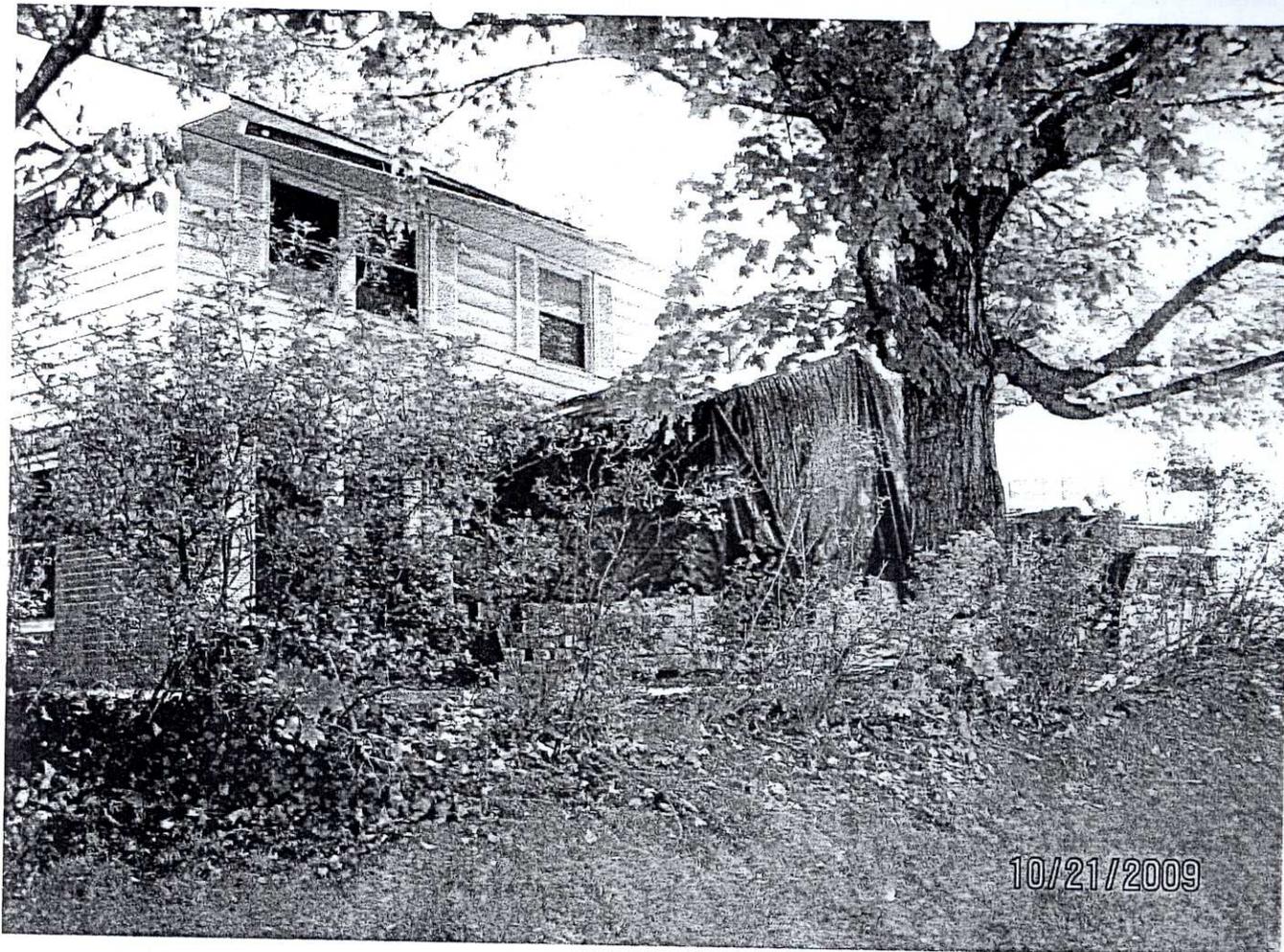
SUZUKI GIHAM ROAD



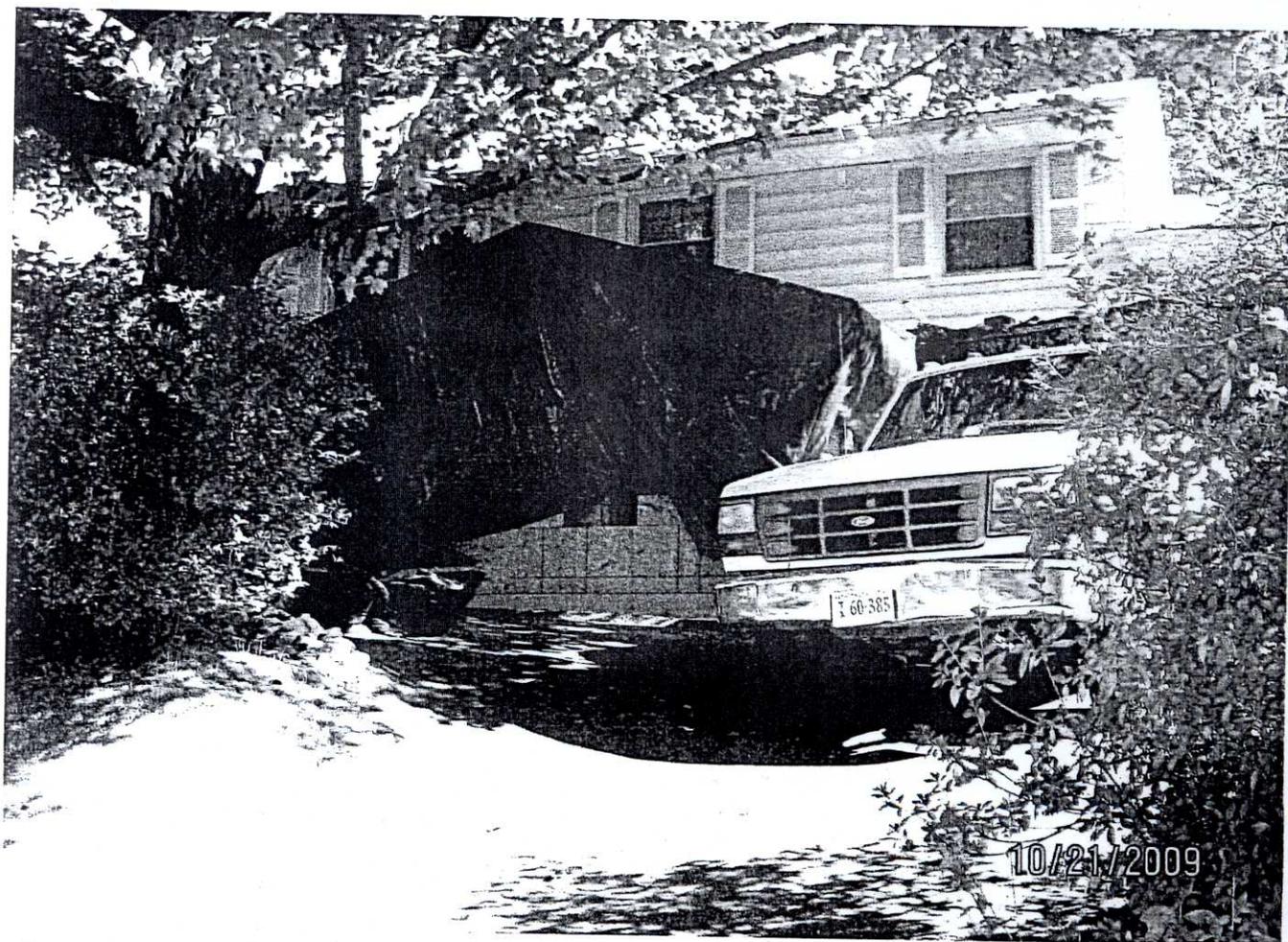
03/24/2010



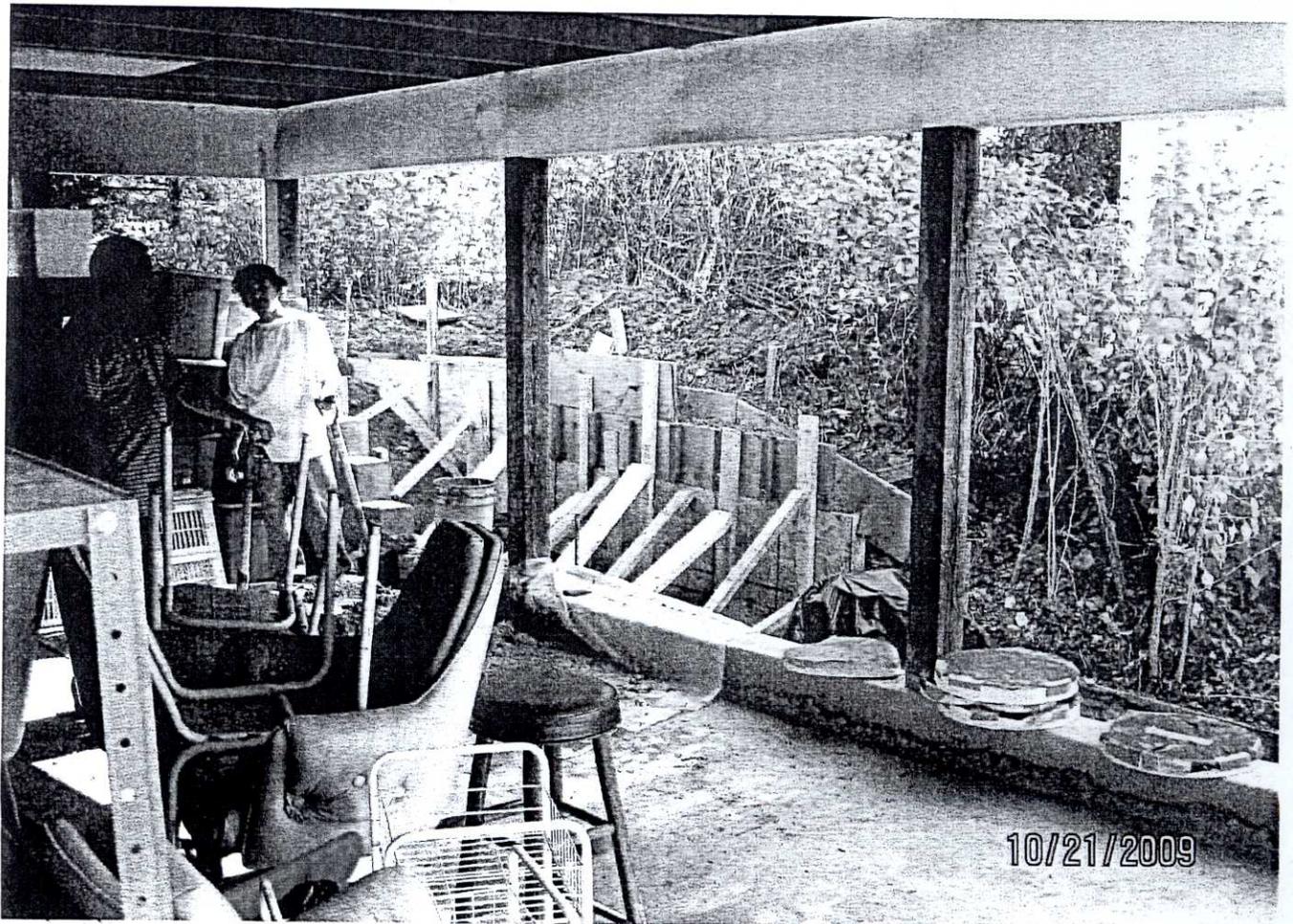
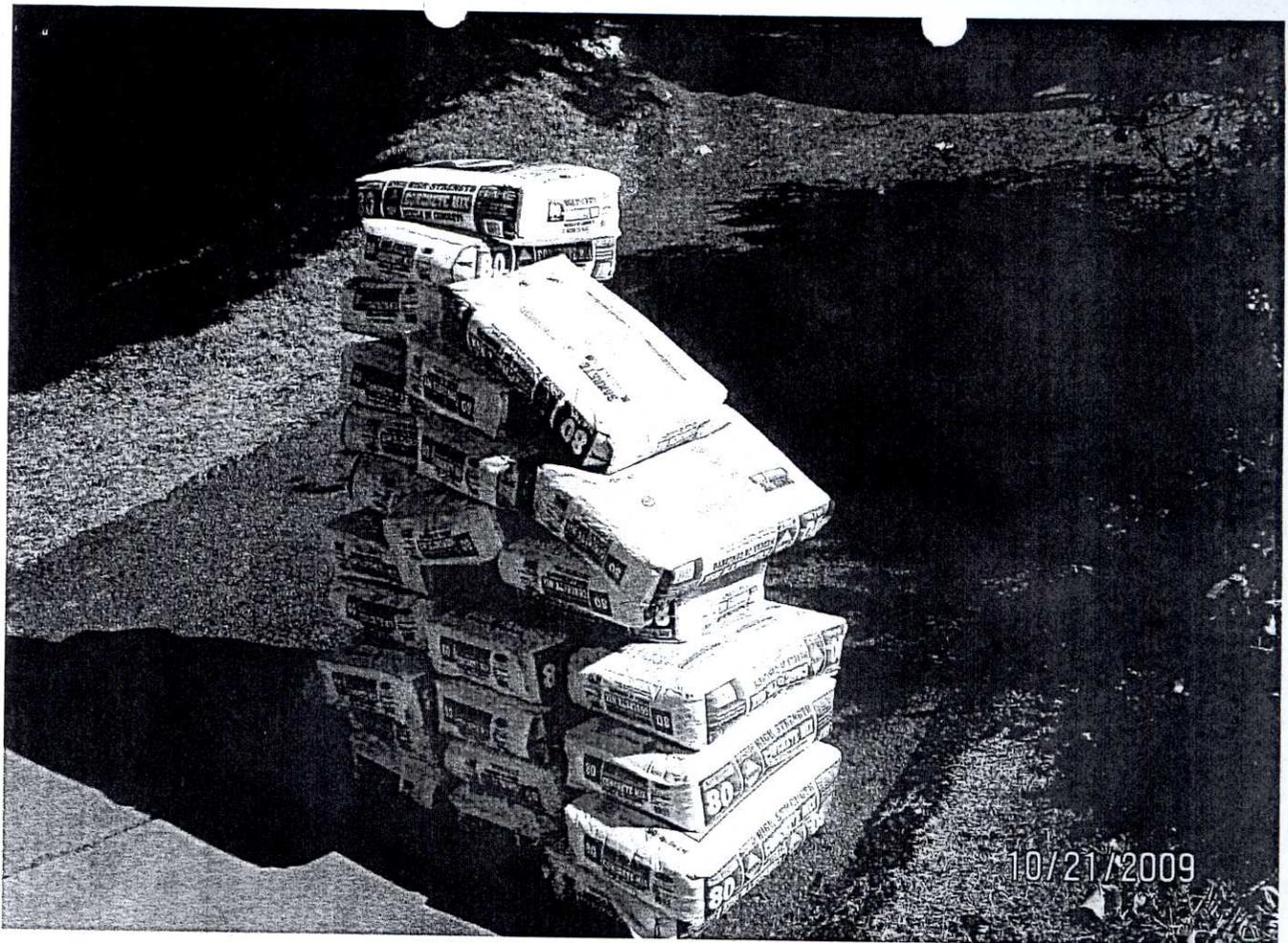
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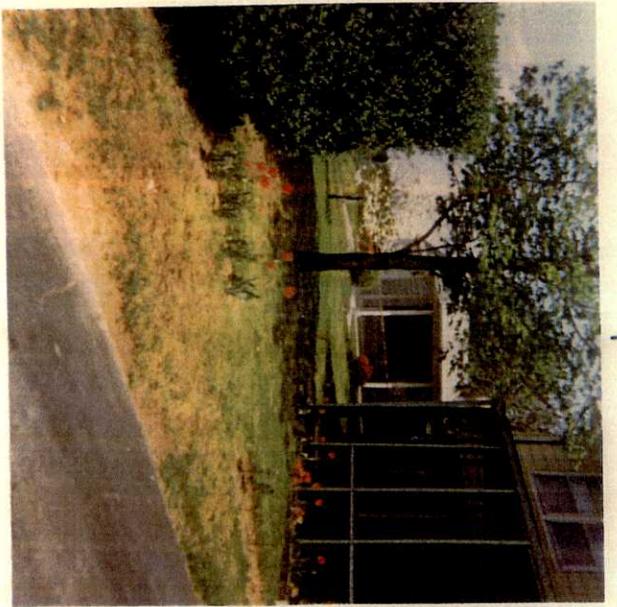


10/21/2009

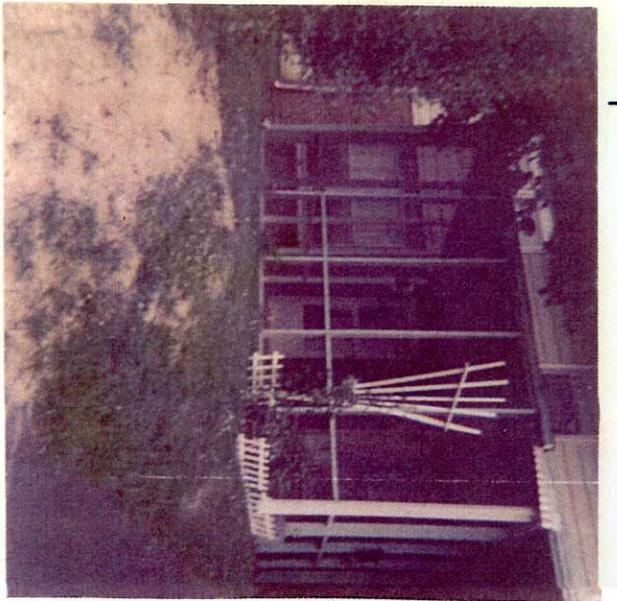


10/21/2009

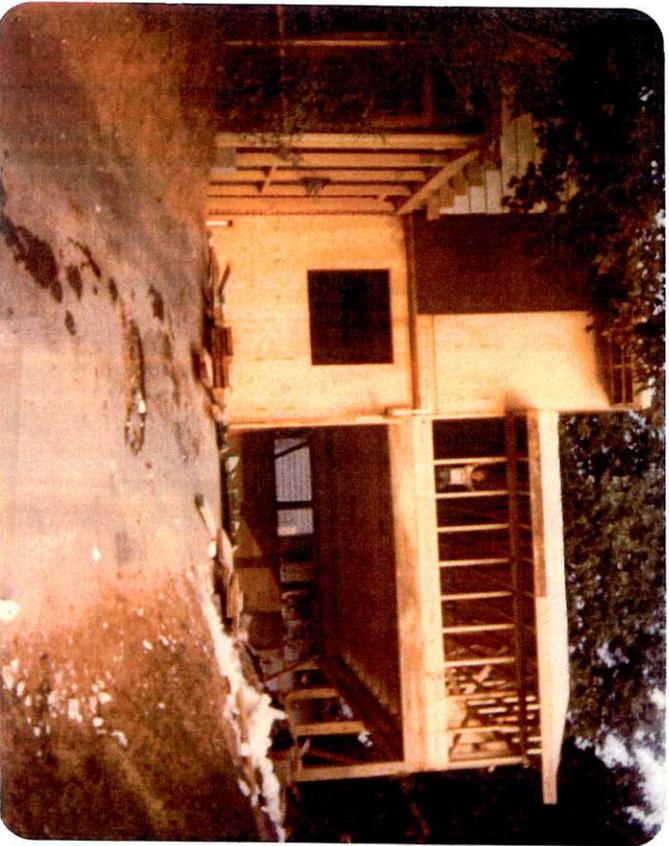




