

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CHRISTINA L. GREATHOUSE, TRUSTEE, SP 2011-SU-027 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 22.7 ft. from rear lot line. Located at 13413 Peachwood Ct. on approx. 10,590 sq. ft. of land zoned R-2 (Cluster) and WS. Sully District. Tax Map 35-1 ((5)) 15. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on June 29, 2011; and

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

1. The applicant is the owner of the property.
2. This is a very modest addition.
3. The Board has a favorable staff report.
4. The rationale set forth in the staff report is adopted.
5. The Board has three letters in support of the application.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of a two-story addition (approximately 60 square feet), as shown on the plat prepared by Jeff Warner Land Surveying, Inc., dated September 22, 2010, 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 (4,300 square feet existing + 6,450 square feet (150%) = 10,750 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

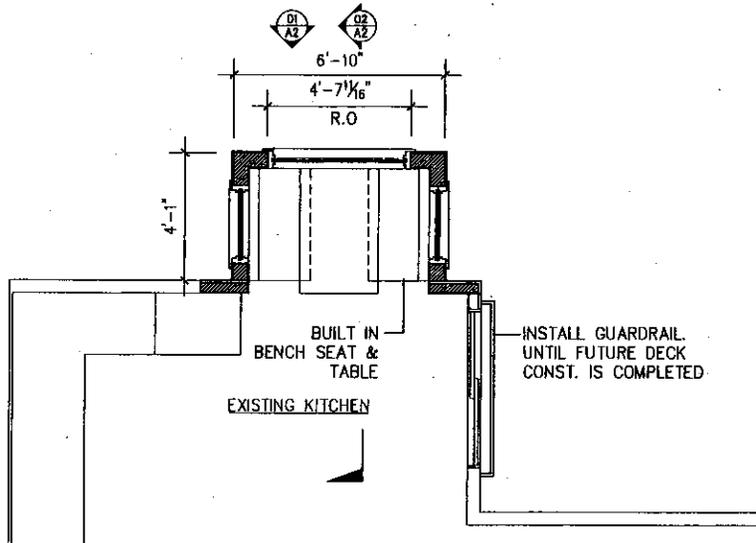
garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.

4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

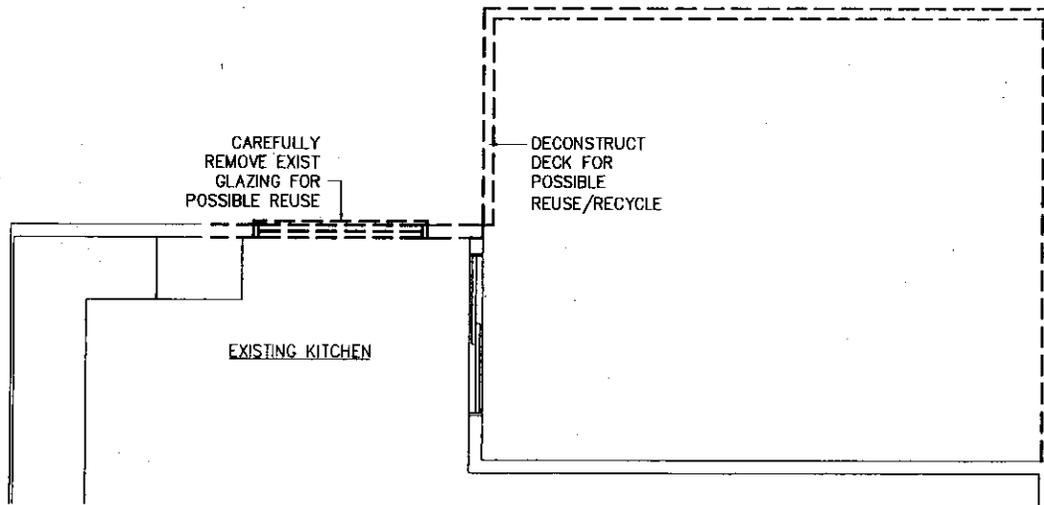
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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.

Ms. Gibb seconded the motion, which carried by a vote of 7-0.



