



County of Fairfax, Virginia

September 7, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-SU-059

SULLY DISTRICT

APPLICANT: Larry B. Atkinson, Trustee
under The Atkinson Family Trust

OWNERS: Larry B. Atkinson, Trustee
under the Atkinson Family Trust

Lillian S. Atkinson, Trustee
under the Atkinson Family Trust

SUBDIVISION: Poplar Tree Estates

STREET ADDRESS: 4612 Granite Rock Court

TAX MAP REFERENCE: 55-1 ((9)) 596

LOT SIZE: 11,188 square feet

ZONING DISTRICT: PDH-2 and WS

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of an addition 6.6 feet from the side lot line such that side yards total 13.9 feet.

STAFF RECOMMENDATION: Staff recommends approval of SP 2011-SU-059 subject to 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:\dhedr\Special Permits\9-14) SP 2011-SU-059 Atkinson (50)\SP 2011-SU-059 Atkinson 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.

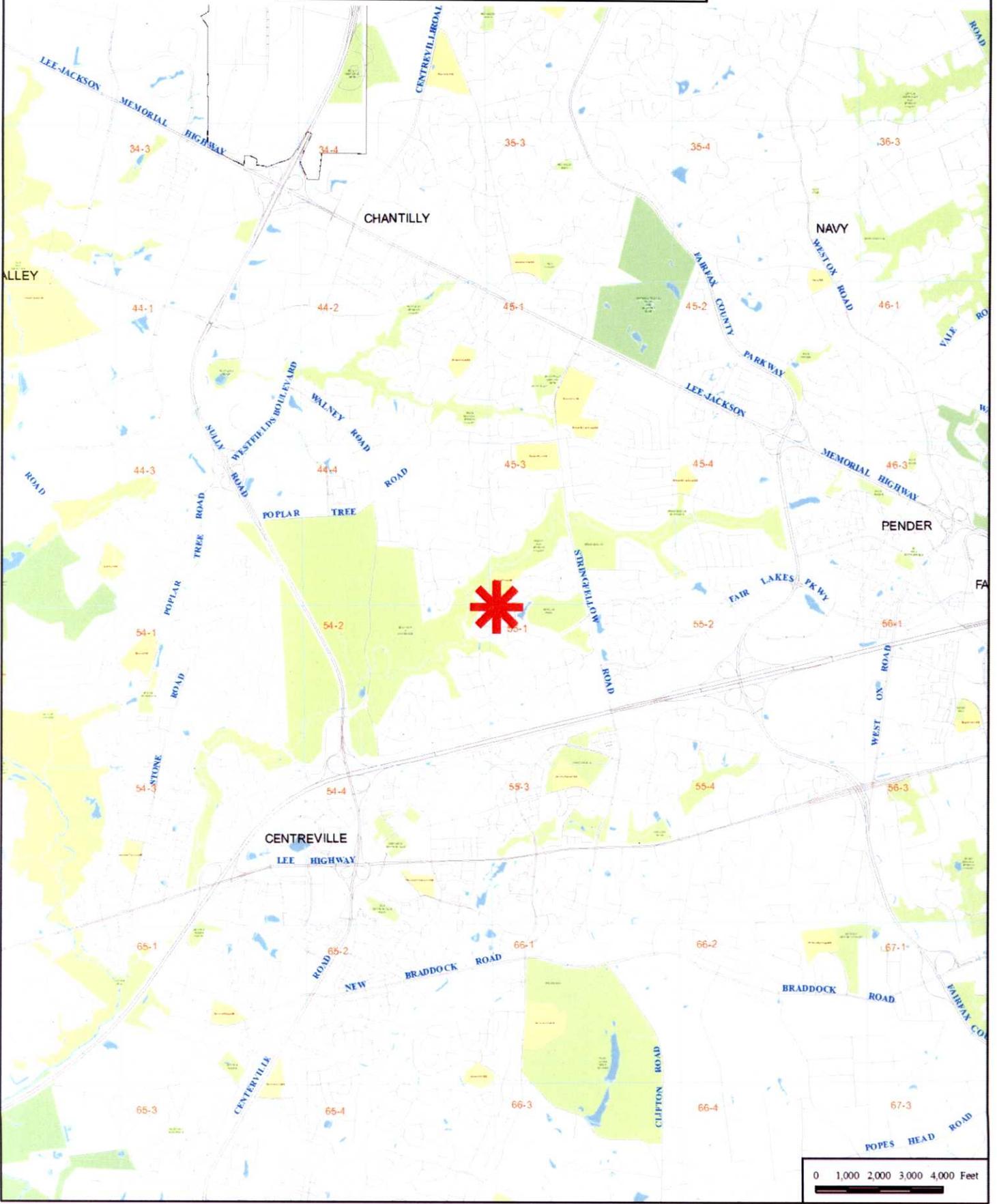
The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

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.**



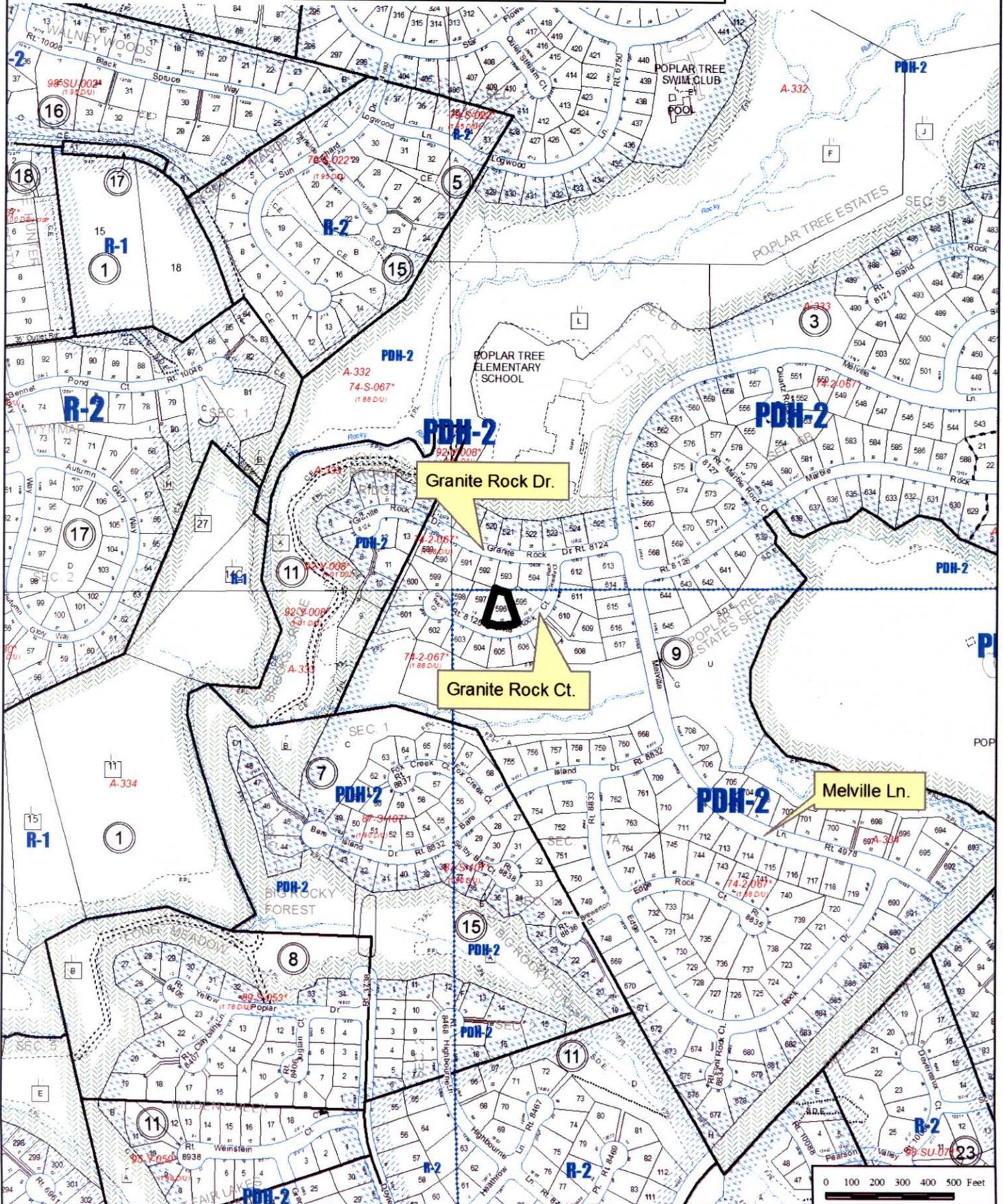
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2011-SU-059
LARRY B ATKINSON, TRUSTEE



0 1,000 2,000 3,000 4,000 Feet

Special Permit
SP 2011-SU-059
LARRY B ATKINSON, TRUSTEE



Granite Rock Dr.

Granite Rock Ct.

Melville Ln.



AREA TABULATION

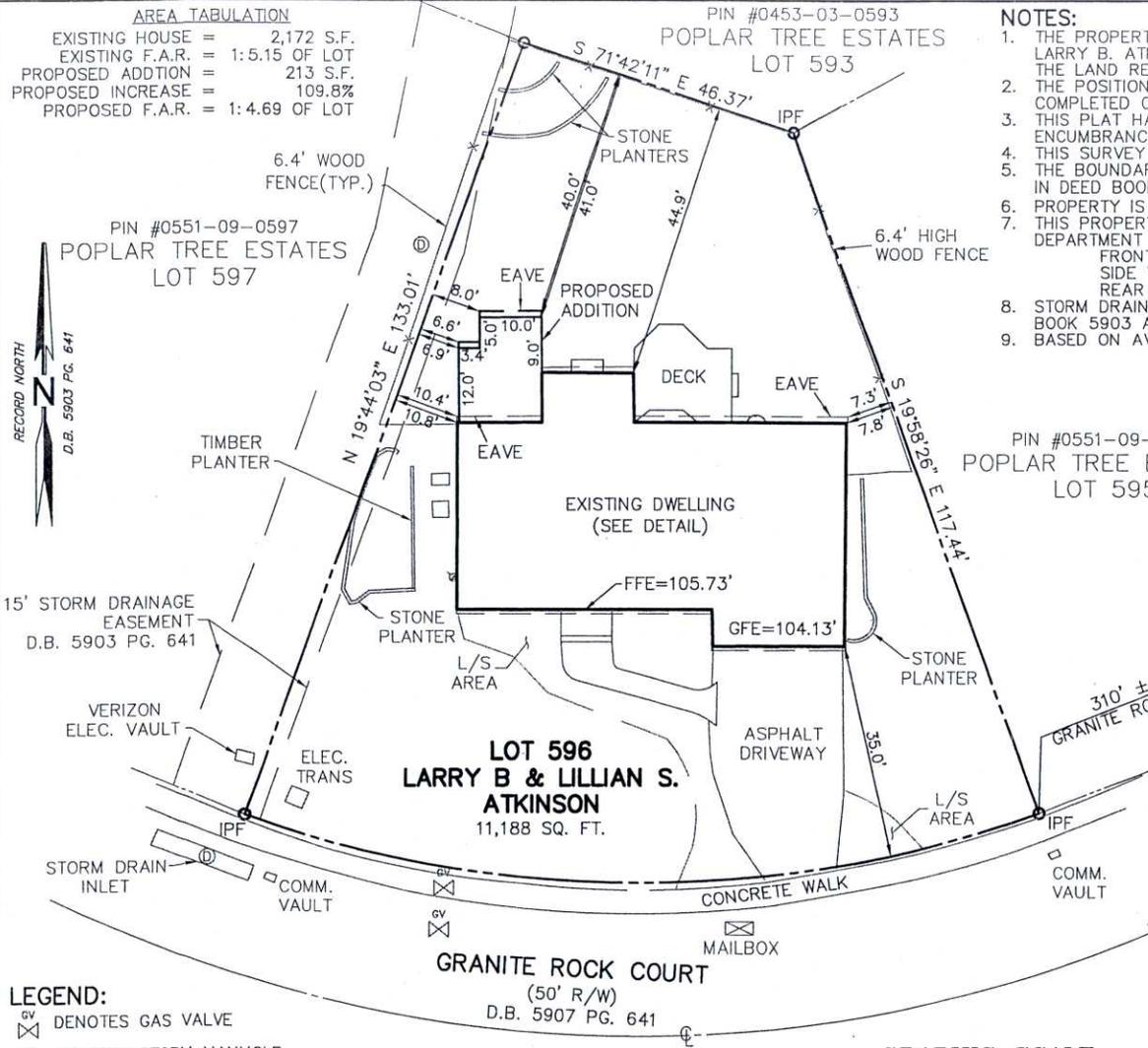
EXISTING HOUSE = 2,172 S.F.
 EXISTING F.A.R. = 1:5.15 OF LOT
 PROPOSED ADDITION = 213 S.F.
 PROPOSED INCREASE = 109.8%
 PROPOSED F.A.R. = 1:4.69 OF LOT

PIN #0453-03-0593

POPLAR TREE ESTATES
 LOT 593

NOTES:

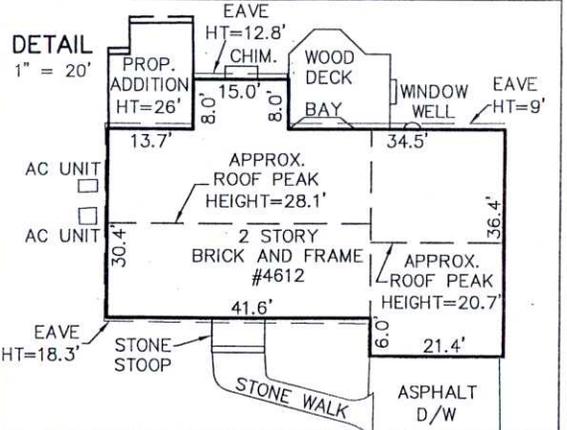
1. THE PROPERTY HEREON IS SHOWN ON ASSESSMENT MAP #0551-09-0596 AND IS CURRENTLY OWNED BY LARRY B. ATKINSON AND LILLIAN S. ATKINSON AS RECORDED IN DEED BOOK 14561 AT PAGE 1266 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE POSITIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN ESTABLISHED BY A CURRENT FIELD SURVEY COMPLETED ON APRIL 20, 2011.
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION.
5. THE BOUNDARY AND EASEMENT INFORMATION IS SHOWN WAS TAKEN FROM PLAT OF RECORD, RECORDED IN DEED BOOK 5903 AT PAGE 641 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. PROPERTY IS ZONED PDH-2 (RESIDENTIAL 2 DU/AC).
7. THIS PROPERTY IS GOVERNED UNDER R-2 CLUSTER FOR THE NEW ADDITION PER FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING.
 FRONT YARD: 25 FEET
 SIDE YARD: 8 FEET, BUT A TOTAL MINIMUM OF 24 FEET
 REAR YARD: 25 FEET
8. STORM DRAINAGE EASEMENT SHOWN HEREON WAS TAKEN FROM SUBDIVISION PLAT OF RECORD IN DEED BOOK 5903 AT PAGE 641, NO OTHER MAJOR UTILITY EASEMENTS ARE SHOWN THEREON.
9. BASED ON AVAILABLE RECORDS THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.