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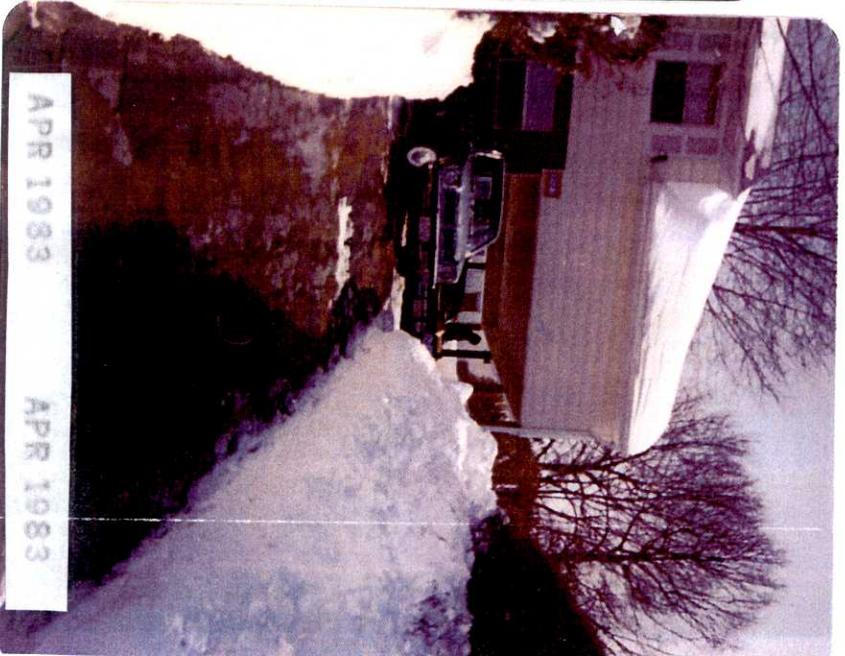
JUL • 72 •



1982

OCT 1982

OCT 1982



APR 1983

APR 1983

DESCRIPTION OF THE APPLICATION

The applicants are requesting approval of a special permit for an error in building location to permit an addition, specifically the enclosure of an existing screened porch into a year-around all seasons room, to remain 21.8 feet to its eave from the front lot line.

