



APPLICATION ACCEPTED: June 24, 2011
DATE OF PUBLIC HEARING: September 14, 2011
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 7, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-MV-060

MOUNT VERNON DISTRICT

APPLICANTS/OWNERS: Michael F. and Constance Z. Thomasson

LOCATION: 2105 Popkins Lane

SUBDIVISION: Hollin Hills

TAX MAP: 93-3 ((4)) 96

LOT SIZE: 27,590 square feet

ZONING: R-2

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements for construction of a carport 17.9 feet from the front lot line

STAFF RECOMMENDATION: Staff recommends approval of SP 2011-MV-060 for the carport 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 applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\bcho00\SP\Sep 14 - SP 2011-MV-060 (Thomasson)\staff_report.doc

Brenda J Cho

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.

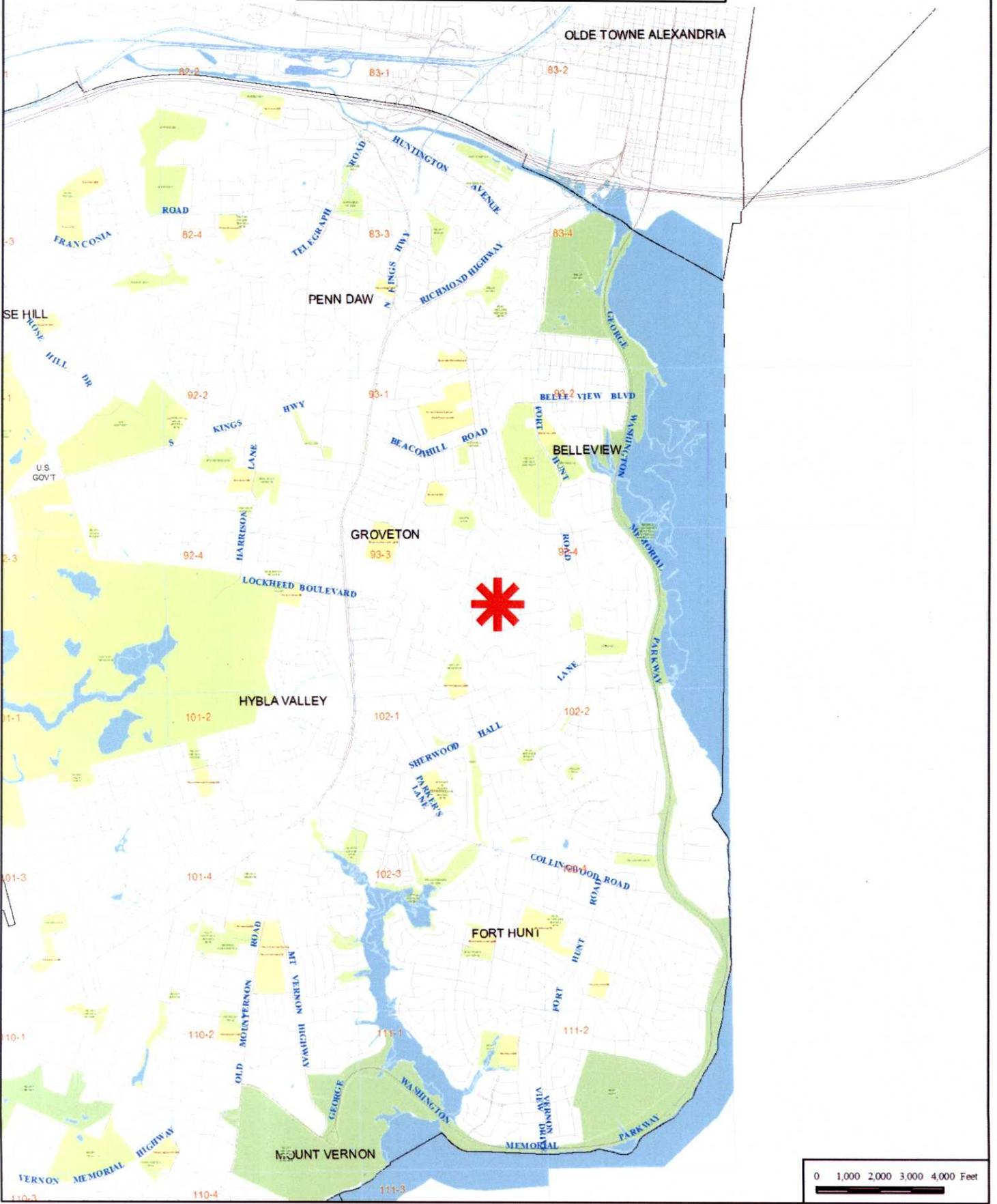
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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.**