PIN #0551-09-0595
 POPLAR TREE ESTATES
 LOT 595



REVISED: 6-17-11



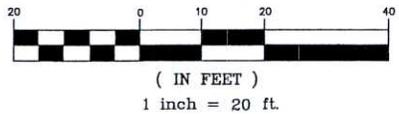
HOUSE LOCATION SURVEY
 LOT 596
 SECTION 6A
 POPLAR TREE ESTATES

SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 20' DATE: APRIL 28, 2011
 PHR+A FILE #: 03071-AA-1

- LEGEND:**
- ⊗ DENOTES GAS VALVE
 - ⊙ DENOTES STORM MANHOLE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	131.68'	190.00'	68.61'	39°42'32"	S89°52'52"W	129.06'

GRAPHIC SCALE



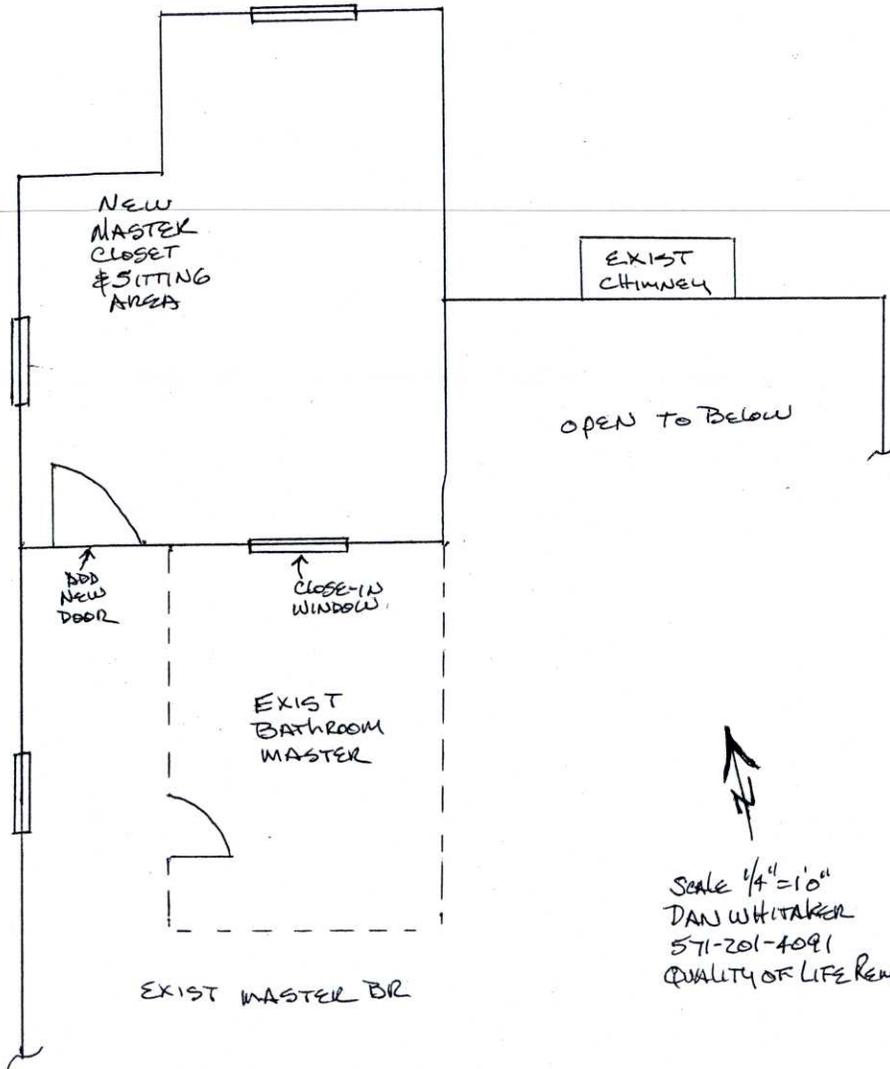
Patton Harris Rust & Associates
 Engineers. Surveyors. Planners. Landscape Architects.



208 Church Street SE
 Leesburg, VA 20175
 T 703.777.3616
 F 703.777.3725

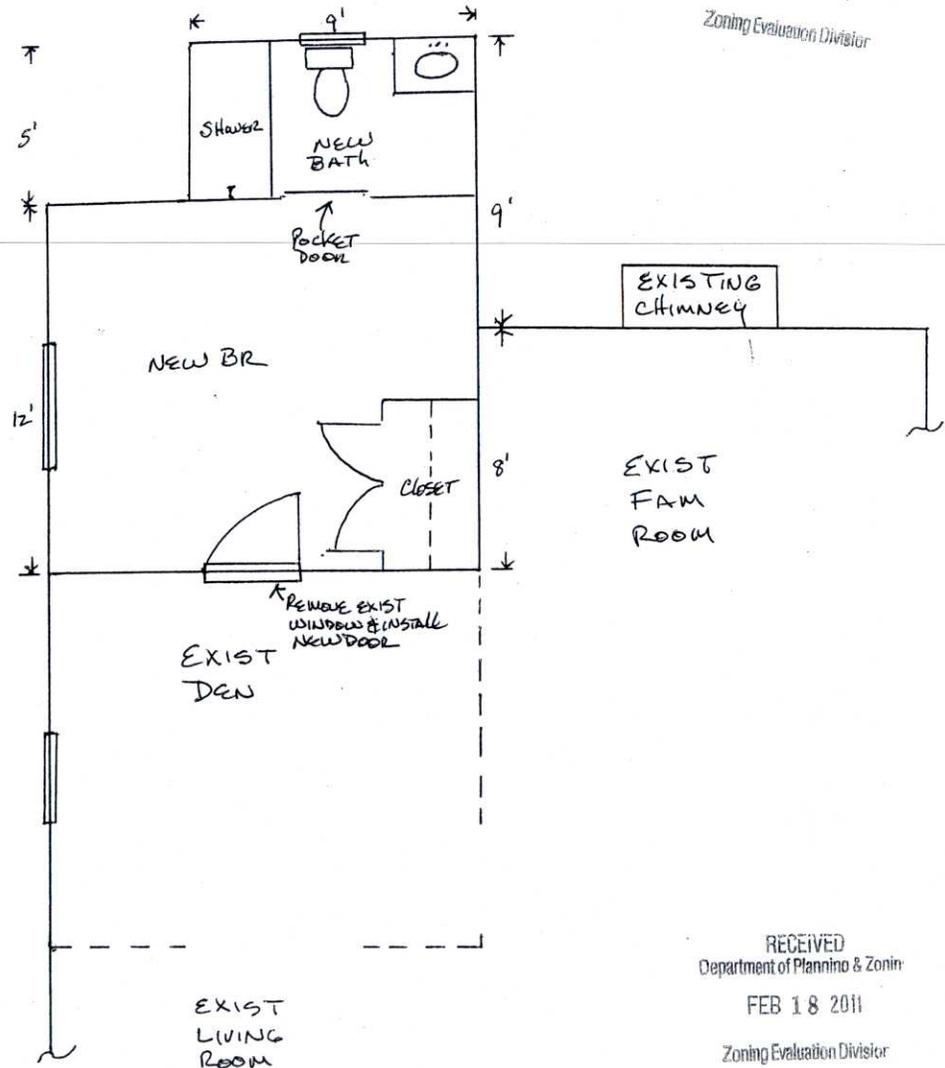
DESIGNER: DAN WHITAKER, CONTRACTOR
 4104 GUMWOOD CT
 CHANTILLY VA 20151
 571-201-4091

RECEIVED
 Department of Planning & Zoning
 FEB 18 2011
 Zoning Evaluation Division



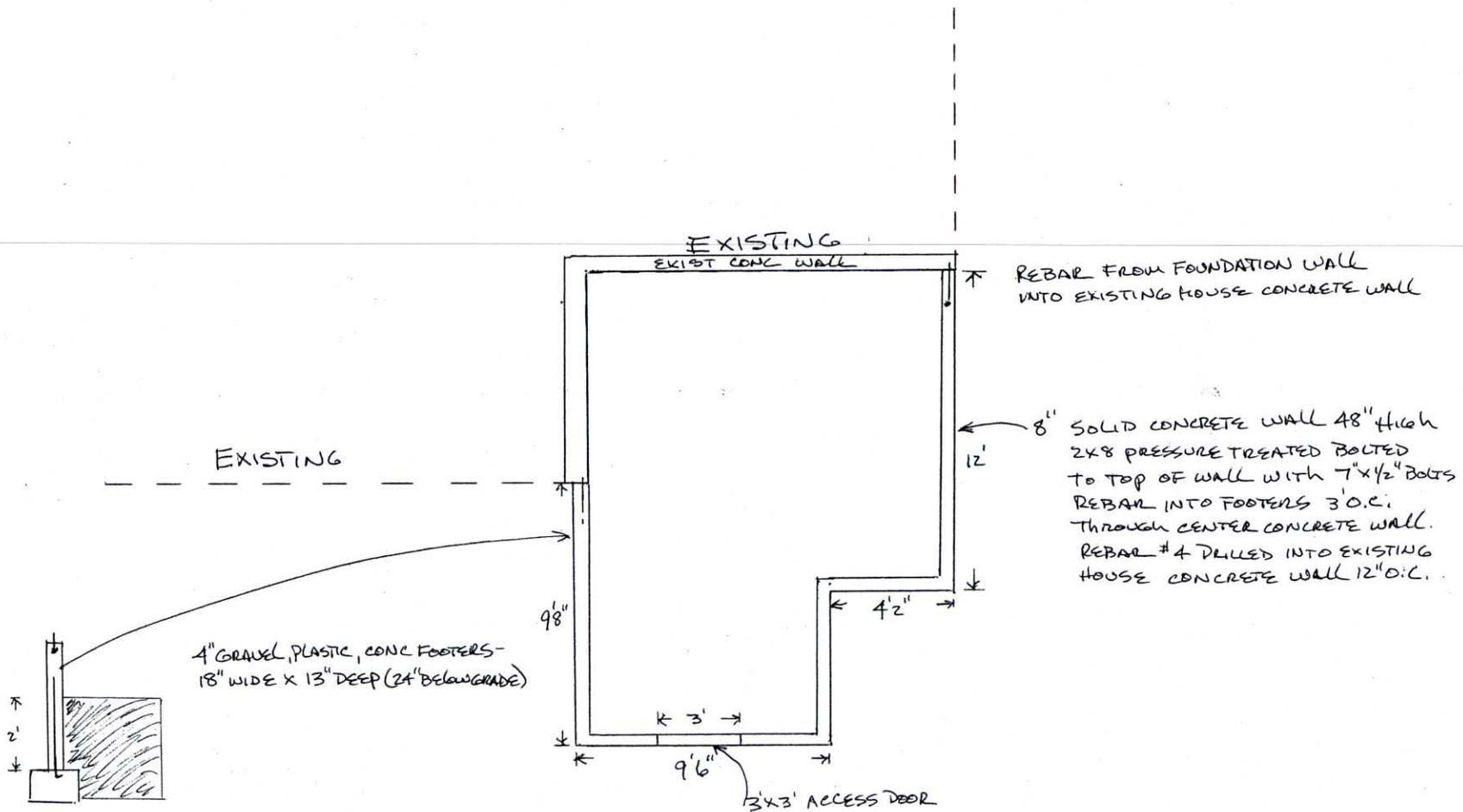
Second floor

Scale 1/4" = 1'0"
 DAN WHITAKER
 571-201-4091
 QUALITY OF LIFE REMOD.