01 PROPOSED LEVEL 1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"



02 PROPOSED LEVEL 1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ISSUE	DATE
PERMIT	07.02.10

GREATHOUSE
 13413 Peachwood Court
 Fairfax, VA 22033

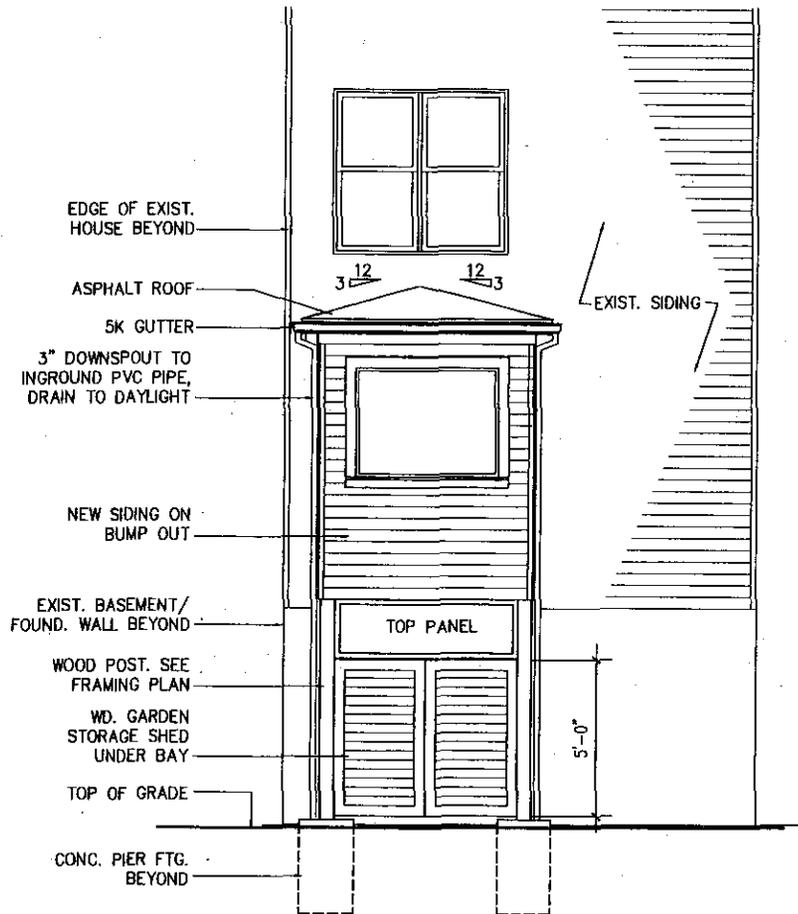
OWNER SIGNATURE: _____

designworks
 205 Yoakum Pkwy
 Alexandria VA

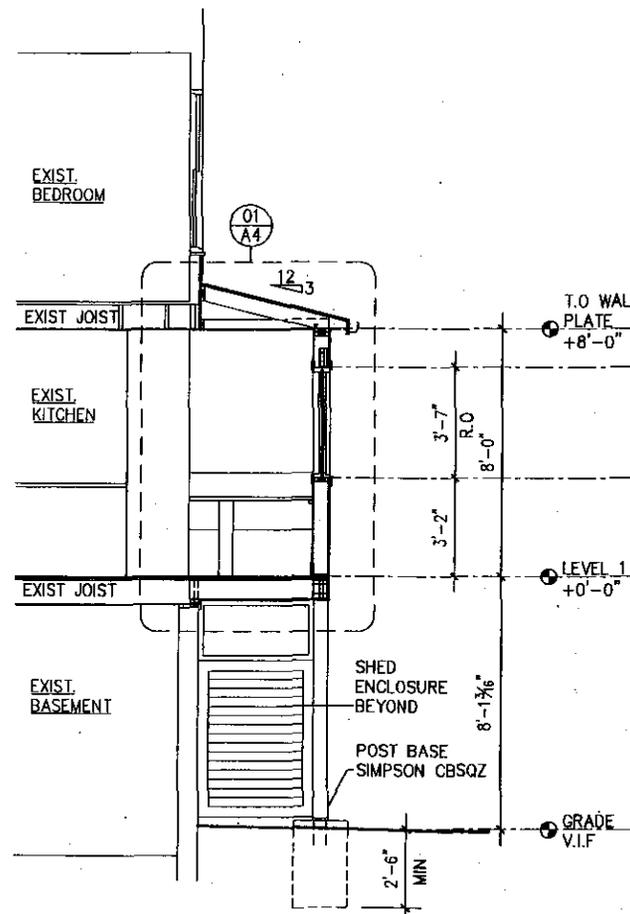
NORTH ARROW:

DRAWING TITLE: FLOOR PLAN

SHEET NO.: A1



01 ELEVATION
SCALE: 1/4" = 1'-0"



02 SECTION
SCALE: 1/4" = 1'-0"

ISSUE	DATE
PERMIT	07.02.10

GREATHOUSE
13413 Peachwood Court
Fairfax, VA 22033

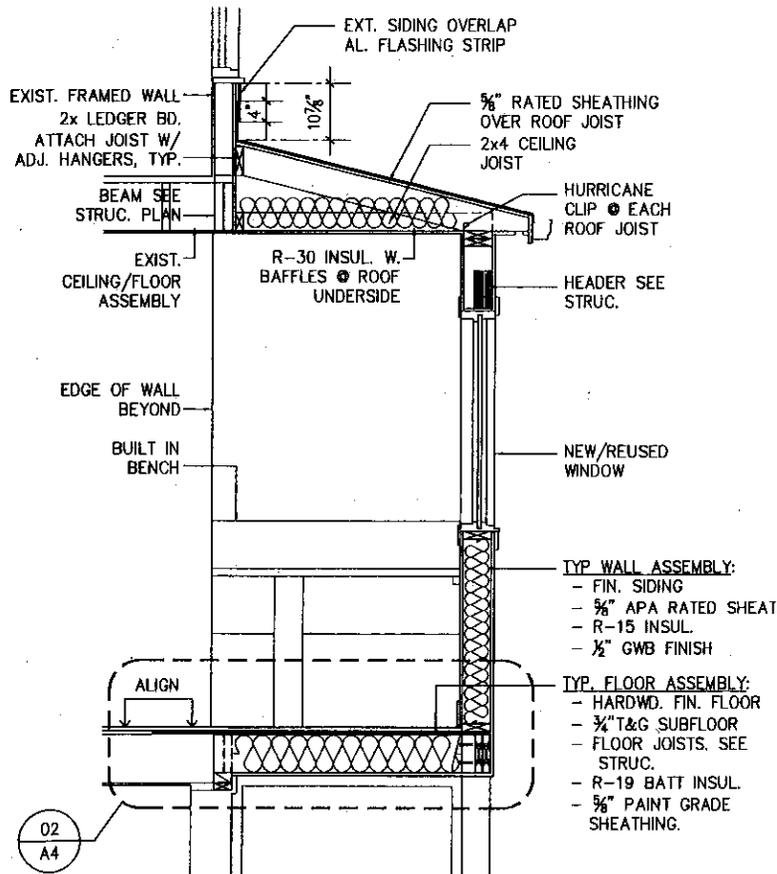
OWNER SIGNATURE:

designworks
205 Yoakum Pkwy
Alexandria VA

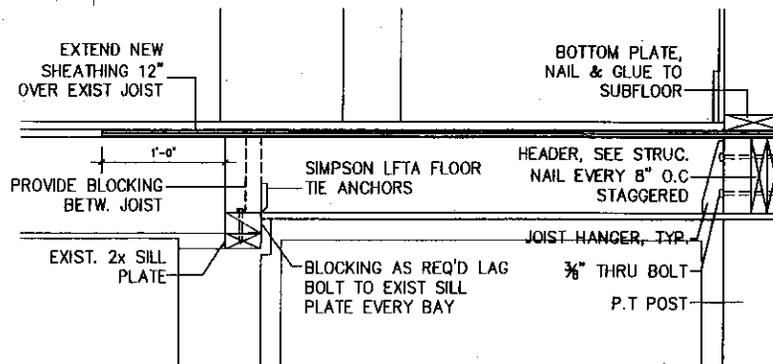
DRAWING TITLE: NORTH ARROW:

ELEVATION & SECTION

SHEET NO.: **A2**



01 SECTION DETAIL
SCALE: 1/2" = 1'-0"



02 DETAIL
SCALE: 1" = 1'-0"

ISSUE	DATE
PERMIT	07.02.10
GREATHOUSE 13413 Peachwood Court Fairfax, VA 22033	
OWNER SIGNATURE: _____	
designworks 205 Yoakum Pkwy Alexandria VA	
DRAWING TITLE:	SECTION DETAILS
SHEET NO.:	A4