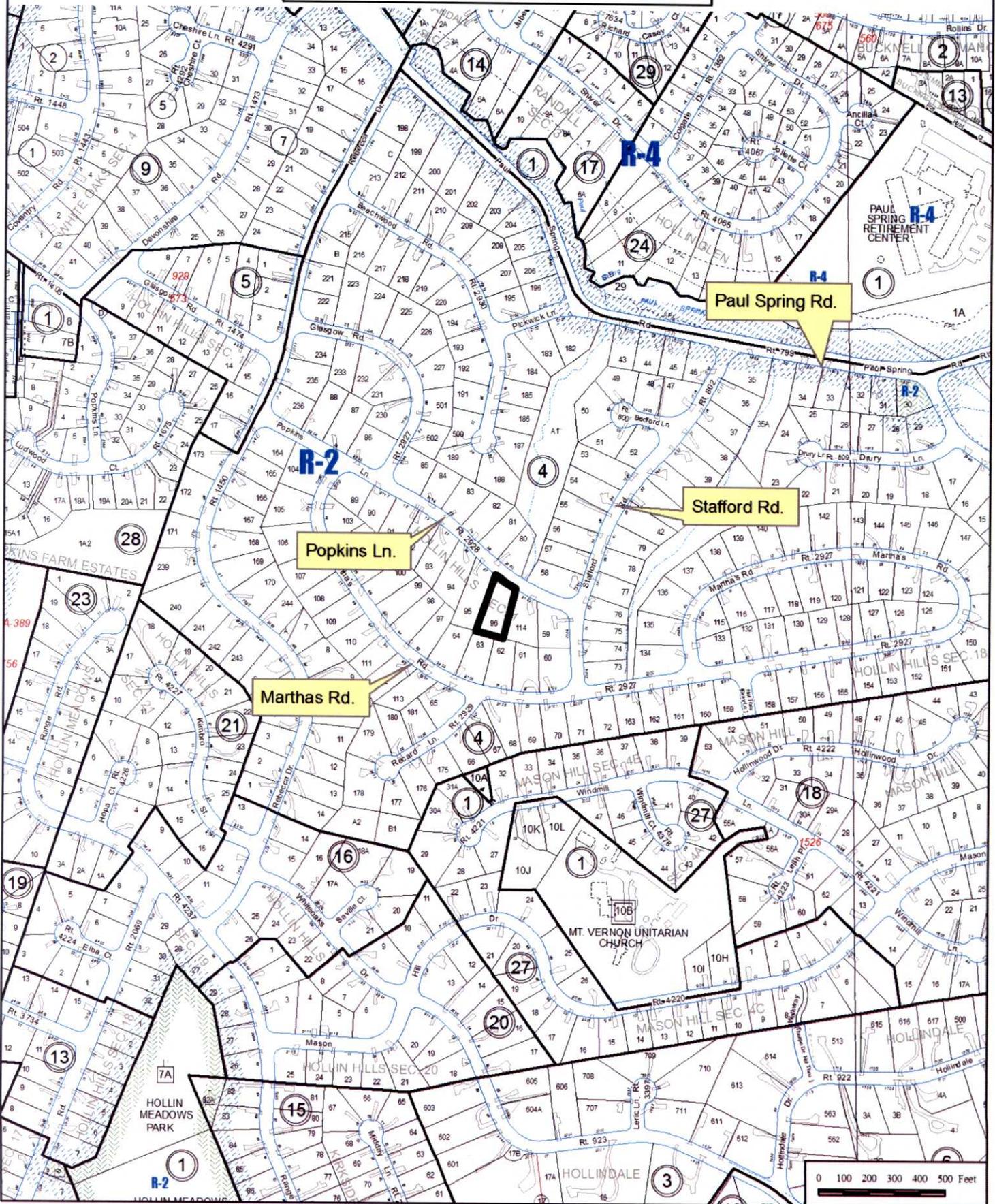


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

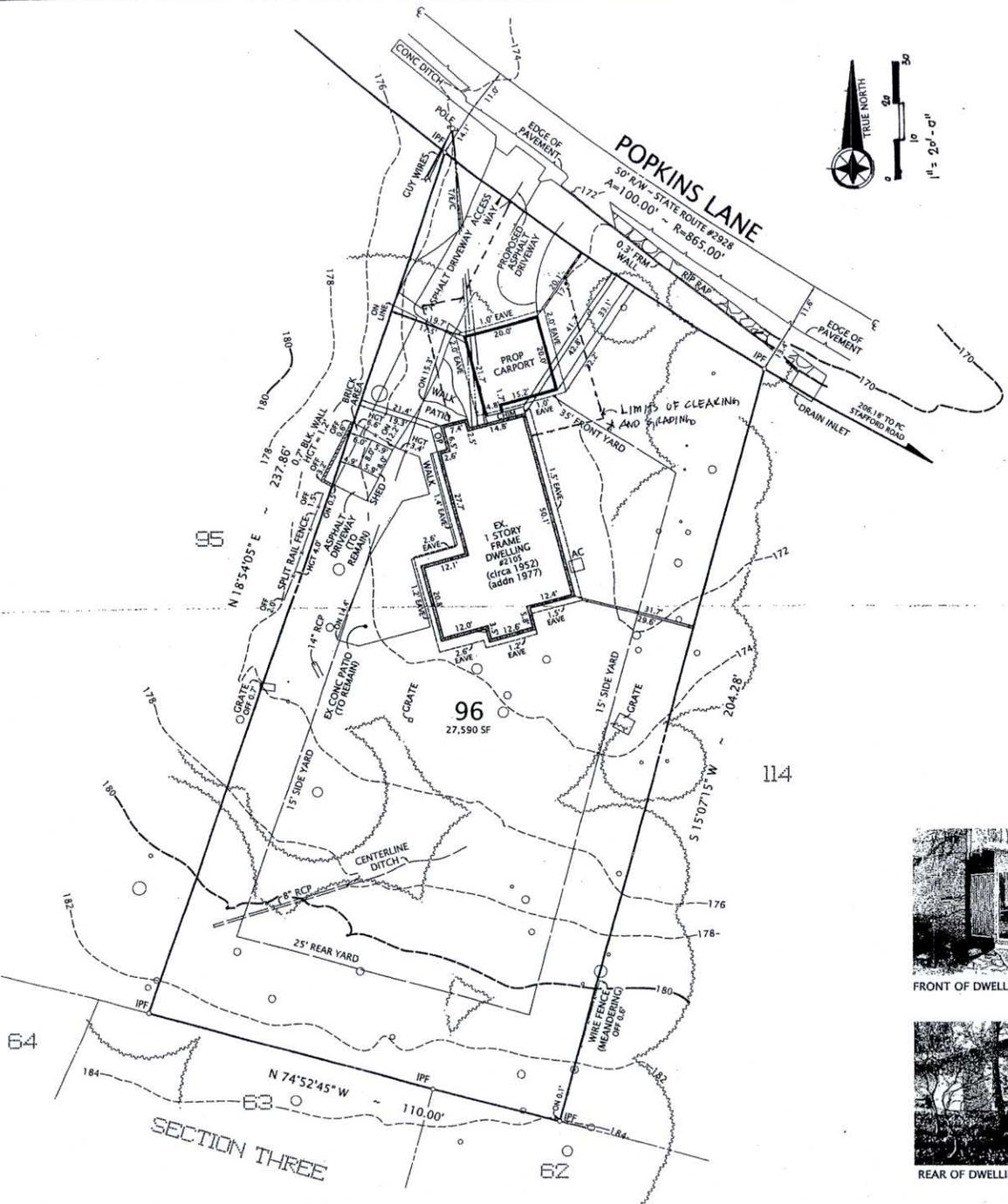
Special Permit
SP 2011-MV-060
MICHAEL F. AND CONSTANCE Z. THOMASSON



Special Permit
SP 2011-MV-060
MICHAEL F. AND CONSTANCE Z. THOMASSON



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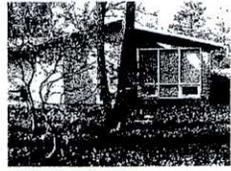


NOTES:

1. TAX MAP: 93-3-04-0096
 2. ZONE: R-2 (RESIDENTIAL 2 DU/AC)
 3. LOT AREA: 27,590 SF (0.6334 ACRE)
 4. REQUIRED YARDS:
 - FRONT: = 35.0 FEET
 - SIDE: = 15.0 FEET
 - REAR: = 25.0 FEET
 5. HEIGHTS:
 - EX. DWELLING = 10.4 FEET
 - EX. SHED = 06.2 FEET
 - PROPOSED CAR PORT = 10.4 FEET
 - SPLIT RAIL FENCES = AS NOTED
 6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
 7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
 8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
 9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
 10. TOPOGRAPHY DELINEATED HEREON WAS MEASURED BY THIS COMPANY AND IS SHOWN AT 2.0' INTERVALS.
 11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
 12. AREAS:
 - EX. 1ST FLOOR = 1,574 SF
 - EX. FLOOR AREA RATIO = EX. GFA (1574) / LOT AREA (27590) = 0.06
 - PROP. CAR PORT = 430 SF
 - PROP. DRIVEWAY = 826 SF
- * LIMITS OF CLEARING AND GRADING = 2050'