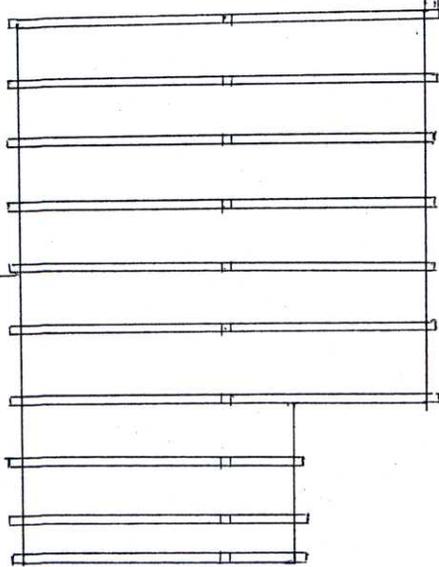
FIRST FLOOR

RECEIVED
 Department of Planning & Zoning
 FEB 18 2011
 Zoning Evaluation Division



FOUNDATION PLAN
SCALE 1/4" = 1'0"

TRUSSES 24" O.C. PRE-ENGINEERED
 6/12 PITCH. 1/2" ROOFING PLYWOOD W/ 15#
 FELT & MATCHING SHINGLES. 2x4 TRUSS
 BRACING & R30 INSUL.
 EXISTING HOUSE

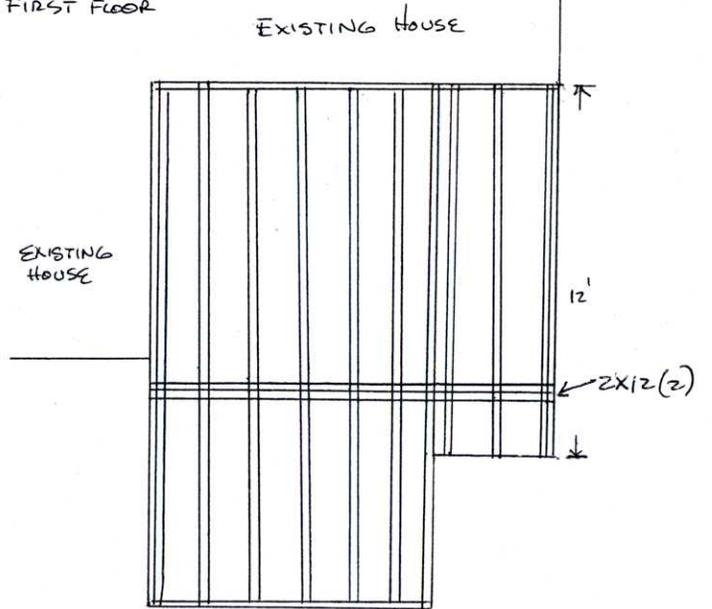


ROOF FRAMING

1/2" WALL BOARD FOR INTERIOR SPACE, WALLS
 & CEILING. DW SCREWS, TAPE, SPACKLE, BASEBOARD.
 2x4 FRAMING WALLS @ 16" O.C.
 1/2" PLYWOOD ON WALL EXTERIORS COVERED
 WITH TYVEK ON OUTER LAYER W/ R-13 WALL INSUL.

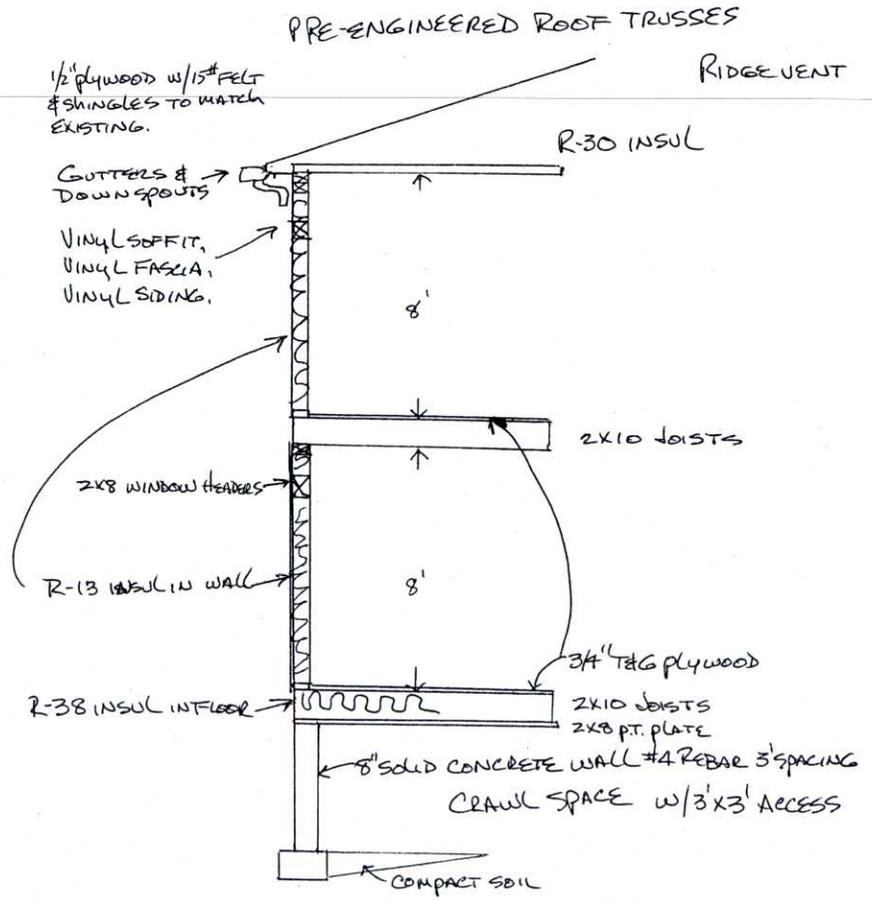
TONGUE & GROOVE 3/4" PLYWOOD
 OVER ENTIRE SUBFLOOR GLUED
 & SCREWED W/ R-38 INSUL,
 UNDER FIRST FLOOR

BACK ADDITION
 13'9" X 19'

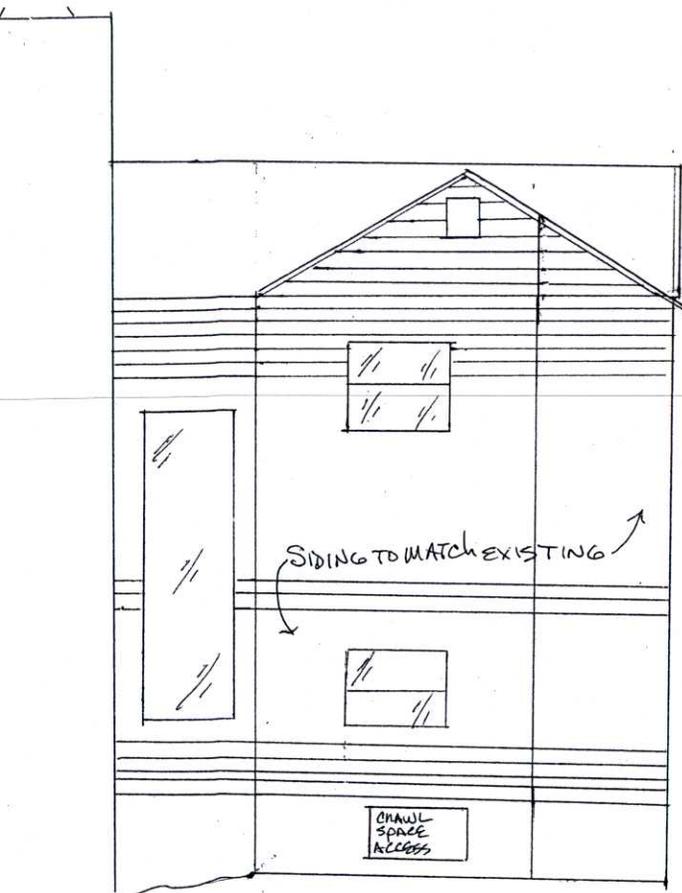


2x10 JOISTS @ 16" O.C.

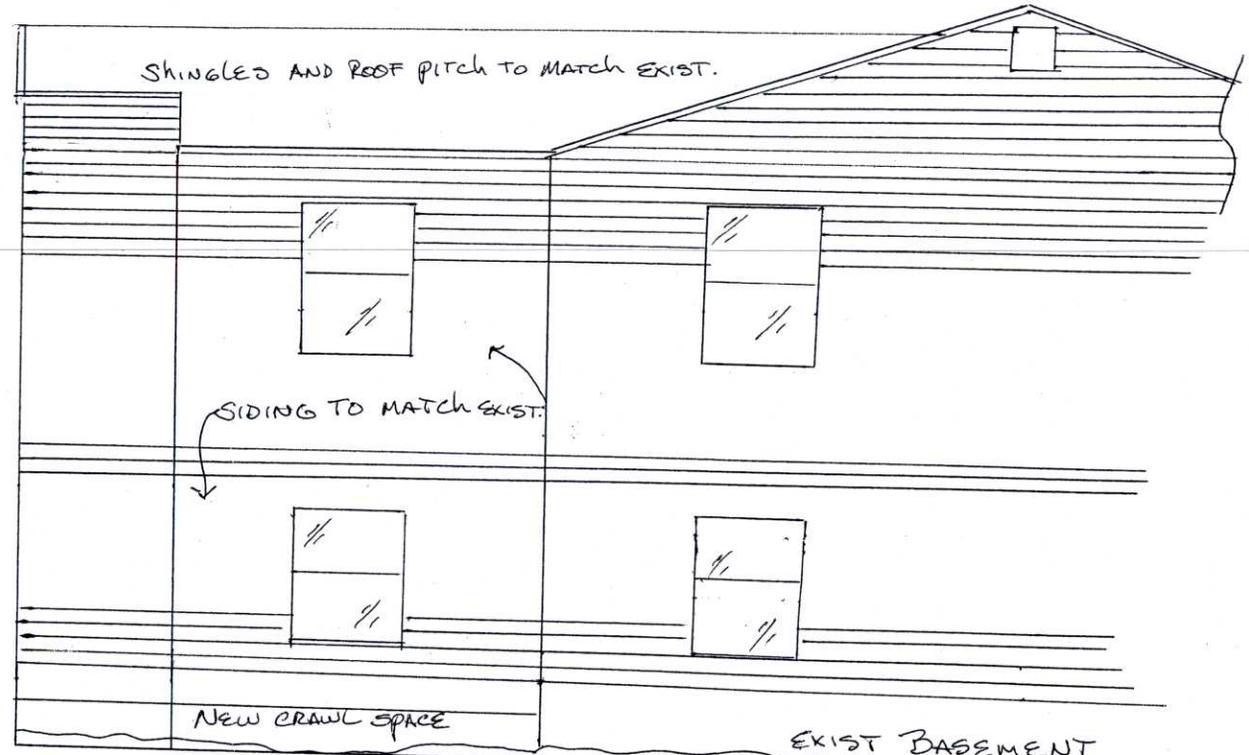
FIRST FLOOR FRAMING



WALL SECTION VIEW (TYP)



NORTH SIDE ELEVATION



WEST SIDE ELEVATION

Scale 1/4" = 1'-0"

pics 642 to 652 from the right front side of the property 360 degree CCW
pics 653 to 663 from the left front side of the property 360 degree CCW
664 Dominion Transformer
665 - 666 left side of house, addition side.
667 adjacent property on the left 4612 Grannite Ct
668 Addition side
669 View from left of the house accross to 4617 Grannite
670 View from left of the house accross to 4621 granite
671 View from left to adjacent house on 4616 granite
672 back of house at proposed addition
673 view of back of the house
674 back of house at proposed addition
675 back of the house
676 View from right back of property towards the granite Ct, showing existing
6ft setback
677 - 678 back of house
679 right side of property
680 - 681 back of property
682 back side of houes opposite proposed addition
683 left side of property
684 - 685 corner of house at proposed addition
686 side of house at addition
687 - 688 corner of house at proposed addition
689 Left Back corner of yard
690 View of side property on 4616 Granite Ct
691 - 692 View from right back side of property
693 - 694 View from right side of house to the back
696 View of back of the house to the left of the proposed addtion
697 View of side of the house, proposed addition is at the left

