



# County of Fairfax, Virginia

July 6, 2011

## STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-DR-033

### DRANESVILLE DISTRICT

**APPLICANTS/OWNERS:** Arnold L. Punaro  
Julia F. Punaro

**STREET ADDRESS:** 6918 Bonheim Court

**SUBDIVISION:** McLeod/Shields Property

**TAX MAP REFERENCE:** 30-4 ((52)) 6

**LOT SIZE:** 15,712 square feet

**ZONING DISTRICT:** R-3

**ZONING ORDINANCE PROVISION:** 8-922

**SPECIAL PERMIT PROPOSAL:** To permit reduction of certain yard requirements to permit construction of an addition 15.0 feet from the rear lot line.

**STAFF RECOMMENDATION:** Staff recommends approval of SP 2011-DR-033 for a screened porch addition with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

*O:\dhedri\Special Permits\7-13 SP 2011-DR-033 Punaro (50)\SP 2011-DR-033 Punaro staff report.doc  
Deborah Hedrick*



It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

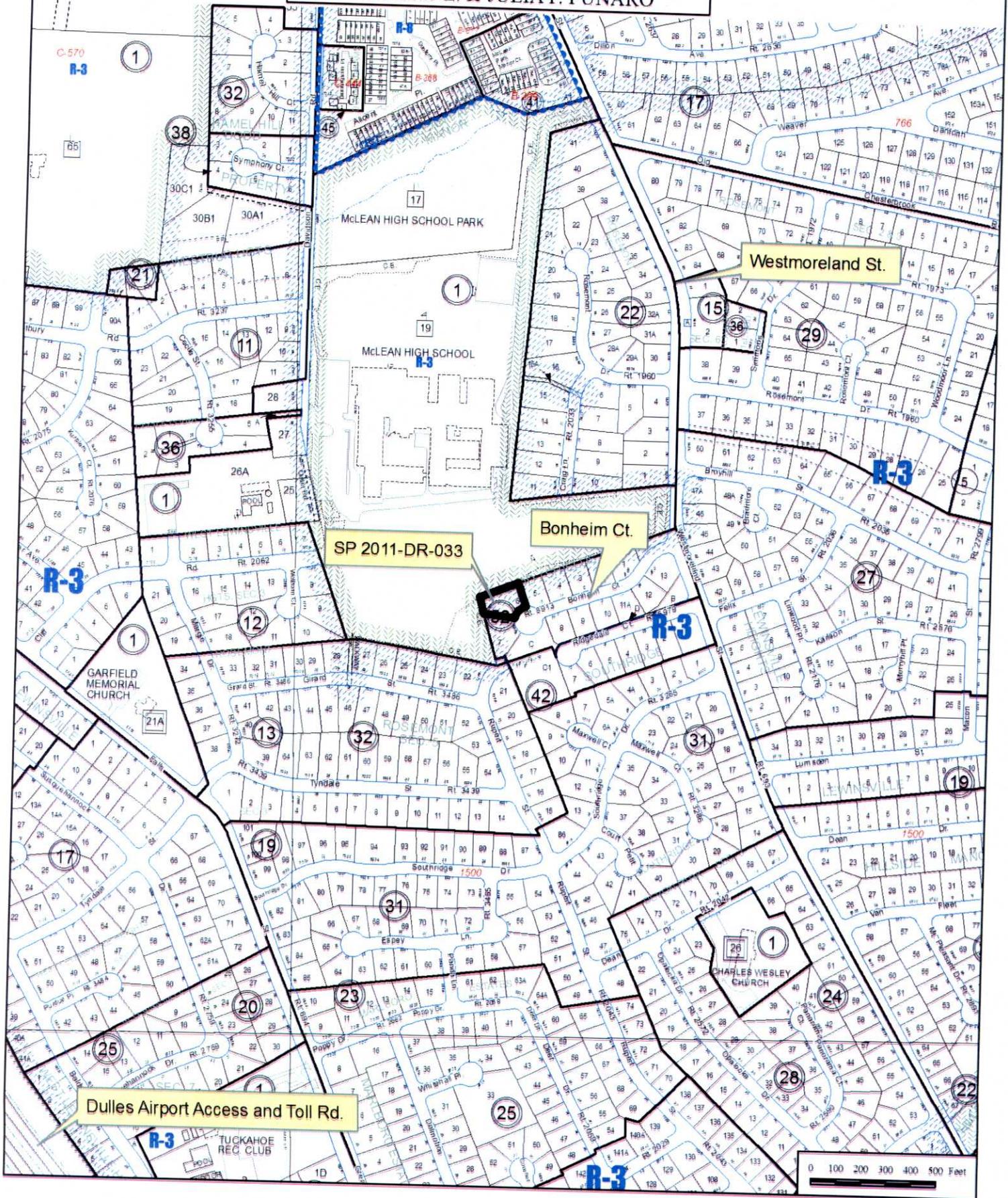


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Permit**  
**SP 2011-DR-033**  
**ARNOLD L. & JULIA F. PUNARO**



**Special Permit**  
**SP 2011-DR-033**  
**ARNOLD L. & JULIA F. PUNARO**



Dulles Airport Access and Toll Rd.

SP 2011-DR-033

Bonheim Ct.

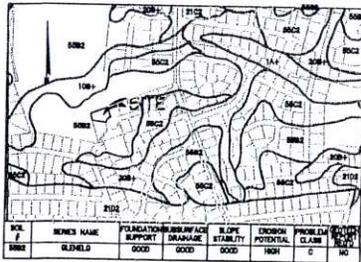
Westmoreland St.

0 100 200 300 400 500 Feet

# SPECIAL PERMIT PLAT

# MCLEOD/SHIELDS PROPERTY

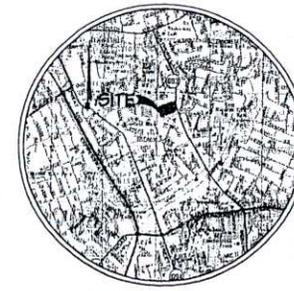
LOT 6  
6918 BONHEIM COURT  
DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**SOILS MAP/DATA**  
SCALE: 1" = 50'

### NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 30-4(43) LOT 6. THE SITE IS CURRENTLY ZONED R-3. THIS IS NOT A PROFFERED PLAN.
2. THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF ARNOLD & JULIA PINARD IN DEED BOOK 1186 AT PAGE 6088 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY INFORMATION IS FROM EXISTING RECORDS. EXISTING IMPROVEMENTS TAKEN FROM A FIELD PLAN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED SEPTEMBER 2010.
4. THERE IS NO 100-YEAR FLOODPLAIN (ON-SITE), NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
5. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCA) ON-SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 20 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
8. THE PROPOSED AREA OF CLEARING & GRADING IS LESS THAN 2,000 S.F.; THEREFORE AN EXISTING VEGETATION MAP IS NOT REQUIRED.
9. EXISTING STRUCTURES ARE TO REMAIN. THE EXISTING DWELLING WAS CONSTRUCTED IN 2001.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 114.4, 302.4, AND 306. HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 872-10-1 -- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 302, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
11. THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS PROPERTY.
12. WATER SERVICE IS CURRENTLY PROVIDED BY AN EXISTING 8" MAIN LOCATED IN BONHEIM COURT.
13. SANITARY SERVICE IS CURRENTLY PROVIDED BY AN EXISTING 8" MAIN LOCATED IN BONHEIM COURT.
14. A TRAIL IS NOT REQUIRED FOR THIS PROJECT FOR THE FAIRFAX COUNTY TRAILS PLAN.
15. SPECIAL PERMIT REQUESTS:
  - \* A SPECIAL PERMIT IS BEING REQUESTED TO ALLOW AN ENCLOSED DECK TO ENHANCE IN A REQUIRED REAR YARD PER ZONING ORDINANCE SECTION 8-922-1(D).



**VICINITY MAP**  
SCALE: 1" = 200'

### MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond systems, erosion control, site stability, energy dissipation facilities, and stream stabilization structures as shown on Sheet \_\_\_\_.
3. Provide:
 

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cu ft)	If pond, dam height (ft)
4. Drainage channels, outfalls, and pipe systems are shown on Sheet \_\_\_\_.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet \_\_\_\_.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet \_\_\_\_.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet \_\_\_\_.
8. A description of the existing conditions of each watershed area outlet extended downstream from the site to a point which is at least 100 yards from the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet \_\_\_\_.
9. A description of how the outlet requirements, including stream channel to contributing drainage areas (i.e. drainage directions), of the Public Facilities Manual will be satisfied is provided on Sheet \_\_\_\_.
10. Existing topography with minimum contour interval of one (1) foot and a note as to whether it is an air survey or field run is provided on Sheet \_\_\_\_.
11. A subdivision number is requested for \_\_\_\_.
12. Stormwater management is not required because there is less than 2,000 SF of land disturbance.