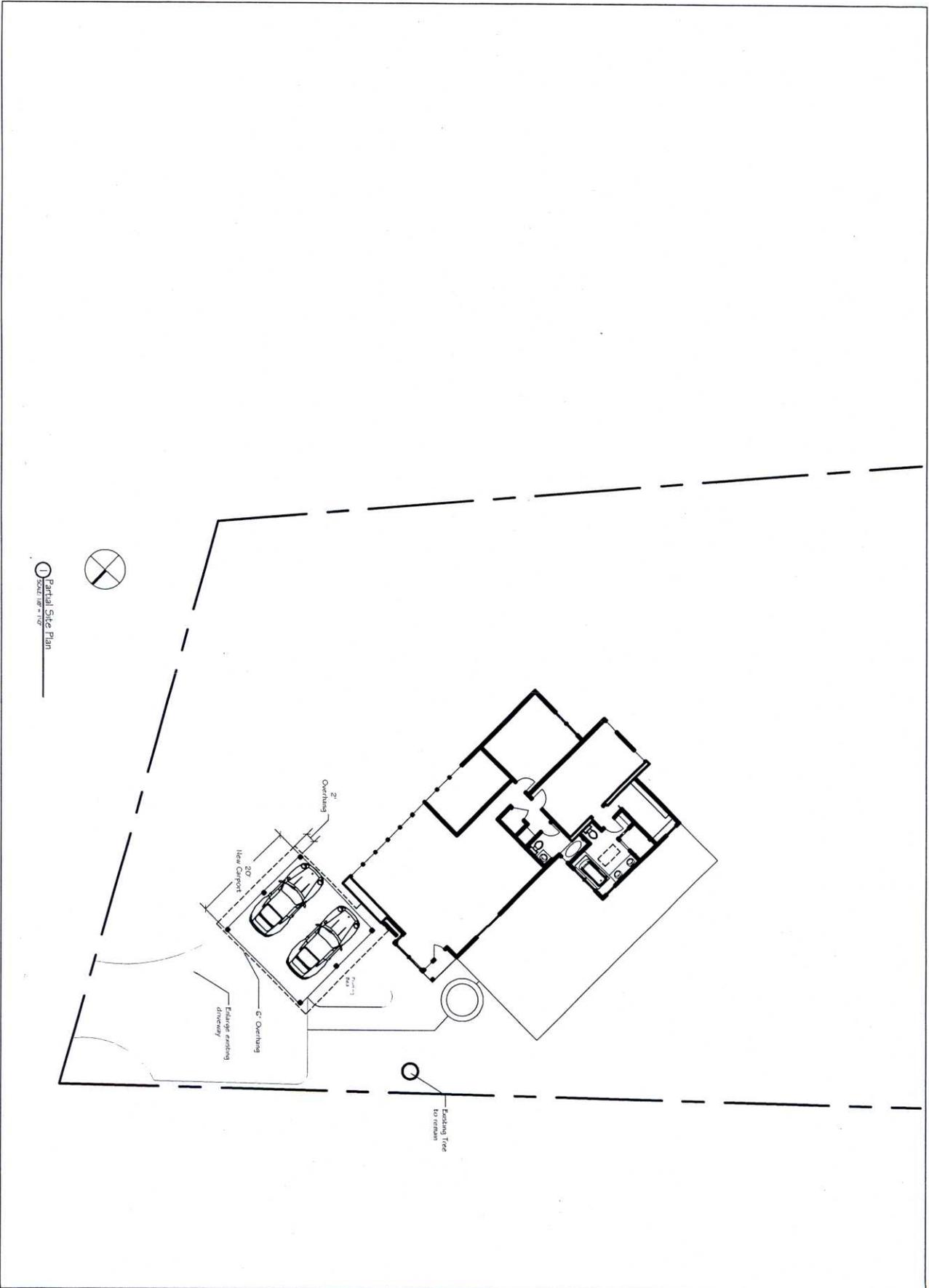
FRONT OF DWELLING



REAR OF DWELLING

PLAT
 SHOWING THE IMPROVEMENTS ON
 LOT 96, SECTION FIVE
HOLLIN HILLS
 (DEED BOOK 820, PAGE 223)
 FAIRFAX COUNTY, VIRGINIA
 MOUNT VERNON DISTRICT
 SCALE: 1" = 20' MARCH 04, 2011

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.		CASE NAME: MICHAEL F. THOMASSON CONSTANCE Z. THOMASSON CRAFTED ARCHITECTURE
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.	8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412	



① Partial Site Plan
 Scale: 1/8" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA
 2109 Popkins Lane Alexandria, Virginia 22307
 ph 703-768-7371 fax 703-768-8444
 e-mail christine@craftedarchitecture.com

PROJECT

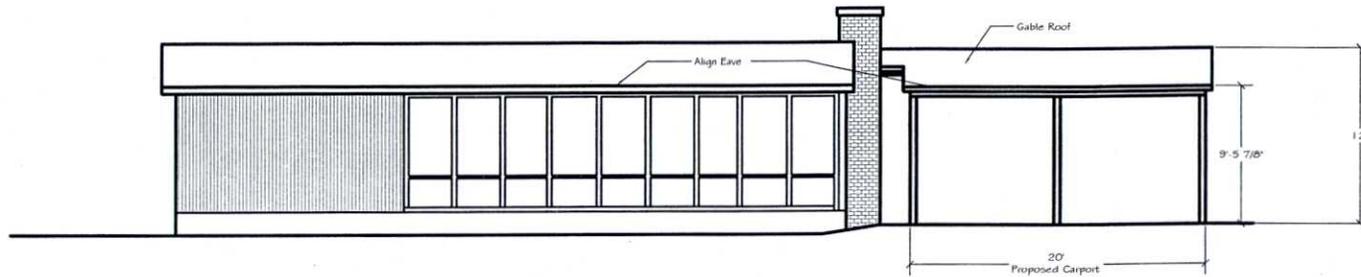
Thompson Residence
 2105 Popkins Lane
 Alexandria, Virginia 22307

Drawing
 Partial Site Plan

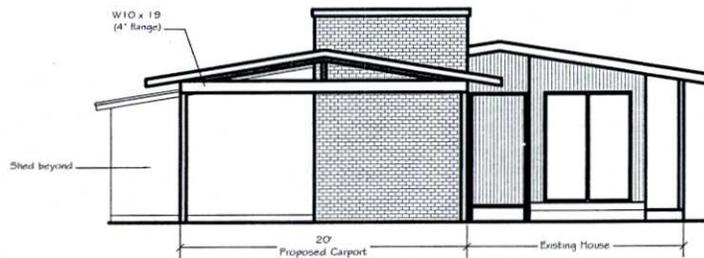
Submission
 For ODC Design Review

Date
 March 5, 2011

Sheet No. **A1**



① East Elevation
SCALE: 1/4" = 1'-0"



② North Elevation
SCALE: 1/4" = 1'-0"