RECEIVED
Department of Planning & Zoning
MAY 12 2011
Zoning Evaluation Division

698 View from Granite Rock Ct

699 Int of Grannite Ct and Granite Rock Dr

700 View down on Granite Rock Ct

643



645

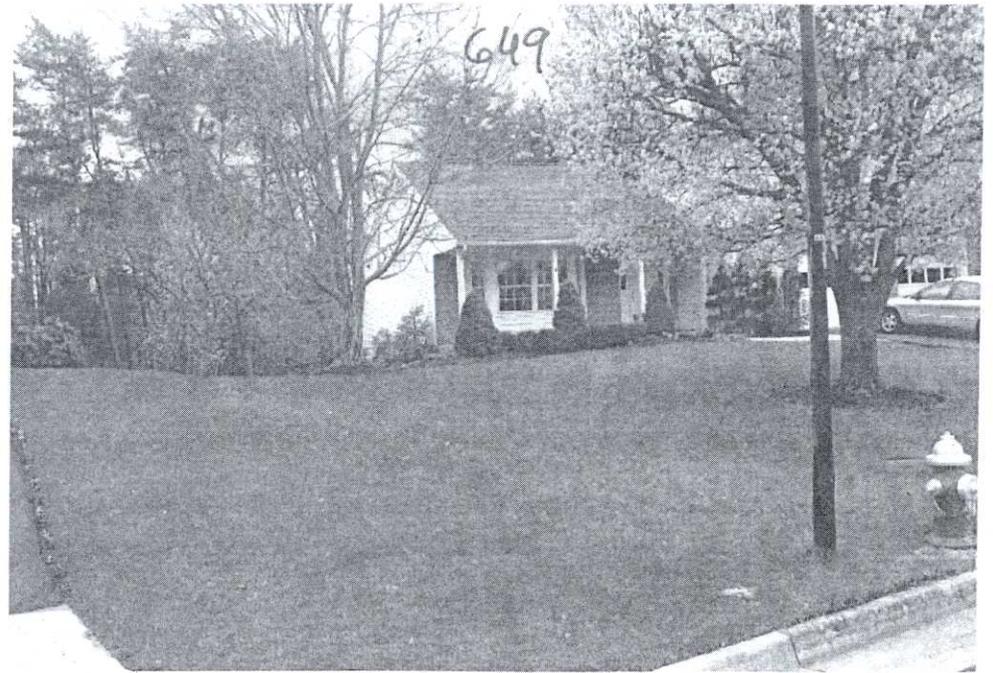


642



644

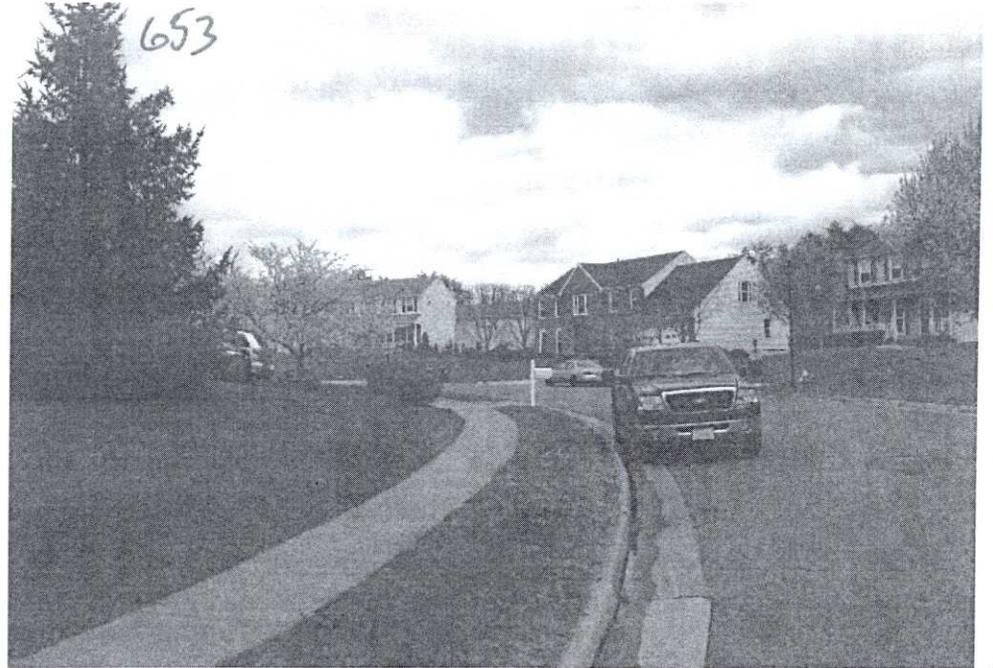




651



653



LOOKING UP THE ROAD TOWARDS GRANITE
Rock AV

650



ACROSS

652



655

VIEW FROM LEFT 4612 Granite Rock Ct



657

4613 G. Rock



658



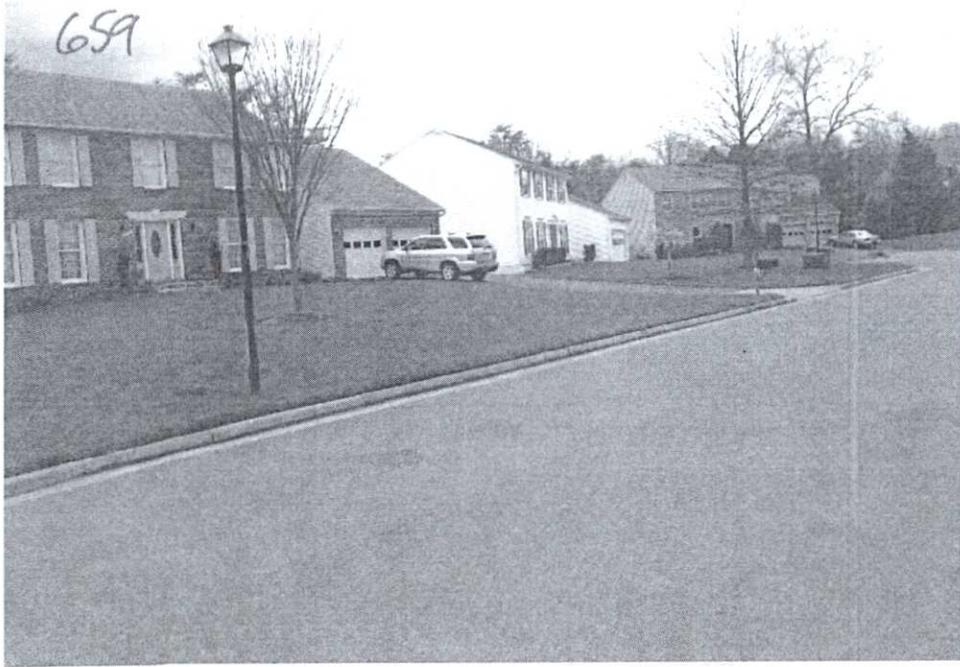
VIEW FROM LEFT

656

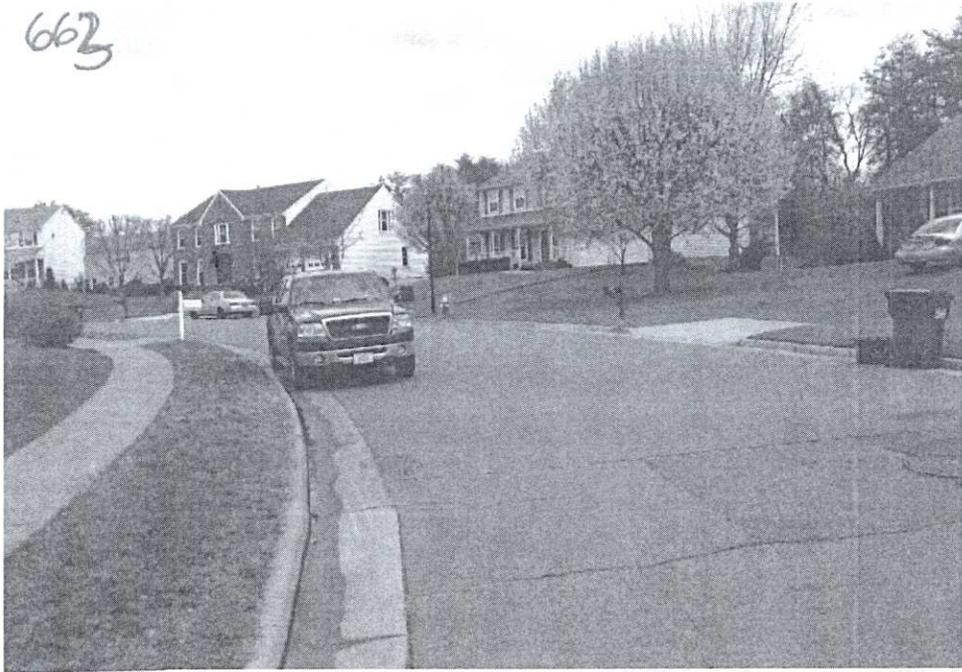


VIEW ACROSS

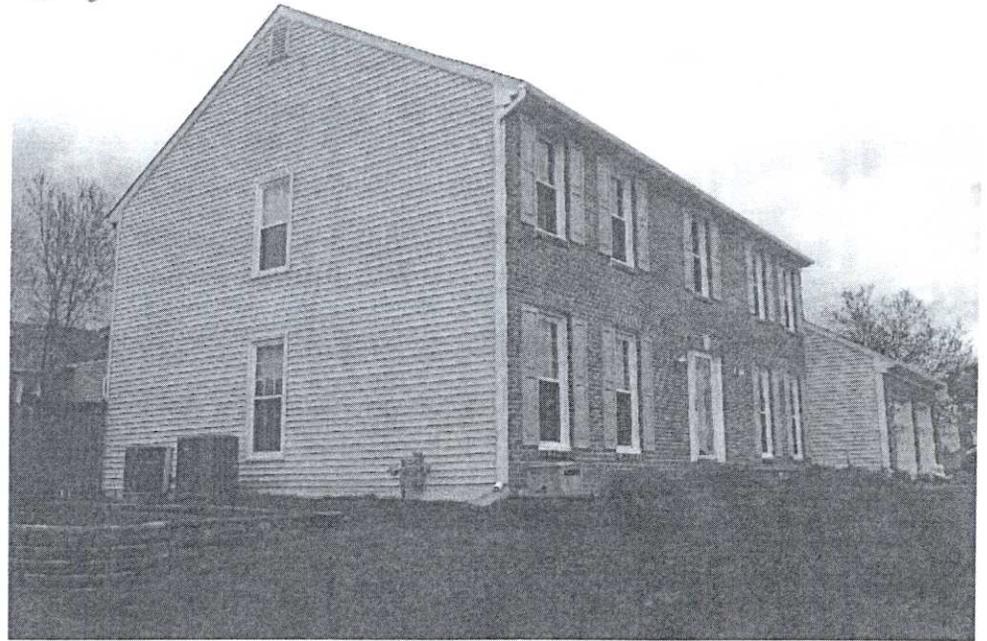
4613 G. Rock



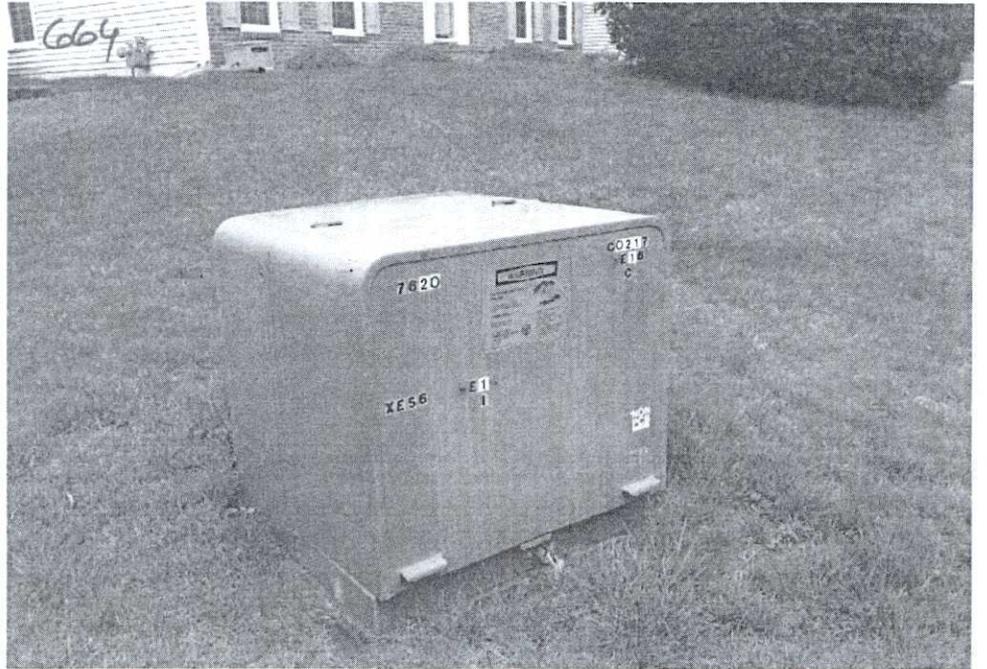
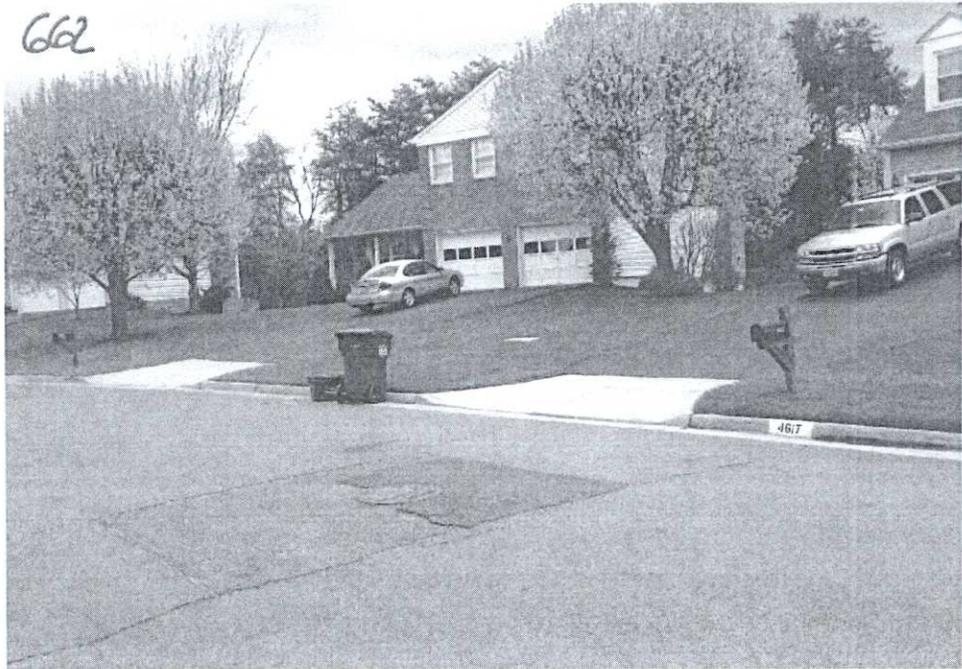
663