### SITE TABULATIONS

SITE AREA :		15,712.9 (0.36 Ad)
EXISTING GROSS FLOOR AREA :	6,884.6	
PROPOSED ENCLOSED FLOOR AREA :	419.9	
PROPOSED GROSS FLOOR AREA :	7,103.6	
MAXIMUM ADDITION PERCENTAGE OF PRINCIPLE GROSS FLOOR AREA :	100% OR 10,028.9	
PROPOSED ADDITION PERCENTAGE OF PRINCIPLE GROSS FLOOR AREA :	6.3% OR 419.9	

R-3 ZONE		REQUIRED	PROVIDED
MINIMUM LOT AREA	10,500.0	10,500.0	15,712.9
MINIMUM LOT WIDTH	INTERIOR LOT - 50'	50'	50'
MAXIMUM BUILDING HEIGHT	35'	35'	31.0'
MINIMUM YARDS :			
FRONT	30'	30'	31.1'
SIDE	15'	15'	15.3'
REAR	25'	25'	15.0'



### TABLE OF CONTENTS

- 1 COVER SHEET
- 2 SPECIAL PERMIT

**RECEIVED**  
Department of Planning  
APR 13 2011  
Zoning Evaluation

DATE: OCTOBER 4, 2010

OWNER  
ARNOLD & JULIA PINARD  
6918 BONHEIM COURT  
DRA NESVILLE, VIRGINIA 22101

Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
2000 PHOENIX DRIVE SUITE 200 FAIRFAX, VIRGINIA 22031  
703.991.8888



**DRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

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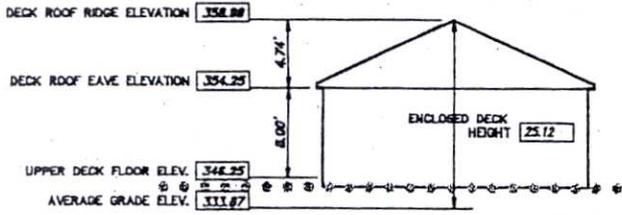
SITE TABULATIONS

SITE AREA :	15,712 sq (0.36 Ac)
EXISTING GROSS FLOOR AREA :	6,884 sq
PROPOSED ENCLOSED FLOOR AREA :	419 sq
PROPOSED GROSS FLOOR AREA :	7,103 sq
MAXIMUM ADDITION PERCENTAGE OF PRINCIPLE GROSS FLOOR AREA :	150% OR 10,028 sq
PROPOSED ADDITION PERCENTAGE OF PRINCIPLE GROSS FLOOR AREA :	6.3% OR 419 sq

R-3 ZONE

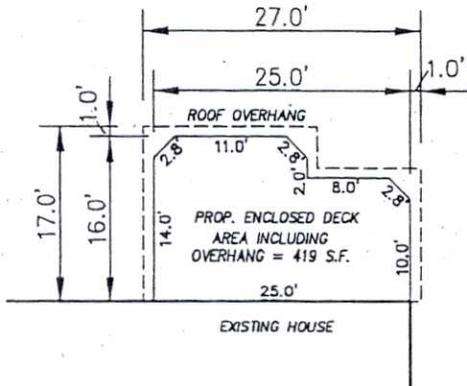
	<u>REQUIRED</u>	<u>PROVIDED</u>
MINIMUM LOT AREA	10,500 sq	15,712 sq
MINIMUM LOT WIDTH	INTERIOR LOT - 50'	95'
MAXIMUM BUILDING HEIGHT	35'	31.5'
MINIMUM YARDS :		
FRONT	30'	31.1'
SIDE	12'	15.3'
REAR	25'	15.0'

DECK RIDGE ELEVATION	358.89'
AVERAGE GRADE	333.87'
ENCLOSED DECK HEIGHT	25.12'



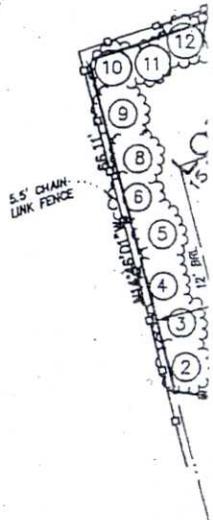
**DECK HEIGHT CALCULATION FOR LOT 6**  
NOT TO SCALE

THE COUNTY SCHOOL BOARD  
N/F  
D.B. 987  
ZONE: R-3  
MOLEAN H



**ENCLOSED DECK FOOTPRINT**

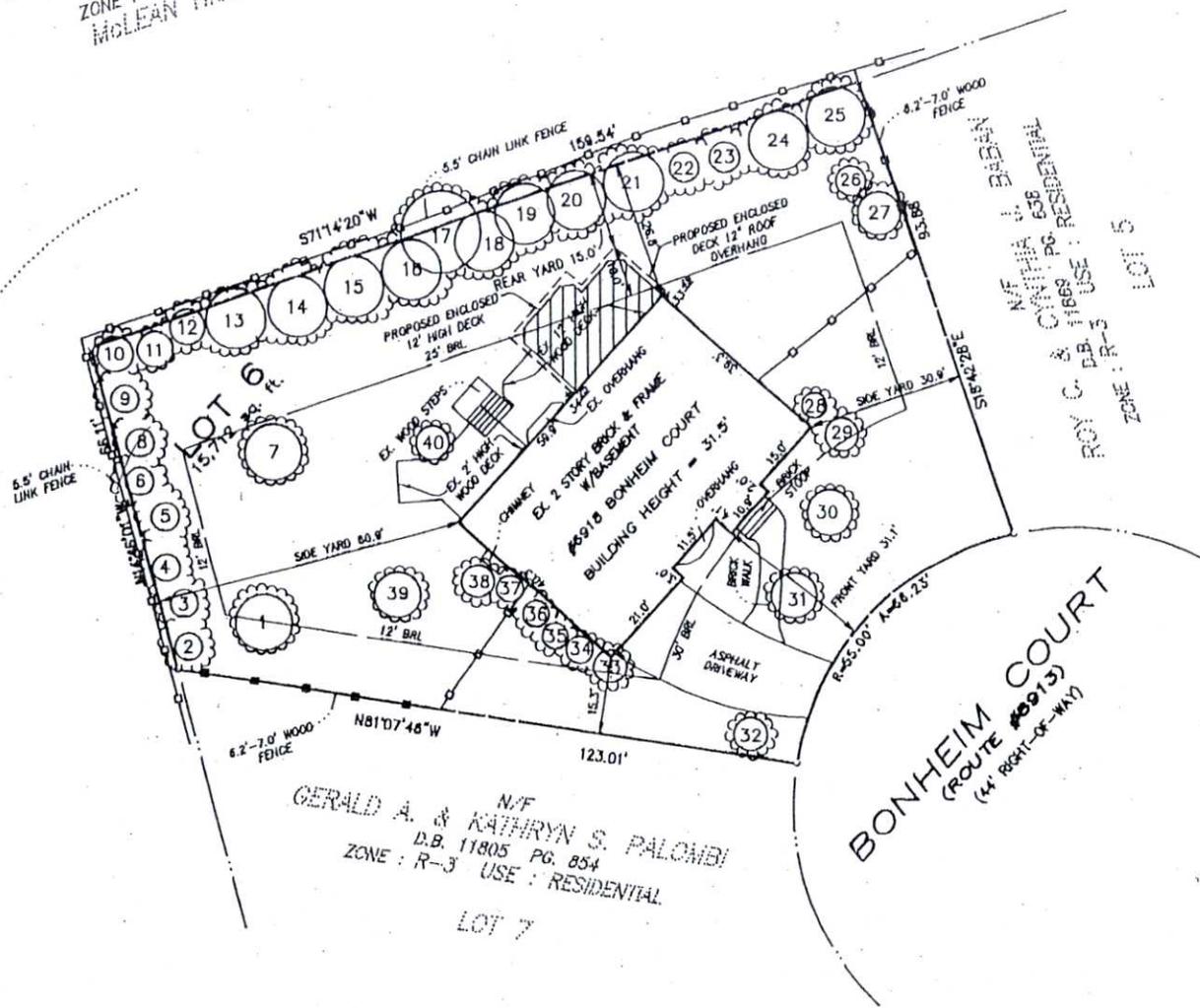
SCALE: 1" = 10'



BUILDING LIVING AREA		
	EXISTING FOOTPRINT	PROPOSED FOOTPRINT
BASEMENT	1,835 SF	1,835 SF
FIRST FLOOR	2,425 SF	2,425 SF
SECOND FLOOR	2,424 SF	2,424 SF
ENCLOSED DECK	N/A	419 SF
TOTAL	6,684 SF	7,103 SF

**TREE LOCATIONS ARE APPROXIMATE**

THE COUNTY SCHOOL D.B. 987 USE : SUI  
 ZONE : R-3  
 McLEAN HIGH SCHOOL



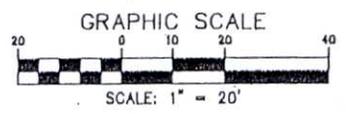
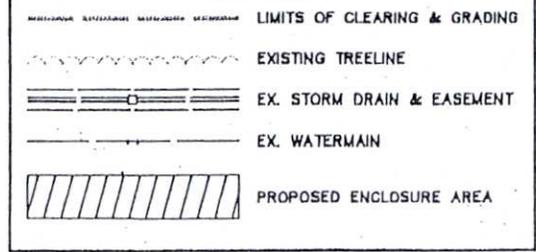
N/F  
 GERALD A. & KATHRYN S. PALOMBI  
 D.B. 11805 PG. 854  
 ZONE : R-3 USE : RESIDENTIAL  
 LOT 7

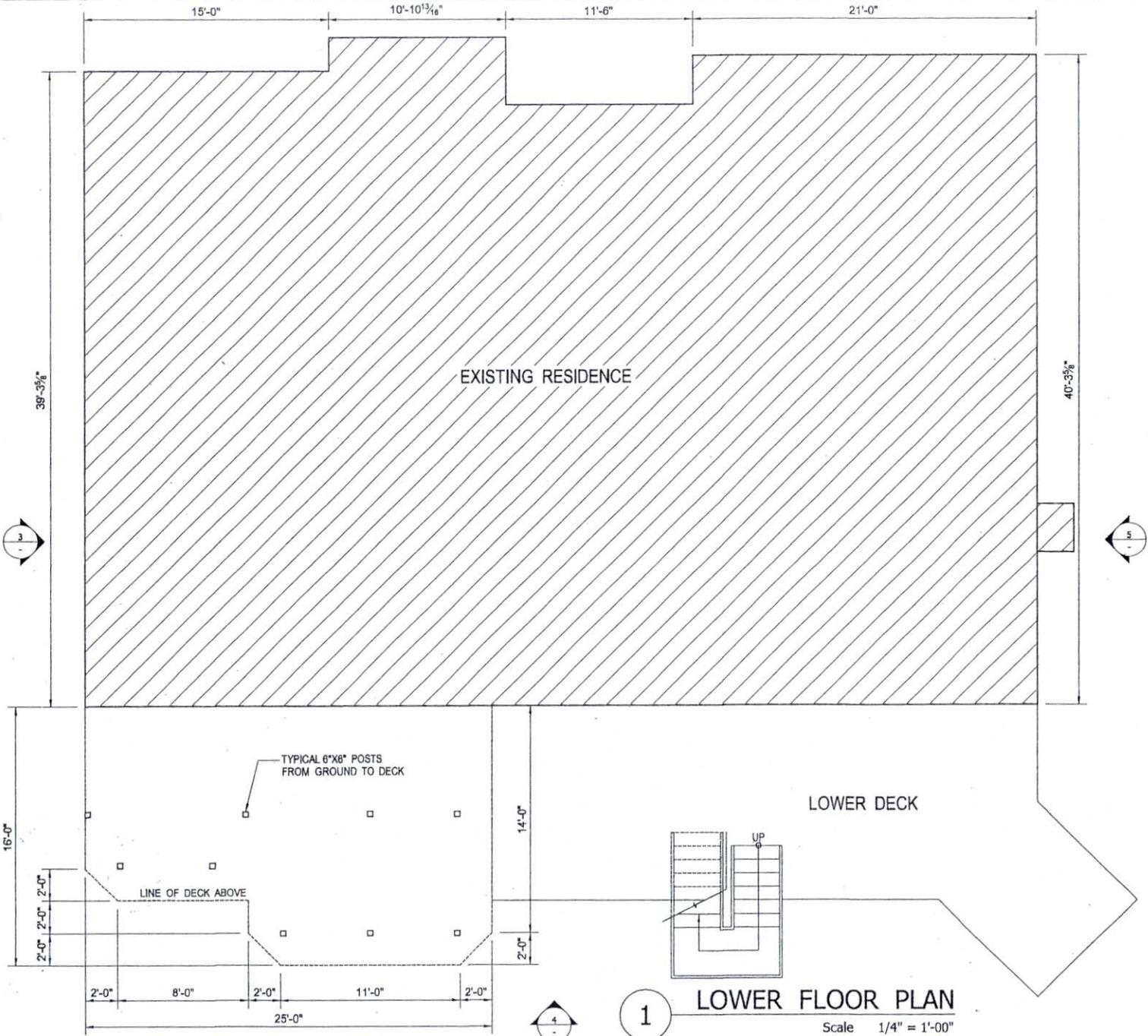
N/F  
 J. BURAN  
 D.B. 656 PG. 858  
 & CYNTHIA  
 D.B. 1168 PG. 116  
 USE : RESIDENTIAL  
 LOT 15