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PROJECT

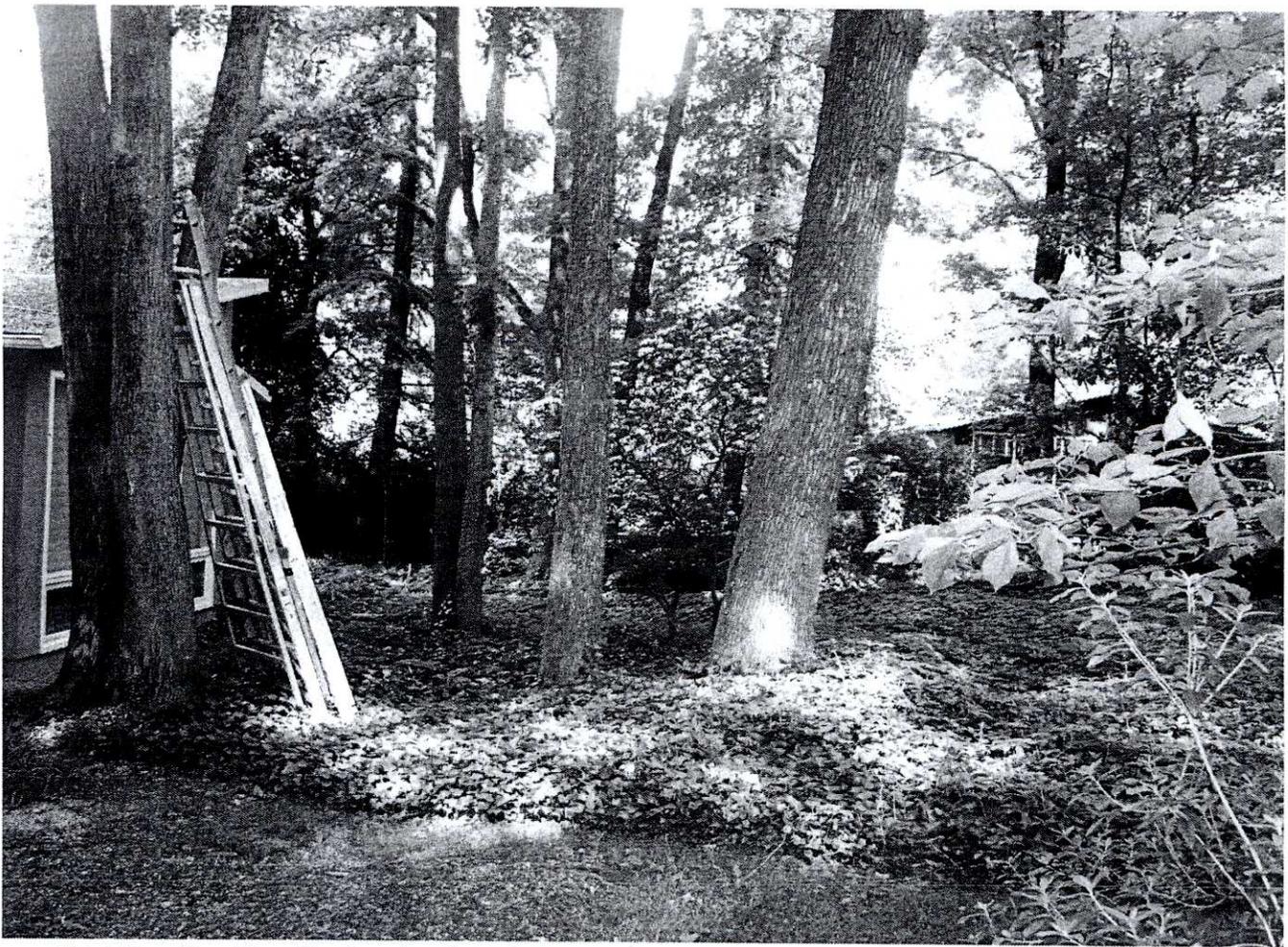
Thomason Residence
2109 Popkins Lane
Alexandria, Virginia 22307