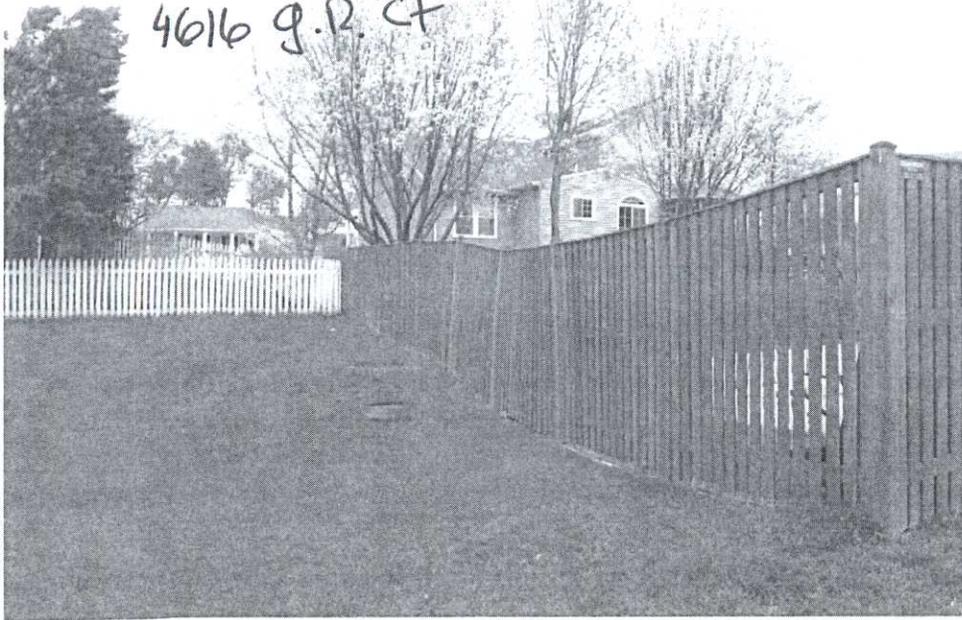
665



662



667 PROPERTY TO THE LEFT
4616 G.R. CT

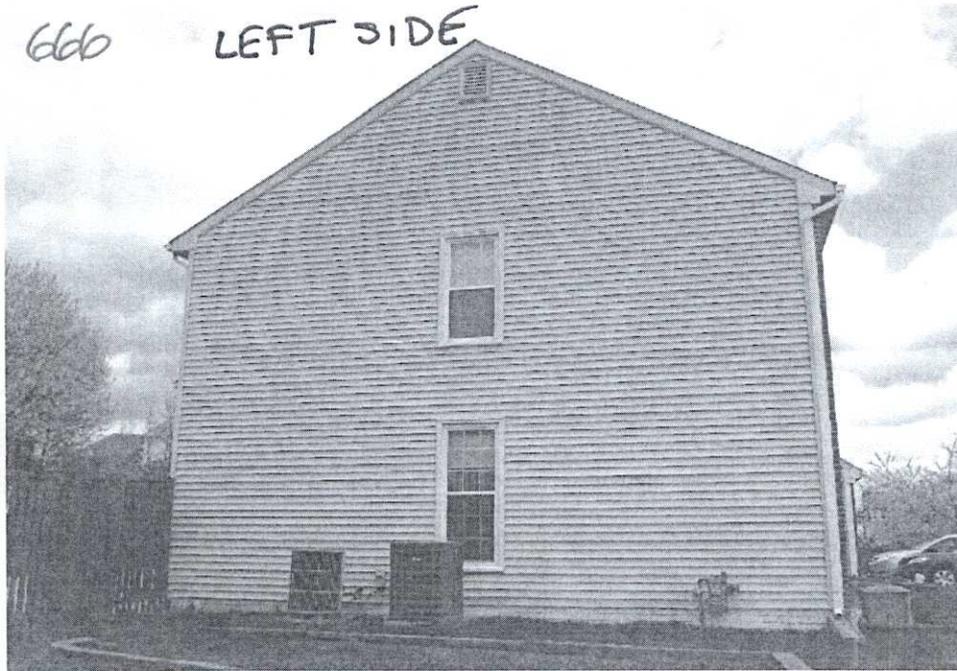


VIEW FROM REAR LEFT SIDE TO THE STREET

669



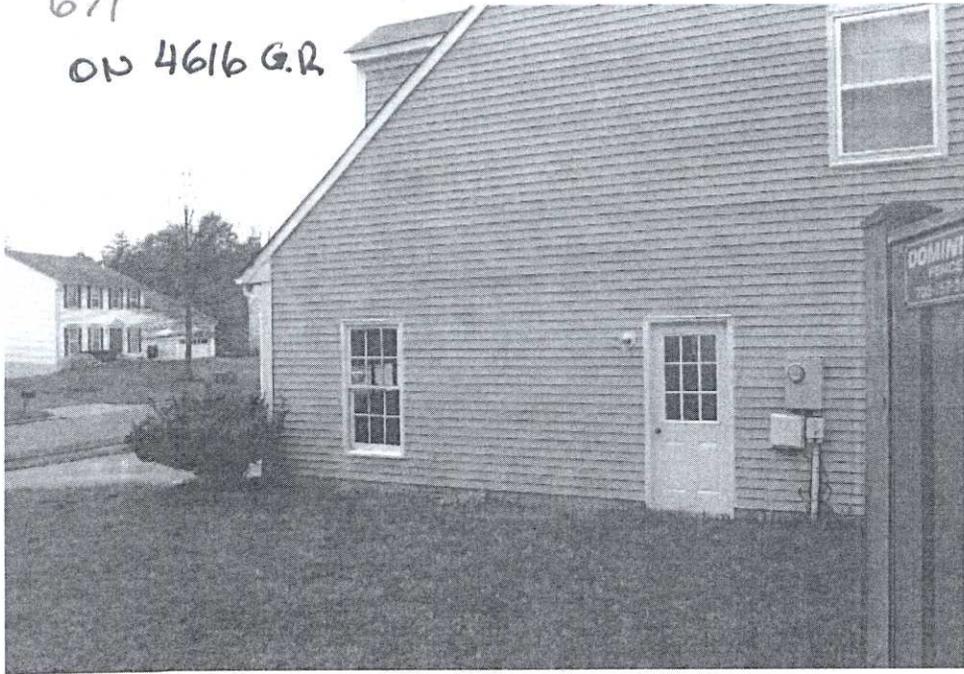
666 LEFT SIDE



668 PROPOSED ADDITION SIDE

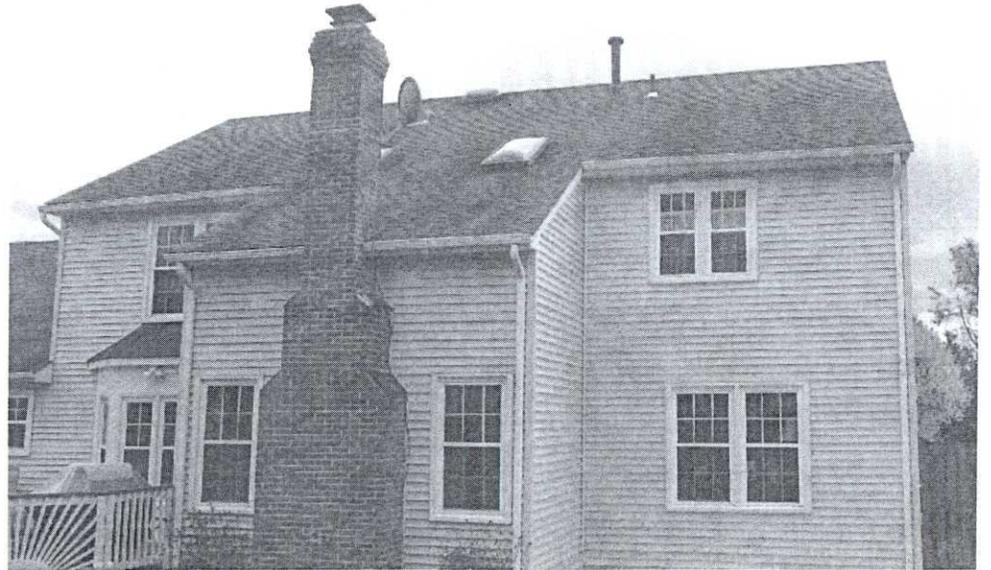


671 VIEW TO LEFT PROPERTY
ON 4616 G.R.



VIEW OF BACK

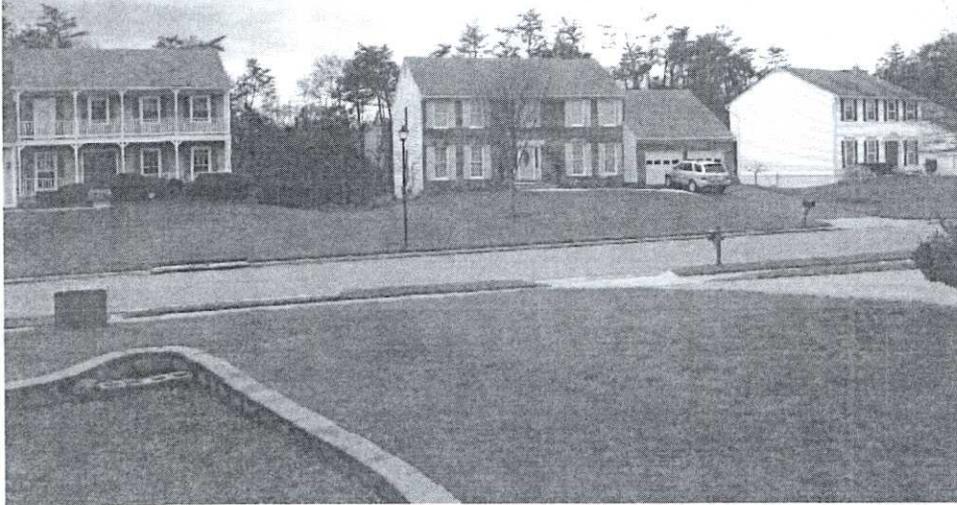
675



670

4613 G.R. CT

4617 G.R. CT



VIEW ACROSS STREET



672

VIEW OF BACK AT PROPOSED
ADDITION

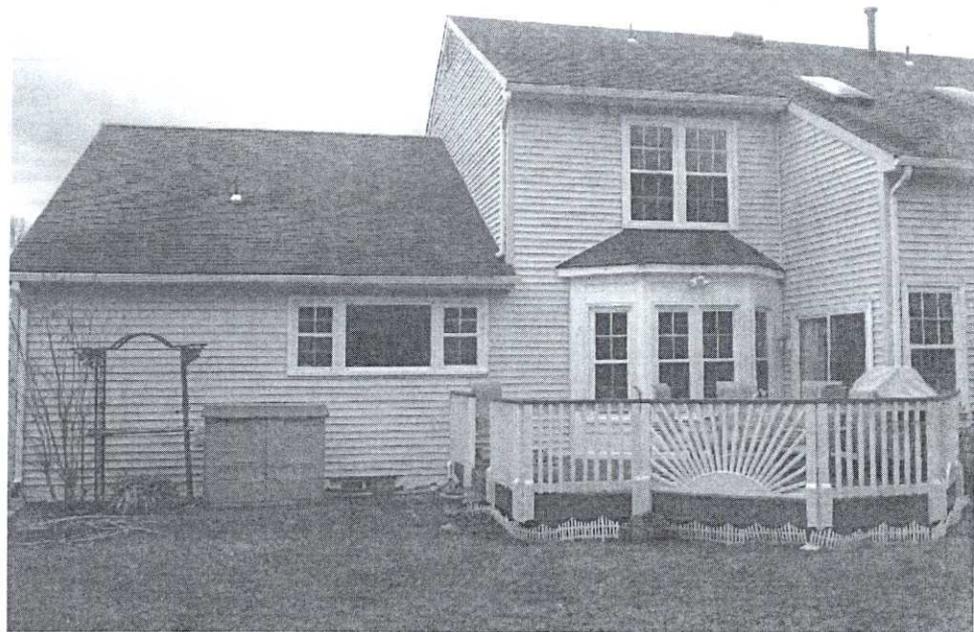