**TREE INVENTORY**

Tree #	TYPE	HEIGHT (FEET)
1	Crape Myrtle	20
2	Holly	7
3	Holly	7
4	Holly	7
5	Holly	7
6	Holly	7
7	Crape Myrtle	20
8	Holly	7
9	Holly	7
10	Leyland Cypress	15
11	Leyland Cypress	15
12	Leyland Cypress	15
13	Leyland Cypress	25
14	Leyland Cypress	25
15	Leyland Cypress	25
16	Leyland Cypress	25
17	Walnut	40
18	Leyland Cypress	25
19	Leyland Cypress	25
20	Leyland Cypress	25
21	Leyland Cypress	25
22	Leyland Cypress	10
23	Leyland Cypress	10
24	Leyland Cypress	20
25	Leyland Cypress	20
26	Holly	6
27	Holly	8
28	Cypress	5
29	Dogwood	7
30	Bradford Pear	20
31	Kwanzan Cherry	20
32	Crape Myrtle	8
33	American Holly	12
34	Holly	7
35	Holly	7
36	Holly	7
37	Holly	7
38	Crape Myrtle	12
39	Kwanzan Cherry	12
40	Crape Myrtle	12

**LEGEND**





A-1

6918 BONHEIM COURT  
McLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENECIA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT

1 LOWER FLOOR PLAN  
Scale 1/4" = 1'-00"



A-3

6918 BONHEIM COURT  
McLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENECIA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT



3

ELEVATION

Scale 1/4" = 1'-00"

A-4

6918 BONHEIM COURT  
MCLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENEZIA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT



4 ELEVATION  
Scale 1/4" = 1'-00"

A-5

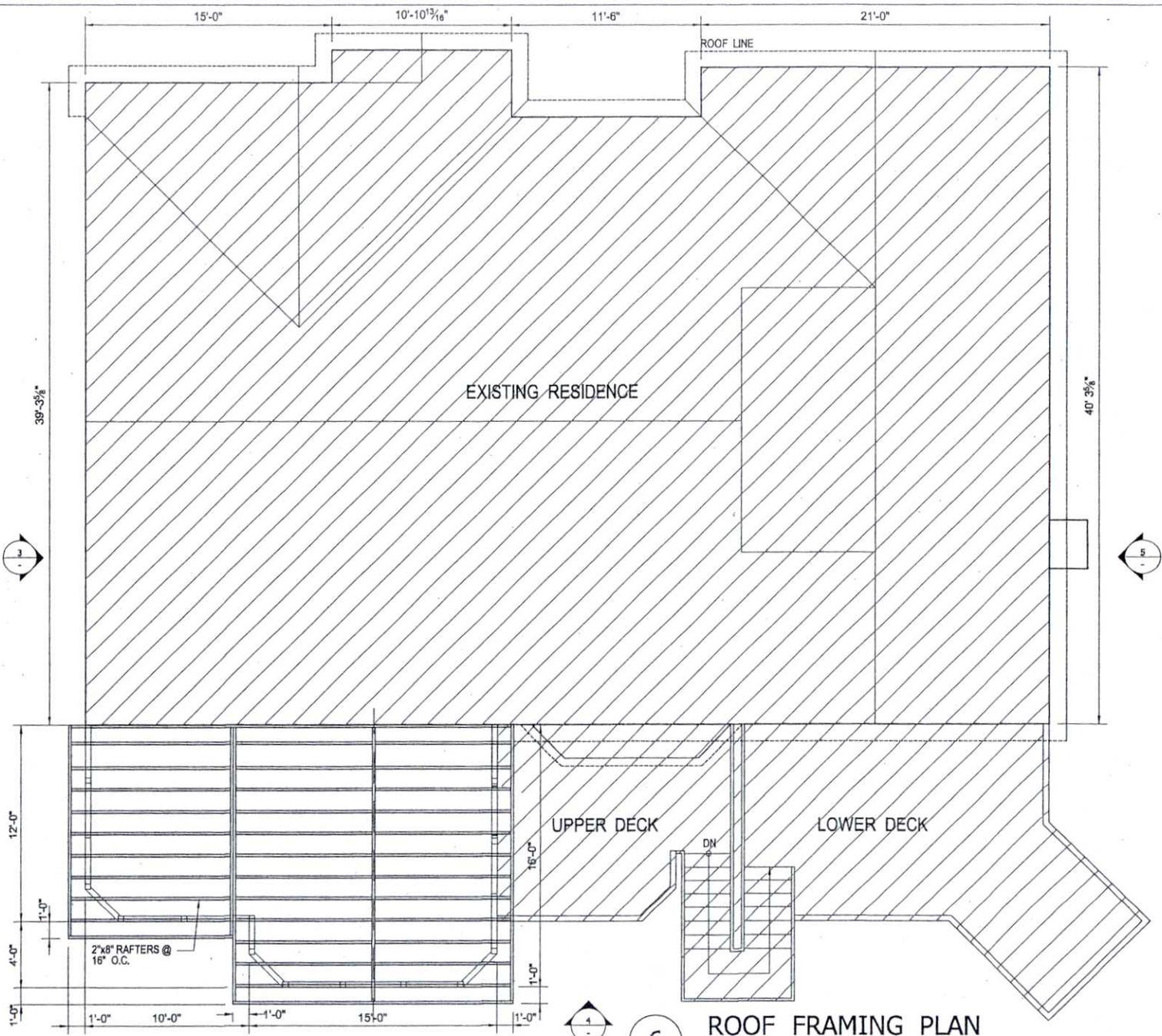
6918 BONHEIM COURT  
MCLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENEZIA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT



5 ELEVATION  
Scale 1/4" = 1'-00"



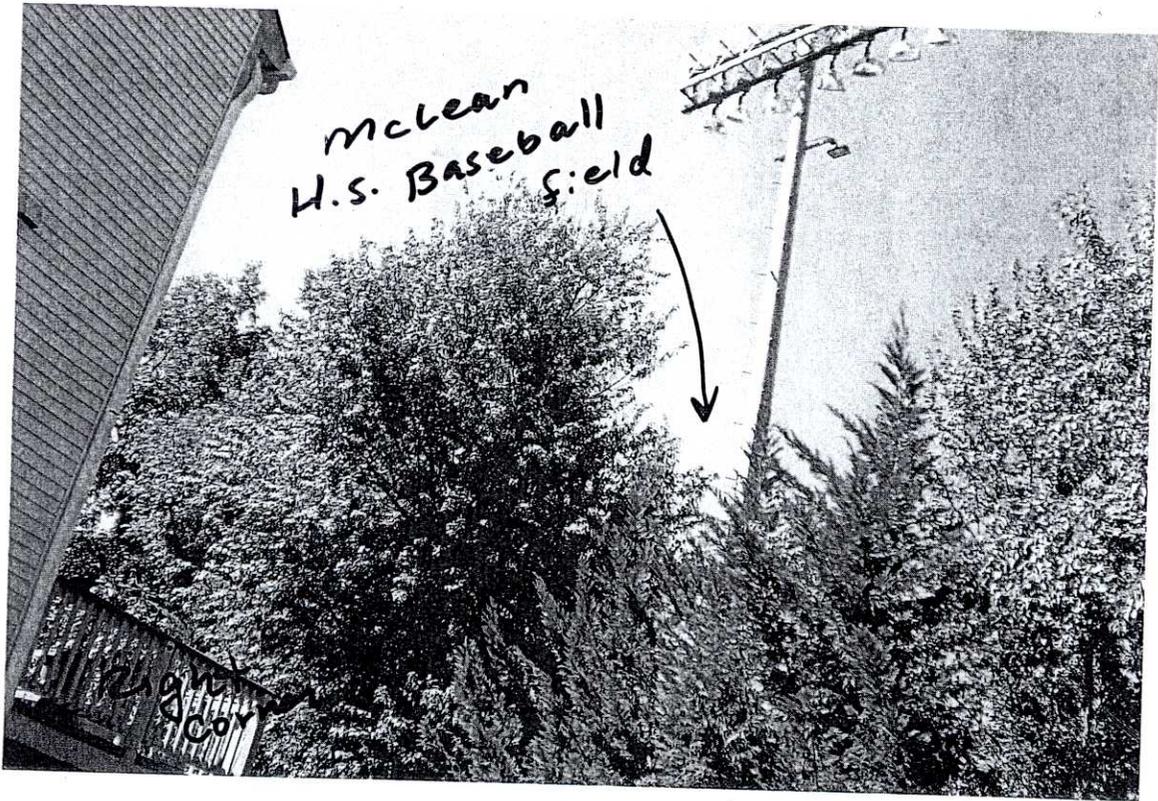
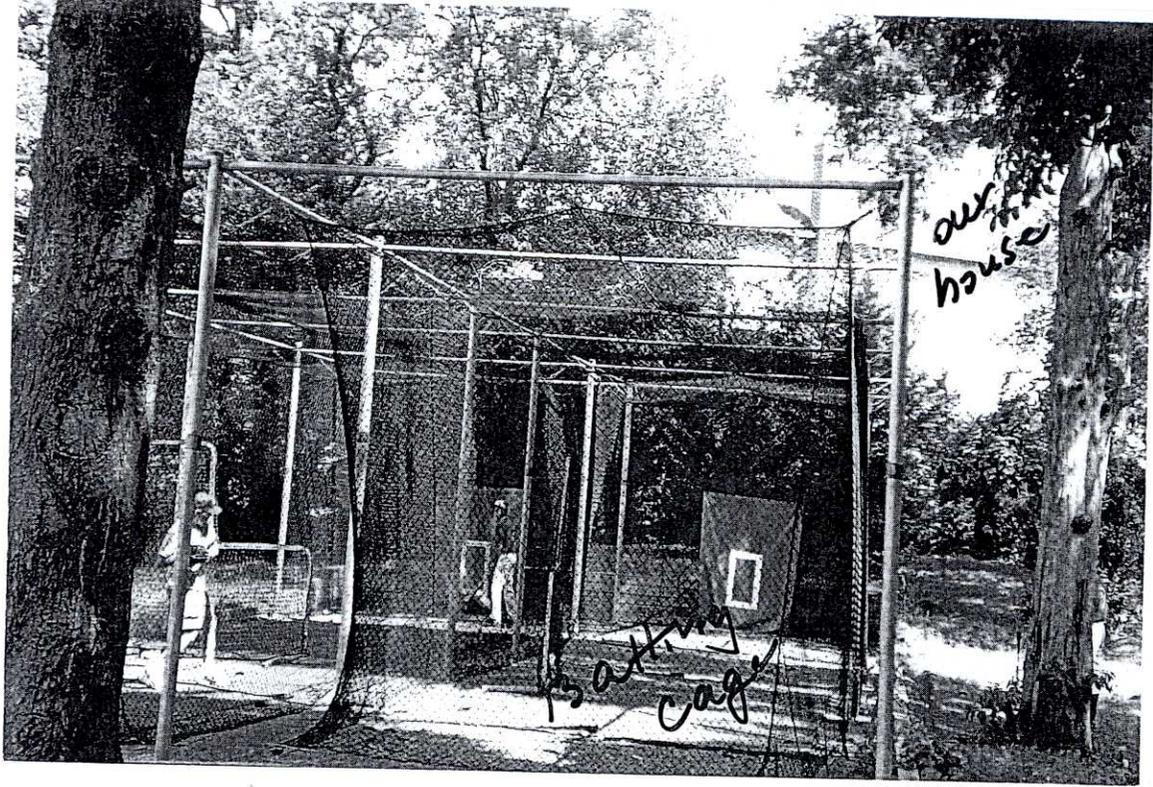
6 ROOF FRAMING PLAN  
 Scale 1/4" = 1'-00"

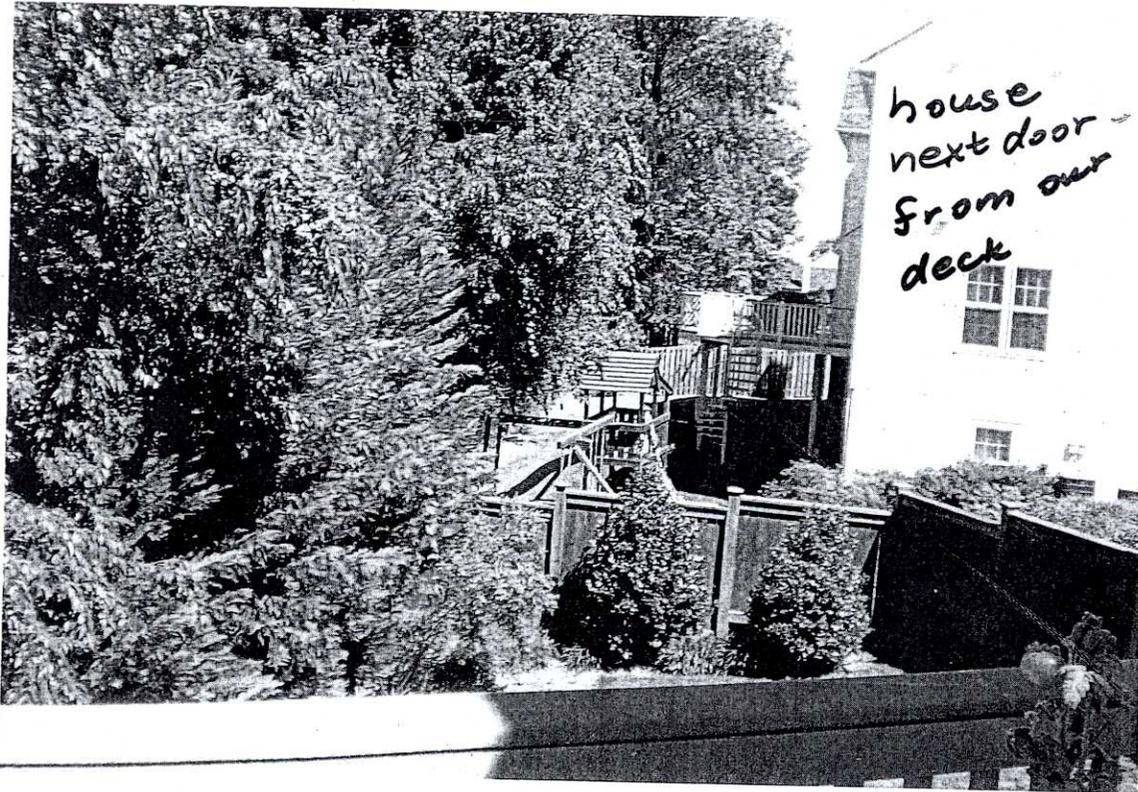
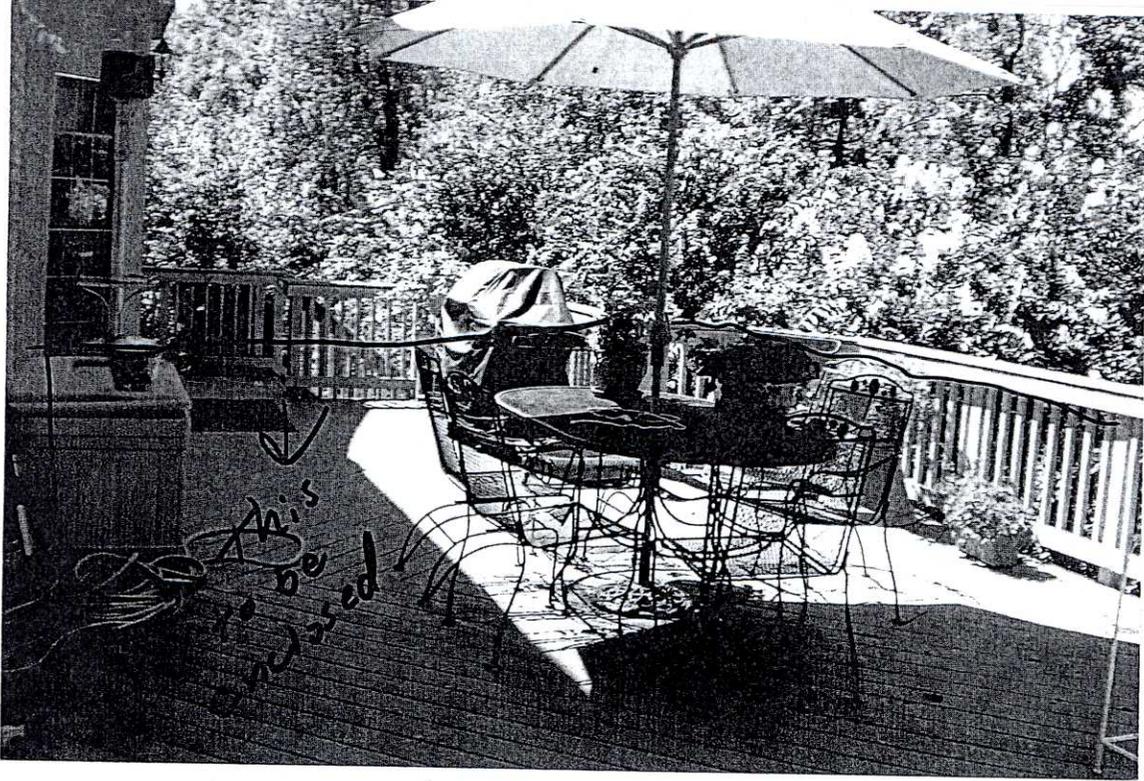
S-1