	Structure	Yard	Min. Yard Req.*	Structure Location	Amount of Error	Percent of Error
Special Permit	Addition	Front	30.0 feet	21.8 feet	8.2 feet	27%

*Minimum Yard Requirement per Section 3-407

LOCATION AND CHARACTER

Character of the Area

	Zoning	Use
North	R-4	Single Family Detached Dwellings
South	R-4	Single Family Detached Dwellings
East	R-4	Single Family Detached Dwellings
West	R-4	Single Family Detached Dwellings

Existing Site Description

The 7,707 square foot lot contains a two-story brick and frame single-family detached dwelling constructed in 1951. Building permits were issued in 1958 for a screened porch to the front of the dwelling and in 1982 for the construction of a two-story addition and carport to the southern side of the dwelling. A combination of wood and chain link fencing surround the northern side and rear yards.

BACKGROUND

On October 12, 2009, the applicants applied for approval of a building permit to enclose an existing screened porch and carport on the subject property. The Zoning Permit Review Branch did not process the permit because the location of these structures did not meet the minimum yard requirements for the district. On October 21, 2009, the applicants requested a determination from the Zoning Administrator if the on-going repairs made to their existing screened porch and request to enclose the existing carport were permitted. On November 12, 2009 and January 22, 2010 the applicants were issued Notices of Violation (NOV) for constructing an enclosed addition to the front of their dwelling and for the construction of a retaining wall located adjacent to the carport without obtaining applicable building permits. In a response letter from the Zoning Administration Division dated December 10, 2009, it was noted that the repairs made to the screened porch were more than simple repairs and that alterations being made included the installation of new framing and windows and would convert the screened porch into a room for year-around purposes. Although tax records indicate that the screened porch had been taxed for 15 years and would be permitted to remain, the structural repairs made to the structure would require a special permit since the alterations converted it from a screened porch into a year-around all season room. Additionally, it was noted that the request to enclose the existing carport, at 5.0 feet from the southern side lot line, would require a special permit since it did not meet the minimum side yard requirement of 10 feet. A copy of the above referenced documents are included as Appendix 4.

During review of the special permit application, it was determined that the carport is constructed 3.4 feet to its eave from the side lot line. In a determination made by the Zoning Administration Division on May 16, 2011, since the carport was constructed with a building permit in 1982 and has been taxed for at least 15 years, per Sect. 15.2-2307 of the Code of Virginia, the carport can remain and is not an illegal structure. However, if the applicants wish to enclose the carport, the request will require the filing of a variance application since the structure is closer than 5.0 feet to the side lot line.

On May 12, 2010, the applicants received building permit approval for the construction of the retaining wall adjacent to the carport. Therefore, that portion of the NOV has been addressed. A copy of the building permit history is included as Appendix 5.

Following the adoption of the current Ordinance, the BZA has heard the following similar applications in the vicinity of the subject parcel:

- Variance VC 00-P-058 was approved on August 2, 2000 for Tax Map 50-3 ((8)) 65B, zoned R-4, at 2903 Rosemary Lane, to permit construction of addition 6.9 feet from a side lot line and 27.3 feet from the front lot line.

- Special Permit SP 89-P-017 was approved on July 28, 1989 for Tax Map 50-3 ((9)) 227, zoned R-4, at 2928 Irvington Road, to permit modification to minimum yard requirements based on error in building location to allow an addition to the dwelling to remain 21.3 feet from a front lot line and 7.4 feet from a side lot line.
- Special Permit SP 99-P-006 was denied on April 28, 1999 for Tax Map 50-3 ((9)) 195, zoned R-4, to permit reduction to minimum yard requirements based on error in building location to permit an addition to remain 5.0 feet from a side lot line and 26.8 feet from the front lot line.

ZONING ORDINANCE REQUIREMENTS

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location (Sect. 8-914)

This special permit is subject to Sects. 8-006, 8-903 and 8-914 of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 6. Subject to development conditions, the special permit must meet these standards.

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Background History – NOV's and Determination Letter
5. Building Permit History
6. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2011-PR-031

June 15, 2011

1. This special permit is approved only for the location of a one-story addition (screened porch enclosure), as shown on the plat prepared by Sam Whitson Land Surveying, Inc., dated May 21, 2010 as revised through March 7, 2011, submitted with this application and is not transferable to other land.
2. All applicable permits and final inspections shall be obtained for the addition within 6 months of approval of this special permit.

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.

Application No.(s):

SP 2011-PR-031

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/9/11
(enter date affidavit is notarized)

I, LARRY L. Snyder, 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

108952 a

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)
LARRY + MARY ANN SNYDER	3021 GRAHAM ROAD FALLS CHURCH, VA 22042-1802	HOME OWNERS/APPLICANTS
ROBERT D. PETERSON, JR.	3309 PROSPERITY AVENUE FAIRFAX, VA 22031	AGENT
ALL AMERICAN CUSTOM HOMES, INC.	OFFICE #: 703 849-8959 3309 PROSPERITY AVENUE FAIRFAX, VA 22031	AGENT

(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-PA-031

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

5/9/11

(enter date affidavit is notarized)

108952a

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)

ALL AMERICAN CUSTOM HOMES, INC
3309 PROSPERITY AVENUE
FAIRFAX, VA 22031

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)

ROBERT D. PETERSON, JR.

(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-PH-031

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/4/11
(enter date affidavit is notarized)

108952a

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)

(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-PR-031
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/9/11
(enter date affidavit is notarized)

108952a

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:

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-PH-031
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/9/11
(enter date affidavit is notarized)

108952a

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:

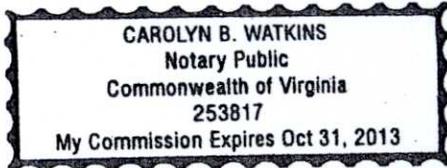
(check one) Larry L. Snyder
 Applicant [] Applicant's Authorized Agent

LARRY L. Snyder
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of May, 2011, in the State/Comm. of Virginia, County/City of Fairfax.

Carolyn B. Watkins
Notary Public

My commission expires: 10/31/2013



Special Permit Justification.

3021 Graham Road, Falls Church VA, 22042

SP 2010-0107

A special Permit is required to replace the 11 x 14 foot front screened porch with an enclosed porch, and to enclose the existing carport. This application is made under paragraph D of section 8-922-1, a request for waiver of the extension into minimum yard requirements of section 2-412.

The minimum yards are not subject to proffers or development conditions.

The reduction at the front is less the 50% of the required minimum, and is more than 5 ft from the property line. The existing reduction at the side is greater than 50% and is less than 5 feet from the property line, due to an error in building location.

One of the proposed structures is in the front yard.

All enclosures are attached to the principal structure.

The proposed area of the enclosures is 466 feet and is less than 150% of the principal structure. The enclosures are subordinate in use and scale to the principal structure. It is also in character with the principal structure and with structures on surrounding properties in terms of height, bulk, scale and architectural character.

The addition will not adversely affect the adjacent properties. The proposed additions will not change the impact on adjacent properties regarding noise, light, air, erosion, runoff, etc. (the enclosure of the carport will reduce the impact on the neighboring properties to the south and east by reducing noise and light from the currently open carport.)

The addition is the same size as the existing front screened porch and the existing carport and is therefore the minimum size necessary to enclose these structures.

RECEIVED
Department of Planning & Zoning

NOV 17 2010

Zoning Evaluation Division

NOV 17 2010

Zoning Evaluation Division

Response to checklist report for
 3021 Graham Road, Falls Church VA, 22042
 SP 2010-0107

Note - only items identified as "deficient" are addressed in this response.

1.00 Revised application and justification is provided with this submission.

5.00 Revised statement provided with this submission.

7.00 Reduction of the plat provided with this submission.

912.00 Regarding the error in building location which causes the carport to encroach on the side yard.

The original house and screened room were built in 1951 and the current carport was an addition to the house built in 1982. The front screened porch was originally approved at 25 feet from the front property line but was built at 23.4 feet due to an error in location by the original builder. In 1982 the house was extended to the south side, bringing it to its current width. The original carport was removed and rebuilt to the south of the extension. It was approved to be 5 feet from the south property line, but due to the original house location error which was not caught in the contractor's stakeout, the carport was built 3.8 feet from the south property line.

The error does exceed 10% of the of the measurement in question (15% of the 8 foot side yard)

The error was made in good faith through no fault of the property owners.

Granting the waiver does not impair the intent of this ordinance to provide for safety of this and the surrounding properties.

Granting the waiver will be no more detrimental to the use and enjoyment of the adjoining property than is the current condition. On the contrary, enclosing the garage will reduce light and noise impact on the adjoining property.

The structure as it stands, is not in accordance with the VSUBC 2006 - IBC table R302.1, which requires a non rated wall to be a minimum of 5 feet from the property line. We propose to comply with this provision by providing a 1 hour rated wall which is allowed to be less than 5 feet from the property line. Therefore the new structure would be considered compliant under the building code.