675

B VIEW OF HOUSE



BACK VIEW OF HOUSE

677

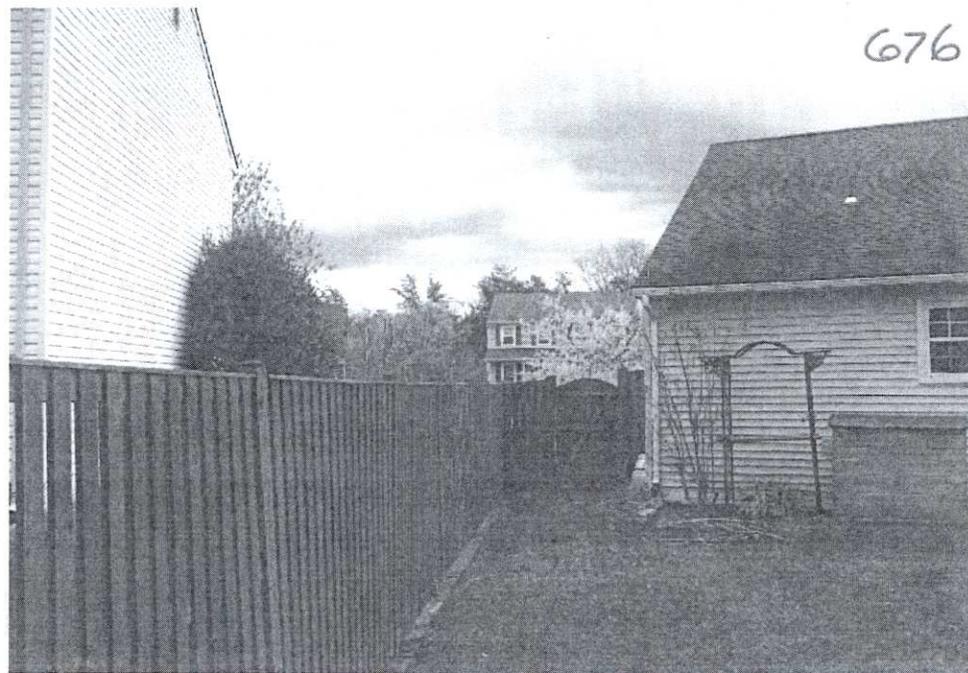


674



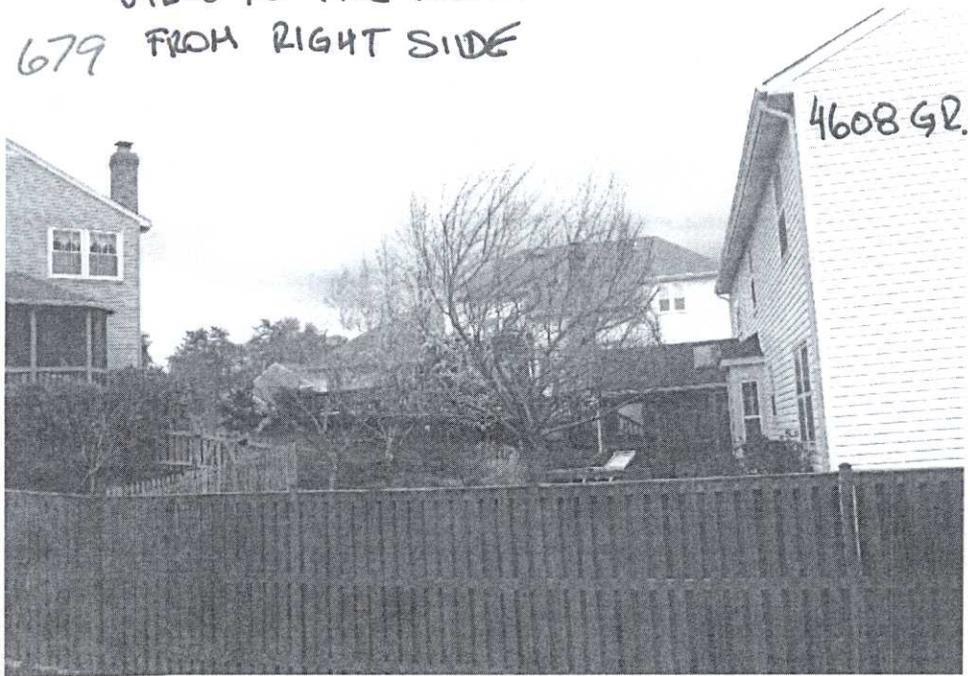
ADDITION SIDE

676



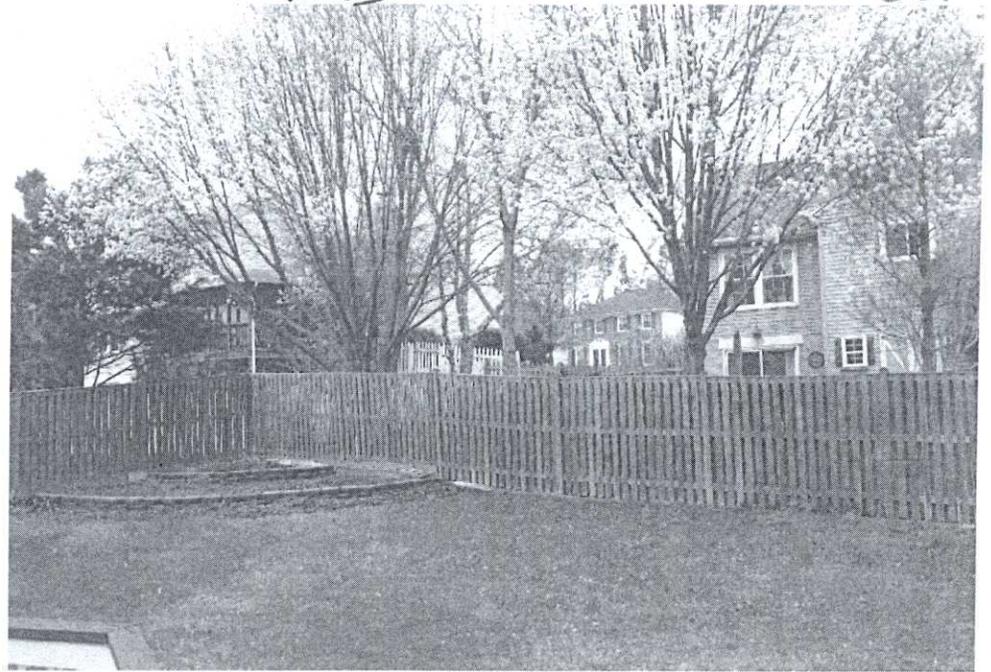
RIGHTSIDE OF PROPERTY

VIEW TO THE RIGHT
679 FROM RIGHT SIDE

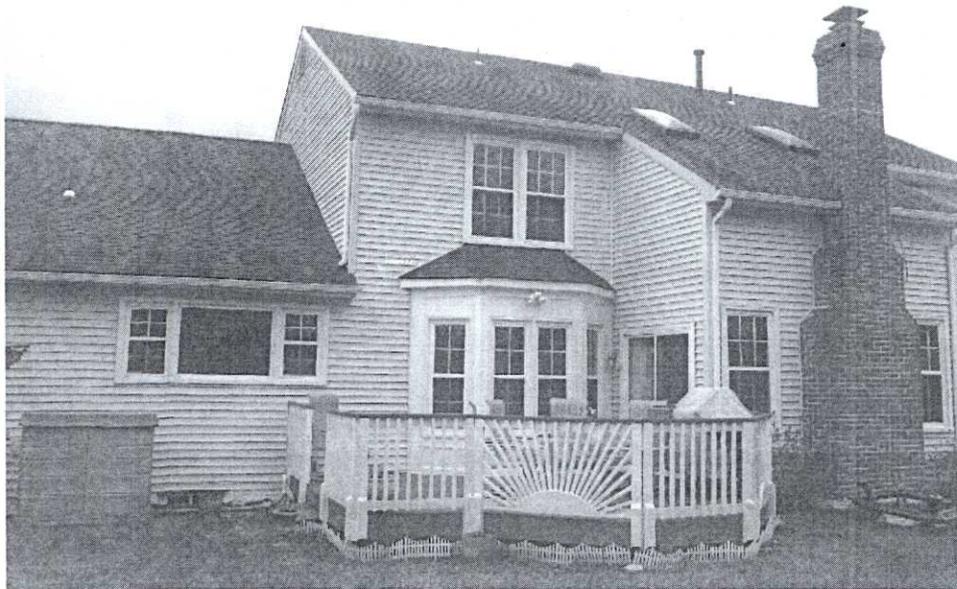


BACK YARD - 1

681

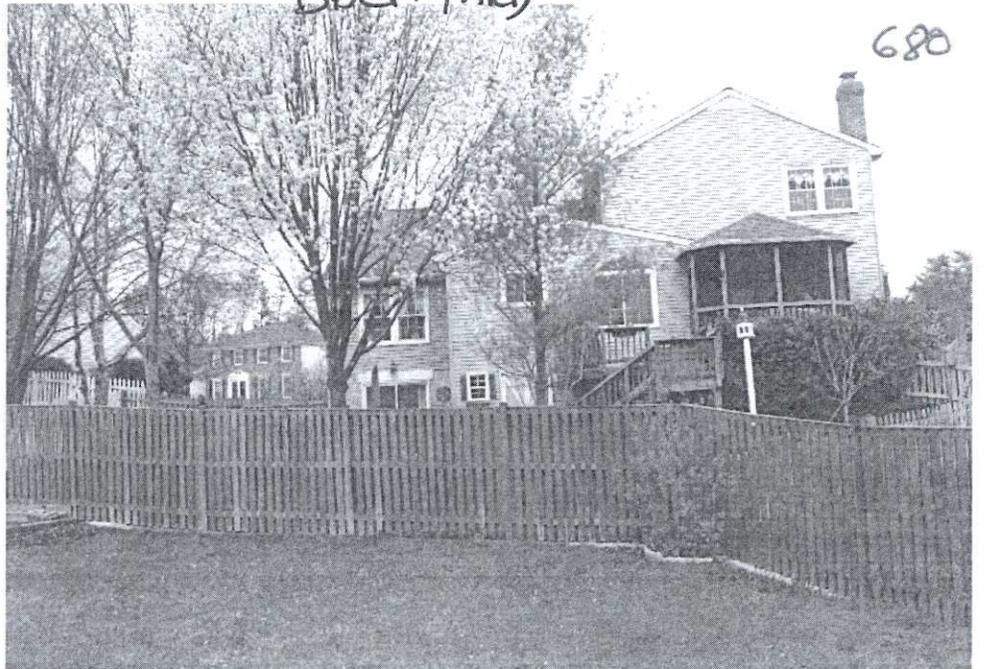


678 BACK OF HOUSE

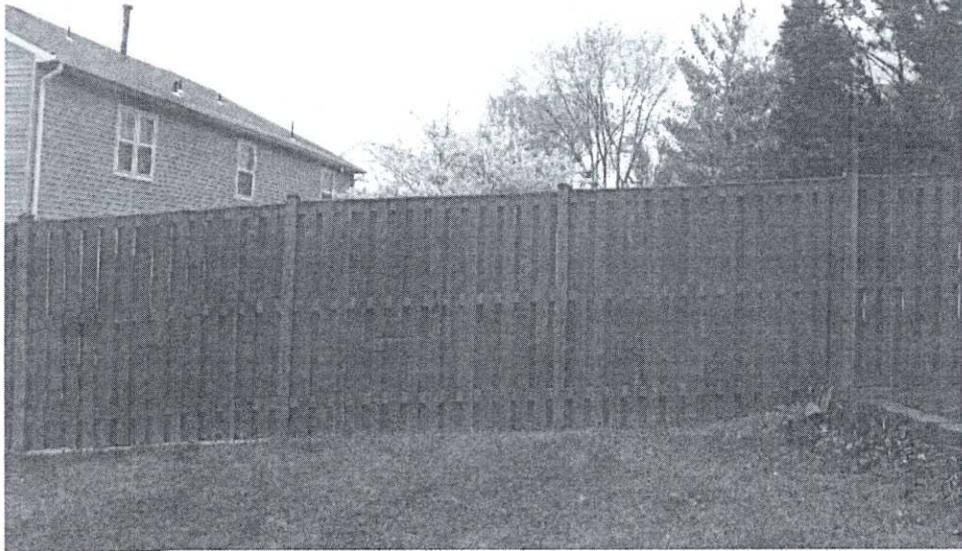


BACK YARD

680



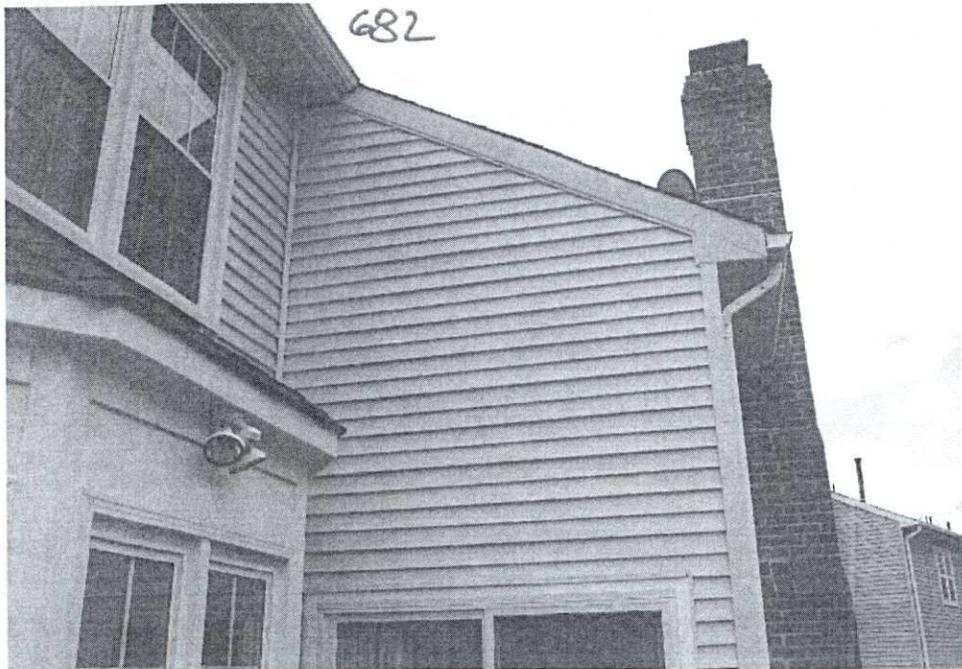
683 VIEW FROM LEFT OF
BACKYARD INTO 4616 G.R. CT