6918 BONHEIM COURT  
 McLEAN, VA 22101

E Z CAD DESIGNS  
 (571) 330 2259  
 4871 BENECIA LANE  
 DUMFRIES, VA 22025

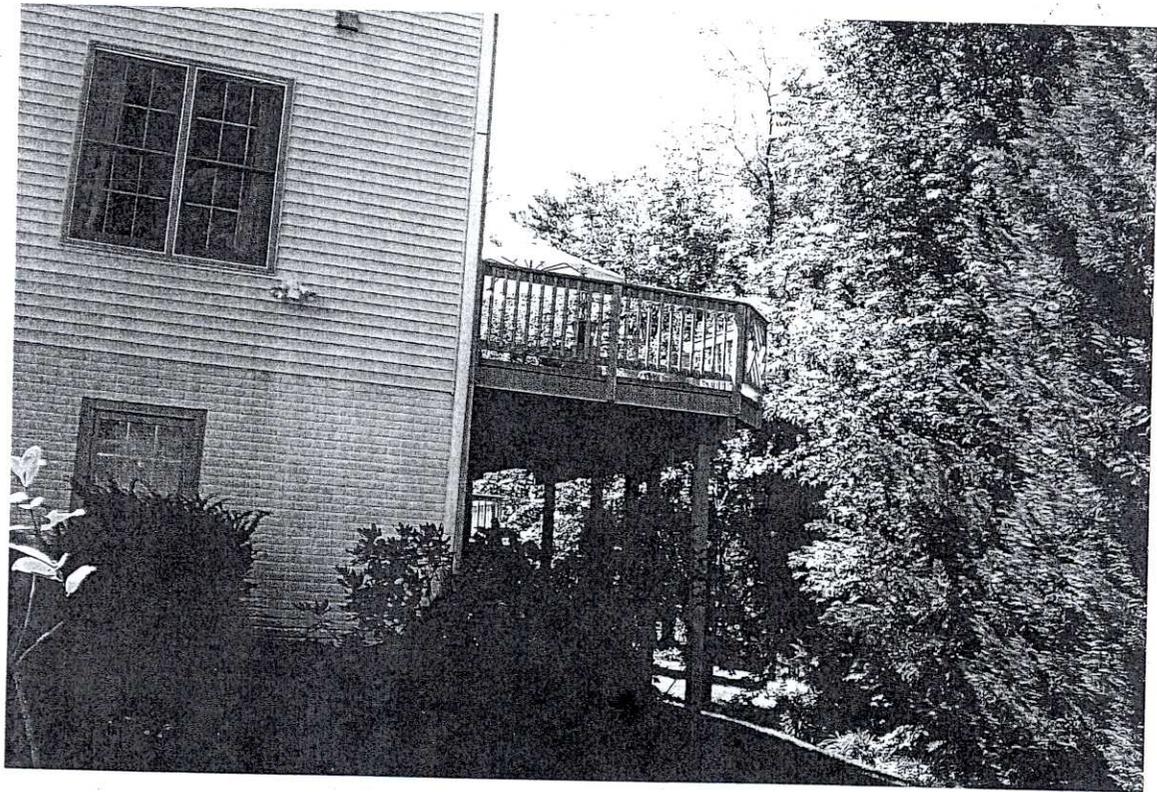
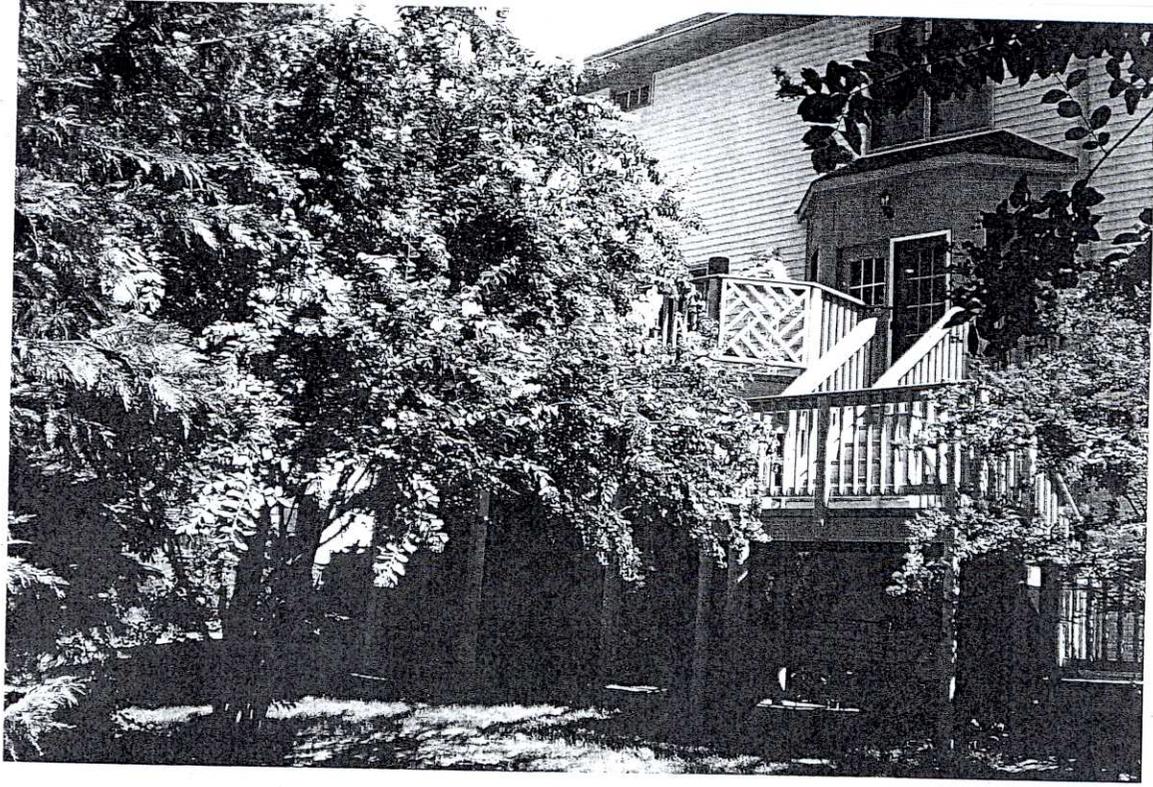
PREPARED BY:  
 SCHUYLER AHRENS  
 CONSULTANT