To force compliance with the ordinance would be an unreasonable hardship for the property owners.

The reduction of the minimum yard will not result in an increase in the F.A.R. above what is permitted by the zoning ordinance.

930.00 The gross area of the screen porch and carport enclosures is 38% of the existing above ground structure, and 20% of the entire principal structure.

930.01 The enclosures are subordinate in use and scale to the principal structure.

- 930.02 The enclosures are in character with the principal structure in terms of height, bulk, scale and architectural character.
- 930.03 The enclosures are in character with the surrounding properties and structures in terms of height, bulk, scale and architectural character.
- 9.30.04 The enclosures will not adversely affect the adjacent properties. The front enclosure is one story and will cover the area of an existing screened porch. There is one tree in the front which, although it is affecting the existing porch, the property owners plan to keep it. There is other planting in the front to help screen the addition from the street, and the elevation of the property at the structure is several feet above the street, well above eye level. The carport enclosure is the same location as the existing carport. The existing roof will not change. There is no fence on the side property line, but there is a line of shrubs. The new construction will not change the erosion and storm run-off pattern of the existing structure. Enclosing the carport will decrease the amount of noise and light which affects the adjoining properties.
- 9.30.05 The proposed enclosures are the same size as the original structures and are the minimum size necessary. The site is several feet higher at the rear of the property therefore it is not feasible to locate the carport elsewhere on the property. The existing screened porch is on the front of the house and cannot be moved to the rear.
- 930.19 The revised plat with seal and signature is included in this submission.
- 930.20 15 copies of the proposed architecture included in this submission.

Subject property: 3021 Graham Road
Falls Church VA, 22042
SP-2010-0107
Tax map 0503 05040020

The subject property is zoned R-4. The existing structure is a single family detached residence, one story with an English basement at the front. It was built in 1951, and included a front screened porch and side carport. In a 1982 addition the house was extended to the south and a new carport built. The existing front screened porch encroached into the front yard by 6.6 feet. The existing carport encroached on the side yard by 4.2 feet. due to an error in building location.

The surrounding properties are all single family dwellings detached dwelling, similar to the subject property.

The subject property is a non-conforming lot. Although the lot width is approximately 70 feet, the lot has an area of only 7,704 sf, making it exceptionally small and shallow for this zone. It appears that at the time the house was originally built the lot size and front yard was reduced by a 15 foot dedication along Graham Road for public use. The existing house was located in the center of the lot and built at angle Graham Road, which reduces the amount of space available to either side. The front screened porch was originally approved at 25 feet from the front property line but was built at 23.4 feet due to an error in location by the original builder. In 1982 the house was extended to the south side, bringing it to its current width. The original carport was removed and rebuilt to the south of the extension. It was approved to be 5 feet from the south property line, but due to the original house location error which was not caught in the contractor's stakeout, the carport was built 3.8 feet from the south property line.

We propose 1) to replace the existing front screened porch with an new enclosed porch, which will also serve as a vestibule for the house, and 2) enclose the existing carport to create a garage. The front enclosure will extend into front yard by the same amount as the original screened room, by 6.6 feet (8.2 feet at the roof eave) which is a reduction of the required yard of 22% (27% at the eave). The existing carport is currently less than 5 feet from the south side property line due to the error in the house location. It encroaches 4.2 feet (4.6 feet at the eave) which is a reduction of the required yard of 52.5% (57.5% at the eave). The proposed enclosures will not adversely affect the current situation, and will actually reduce the noise and light impact on adjacent properties from the carport and screened porch.

RECEIVED
Department of Planning & Zoning

NOV 17 2010

Zoning Evaluation Division

5. JUSTIFICATION: CONVERT EXISTING SCREEN PORCH INTO AN ENCLOSED SPACE OF THE SAME SIZE ALL ON OUR PROPERTY. REASON SPECIAL EXCEEDS THE SETBACK, IT HAS BEEN THERE FOR OVER AN EXISTING SCREEN PORCH WE WISH TO ENCLOSE AND CHANGE THE ROOF STRUCTURE AS THE ROOF LEAKS. IT IS THE ONLY LOGICAL PLACE FOR THIS STRUCTURE. IT GIVES BALANCE TO THE HOUSE AND PROVIDES AN ENTRY FOYER.

ALLOW US TO ENCLOSE AN EXISTING CARPORT THAT HAS BEEN HERE ALSO OVER 15 YEARS AND SITS ENTIRELY ON OUR PROPERTY. SIMPLY TO CORRECT TO REDUCE OUR ENERGY CONSUMPTION AND REDUCE THE POSSIBILITY OF FREEZING OF OUR WATER PIPES AGAIN, REDUCE ENERGY CONSUMPTION AND PROVIDE MUCH NEEDED ENCLOSURE FOR OUR ONLY AUTOMOBILE FROM THE ELEMENTS. THIS ENCLOSURE USES NO ADDITIONAL LAND AND IS CURRENTLY IN THE SETBACK AREA BUT BY RIGHTS IT HAS BEEN THERE FOR OVER 15 YEARS AS A 3 SIDED CARPORT. WE WISH TO PROVIDE SECURITY. THIS STRUCTURE WILL PROVIDE ADDITIONAL SECURITY, REDUCE OUR ENERGY, AND PROTECT OUR CAR. IT PROVIDES BALANCE TO OUR HOUSE. IT DOES NOT TAKE ANY ADDITIONAL LAND THAT IS NOT ALREADY BEING USED AS A CARPORT. WE FEEL IT ADDS BALANCE TO OUR HOUSE AND PROVIDES SECURITY FOR OUR ONLY VEHICLE.

RECEIVED
Department of Planning & Zoning
JUN 08 2010
Zoning Evaluation Division



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County.

CEST Return Copy

LEGAL NOTICE CORRECTIVE WORK ORDER

Sheriff's letter

DATE OF ISSUANCE: November 12, 2009 **COMPLAINT #:** 200903737
SERVICE REQUEST#: 55450

LEGAL NOTICE ISSUED TO: Larry L. Snyder
Mary A. Snyder

ADDRESS: 3021 Graham Road
Falls Church, VA 22042

PROPERTY OWNER(S): Larry L. Snyder
Mary A. Snyder

LOCATION OF VIOLATION: 3021 Graham Rd
Falls Church, VA 22042-1802

TAX MAP NUMBER: 0503 05040020

I inspected the above premises on October 21, 2009, and observed the following:

Violation 1: FAILURE TO OBTAIN REQUIRED PERMIT

A screen porch on the front of the house has been enclosed forming an addition. Also a retaining wall has been constructed at the side of the carport. Both of these structures were constructed without the required permit. If the addition has been converted into habitable living space additional permits may be required to fully comply with this order. You are directed to obtain the required permits for the work already in progress or completed, or demolish the work entirely after first obtaining a permit to demolish. You may call or visit the permit application center for further details. The permit application center is located at 12055 Government Center Parkway, Suite 230, Fairfax, VA 22035. The phone number is 703 222-0801.

2003 Virginia Uniform Statewide Building Code (VUSBC) effective November 16, 2005. This section states:

Enhanced Code Enforcement Strike Team
12055 Government Center Parkway, Suite 1016
Fairfax, Virginia 22035-5500
Phone 703-324-1937

108.1 When applications are required. Application for a permit shall be made to the building official and a permit shall be obtained prior to the commencement of any of the following activities, except that applications for emergency construction, alterations or equipment replacement shall be submitted by the end of the first working day that follows the day such work commences. In addition, the building official may authorize work to commence pending the receipt of an application or the issuance of a permit.

1. Construction or demolition of a building or structure, including the installation or altering of any equipment regulated by the USBC. For change of occupancy, application for a permit shall be made when a new certificate of occupancy is required under Section 103.3.
2. Movement of a lot line that increases the hazard to or decreases the level of safety of an existing building or structure in comparison to the building code under which such building or structure was constructed.
3. Removal or disturbing of any asbestos containing materials during the construction or demolition of a building or structure, including additions.

Violation 2: FAILURE TO OBTAIN REQUIRED MINIMUM INSPECTIONS

A screen porch on the front of the house has been enclosed forming an addition. Also a retaining wall has been constructed at the side of the carport. Both of these structures were constructed without the required minimum inspections. If the addition has been converted into habitable living space additional permits and inspections may be required to fully comply with this order. You are directed to schedule, obtain and successfully pass all required inspections for this work, after first obtaining the required permits.

2003 Virginia Uniform Statewide Building Code (VUSBC) effective November 16, 2005. This section states:

113.3 Minimum inspections. The following minimum inspections shall be conducted by the building official when applicable to the construction or permit:

1. Inspection of footing excavations and reinforcement material for concrete footings prior to the placement of concrete.
2. Inspection of foundation systems during phases of construction necessary to assure compliance with this code.
3. Inspection of preparatory work prior to the placement of concrete.
4. Inspection of structural members and fasteners prior to concealment.

Larry L. Snyder
Mary A. Snyder
November 12, 2009
Page 3

5. Inspection of electrical, mechanical and plumbing materials, equipment and systems prior to concealment.
6. Inspection of energy conservation material prior to concealment.
7. Final inspection.

CORRECTIVE WORK ORDER: Pursuant to the VUSBC, Section 115, Violations, 115.2, Notice of Violation, you are directed to correct these defects within twenty (20) days of receipt of this Corrective Work Order. Failure to follow this order within the specified time may result in the issuance of a Notice of Violation under the applicable State and County codes.

RIGHT TO APPEAL THIS NOTICE: As provided by the VUSBC, Section 119.5, Right of Appeal, filing of appeal application, you have the right to appeal this decision to the Local Board of Building Code Appeals (LBBCA) within thirty (30) calendar days of receipt of this Notice. You may call the Secretary of the LBBCA at 703 324-1980 for more information about the appeals process.

Should you have any questions or need additional information about this Corrective Work Order, please do not hesitate to contact the Code Enforcement Case Management staff at 703 324-1937 between the hours of 8:00 a.m. and 3:30 p.m. Monday through Friday.

LEGAL NOTICE ISSUED BY:

Francis Miller

TITLE:

Combination Inspector

SIGNATURE:

Francis Miller 11/12/09



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County.