BACK VIEW OF PROPOSED ADDITION
685 LOCATION

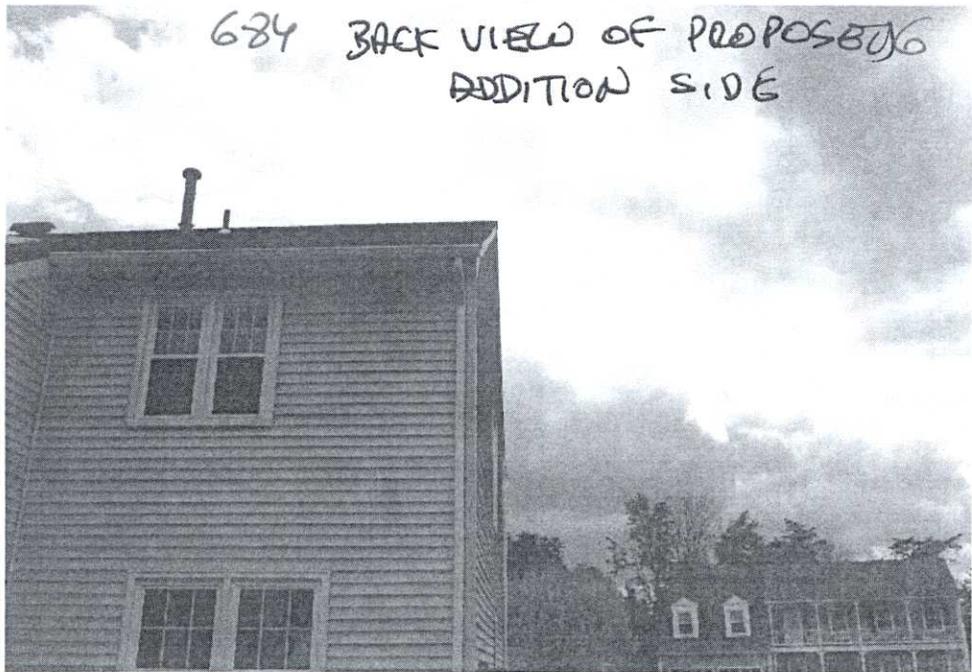


682

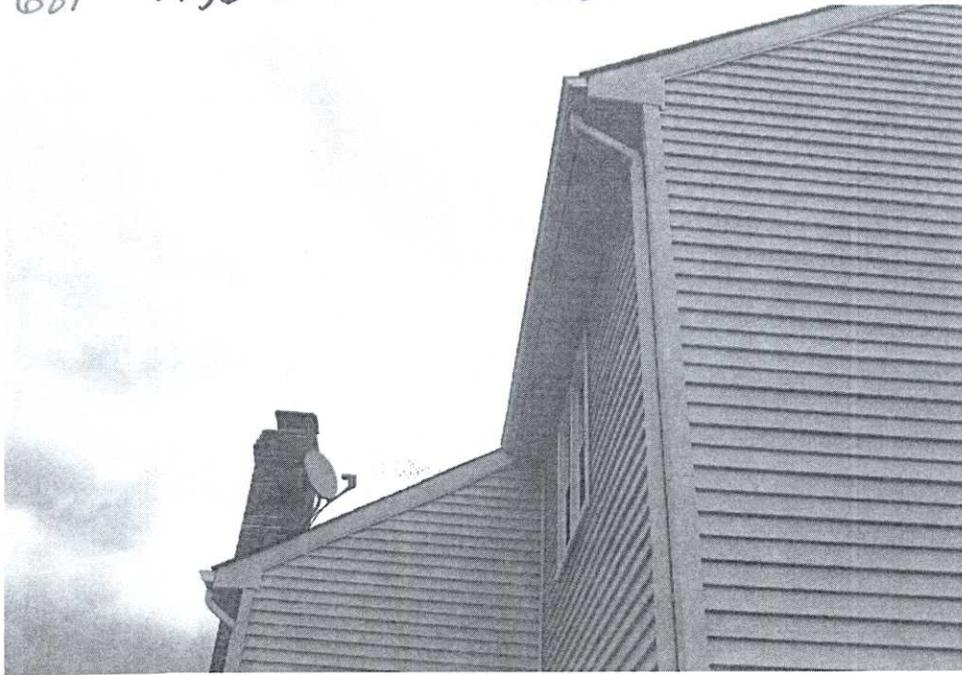


BACK SIDE OF HOUSE OPPOSITE ADDITION

684 BACK VIEW OF PROPOSED
ADDITION SIDE

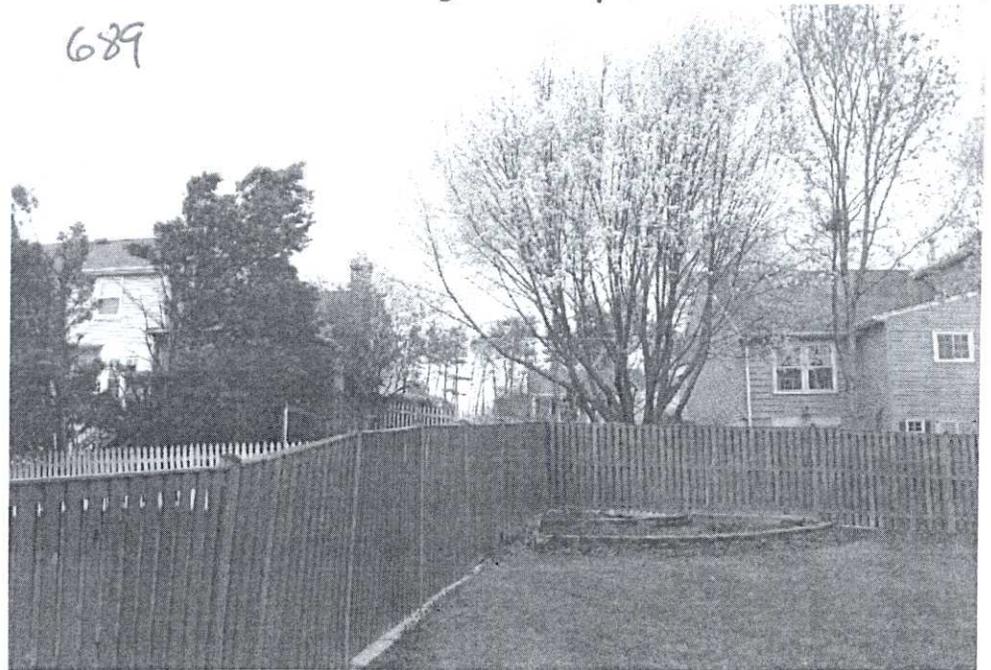


687 SIDE VIEW OF ADDITION

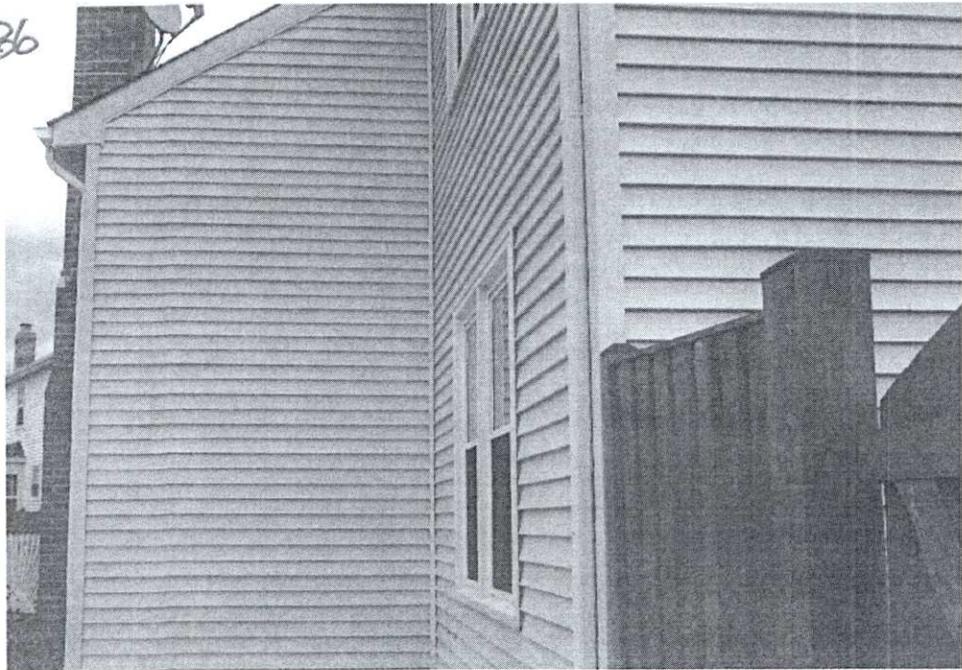


VIEW OF BACK YARD ON LEFT SIDE

689



686



ADDITION SIDE

688



ADDITION SIDE

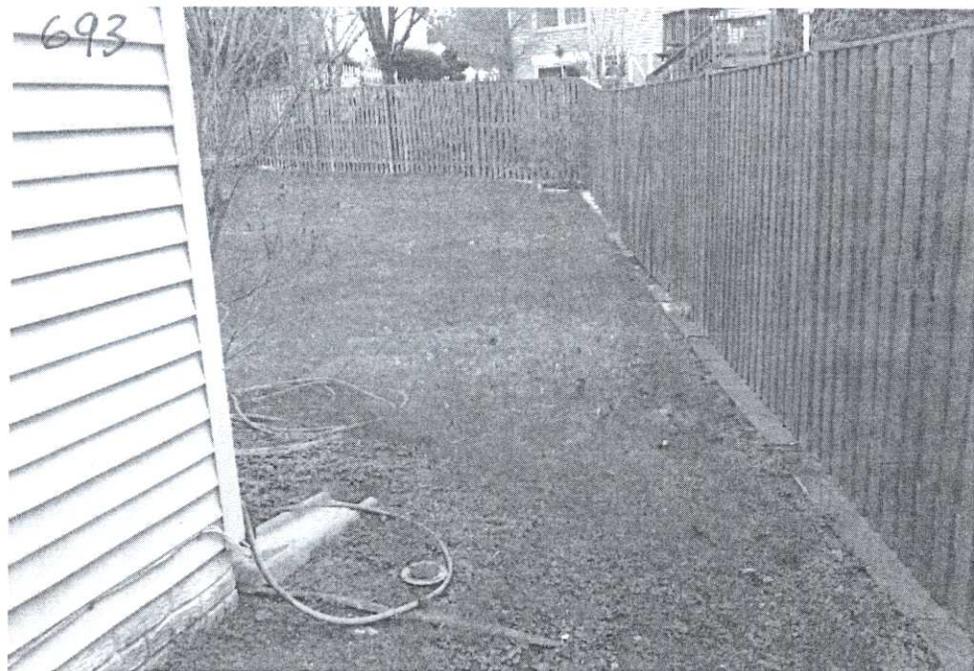
VIEW FROM BACK YARD, RIGHT SIDE

691



VIEW OF BACK YARD FROM THE RIGHT

693



690



VIEW TO ADJACENT PROPERTY ON 4016 G.R. CT

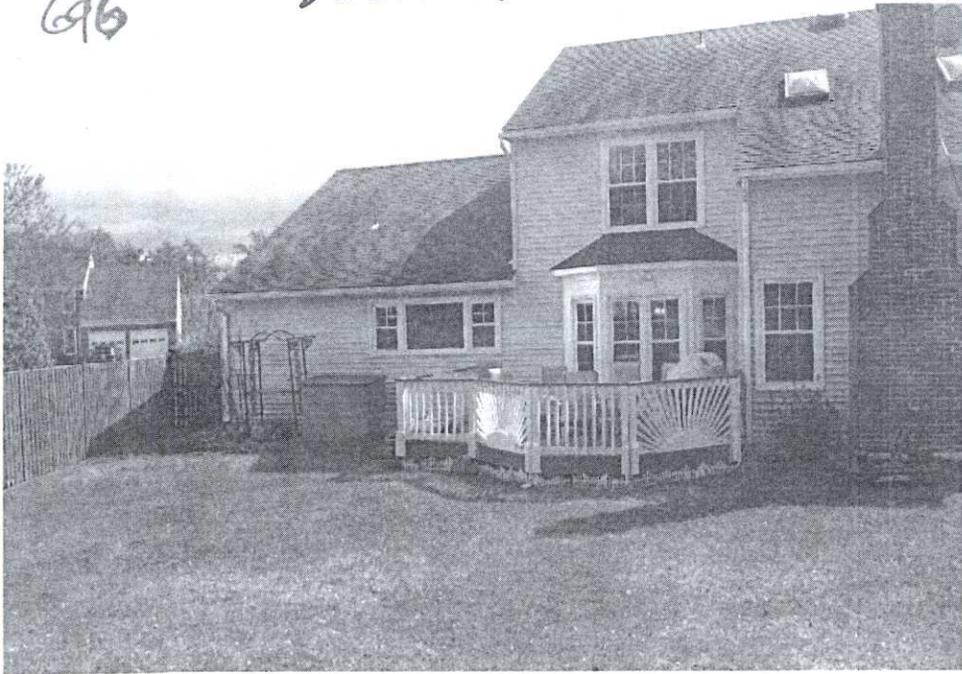