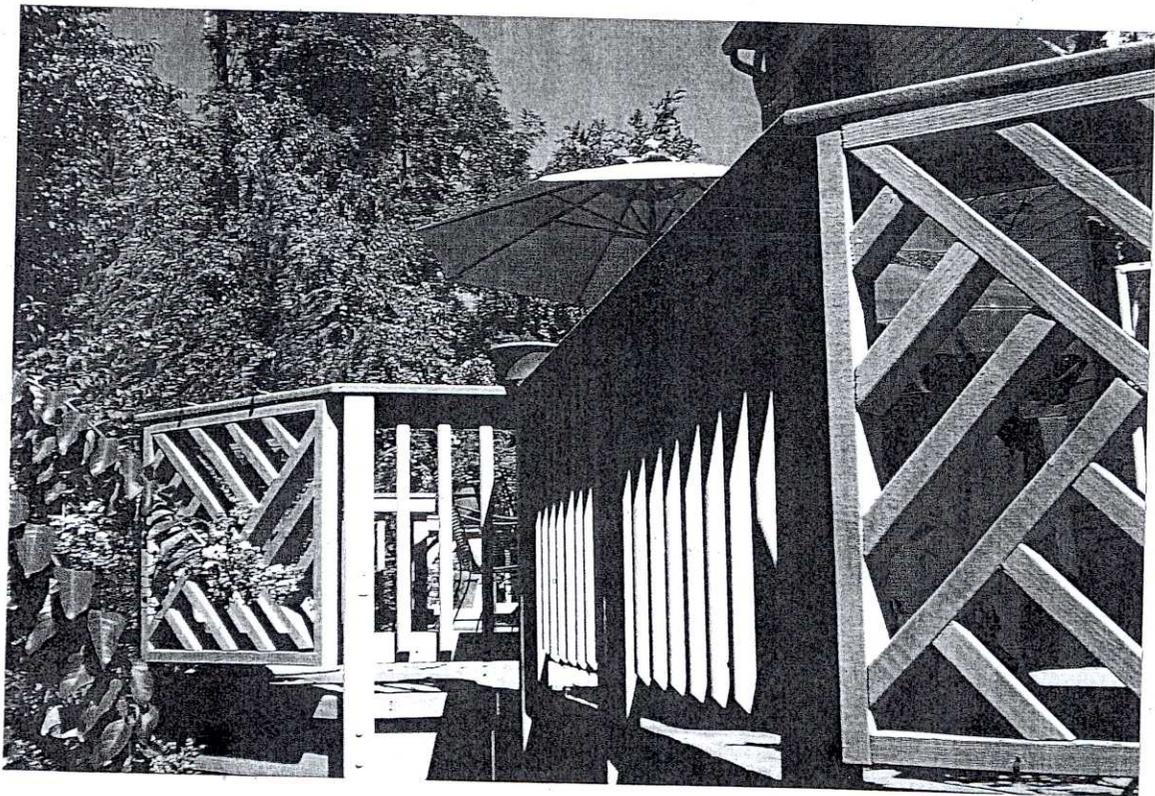


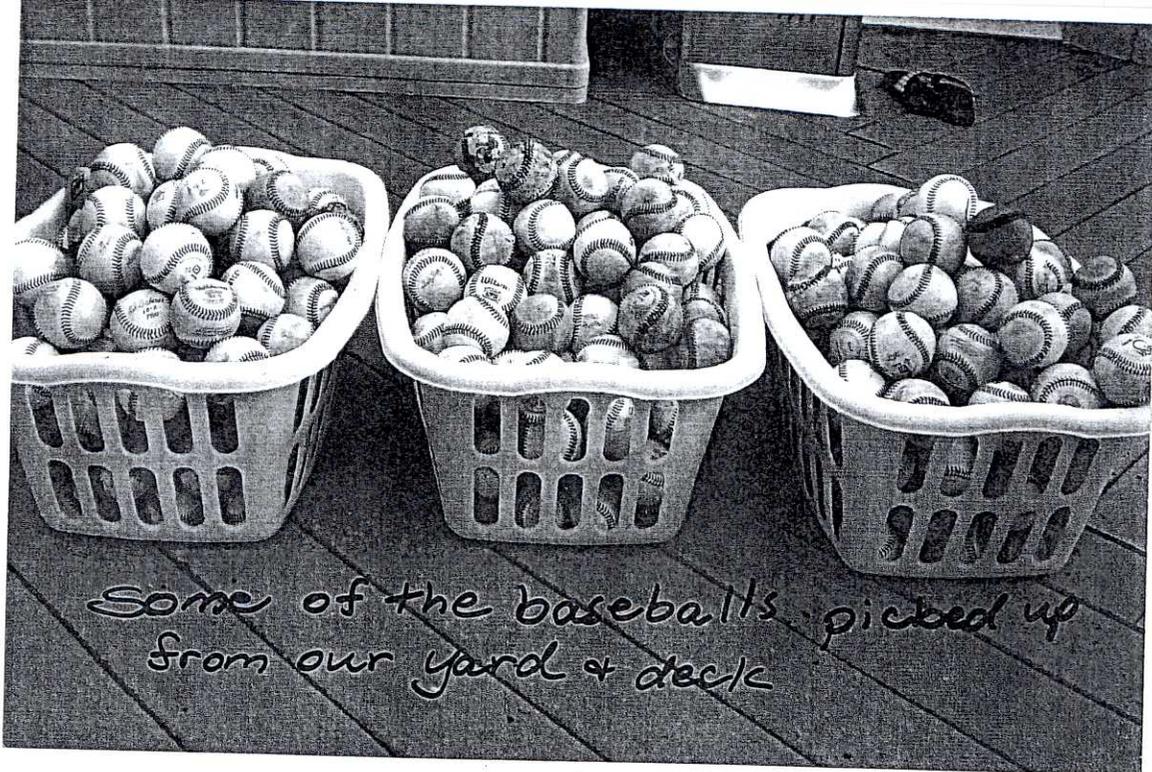




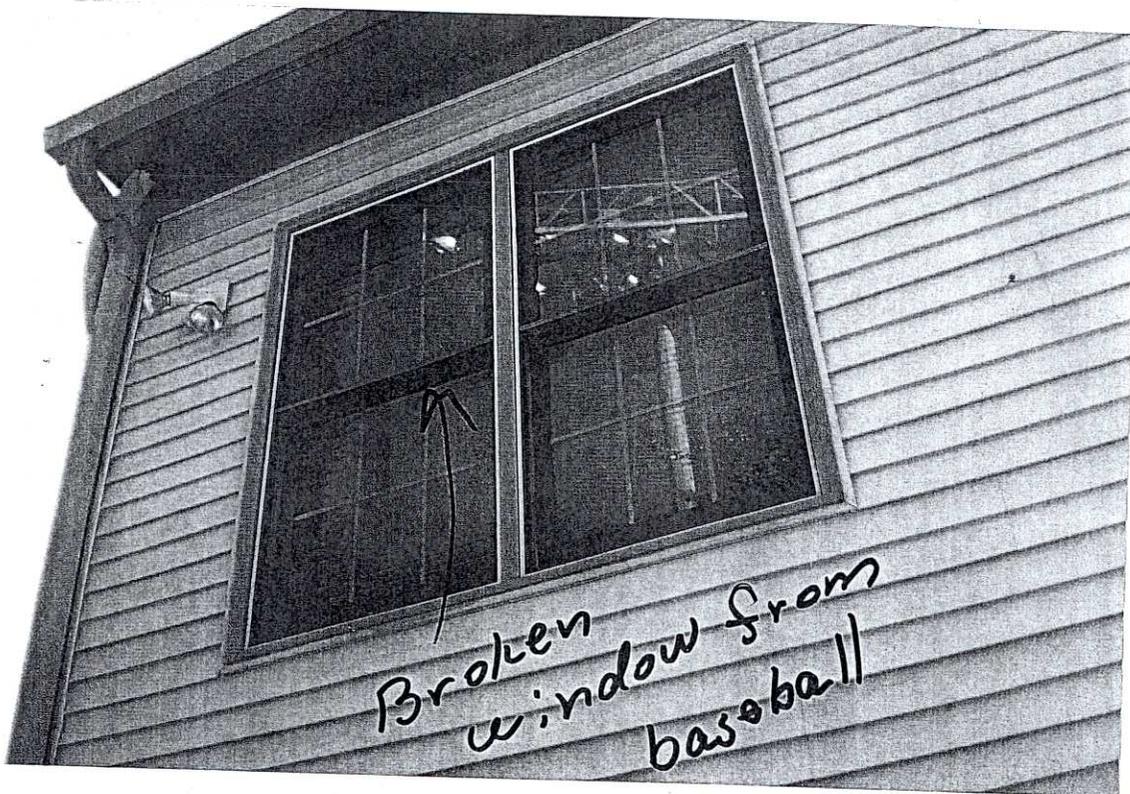




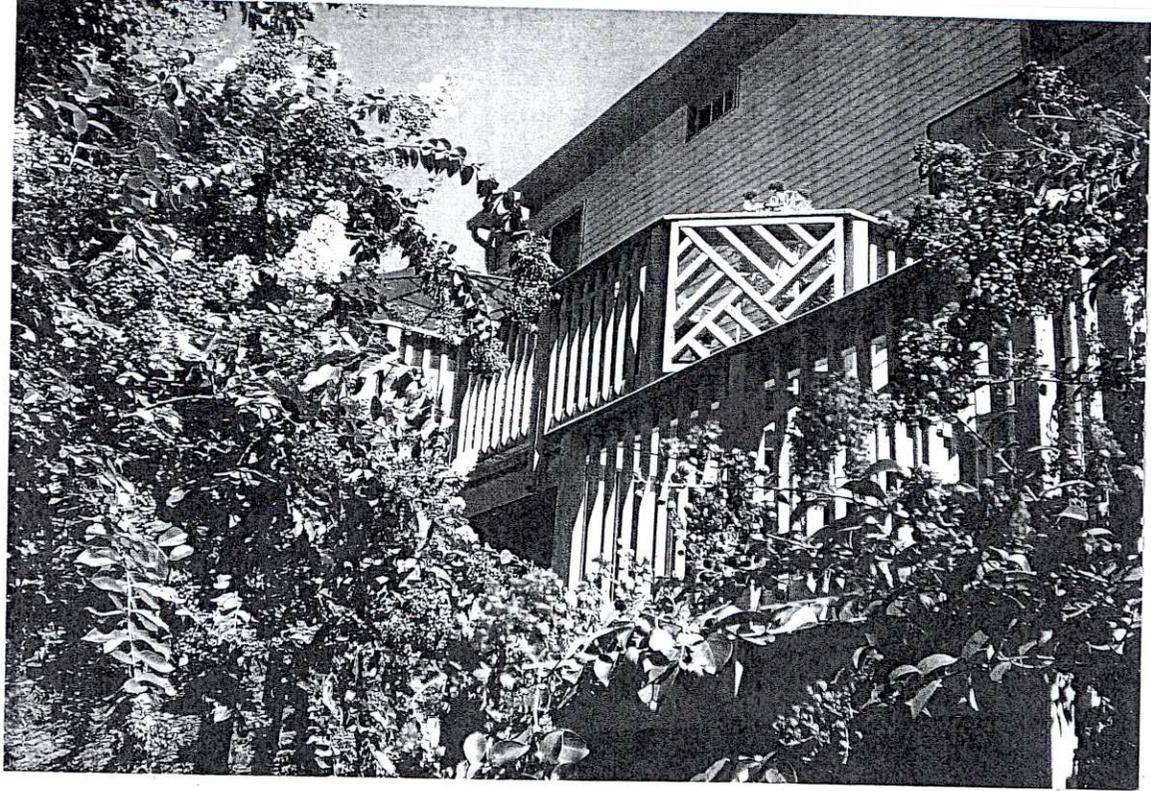




Some of the baseballs picked up  
from our yard & deck



Broken  
window from  
baseball





**DESCRIPTION OF THE APPLICATION**

The applicants are requesting approval of a special permit to allow reduction of certain yard requirements to permit construction of a screened porch addition to be located 15.0 feet from the rear lot line.

	<b>Structure</b>	<b>Yard</b>	<b>Minimum Yard Required*</b>	<b>Proposed Location</b>	<b>Proposed Reduction</b>	<b>Percentage of Reduction Requested</b>
<b>Special Permit</b>	Addition	Rear	25.0 feet	15.0 feet	10.0 feet	40%

\*Minimum yard requirement per Section 3-307

**EXISTING SITE DESCRIPTION**

The site is currently zoned R-3 and developed with a two-story, brick and frame, with basement, single-family detached dwelling constructed in 2001. An existing wood deck is located along the entire rear of the dwelling which was constructed by building permit in May 2002. The lot is 15,712 square feet in size and is accessed via an asphalt driveway from Bonheim Court which terminates at an existing two-car garage. Single-family detached dwellings are located within the cul-de-sac. The McLean High School is located to the north of the subject property along the rear lot line, which is the location of the school's athletic field and baseball batting range. A combination of chain link and wood fencing surrounds the rear and side yards ranging in height from 5.5 feet to 7.0 feet. The application lot is flat and the yard is well-manicured and contains ample existing mature trees along the entire rear lot line. No vegetation is proposed to be removed with this application.

**CHARACTER OF THE AREA**

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	R-3	McLean High School
<b>East</b>	R-3	Single Family Detached Dwellings
<b>South</b>	R-3	Single Family Detached Dwellings
<b>West</b>	R-3	Single Family Detached Dwellings

## BACKGROUND

Records indicate there were no other similar applications for properties in the vicinity of the application site heard by the BZA.

## ANALYSIS

- **Special Permit Plat:** (Copy at front of staff report)
- **Title of Plat:** Special Permit Plat, McLeod/Shields Property, Lot 6
- **Prepared by:** Charles P. Johnson & Associates, Inc., dated June 5, 2009 as sealed through April 13, 2011

### Proposal:

The applicants propose to construct an approximately 419 square foot screened porch addition on a portion of an existing open wood deck. The existing open deck is located along the entire rear of the dwelling. The proposed screened porch will enclose an area approximately 25 long x 17 wide, on the existing deck. The remainder of the decking will remain as it exists today.

## ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1.

The application must meet all of the following standards, copies of which are attached as Appendix 4:

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards
- *Sect. 8-922* Provisions for Reduction of Certain Yard Requirements

### **Sect. 8-006 General Special Permit Standards**

Staff believes that the application for the addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standard 3.

*General Standard 3* requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *Staff believes by observation of the neighborhood through submitted photographs that the construction of the screened porch will not adversely affect the use or development of neighboring properties as the deck has existed since 2002 and the request is to merely*

*enclose a portion of the deck into a screened porch. Therefore, staff believes this standard has been met.*

### **Sect. 8-922 Provisions for Reduction of Certain Yard Requirements**

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 5 relates to accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.

*Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. The existing dwelling is 6,684 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 10,026 square feet in size for a possible total square footage at build out of 16,710. The proposed screened porch addition is approximately 419 square feet in size, for a total square footage of the house with the addition of 7,103 square feet. Therefore the application meets this provision.*

*Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. The elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed one-story screened porch addition will be compatible with the dwelling; the house is two stories, the porch will be one story, and the architecture and material will match the existing deck. The applicants' request is to enclose a portion of an existing wood deck into a screened porch, which will be in character with existing on-site development. Staff believes that the application meets this provision.*

*Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. The enclosure of a portion of the existing deck is in character with the dwelling and the dwelling is similar to many others in the neighborhood in terms of its height, construction materials and location on the lot. There is mature vegetation both on and off-site in the area of the proposed porch and no vegetation is proposed to be removed to accommodate this request. Therefore, staff believes the screened porch will be harmonious with surrounding off-site uses and meets this provision.*

*Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes that the addition of a 419 square foot one-story screened porch will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety, as it is will be placed where a wood deck has existed for many years and will simply enclose a portion of that area. Staff believes the addition could in fact lesson issues such as noise, is a modest request and will not increase runoff or erosion. Therefore, the application meets this provision.*

*Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The request to construct a screened porch addition is shown in the most logical location, as it will be placed where an existing wood deck is located. The request is modest in size and scale and the placement of the house on the irregular shaped lot prohibits alternate locations for such a structure. Staff believes the application meets this provision. Other issues of well, floodplains and/or Resource Protection Areas are not applicable to this site.*

## **CONCLUSION**

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

## **RECOMMENDATION**

Staff recommends approval of SP 2011-DR-033 for a screened porch addition with adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

## **APPENDICES**

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Applicable Zoning Ordinance Provisions

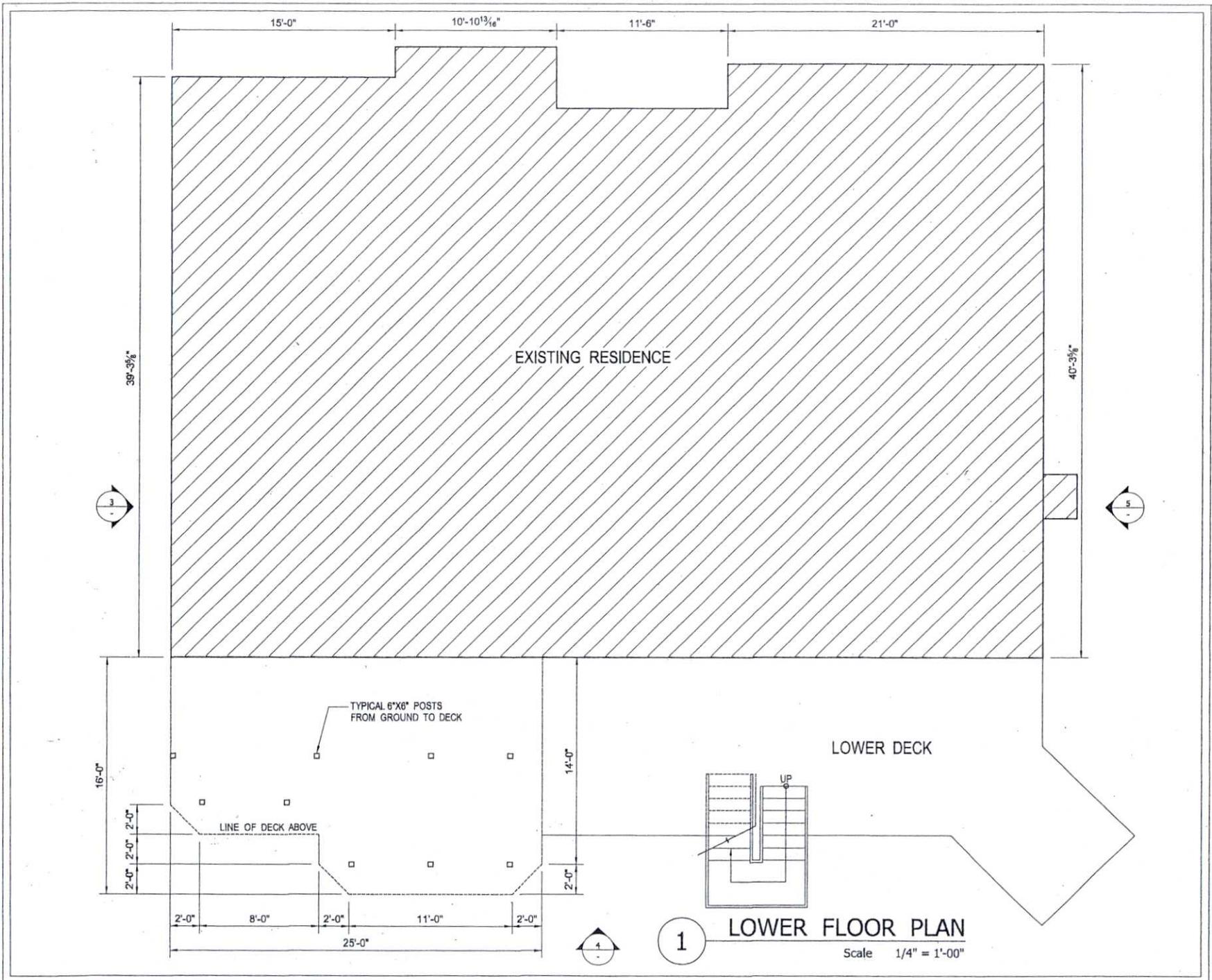
**PROPOSED DEVELOPMENT CONDITIONS****SP 2011-DR-033****July 6, 2011**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-DR-033 located at Tax Map 30-4 ((52)) 6 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of a screened porch addition (approximately 419 square feet), as shown on the plat prepared by Charles P. Johnson & Associates, Inc., dated June 5, 2009 as sealed through April 13, 2011, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (6,684 square feet existing + 10,026 square feet (150%) = 16,710 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



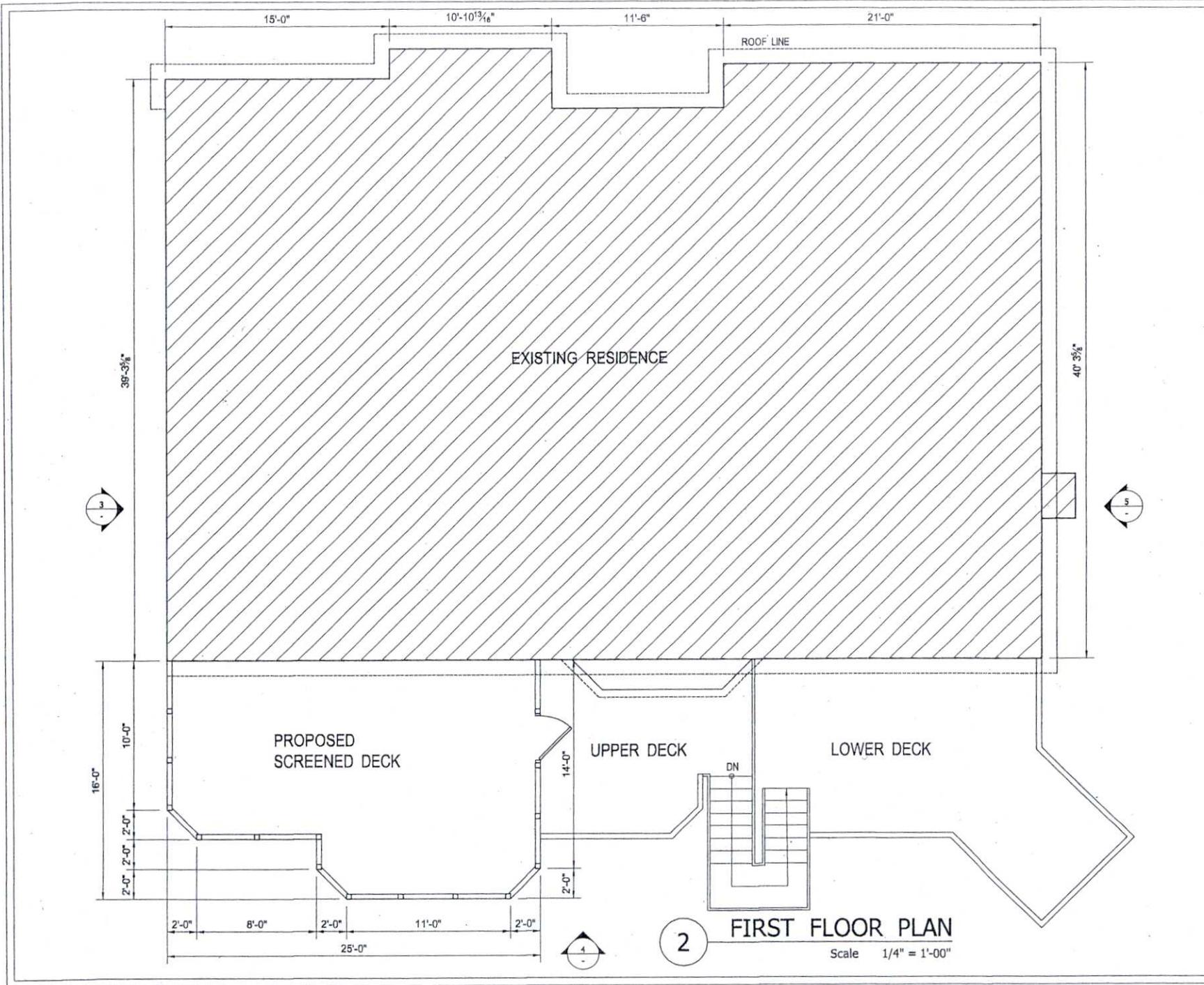
A-1

6918 BONHEIM COURT  
McLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENEZIA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT

1 LOWER FLOOR PLAN  
Scale 1/4" = 1'-00"



A-2

6918 BONHEIM COURT  
McLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENECIA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT

A-3

6918 BONHEIM COURT  
McLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENEZIA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT

TOP OF ROOF

SECOND FLOOR

FIRST FLOOR

LOWER FLOOR



3 ELEVATION  
Scale 1/4" = 1'-00"

A-4

6918 BONHEIM COURT  
McLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4671 BENECKA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT



4

ELEVATION

Scale 1/4" = 1'-00"