CEST Return Copy *CE*

LEGAL NOTICE NOTICE OF VIOLATION

SHERIFF LETTER

DATE OF ISSUANCE: January 22, 2010 **COMPLAINT #:** 200903737
SERVICE REQUEST#: 55450

LEGAL NOTICE ISSUED TO: Larry L. Snyder
Mary A. Snyder

ADDRESS: 3021 Graham Road
Falls Church, VA 22042

PROPERTY OWNER(S): Larry L. Snyder
Mary A. Snyder

LOCATION OF VIOLATION: 3021 Graham Rd
Falls Church, VA 22042-1802

TAX MAP NUMBER: 0503 05040020

RECEIVED
2010 JAN 25 PM 1:56
OFFICE OF THE SHERIFF
FAIRFAX COUNTY, VA

The property was inspected on October 21, 2009. A Corrective Work Order was issued on November 12, 2009. You are directed to complete the following:

Violation 1: FAILURE TO OBTAIN REQUIRED PERMIT

A screen porch on the front of the house has been enclosed to form an addition without the required permit. A retaining wall has been constructed without the required permit. You are directed to obtain the required permits for the work already in progress or completed, or demolish the work entirely after first obtaining a permit to demolish. You may call or visit the permit application center for further details. The permit application center is located at 12055 Government Center Parkway, Suite 230, Fairfax, VA 22035. The phone number is 703 222-0801.

2003 Virginia Uniform Statewide Building Code (VUSBC) effective November 16, 2005. This section states:

108.1 When applications are required. Application for a permit shall be made

Enhanced Code Enforcement Strike Team
12055 Government Center Parkway, Suite 1016
Fairfax, Virginia 22035-5500
Phone 703-324-1937

to the building official and a permit shall be obtained prior to the commencement of any of the following activities, except that applications for emergency construction, alterations or equipment replacement shall be submitted by the end of the first working day that follows the day such work commences. In addition, the building official may authorize work to commence pending the receipt of an application or the issuance of a permit.

1. Construction or demolition of a building or structure, including the installation or altering of any equipment regulated by the USBC. For change of occupancy, application for a permit shall be made when a new certificate of occupancy is required under Section 103.3.
2. Movement of a lot line that increases the hazard to or decreases the level of safety of an existing building or structure in comparison to the building code under which such building or structure was constructed.
3. Removal or disturbing of any asbestos containing materials during the construction or demolition of a building or structure, including additions.

Violation 2: FAILURE TO OBTAIN REQUIRED MINIMUM INSPECTIONS

The screen porch at the front of the house has been enclosed and a retaining wall has been constructed without the required minimum inspections. You are directed to schedule, obtain and successfully pass all required inspections for this work, after first obtaining the required permits.

2003 Virginia Uniform Statewide Building Code (VUSBC) effective November 16, 2005. This section states:

113.3 Minimum inspections. The following minimum inspections shall be conducted by the building official when applicable to the construction or permit:

1. Inspection of footing excavations and reinforcement material for concrete footings prior to the placement of concrete.
2. Inspection of foundation systems during phases of construction necessary to assure compliance with this code.
3. Inspection of preparatory work prior to the placement of concrete.
4. Inspection of structural members and fasteners prior to concealment.
5. Inspection of electrical, mechanical and plumbing materials, equipment and systems prior to concealment.
6. Inspection of energy conservation material prior to concealment.

7. Final inspection.

CORRECTIVE WORK ORDER: Pursuant to the VUSBC, Section 115, Violations, 115.2, Notice of Violation, you are directed to correct these defects within twenty (20) days of receipt of this Notice of Violation. Failure to follow this order within the specified time may result in the issuance of a Notice of Violation under the applicable State and County codes.

RIGHT TO APPEAL THIS NOTICE: As provided by the VUSBC, Section 119.5, Right of Appeal, filing of appeal application, you have the right to appeal this decision to the Local Board of Building Code Appeals (LBBCA) within thirty (30) calendar days of receipt of this Notice. You may call the Secretary of the LBBCA at 703 324-1980 for more information about the appeals process.

Should you have any questions or need additional information about this Notice of Violation, please do not hesitate to contact the Code Enforcement Case Management staff at 703 324-1937 between the hours of 8:00 a.m. and 3:30 p.m. Monday through Friday.

LEGAL NOTICE ISSUED BY:
TITLE:

Francis Miller
Combination Inspector

SIGNATURE:

Francis Miller 1/22/10

SHERIFF LETTER



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

December 10, 2009

Ms. Kathleen McKenna
4727 Dumfries Road
Catlett, VA 20119



Re: 3021 Graham Road
Woodley North Subdivision, Lot 20, Block 4
Tax Map Ref.: 50-3 ((5)) (4) 20
Zoning District: R-4

Dear Ms. McKenna:

This is in response to your letter of October 21, 2009, subsequent phone conversations with you and a site visit with Ms. Mary Ann Snyder, owner of the property, regarding the Zoning Permit Review Branch (ZPRB) denial of a building permit to make repairs to an existing screened porch and carport. You were advised by the ZPRB that neither the screened porch nor the carport met the minimum yard (setback) requirements for single family dwellings in the R-4 District but if the structures were taxed for more than 15 years, they may remain and would not be considered illegal. You are requesting permission to make the necessary repairs to the screened porch and carport.

To review your request, I looked at County records and made a site visit to the subject property. Building Permit # 22964 was approved on June 11, 1958 for an 11 foot by 13 foot screened porch with the screened porch located 25 feet from the front property line. On August 10, 1982, Building Permit # 82222B0020 was approved for a house addition for an expanded bedroom and kitchen, relocated carport and siding. The carport was relocated so that it is now 5 feet from the south side property line. On October 20, 2009 you applied for approval of Building Permit # 92930189 to enclose the existing screened porch and carport. As stated, the ZPRB denied the application. Further, on November 12, 2009, the Department of Public Works and Environmental Services (DPWES) issued a corrective work order for failure to obtain an approved building permit for a screened porch that was actually under construction, as well as for having constructed a replacement retaining wall on the south side of your property adjacent to the carport.

On November 9, 2009 my field visit to Ms. Snyder's residence revealed that she was not simply making repairs to her screened porch, but instead was making significant alterations by installing new framing and windows to convert the screened porch into a room for year-round use. A review of the tax records shows the original screened porch had been taxed for at least 15 years. Under § 15.2-2307 of the *Code of Virginia*, if a structure was built according to an approved building permit and is taxed for at least 15 years it may remain on the property even though it does not meet the current minimum required yard (setback) requirements. In addition, repairs would have been allowed to the screened porch as long as it structurally remained the same. However, in Ms. Snyder's situation, § 15.2-2307 of the *Code of Virginia* no longer applies since Ms. Snyder had undertaken structural alterations and the structure is no longer a screened porch but is instead being transformed into a room for year-round use. Therefore, the new room must meet the minimum required yards for dwellings in the R-4 District. Sec. 3-407 of the Zoning Ordinance stipulates that for single family dwellings in the R-4 District, the minimum yard (setback) requirement for a front yard is 30 feet. Therefore, by converting the former screened porch into a new room for year-round use, the new room is in violation of the minimum front yard requirements by having a setback of only 25 feet. As for the carport, a carport is allowed to encroach into the minimum required side yard up to 5 feet of the 10 foot minimum required side yard for the R-4 District, and the carport is currently 5 feet from the south side property line. However, by converting the carport into a garage, it must meet the full minimum required side yard setback of 10 feet, and would also therefore be in violation of the minimum yard requirements. Since the conversion of the existing screened porch into a room for year-round use, and the conversion of the carport into a garage would not meet the minimum yard requirements when reconstructed, and in order to pursue enclosure of both the screened porch and carport, a Group 9 Special Permit for reduction to minimum yard requirements must be obtained. A special permit requires the filing of an application, a fee, notices and a public hearing before and action by the Board of Zoning Appeals. For more information on the special permit process, please contact the Zoning Evaluation Division (ZED) at 703-324-1290. For your convenience, a copy of the special permit application is enclosed. You may also find it beneficial to request a pre-meeting with ZED to discuss the requirements in filling out the special permit application.

As for the construction of a replacement retaining wall, from a zoning perspective there is no setback requirement although, as you have discovered, a building permit is required. You should continue to work with the Enhanced Code Enforcement Strike Team regarding all building permit issues. They may be reached at 703-324-1937. In addition, a grading plan may also be required for the retaining wall. You should contact the Department of Public Works and Environmental Services (DPWES) at 703-324-1575 for further information.

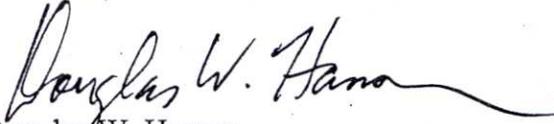
I know this is not the answer you were expecting, but I trust the reasons given adequately explain my decision. If you have any questions, please feel free to contact me at (703) 324-1314.

Ms. Kathleen McKenna

December 10, 2009

Page 3

Sincerely,



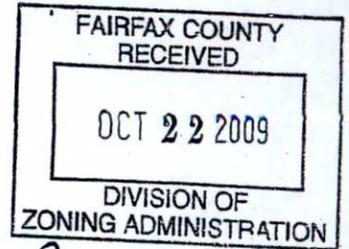
Douglas W. Hansen

Senior Assistant to the Zoning Administrator

Enclosure

cc: Linda Q. Smyth, Supervisor, Providence District
Regina Coyle, Director, Zoning Evaluation Division
Eileen McLane, Zoning Administrator
Michelle O'Hare, Deputy Zoning Administrator, Ordinance Administration Branch
Mavis Stanfield, Deputy Zoning Administrator, Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch
Peggy Delean, Zoning Enforcement/Property Maintenance Inspector, Zoning Enforcement
Branch
Melissa Smarr, Department of Public Works and Environmental Services, Land
Development Services, Enhanced Code Enforcement Strike Team

**MARYANNE SNYDER
3021 GRAHAM ROAD
FALLS CHURCH, VA 22042**



2009-0627

October 21, 2009

Eileen McLane
Zoning Administrator
Department of Planning and Zoning
County of Fairfax
12055 Government Center Parkway
Suite 807
Fairfax, VA 22035

McKenna
703-967-5115

HAND DELIVERED

Dear Ms. McLane:

It was brought to my attention that your department is questioning the repairs that I am making on my home with regards to the existing carport and porch.

The problem was stated to Kathleen McKenna that both these portions of the house do not have the correct set backs.