Drawing
Exterior Elevations

Submission
For DRG Design Review

Date
February 9, 2011

Sheet No. **A3**



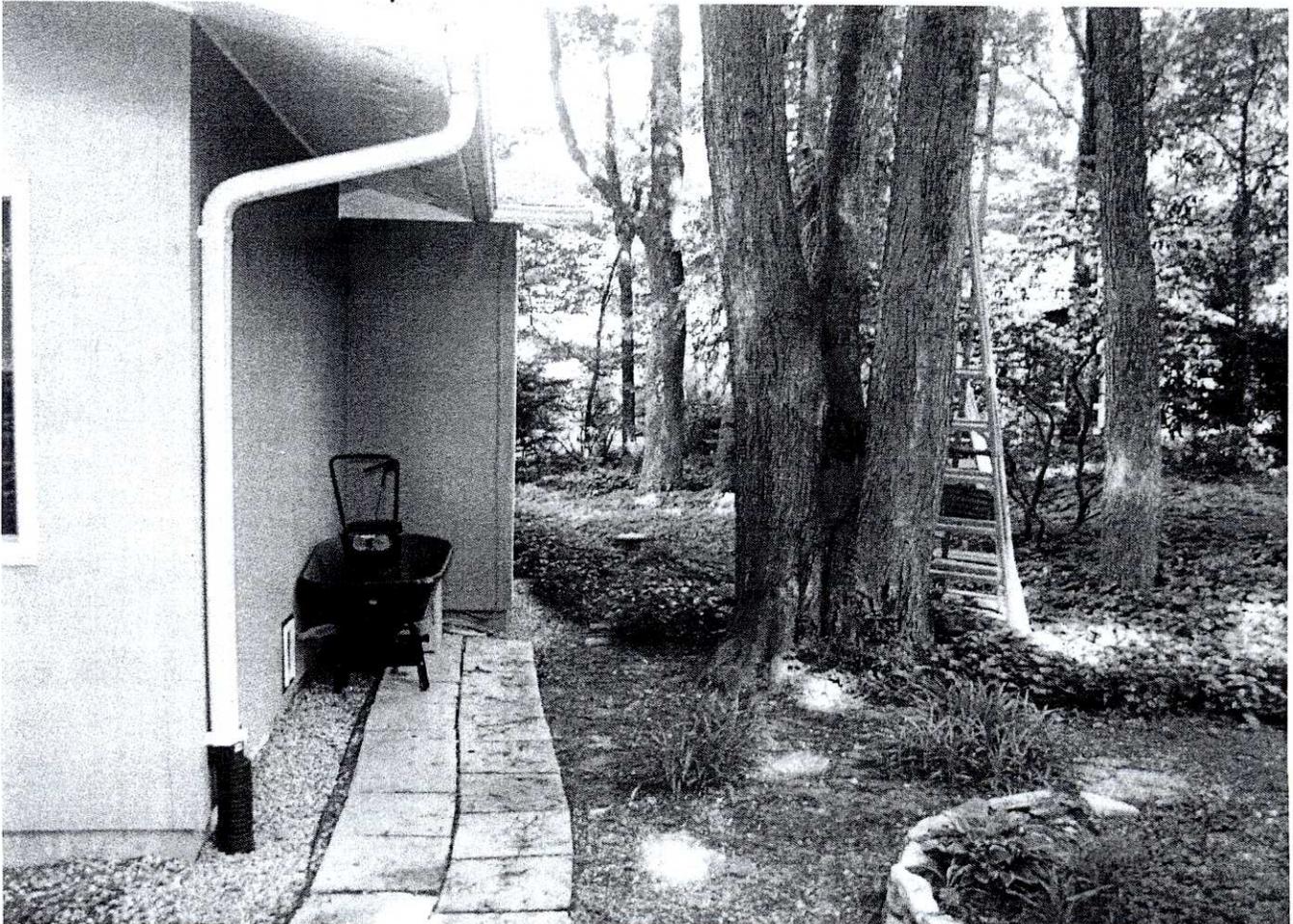
REAR OF HOUSE LOOKING EAST



REAR OF HOUSE
LOOKING NORTH



BACK OF HOUSE LOOKING SOUTH



BACK OF HOUSE LOOKING EAST



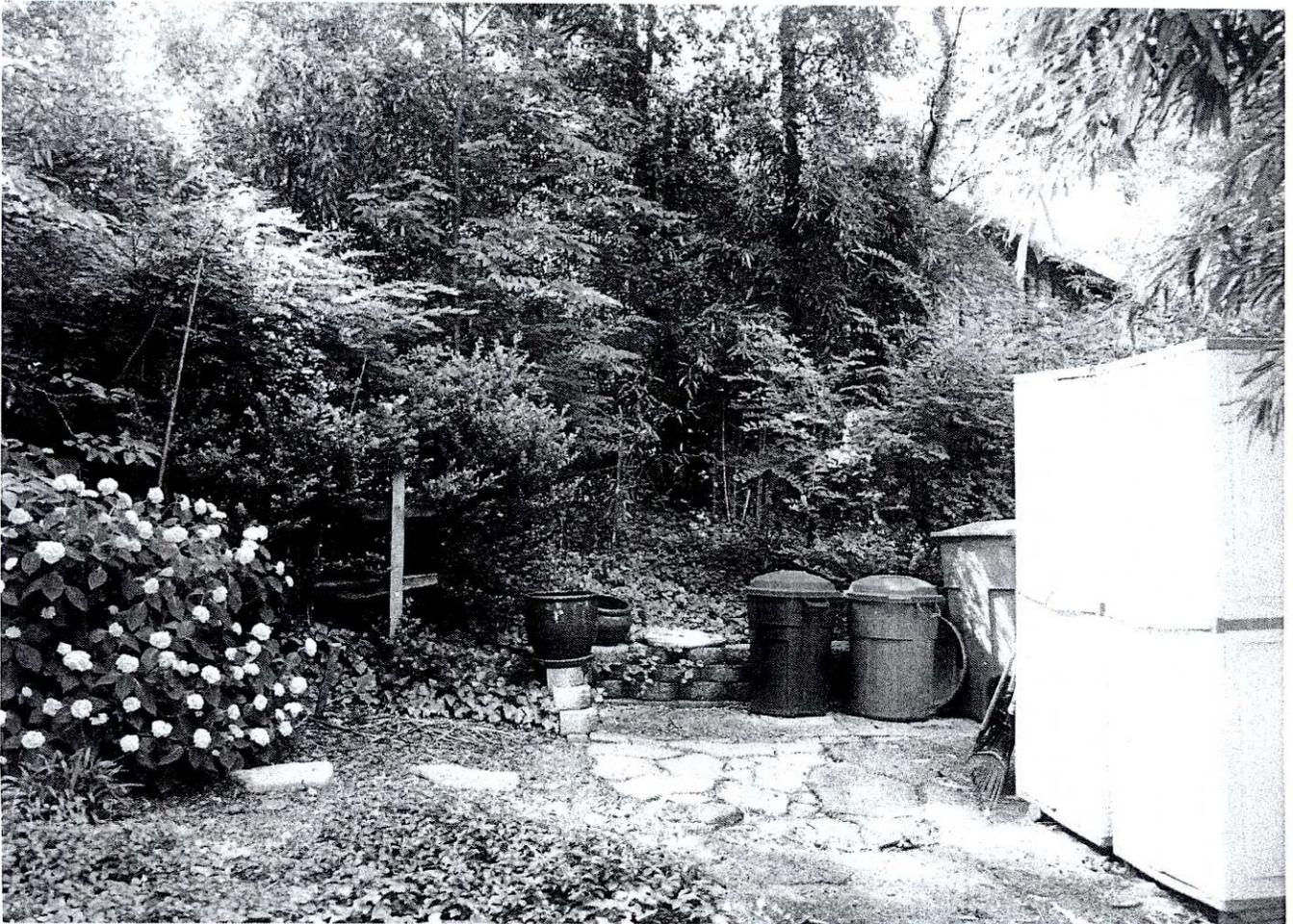
REAR YARD LOOKING WEST



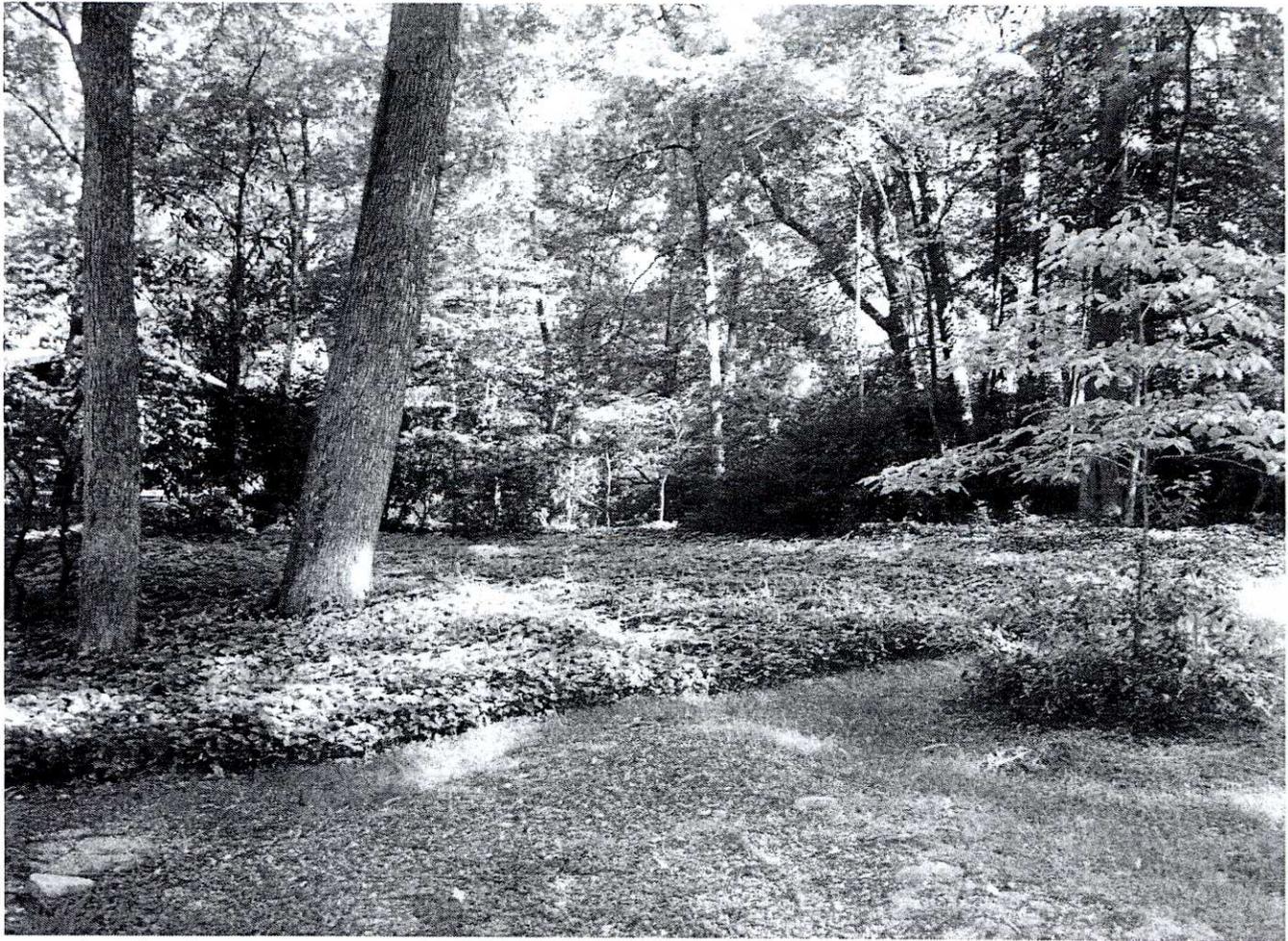
REAR YARD LOOKING SOUTH



HOUSE ACROSS STREET



REAR YARD LOOKING NORTH



REAR YARD LOOKING WEST



REAR YARD LOOKING NE TOWARD HOUSE



CARPORT







CARPORT LOCATION

2100 - 17th - 11/24/2004



2103

CADPACT



CARPORT



ACROSS STREET LOOKING NORTH EAST



ACROSS STREET LOOKING EAST



LOOKING SOUTH



LOOKING WEST TOWARD HOUSE



LOOKING NORTH



LOOKING NORTH UP DRIVE

Examples of carports in front yards within the neighborhood











DESCRIPTION OF THE APPLICATION

The applicant requests approval of a special permit to allow a carport to be placed 17.9 feet from the front lot line. The 400 square foot carport will accommodate two (2) cars and will be built of wood and steel construction with a gable roof. The height of the carport will match the existing dwelling at 10.4 feet.

	Structure	Yard	Min. Yard Req.	Structure Location	Proposed Reduction	Percent of Reduction
Special Permit	Carport	Front	35.0 feet	17.9 feet	17.1 feet	49%

EXISTING SITE DESCRIPTION

The 27,590 square foot lot is developed with a single-story, single family detached dwelling. The mid-century modern frame dwelling was constructed in 1952 with an addition in 1977 and measures approximately 1,574 square feet in area. An addition within the buildable area is currently under construction at the southeast corner of the site. The site is zoned R-2. There is an asphalt driveway in the front which terminates at fencing in the side of the house. A 6.2 foot high shed is in the side yard on a portion of the driveway beyond the fence. Most of the site is planted with trees, shrubs and grass, and there is a small concrete patio along the west side of the house.

CHARACTER OF THE AREA

	Zoning	Use
North	R-2	Single Family Detached Dwelling
South	R-2	Single Family Detached Dwelling
East	R-2	Single Family Detached Dwelling
West	R-2	Single Family Detached Dwelling

BACKGROUND

Following adoption of the current Ordinance, the BZA heard the following similar special permit application in the vicinity of the application parcel:

- Special Permit SP 2008-MV-083 was approved on November 18, 2008 for Tax Map 93-3 ((4)) 105, zoned R-2 at 2217 Martha's Road to permit a reduction of certain yard requirements for construction of a carport 20 feet from the front lot line.

SPECIAL PERMIT PLAT (Copy at the front of the report)

- **Title of SP Plat:** Plat Showing the Improvements on Lot 96, Section Five, Hollin Hills
- **Prepared By:** Dominion Surveyors Inc.
- **Dated:** March 4, 2011, revised and resealed May 28, 2011 by Christine A. Leonard

Proposal:

The applicant proposes to build a carport measuring approximately 430 square feet in size in the front yard. The carport will be built in a similar architectural style to the house with a gable roof, and the height will also match the house at 10.4 feet. The open carport will be accessed by the existing asphalt driveway, which will be widened to accommodate ingress and egress movement from the carport. A portion of the existing driveway that extends into the side yard will be removed (see Attachment 2 to the Development Conditions). The front yard coverage of the modified driveway will be approximately 19%.

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:

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

General Special Permit Standards (Sect. 8-006)

Staff believes that the application for the carport meets all of the General Special Permit Standards, particularly Standard 3. General Standard 3 requires that 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." *Staff believes that the proposed carport will not adversely affect the neighboring properties since the carport will be attached to the house and built in a style that conforms to the particular architecture of the petitioned house and neighborhood. Any impact from the addition on the adjacent lots will be minimal and will not affect the use or development of the neighboring properties. Staff believes this standard has been met.*