A-5

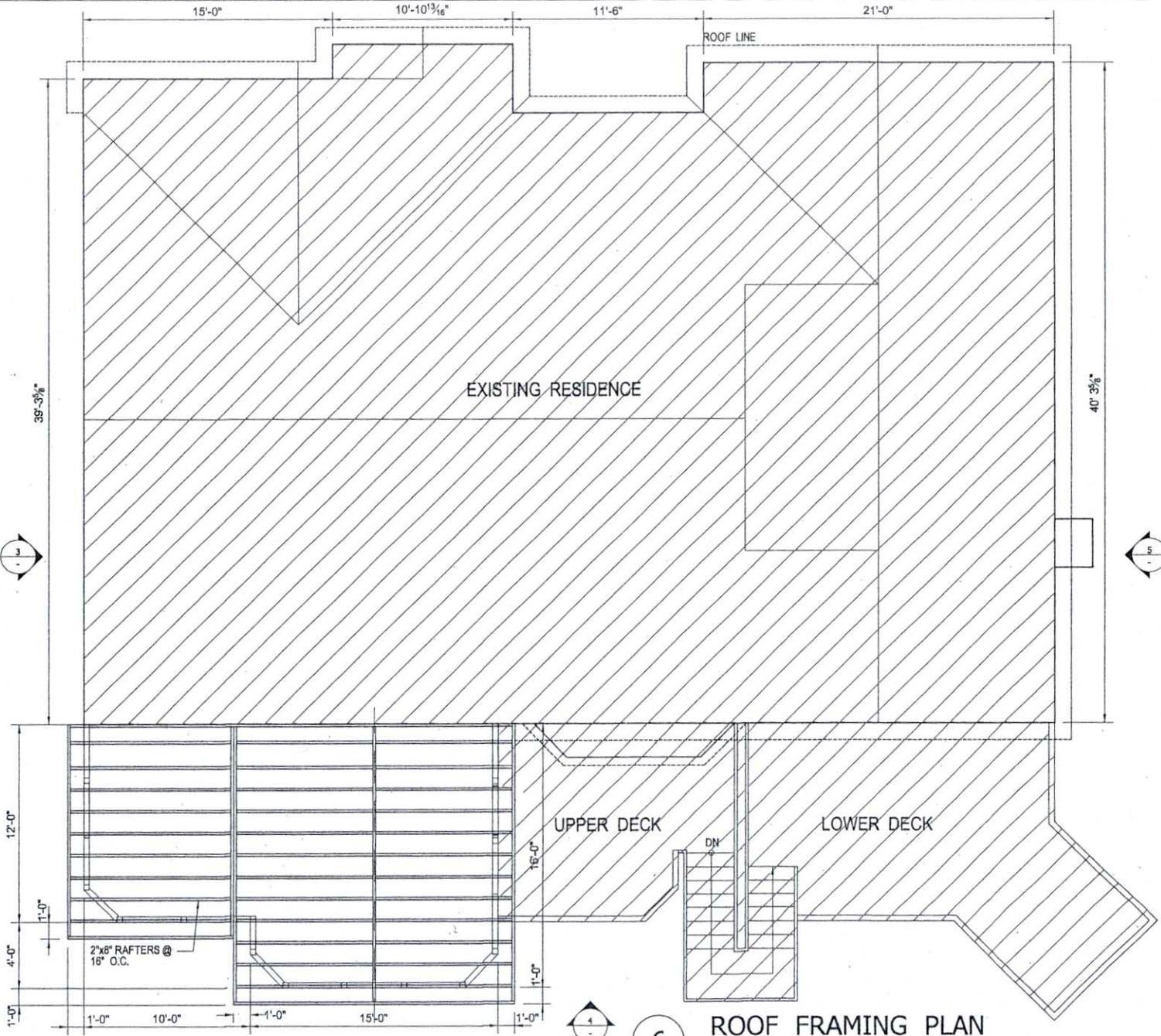
6918 BONHEIM COURT  
McLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENEOLA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT



5 ELEVATION  
Scale 1/4" = 1'-00"



6 ROOF FRAMING PLAN  
Scale 1/4" = 1'-00"

S-1

6918 BONHEIM COURT  
McLEAN, VA 22101

E Z CAD DESIGNS  
(571) 330 2259  
4871 BENEZIA LANE  
DUMFRIES, VA 22025

PREPARED BY:  
SCHUYLER AHRENS  
CONSULTANT

Application No.(s): SP 2011-DR-033  
 (county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 5/17/2011  
 (enter date affidavit is notarized)

I, Schuyler P. Ahrens, 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      110376a

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 <b>BOLD</b> above)
Arnold L. Punaro	6918 Bonheim Court McLean, VA 22101	Applicant/Title Owner
Julia F. Punaro	(same)	Applicant/Title Owner
Schuyler P. Ahrens, d/b/a Ez Cad Designs	4871 Benecia Lane Dumfries, VA 22025	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-DR-033  
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

**Special Permit/Variance Attachment to Par. 1(a)**

DATE: 5/17/2011  
(enter date affidavit is notarized)

110376a

**(NOTE: All relationships to the application are to 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 <b>BOLD</b> above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. W. Bowyer Megan C. Rappolt Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, VA 22201	<b>FORMER Attorneys/Planners/Agents</b>
Charles P. Johnson & Associates, Inc.  Agents: Allan D. Baken Henry M. Fox, Jr. Rebecca (nmi) Mitchell	3050 Pender Drive, Suite 210 Fairfax, VA 22030	<b>Agents/Engineers</b>
United Enterprises, LLC, d/b/a Capitol Construction  Agent: Rizwan (nmi) Khaliq	9116 Acadia Park Drive Bristow, VA 20136	<b>Agent/Contractor</b>

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.

Application No.(s):

SP 2011-DR-033

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

Page Two

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE:

5/17/2011

(enter date affidavit is notarized)

110376a

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)

Schuyler P. Ahrens, d/b/a Ez Cad Designs (SOLE PROPRIETORSHIP)  
4871 Benecia Lane  
Dumfries, VA 22025

**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)

Schuyler P. Ahrens, sole proprietor

(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-DR-033  
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 2

**Special Permit/Variance Attachment to Par. 1(b)**

DATE: 5/17/2011  
(enter date affidavit is notarized)

110376a

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

Charles P. Johnson & Associates, Inc.  
3959 Pender Drive, Suite 210  
Fairfax, VA 22030

**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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Charles P. Johnson  
Paul B. Johnson

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

United Enterprises, LLC d/b/a Capitol Construction  
9116 Acadia Park Drive  
Bristow, VA 20136

**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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Rizwan (nmi) Khaliq

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2011-DR-033  
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 2

**Special Permit/Variance Attachment to Par. 1(b)**

DATE: 5/17/2011  
(enter date affidavit is notarized)

110376a

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. (FORMER ATTORNEY/AGENT)  
2200 Clarendon Boulevard, 13th Floor  
Arlington, VA 22201

**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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
David J. Bomgardner, E. Andrew Burcher, J. Randall Minchew, M. Catharine Puskar,  
Thomas J. Colucci, Peter M. Dolan, Jr., Jay John E. Rinaldi, Lynne J. Strobel, Garth M.  
du Von, Jerry K. Emrich, William A. Wainman, Nan E. Walsh, Martin D. Walsh  
Fogarty, John H. Foote, H. Mark Goetzman,  
Bryan H. Guidash, Michael D. Lubeley,

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

**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 THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Permit/Variance Attachment to Par. 1(b)" form.

Application No.(s): SP 2011-DR-033  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 5/17/2011  
(enter date affidavit is notarized)

110376 a

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)

NONE

(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-DR-033  
(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 5/17/2011  
(enter date affidavit is notarized)

110376a

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-DR-033  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 5/17/2011  
(enter date affidavit is notarized)

110376a

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)

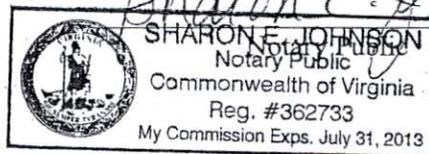
[Signature]  
 Applicant  Applicant's Authorized Agent

SCHUYLER P. AHRENS

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 17 day of MAY, 2011, in the State/Comm. of VIRGINIA, County/City of FAIRFAX

My commission expires: JULY 31, 2013



## Statement of Justification

Re: Arnold L. & Julia F. Punaro  
 6918 Bonheim Ct.  
 McLean VA, 22101  
 Proposed Screened In Porch  
 On The Existing Rear Deck

RECEIVED  
 Department of Planning & Zoning

MAR 30 2011

- Zoning Evaluation Division
2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.
  3. This special permit shall only apply to the proposed second level rear screen porch on the existing rear deck- encroaching into the rear lot property line- in an R-3 zone within 15' feet.
  4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this 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. The total proposed floor area for this structure would be 419 SQ. Feet. Making the total gross floor area go from 6,684 SQ. Feet to 7,103 SQ. Feet.
  5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site. The proposed floor area ratio to the existing dwelling is at 6.3 percent.
  6. The proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
  7. The proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of the significant trees as determined by the Director. No trees or shrubs will be removed during or after the construction of this proposed screen porch.

8. The proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion and storm water runoff. This proposed structure would only be visible from either the school baseball field or from the neighbor located on lot 5.
9. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.
10. The primary purpose of this proposed screened in porch is that of a safety issue. The current house is located just adjacent to the neighboring school's baseball field. This property, along with other neighboring properties is subject to constant baseballs and softballs being hit and landing in and on their properties on a weekly basis. The applicant has had several broken windows in the course of their residency in the neighborhood, and while they cannot protect all of their windows, they simply wish to be able to have this roof and screened in deck to help shield them. So that they may enjoy their yard during the day without the danger of being pelted by a fly-ball from the neighboring school. It has been a constant issue as you can see by some of the pictures provided, of the hundreds of balls they have collected over time, and we ask the board to help us by allowing the applicant to build this proposed screen porch, so that we may safely enjoy their property.

RECEIVED  
Department of Planning & Zoning  
MAR 30 2011  
Zoning Evaluation Division

### **8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

### **8-903 Standards for All Group 9 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

## 8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
  - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
  - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
  - C. Accessory structure location requirements set forth in Sect. 10-104.
  - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic

field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
  - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
  - B. Total area of the property and of each zoning district in square feet or acres.
  - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
  - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
  - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
  - F. Means of ingress and egress to the property from a public street(s).
  - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).

- H. If applicable, the location of a well and/or septic field.
  - I. Existing and proposed gross floor area and floor area ratio.
  - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
  - K. The location, type and height of any existing and proposed landscaping and screening.
  - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
  - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.