The house was built in approximately 1951. It included the present cement porch. My husband and I purchased the house in May 1971. In 1986 we extended the house eight feet and had a permit to do so. The carport was part of this improvement and the zoning board signed off on it. I have included a copy of my platt for reference.

Presently I am making repairs on an aging house and am just enclosing the carport with a garage door and re-enclosing the side porch. We are not doing any new additions on the house at this time.

I ask you to reconsider the situation that was found with regards to the setbacks not being up to code as they were already accepted. I just wish to make the necessary repairs for my home. I have included a copy of my building permit application for your reference.

Please send any respond to Kathleen McKenna at 4727 Dumfries Road Catlett VA 20119 as she is helping me with this project. I have included a copy of the affidavit of permit authorization for your reference.

Thank you for your considerations.

Mary Anne Snyder

Graham Road

N 32° 30' 55" E

15' Dedicated to Public Use

237.26'

R = 1402.40'

R = 25.00'
A = 39.27'
Ch = 35.36'

A = 76.52'
C = 76.52'
Δ = 03° 07' 35"

Rose Mary Lane

REMAINING
8' x 22'
TWO FLOOR HOUSE EXTENSION

LOT # 20
70.86'

55° 21' 30" E

Approved for the proposed location of building as shown. Final approval subject to field check.

AUG 10 1952

Philip G. Yates
Zoning Administrator

APPROVED: [Signature]
Zoning Administrator
MAY 31 1951
Date

HOUSE LOCATION SURVEY
LOT No. 20 BLOCK 4

WOODLEY NORTH SUBDIVISION
FALLS CHURCH MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 50' Feb. 13, 1951

HARRY OTIS WRIGHT, JR
Certified Civil Engineer & Land Surveyor
Fairfax, Virginia

N-10- *Synder*

PERMIT #

101360037

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
OR VISIT US ON THE WEB AT
http://www.fairfaxcounty.gov/inspect/inspection_sched.asp

BUILDING PERMIT APPLICATION
FAIRFAX COUNTY GOVERNMENT
PERMIT APPLICATION CENTER
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504
Telephone: 703-222-0801
Web site: <http://www.fairfaxcounty.gov/dpwes>

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
(PLEASE PRINT OR TYPE)

JOB LOCATION *Falls Church, VA*
ADDRESS *3021 Graham Road*
LOT # *20* **BUILDING** _____
FLOOR _____ **SUITE** _____
SUBDIVISION *Woodley North Blk 4*
TENANT'S NAME *Larry & Mary Synder*
EMAIL _____
CONTACT ID _____

OWNER INFORMATION OWNER TENANT
NAME *Larry & MARY Synder*
ADDRESS *3021 Graham Road*
CITY *Falls Church VA* **STATE** *VA* **ZIP** *2204-*
TELEPHONE *703-560-8941*
EMAIL _____
CONTACT ID _____

CONTRACTOR INFORMATION SAME AS OWNER
CONTRACTORS MUST PROVIDE THE FOLLOWING:
COMPANY NAME *All American Custom Homes*
ADDRESS *3309 Prosperity Avenue*
CITY *FAIRFAX* **STATE** *VA* **ZIP** *22031*
TELEPHONE *703-849-8959*
EMAIL _____
STATE CONTRACTORS LICENSE # *2705-064739A*
COUNTY BPOL # *01000*
CONTACT ID *703-864-5183*

APPLICANT
NAME *Robert Peterson*
ADDRESS *3309 Prosperity Ave.*
CITY *FAIRFAX* **STATE** *VA* **ZIP** *22031*
TELEPHONE *703-849-8959*
EMAIL _____
CONTACT ID *703-864-5183*

DESCRIPTION OF WORK
build retaining wall w. steps to back yard

~~MAXIMUM SFK~~
per county detail maximum height

HOUSE TYPE *Brick/Frame*
ESTIMATED COST OF CONSTRUCTION *500*
USE GROUP OF BUILDING _____
TYPE OF CONSTRUCTION *Concrete*

DESIGNATED MECHANICS' LIEN AGENT
(Residential Construction Only)
NAME _____
ADDRESS _____
NONE DESIGNATED **PHONE** _____

PLUMBING _____ **DATE** _____ **APPROVED BY** _____

PLUMBING	DATE	APPROVED BY
ELECTRICAL		
Mechanical		
Structural		
Fire Marshal		
Inspection		
Permit		

REVIEW _____ **DATE** _____

REVIEW	DATE
REVISION FEES	

APPROVED FOR ISSUANCE OF BUILDING PERMIT
DATE _____

ZONING REVIEW
USE *SFD*
ZONING DISTRICT *R-4* **HISTORICAL DISTRICT** _____
ZONING CASE # _____
GROSS FLOOR AREA OF TENANT SPACE _____

YARDS:	GARAGE 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>
FRONT _____	OPTIONS YES <input type="checkbox"/> NO <input type="checkbox"/>
FRONT _____	REMARKS _____
L SIDE _____	
R SIDE _____	
REAR _____	

REMARKS
N105/1095
FF
2500
DR BFPET

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Robert Peterson *April 30, 2010*
Signature of Owner or Agent Date
Robert Peterson *President*
Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)
State (or territory or district) of _____
County (or city) of _____, to wit: I, _____
Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

Given under my hand this _____ day of _____, 20
My commission expires the _____ day of _____, 20

(Notary Signature)

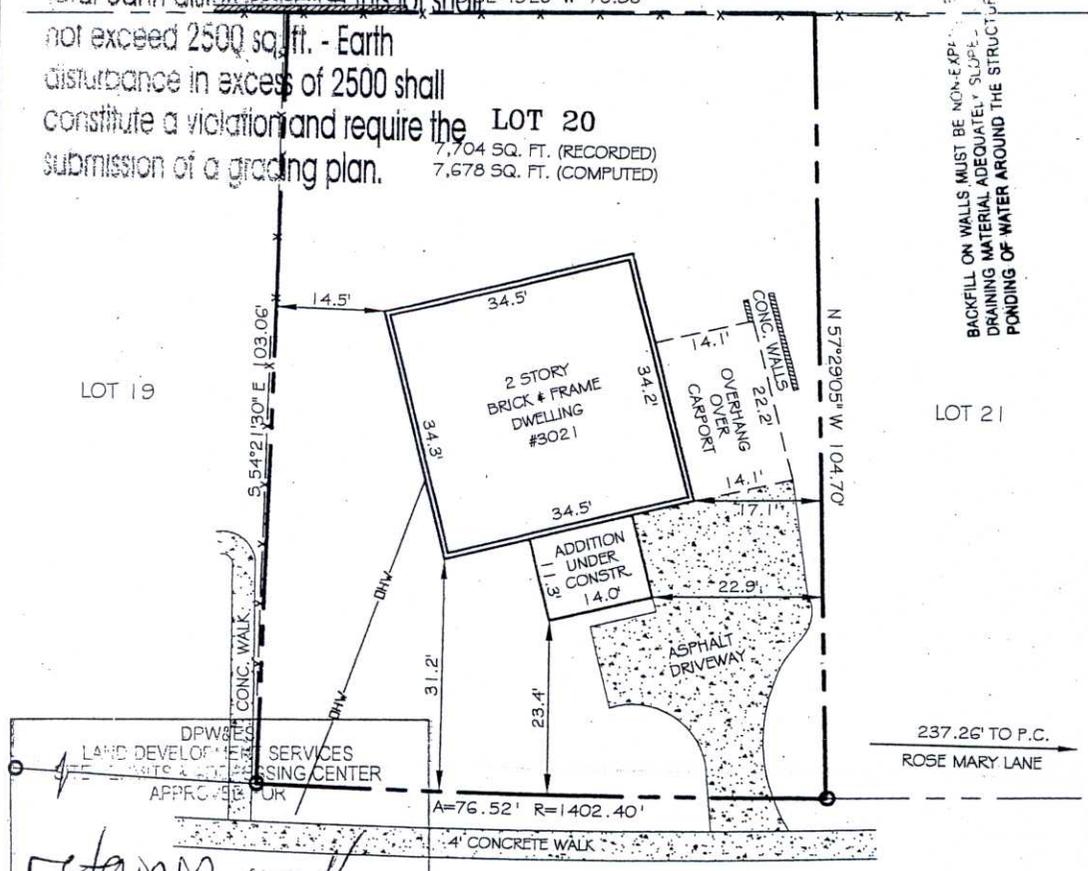


FOUNDATIONS AND PIERS MUST BE FLAGGED BY A COMPETENT MATERIAL

Total earth disturbance on this lot shall not exceed 2500 sq. ft. - Earth disturbance in excess of 2500 shall constitute a violation and require the submission of a grading plan.

LOT 20
7,704 SQ. FT. (RECORDED)
7,678 SQ. FT. (COMPUTED)

BACKFILL ON WALLS MUST BE NON-EXPANSIVE
DRAINING MATERIAL ADEQUATELY SLOPE TO PREVENT PONDING OF WATER AROUND THE STRUCTURE.



DPW SERVICES
LAND DEVELOPMENT
SING CENTER
APPROX. 1/200' E 103.06'

retaining wall
BY _____
DATE 5-12-10

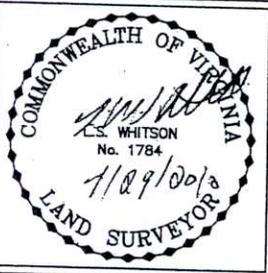
GRAHAM ROAD
VARIABLE WIDTH

APPROVED
Gileen M. Malone
Zoning Administrator

- NOTES:**
- 1. "NO" PROPERTY CORNER MONUMENTS SET. REFER TO TITLE 54.1-407 OF THE CODE OF VIRGINIA;
 - 2. THIS SURVEY WAS ESTABLISHED BY AN ELECTRONIC TOTAL STATION AND TAPE UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.
 - 3. THIS IS NOT A BOUNDARY SURVEY, PROPERTY CORNER MONUMENTS ARE NOT GUARANTEED. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS (IF ANY) OR OTHER CIRCUMSTANCES AFFECTING TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND THE DESIGN OR CONSTRUCTION OF ANY OTHER IMPROVEMENTS.