Provisions for Reduction of Certain Yard Requirements (Sect. 8-922)

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 4 relates to additional square footage, which does not apply to this application. 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 6, 7, 8, and 9.

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 applicant proposes to construct a new open carport at the front of the house. The location of the proposed carport is in line with the layout of the house, which does not directly face the street. The height of the carport will match the existing house at 10.6 feet, and the carport's bulk and scale is in line with the house. Staff believes this standard is satisfied.*

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. *Other locations on the site were considered for the carport, and the location of the proposed carport is the least impacting to the existing site and neighborhood. Though the carport will be situated closer to the street, it is in line with the existing height, bulk and scale of the petitioned and surrounding houses. The subdivision, Hollin Hills, was specifically developed to utilize the natural topography and vegetation, and the proposed carport does not detract from the neighborhood, which is listed in the Fairfax County Inventory of Historic Sites. Hollin Hills is considered as a historically significant site, and the subdivision also has a design review committee which reviews exterior or structural changes to homes within the area. The applicant's proposal was approved by the committee (see Appendix 3). A large mature tree along the western edge of the driveway will be preserved by locating the carport in the front of the house, and existing asphalt will be removed around the tree with the addition of the carport. Additionally, there are examples of other carports in front yards in the neighborhood, including a nearby carport in the front yard which was approved by special permit. Staff believes this standard is satisfied.*

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. *The proposed carport will not adversely impact the use or enjoyment of the adjacent properties. The*

location and use of the carport will not create additional noise since it is located in the area of the driveway. Adequate light and air will be preserved due to the compatible scale of the carport, and there are no anticipated impacts to erosion and stormwater runoff. Staff believes this standard is satisfied.

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 carport; 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 proposed area of the carport is the best possible location due to the site's layout and architecture of the house. The lot is long and narrow, and most of the site is undeveloped to preserve the topography and vegetation, which was a key part of the subdivision's development. According to a historical account of Hollin Hills, the planners placed greater significance on the rear yard rather than the view from the front. The dwelling's architectural features, including a long row of windows along the northeast façade, limit the placement of the garage as well. The left (west) side yard was considered, but the floor plan of the house restricted access to the carport along the west side of the house. A special permit would also have been required for a carport in the left side yard based on the proposed footprint of the carport. The proposed open carport will be similar in design to the dwelling so the historic architecture of the house will not be significantly altered. Also, vegetation along the western side of the house will be restored since a portion of the driveway will be removed and vegetated. A mature tree along the driveway will be better preserved with the removal of asphalt. There is no RPA or floodplain on the property. Staff believes this standard is satisfied.*

CONCLUSION

Staff recommends approval of SP 2011-MV-060 for a carport 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 applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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