LEGEND

○ = IRON PIPE FOUND	CHIM = CHIMNEY
-x- = FENCE	O.H. = OVERHANG
BW = BAY WINDOW	
OHW = OVERHEAD WIRE	



OWNER: LARRY SNYDER

W.O. #10-852

HOUSE LOCATION SURVEY
LOT 20 BLOCK 4
WOODLEY NORTH SUBDIVISION
DEED BOOK 830 PAGE 49
FAIRFAX COUNTY, VIRGINIA
DATE: APRIL 29, 2010
SCALE: 1" = 20'
DRAFTED BY: RMA

SAM WHITSON LAND SURVEYING, INC.
7061 GATEWAY COURT SUITE 150
MANASSAS, VIRGINIA 20109
PHONE: (703)330-9622 FAX: (703)330-9778

<input type="checkbox"/> Inspectors-Residential and Commercial Structures Inspects residential (R) and commercial (C) structures for code compliance including: building, plumbing, mechanical, and electrical systems	703-631-5101(R) 703-324-1910 (C)	6 th floor
Additional Departments Herrity Building, 12055 Government Center Parkway, Fairfax, VA 22035		
Departments and Functions	Phone #	Room#
<input type="checkbox"/> Northern Virginia Soil and Water Conservation District Environmental & Natural Resource Education; Soils information; Pond Management; Drainage and soil erosion on private property; stream restoration/stabilization; horse farm mgmt.	703-324-1460	905
<input type="checkbox"/> Fairfax County Park Authority- Park Planning & Development Division: Park planning & development, Needs Assessment, Land Acquisition & Management, Development Review, Special projects Resource Management Division: Cultural & Parkland Natural Resource Stewardship & Management, Nature Centers & Historic Sites Operations	703-324-8741 703-324-8674	421 936
<input type="checkbox"/> Department of Transportation – 4050 Legato Road, Fairfax, VA 22033 Neighborhood and Residential Parking Permits and Districts, County Transportation Plan and coordination with the Virginia Dept. of Transportation on road projects	703 877-5600	Suite 400
Government Center, 12000 Government Center Parkway, Fairfax, VA 22035		
Departments and Functions	Phone #	Room#
<input type="checkbox"/> GIS and Mapping Services Aerial photos, soil maps, topo and general maps, RPA map, floodplain maps	703-324-2712	117
<input type="checkbox"/> Maps and Publications Sales & Gift Shop	703-324-2974	156
<input type="checkbox"/> Dept. of Tax Administration - www.icare.fairfaxcounty.gov Business & Professional License, Real Estate & Property Ownership Appraiser of the day - www.DTARED@fairfaxcounty.gov	703-222-8234 ext 3	223
<input type="checkbox"/> DPWES - Stormwater Planning Division – Floodplain information from FEMA	703-324-5500 703-324-5806	449
<input type="checkbox"/> DPWES – Wastewater Management Division – sanitary sewer connection	703-324-5015	
Other Offices of Interest		
Department and Function	Phone #	Room#
<input type="checkbox"/> Ofc of Community Revitalization & Reinvestment, 10565 Fairfax Blvd, Fairfax	703-246-6500	200
<input type="checkbox"/> Department of Health - 10777 Main Street, Fairfax, VA 22030 Private Septic systems; Swimming Pools; Wells	703-246-2201	102
<input type="checkbox"/> Economic Development Authority – 8300 Boone Blvd, Vienna, VA 22182 Economic development, commercial market information, small & minority businesses	703-790-0600	450
<input type="checkbox"/> Virginia Department of Transportation (VDOT) www.vdot.virginia.gov 14685 Avion Parkway, Chantilly, Va. 20151 signs easements, state road improvement projects, curb cuts, widening driveway permits, road maintenance, signs on private road	703-383-8368	
<input type="checkbox"/> DPWES – Maintenance and Storm Water Management – 10635 West Drive, Blair Bldg., Fairfax 22030 Maintain detention and retention ponds, drainage problems within easements on private property	703-934-2800	
<input type="checkbox"/> Fairfax Water –850 Executive Park Ave., Fairfax, VA 22031	703-698-5600	
<input type="checkbox"/> Dept. of Housing & Community Dev't – 3700 Pender Drive, Fairfax Design, Development and Construction Division- Neighborhood Community Improvement Programs Office of Revitalization- Commercial and residential revitalization	703-324-5111 (DHCD) 703-246-5034 (Revit.)	
<input type="checkbox"/> Redevelopment and Housing Authority (FCRHA) – One University Plaza, 4500 University Drive, Fairfax, Virginia 22030 – CDBG and HOME grants, affordable housing, community service, homeless assistance, community development, neighborhood preservation and revitalization.	703-246-5102 (FCRHA)	
<input type="checkbox"/> Dept. of Systems Management – Demographics Reports	703-324-4519	Herrity Bldg.

Referred By: R Goodyear

Date: 5-12-10

Reason for Referral: Is it ok to issue permit for

retaining wall?

OK for retaining wall. Peggy DeLeon x 1330

BUILDING PERMIT APPLICATION

Date

JOB LOCATION

Street: 3021 GRAHAM RD.
 Building _____ Floor _____ Suite _____
 Subdivision _____
 Tenants Name: SNYDER

DO NOT WRITE IN THIS SPACE

Permit No. 5273250020
 Map Reference: 50-35420
 Building Permit No. _____ Control No. _____
 Std. Mag. VC Plan 25 Census 20

OWNER

Name: LARRY L. SNYDER & ANN
 Address (Mailing): 3021 GRAHAM RD.
 City: FAIRFAX State: VA Zip: 22032
 Telephone: 500-0824

CONTRACTOR

Company Name: EDWARDS & SONS INC.
 Master: KENNETH R. BOAT
 Address: 525 MAGNOLIA LN
 City: HERNDON State: VA Zip: 22070
 Telephone: 435-5000 License No. 255
 State Contractors License No. 1168
 County Business Account No. 7840

Description	ROUTING	Date	Approved By:
ADDITION TO EXISTING	Health Review		
	Site Review		
	Zoning Review		
	Sanitation Review		
	Building Review		
	Fire Review		

Model/Use _____
 Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add-To O-Other

REMARKS:

BUILDING DESCRIPTION	QUANTITY
# Units	_____
# Stories	_____
# Rooms	_____
# Bedrooms	_____
# To be Added	_____
# Baths	_____
# Half Baths	_____
# Kitchens	_____
# Fireplaces	_____
Basement	_____
% Basements to Finish	_____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
2	37	17	629
2	37	17	629
2	37	17	629
2	37	17	629

Use Group of Building: RES
 Type of Construction: EDWARDS & SONS INC.
 Building Area _____
 Estimated Const. Cost: 28,000

ZONING REVIEW
 Zoning Proffers Building _____
 Zoning Class _____
 Zoning Case # _____

BUILDING CHARACTERISTICS
 Building Height _____
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____

GRADING AND DRAINAGE REVIEW
 Soils _____
 Historical _____
 Plan # _____
 Retaining Wall _____

YARDS	Front	Front	Left Side	Right Side	Rear
	_____	_____	_____	_____	_____

REMARKS: Additional work
20' x 20' deck
basement (2 bedrooms & kitchen)
finished

FOR COUNTY USE ONLY:

Date _____ By _____	Fee _____
Approved for Issuance of Building Permit _____	Filing Fee _____
	Amount Due: <u>20.59</u>

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

Signature of Owner or Agent: _____ Date: _____ Notary Signature: _____ Date: _____

Graham Road

N 32° 30' 55" E

45.0'

15' Dedicated to Public Use

237.26'

R = 1402.40'

R = 25.00'
A = 39.27'
Ch = 35.36'

A = 76.82'
C = 76.52'
A = 03° 07' 55"

39.19'

30.5'

103.06'

103.06'

55° 21' 30" E

70.86'

77.07'

70.86'

53° 45' 20" W

NEW CONCRETE

OPEN

SHED 8 X 12'

Mary Lane

Approved for proposed location of building as shown. Final approval subject to wall check.

AUG 10 1982

Philip G. Yates

Zoning Administrator

APPROVED: [Signature]
Zoning Administrator
MAY 31 1981

HOUSE LOCATION SURVEY
LOT No. 20 BLOCK 4

WOODLEY NORTH SUBDIVISION

FALLS CHURCH MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 50' Feb. 13, 1951

HARRY OTIS WRIGHT, JR.
Certified Civil Engineer & Land Surveyor
Fairfax, Virginia

CERTIFIED

[Signature of Harry Otis Wright, Jr.]

APPROVED
DIVISION OF
DESIGN REVIEW
By [Signature]
Date 8-10-82

COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF BUILDING INSPECTOR

Building Permit No. 22964

(24A)

APPLICATION FOR PERMIT TO ALTER, REPAIR OR ADD TO EXISTING BUILDING

Fairfax, Va., June 11, 1958

TO THE BUILDING INSPECTOR:

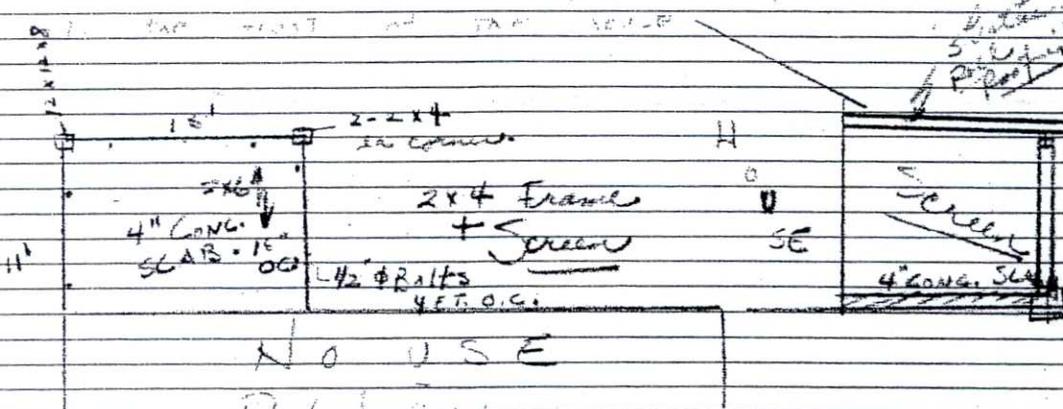
The undersigned applies for a permit to built a porch

- 1. Description of Building: brick and frame concrete masonry
2. Location: Lot No. 20 Block 4 Section Subdivision
3. Name of Owner: S.M. Ferguson Ad. Beach Phone 20463
4. Name of Designer: Phone
5. Name of Contractor: Phone

I hereby certify that the property described above is listed in the name of: Donald R. Cantlebury

Mag. Dist. Fall Church 1B Deed Book Reference 1593-536
John W. Ferguson Supervisor of Assessments #.