APPENDICES

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

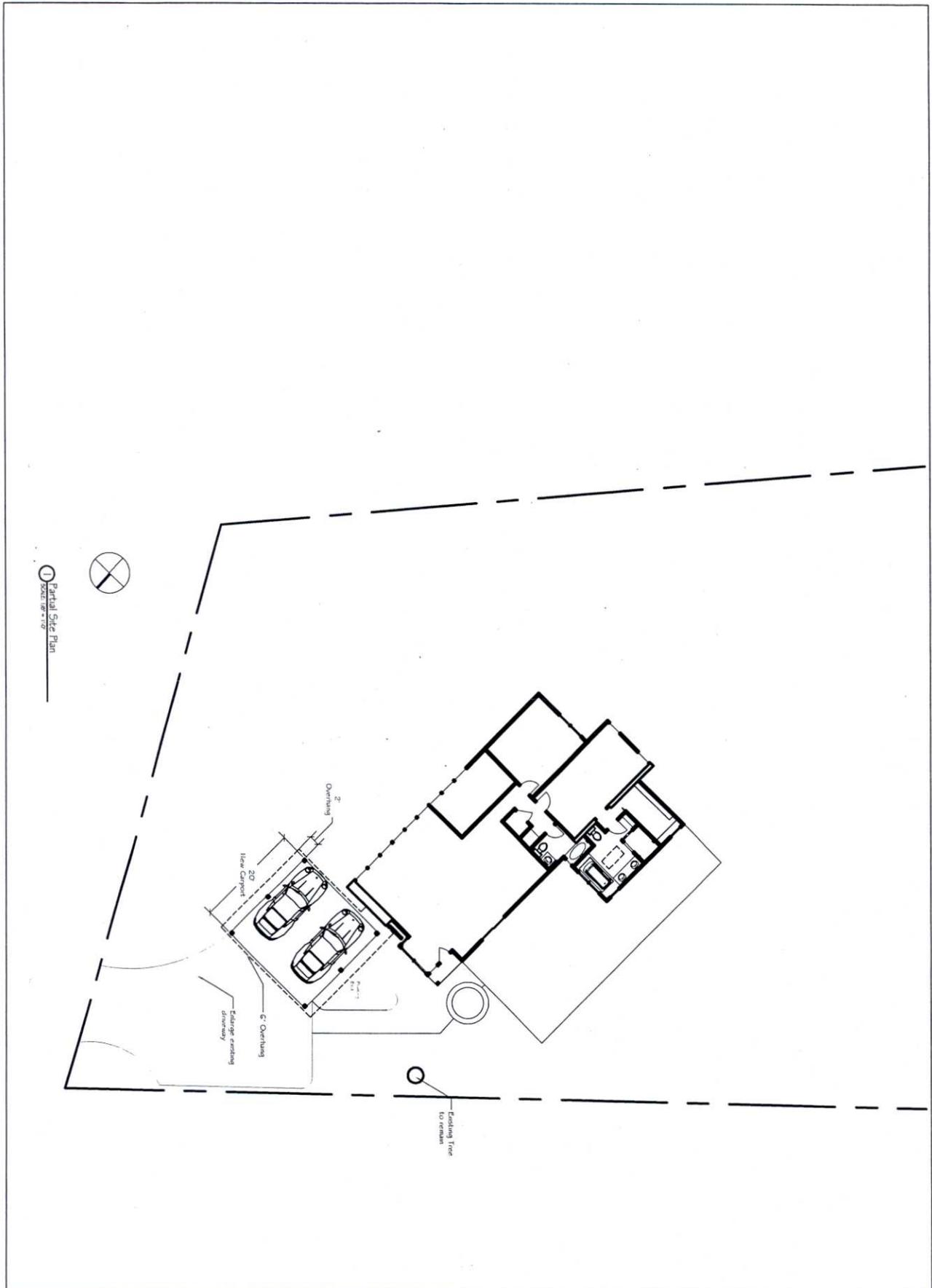
PROPOSED DEVELOPMENT CONDITIONS**SP 2011-MV-060****September 7, 2011**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-MV-060 located at Tax Map 93-3 ((3)) 96 to permit a 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. This special permit is approved for the location and size of the carport (approximately 430 square feet), as shown on the plat prepared by Dominion Surveys Inc., dated March 4, 2011, revised and resealed May 28, 2011 by Christine A. Leonard, as submitted with this application and is not transferable to other land.
2. The carport shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
3. The portion of the existing driveway beyond the front edge of the carport shall be removed as shown on Attachment 2 to these conditions. The area shall be scarified and planted with grass and/or other vegetation.

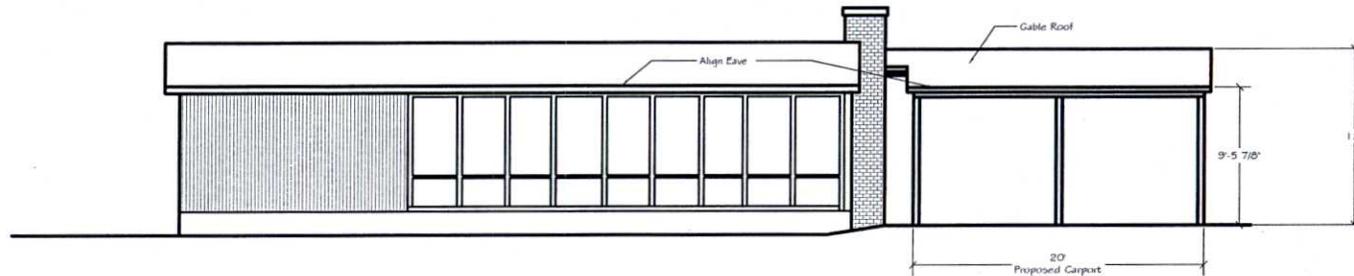
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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 the construction has commenced and been diligently pursued. 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.

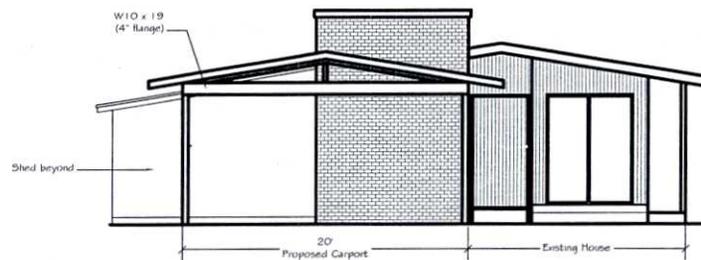


Partial Site Plan

<p>PROJECT</p> <p>Thompson Residence 4109 Popkins Lane Alexandria, Virginia 22307</p>	<p>CRAFTED ARCHITECTURE LLC</p> <p>Christine A. Kelly, AIA 2109 Popkins Lane Alexandria, Virginia 22307 ph 703-768-7371 fax 703-768-8444 e-mail christine@craftedarchitecture.com</p>
<p>Drawing Partial Site Plan</p> <p>Submission for final design review</p> <p>Date March 5, 2011</p> <p>Sheet No. A1</p>	



1 East Elevation
SCALE: 1/4" = 1'-0"



2 North Elevation
SCALE: 1/4" = 1'-0"

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA
2109 Popkins Lane Alexandria, Virginia 22307
ph 703-768-7371 fax 703-768-8444
e-mail christine@craftedarchitecture.com

PROJECT

Thomason Residence
2105 Popkins Lane
Alexandria, Virginia 22307

Drawing
Exterior Elevations

Submission
For DRC Design Review

Date
February 9, 2011

Sheet No. **A3**

Application No.(s): SP 2011-MV-060
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3/24/11
 (enter date affidavit is notarized)

I, Christine A. Kelly, 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 111593

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)
Michael F. Thomasson	2105 Popkins Lane Alexandria, Virginia 22307	OWNER/APPLICANT
Constance Z. Thomasson	2105 Popkins Lane Alexandria, VA 22307	OWNER/APPLICANT
CHRISTINE A. KELLY CRAFTED ARCHITECTURE, LLC	2109 Popkins Lane Alexandria, VA 22307	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-MV-060
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____ 11/5/13
(enter date affidavit is notarized)

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.)

CHRISTINE A. KELLY, CRAFTED ARCHITECTURE, LLC
CORPORATION INFORMATION **SOLE PROPRIETOR**

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

2109 Popkins Lane
Alexandria, VA 22307

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)

Christine A. Kelly

(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-MV-060
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

111593

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 N/A

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

N/A

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

N/A

(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-MV-060
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

111593

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-MV-060
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____ 111593
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent
Christine A Kelly
Christine A. Kelly (authorized agent)
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4 day of APRIL 2011, in the State/Comm. of VIRGINIA, County/City of FAIRFAX

My commission expires: JULY 31, 2013

Sharon E. Johnson


RECEIVED
Department of Planning & Zoning

JUN 03 2011

Zoning Evaluation Division

Statement of Justification

Thomasson Residence
2105 Popkins Lane
Alexandria, Virginia 22307

We are requesting a special permit for a front yard setback reduction for the construction of a new attached carport. It will be utilized daily by the owners of the property, Connie and Mike Thomason. The proposed use will not affect the flow of traffic on the street or increase the number of trips made by the Thomassons from their house in Hollin Hills, Alexandria, VA 22307. The existing house at 2105 Popkins Lane contains a principal structure and use that comply with the minimum yard requirements in effect when the house was built. No portion of the existing house is scheduled to be demolished for the construction of the carport. The carport is 400 sq. ft. and the existing house is 1565 sq. ft. The carport is 26% the size of the existing structure and therefore subordinate in purpose, scale use and intent to the principal structure on site. An addition to an accessory structure is not part of the project.

The proposed addition is in scale and character with the existing on-site development in terms of location (it is in line with the existing driveway), height (it does not exceed the height of the existing one story home), bulk and scale of the existing home on the lot. The carport is a combination of wood and steel construction with a sloped, built up gravel roof to match the existing house. The floor material of the carport is exposed concrete. The proposed carport is in harmony with the existing fabric of the neighborhood, off-site uses, structures and the zoning district. The height and scale of the addition match the scale, height and location of the surrounding structures. No trees will be removed for the construction of the carport and all existing vegetation will be retained. The carport does not adversely affect the use or development of neighboring properties with regard to issues such as noise, light, air, safety, erosion and storm water runoff. The size and height of the carport is in scale with the existing house and compliments the overall use and value of the home. Although it is located in the front yard of the property, it is attached to the house and is not a detached accessory structure. The location and design of the carport does not conflict with the existing and anticipated traffic in the neighborhood.

The carport is in the area where the existing driveway is already located which represents a natural location for the addition. In order to attach the addition to the house and provide

ease of ingress and egress, the carport is in the best possible location for the site. Because the house sits in the north corner of the lot, the space for a carport is minimized. The north east side of the existing house is floor to ceiling glazing and would not be an appropriate location for the carport. The north side (where carport is attached) is a solid wall with a brick fireplace – a natural connection for the carport.

Existing landscaping will be utilized to screen the carport from the view of the street. The existing lot has a large, open rear yard that is not affected by the design of the carport. Drainage and parking will be suitable for the site and project. There are no signs associated with the project.

There are no known toxic or hazardous substances or waste on the site. There are no existing storage containers on site. There are no easements, septic fields, or preservation of historic resources on site.

Other than our application for a Special Use Permit from Fairfax County, the proposed addition conforms to all known ordinances, regulations and standards.

All proposed uses are residential.

The amount of disturbed area = 2050 sq. ft.

DRC actions

FEBRUARY 9, 2011 DRC MEETING

DRC Committee: Jennifer Kirby, Paul Trombley, Michael McGill, John Burns, Barbara Ward, Tania Ryan

John Burns was nominated and voted on to be the acting chair of the DRC until June, when his term expires. The DRC is looking for an individual with a design background/architect/landscape architect to fill this position. DRC feels that gender balance is important and thus is seeking a female interested in participating on the committee. Please submit your name and background to John Burns or Jay Pascoe.

Lawhead Residence, 2306 Glasgow Road

Proposal: Addition

Homeowner followed up with the neighbor notification, and the existing plans, submitted in January, were unanimously approved. The DRC will provide homeowner with a sign indicating that addition meets DRC guidelines.

Pearson Residence, 7315 Rebecca Drive

Proposal: 12 ft. addition to existing house presented by architect and homeowner.

Conceptual approval was granted, and architect was asked to return in March with construction details and shingle samples for roof.

Thomasson Residence, 2105 Popkins Lane

Proposal: Carport addition and two sheds—one freestanding shed in the backyard, and one smaller shed attached to the house were presented by architect and homeowner. The carport would require a variance from Fairfax County and the carport would be located in the front of the house. One large shed would be placed at the rear of the house. Final decision by DRC: Not approved as presented.

Bostick Residence, 1819 Drury Lane

(Mike McGill, a neighbor, removed himself from the discussion.)

Proposal: Homeowner/architect asked that we approve replacing existing pillars and adding a basement. Pillars currently sinking and require repairs. Neighbor notification complete. Approval unanimously granted as presented.

MARCH 9, 2011 DRC MEETING

DRC Committee: Barbara Ward, John Burns, Paul Trombley, Mike McGill, Tania Ryan,

Hollin Hills Swimming Pool

Proposal: Small addition on the existing building and the addition of a sink and outdoor refrigerator to facilitate a cleaner, better dining space for members. Water fountain relocated to new location. Unanimous approval granted as presented.

Thomasson Residence, 2105 Popkins Lane

Proposal: Carport addition and two sheds were submitted by architect and homeowner. The larger shed would be attached to the house and would no longer be a "freestanding shed," quieting the side of the house. Smaller shed presented as stated at the February meeting. Carport design resubmitted with a 3 beam column in the front of the house, with an open gabled roof. A motion was made to approve the new design. Project approved with three in agreement and one person not in agreement.

Pearson Residence, 7315 Rebecca Drive

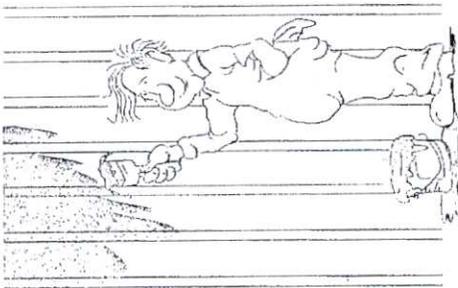
Proposal: Architect returned with samples of the shingles to be used on the February approved addition. Approval granted using either sample.

CIVIC ASSOCIATION OF HOLLIN HILLS • 1600 Paul Spring Rd., Alexandria, VA 22307

Mike & Connie Thomasson
2105 Popkins Ln
Alexandria, VA 22307

APRIL 2011 • CIVIC ASSOCIATION MEETING APRIL 11 [see pg. 1]

Hollin Hills Bulletin



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ZONING ORDINANCE PROVISIONS

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 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.

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 Emergency Management Agency, 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.