- 6. Zoning: Use of building porch No. of families or housekeeping units
7. Check system to be used: (a) Sewage Disposal by: Public Sewer, Community System, Septic Tank
8. Give Details: 6' x 10' porch to add to back 11 x 10



- 9. Use of Building after Alterations: Park for audience
10. Estimated Cost of Improvement \$175

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restriction, if any, which are imposed on the property.

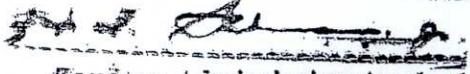
Signature of owner or authorized agent

Address

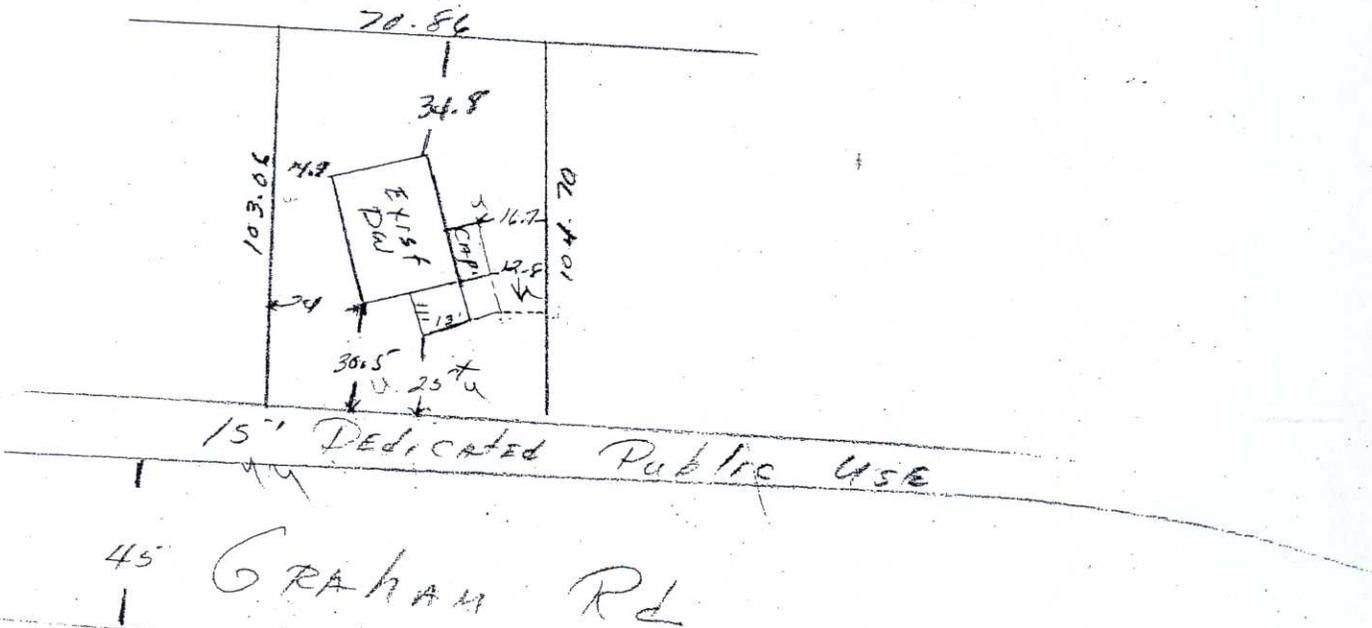
Fire-proof Non-fireproof
Total sq. ft. Fee 3.00
Approved by Building Inspector
6/11/58 DEWEY G. CROY
Date

Telephone No. 20463 Date June 11, 1958

Approved for proposed location of building as shown. Final approval subject to wall check.
JUN 12 1958

Date _____

Zoning Administrator

Carpent is 23' long
extends 11' in front of house



Graham Road

45.0'

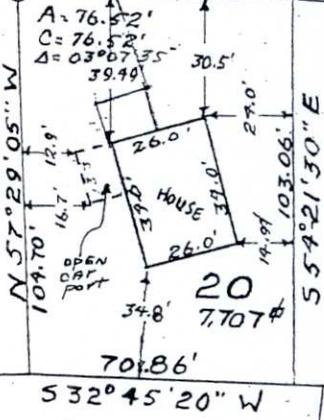
N 32° 30' 55" E

15' Dedicated to Public Use

R = 1402.40'

237.26'

R = 25.00'
A = 39.27'
Ch = 35.36'



Rose Mary Lane

50.0'

APPROVED: *[Signature]*
 Planning Administrator
 MAY 31 1951
 Date:

HOUSE LOCATION SURVEY
LOT No. 20 BLOCK 4

WOODLEY NORTH SUBDIVISION
FALLS CHURCH MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 50' Feb. 13, 1951

HARRY OTIS WRIGHT, JR
Certified Civil Engineer & Land Surveyor
Fairfax, Virginia

CERTIFIED *Harry Otis Wright, Jr.*

COUNTY OF FAIRFAX, VIRGINIA
OFFICE OF BUILDING INSPECTOR

Building Permit No. 5035

APPLICATION FOR PERMIT TO ALTER, REPAIR OR ADD TO EXISTING BUILDING

Fairfax, Va., July 12, 1953

TO THE BUILDING INSPECTOR:

The undersigned applies for a permit to Repair a house

1. Description of Building Small house
2. Location: Lot No. 20 Block 42 Section Coburn Subdivision Woodley
3. Name of Owner George Coburn Phone 7000
- Address 519 Ashham Rd, Falls Church, Va
4. Name of Designer None Phone JE 3-1748
- Address _____
5. Name of Contractor _____ Phone _____
- Address _____

I hereby certify that the property described above is listed in the name of: George M. & Elizabeth J. Coburn

Mag. Dist. Falls Church 1-13 Deed Book Reference 278-418
John W. J. ...
Supervisor of Assessments

6. Zoning: Use of building None No. of families or housekeeping units None
No. kitchens None; Size of lot: Width 76 ft., Depth 90 ft., Area 7000; Height of building (to highest point of roof) _____; Setback from property line: Front _____ ft., Rear _____ ft., Side _____ ft.
Zone Urban
7. Check system to be used: (a) Sewage Disposal by: Public Sewer , Community System _____, Septic Tank _____, Pit privy _____ (b) Water Supply: Public system , Individual well _____
8. Give Details: Repair of fire damage Interior Repair

9. Use of Building after Alterations: Same
10. Estimated Cost of Improvement \$300.00

NO PLAT REQUIRED

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restriction, if any, which are imposed on the property.

Hillis L. Helt
Signature of owner or authorized agent
1616 Roberts Lane
Address

Fire-proof _____	Non-fireproof _____
Total sq. ft. _____	Fee <u>3.00</u>
Approved by Building Inspector	
<u>7-13-53</u>	<u>Denney T. Gray</u>
Date	

Telephone No. _____ Date 7-13-53

County of Fairfax, Virginia

OFFICE OF ZONING ADMINISTRATOR

APPLICATION FOR ZONING APPROVAL

Magisterial Building Permit No. 1221
District
Name of Owner WOODLEY CORPORATION Address
Name of Builder 1200 - 18th St. N. W. Address
Subdivision WOODLEY Washington, D. C. Lot No. 20 Block 4 Section NORTH
Use of Building DWELLING
No. of Families or Housekeeping Units 1 Plans Cost \$13,000
Size of Lot: Width ft. Depth ft. Area 8000 - acres sq. ft.
Height of building, at front center to highest point of roof 14 ft.
Set back from side line of street 40' Width of street 50 ft. (right of way)
Name (No.) of street GRAHAM ROAD Paving of street
Side yard 15 ft. Side yard ft. Rear yard ft.
Are water and/or sewer available YES Zone Suburban

Plat property to scale, showing ALL buildings and ALL distances to property lines, if plat is required, and attach hereto. When this is done preliminary (foundation) zoning permit shall be issued provided the requirements of the Fairfax County Zoning Ordinance are met.

I, the undersigned hereby certify that I understand the foregoing requirement and procedure. I understand that building construction cannot exceed the height of first floor joists until after Final Zoning Approval is issued. I understand that I am required to either furnish the Zoning Administrator with 2 copies of a certified surveyor's plat showing the exact location of the walls in relation to the property and street lines, or to notify him when foundation is ready for inspection before Final Zoning Approval may be obtained. I further certify that I have the authority to make this application, that the information given is correct, and that the use and construction, if permit is issued shall conform to the County Health Regulations, the Building and Zoning Ordinances and private deed restrictions if any, which may be imposed on the property.

WOODLEY CORPORATION
1200 - 18th St. N. W.
Washington, D. C.
Address

RE 7226
Telephone No.

Date

PRELIMINARY (FOUNDATION) PERMIT

Construction cannot exceed the height of 1st floor joists until final zoning approval is issued. Before Final Zoning Approval of building permit shall be issued the applicant is required to either furnish the Zoning Administrator with 2 copies of a certified surveyor's plat showing the exact location of the walls in relation to the property and street lines or to notify him when the foundation is ready for inspection.

Preliminary (Foundation) Permit issued based on attached plat. Final approval subject to above.

Date DEC 29 1950
Zoning Administrator

INSPECTOR'S REPORT

Foundation location inspected and approved as being in conformance with the requirements of the Fairfax County Zoning Ordinance.

Date
Inspector

FINAL ZONING APPROVAL

In compliance with the Zoning Ordinance, effective as of this date, and by authority vested in me as Zoning Administrator by the Board of Supervisors, I hereby issue Final Zoning Approval for the above described use and building construction based on attached surveyor's plat or foundation inspection made as indicated by above inspector's report.

Property description
Date MAY 31 1951
Zoning Administrator

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.

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) 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 and 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. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing 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 well and/or septic field.
 - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
 - 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. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, and
 - B. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - C. Such reduction will not impair the purpose and intent of this Ordinance, and
 - D. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - E. It will not create an unsafe condition with respect to both other property and public streets, and
 - F. To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner.
 - G. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.
4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.