692



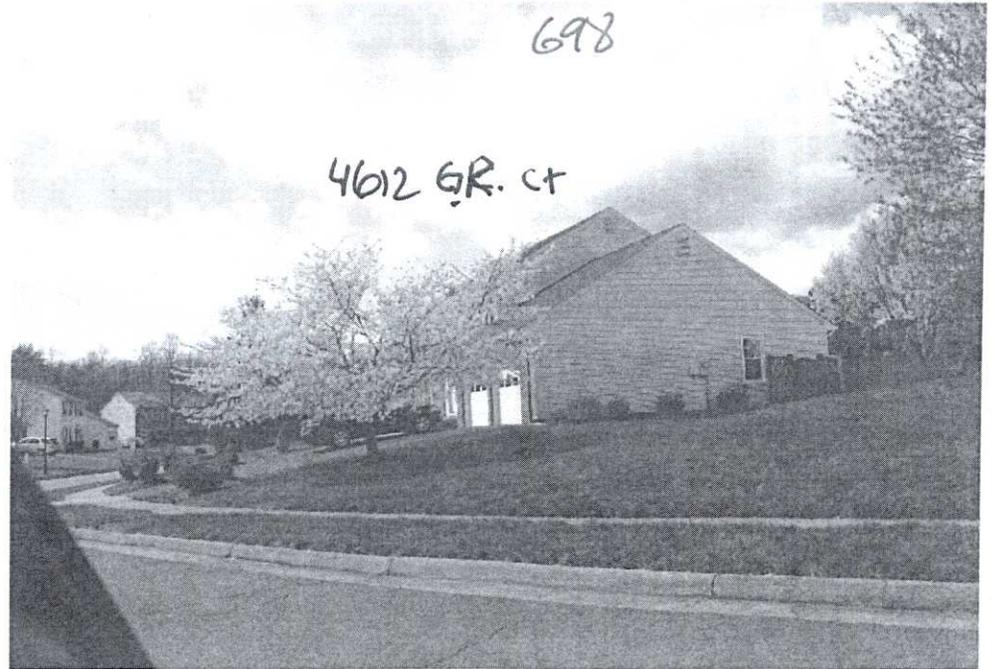
VIEW OF RIGHT SIDE

696

BACK OF HOUSE



VIEW OF RIGHT SIDE OF HOUSE
698

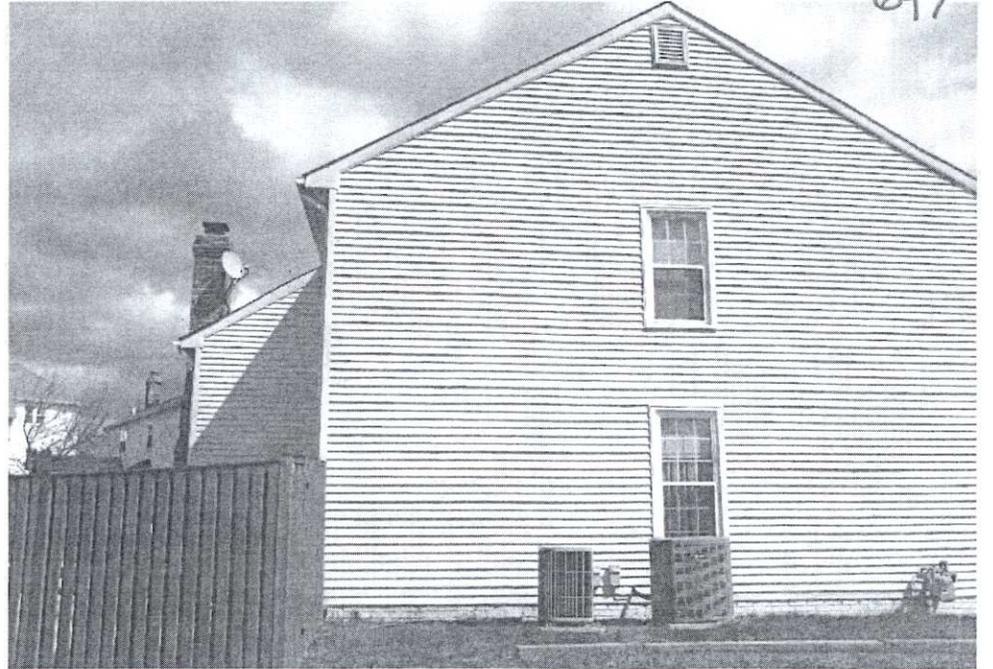


4612 GR. CT



694

RIGHT SIDE BACKYARD



697

LEFT SIDE

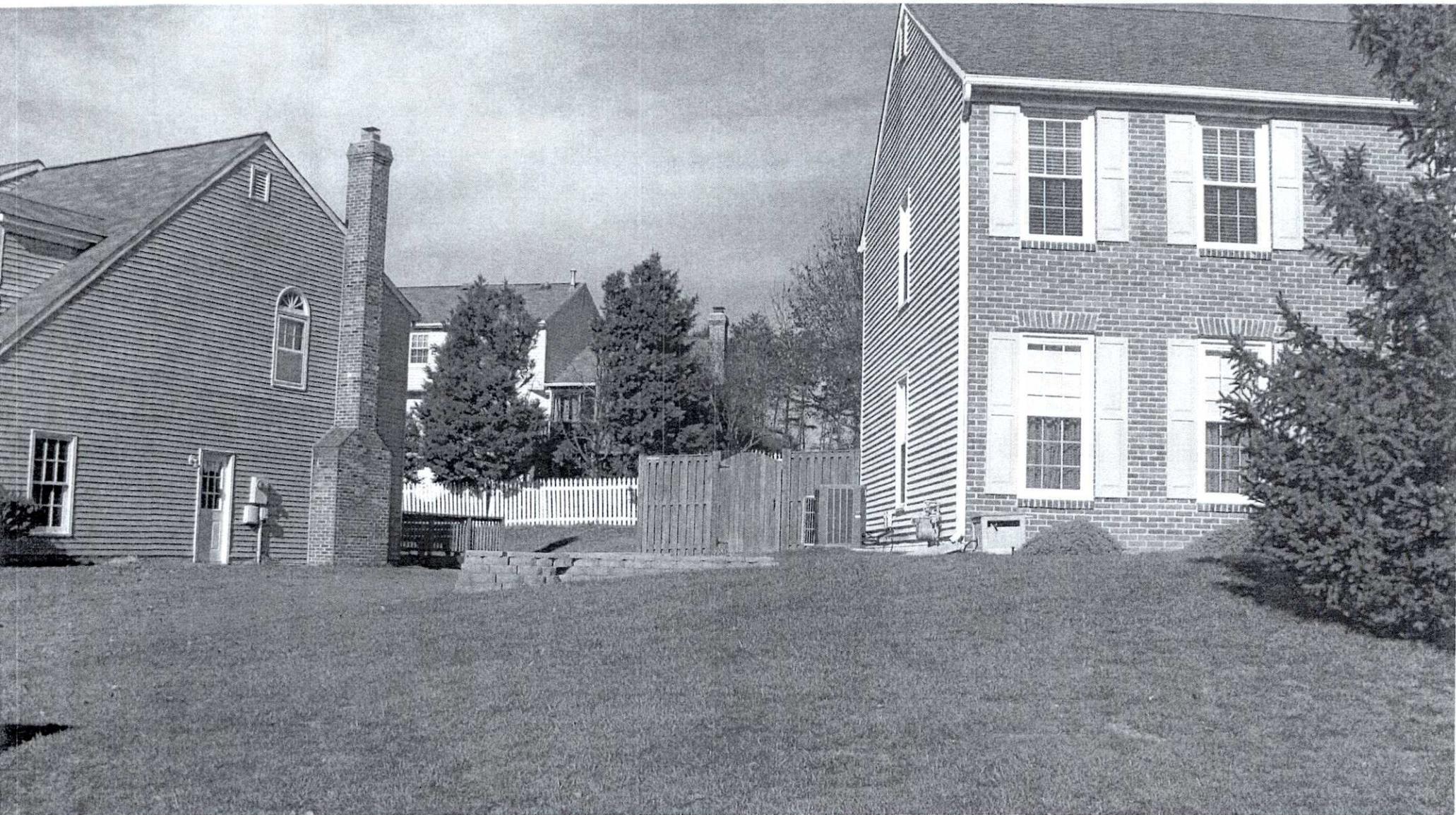
VIEW DOWN OF GRANITE ROCK CT
FROM NEAR INT. W/ GRANITE ROCK DR 700



699

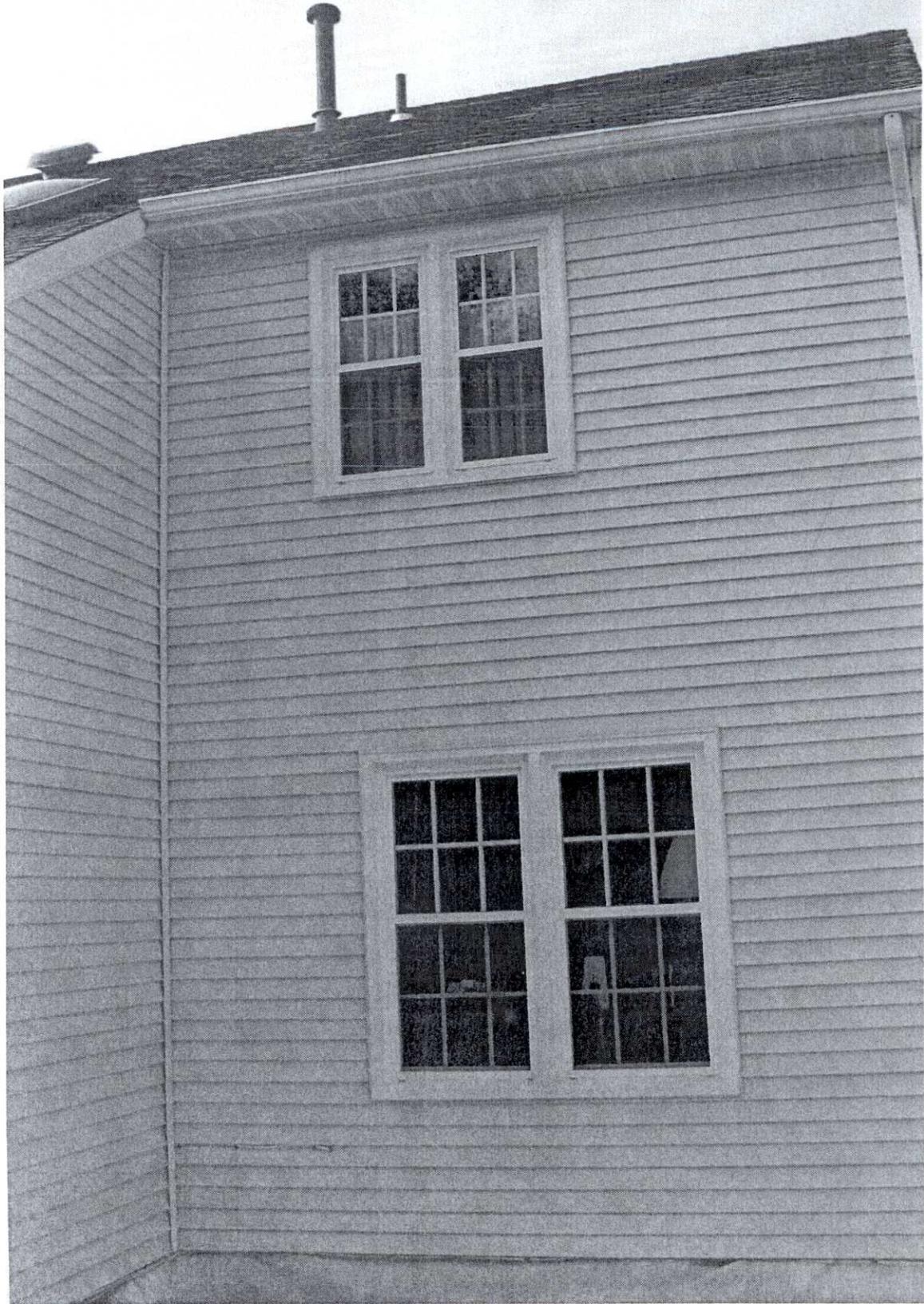
INTERSECTION OF GRANITE ROCK CT & GRANITE ROCK DR

FRONT LEFT OF DWELLING
↓



OCT 2010

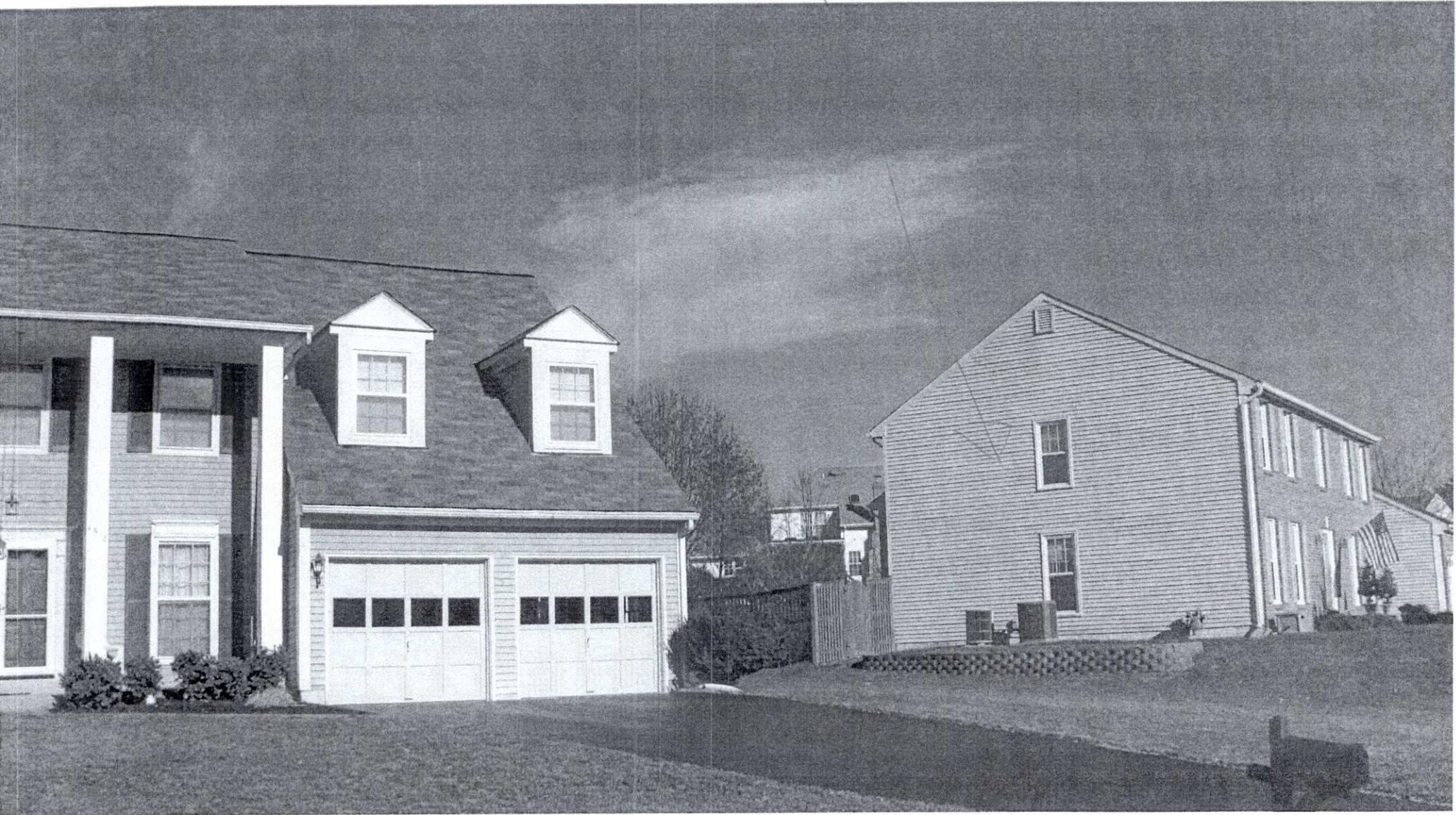
BACK OF DWELLING



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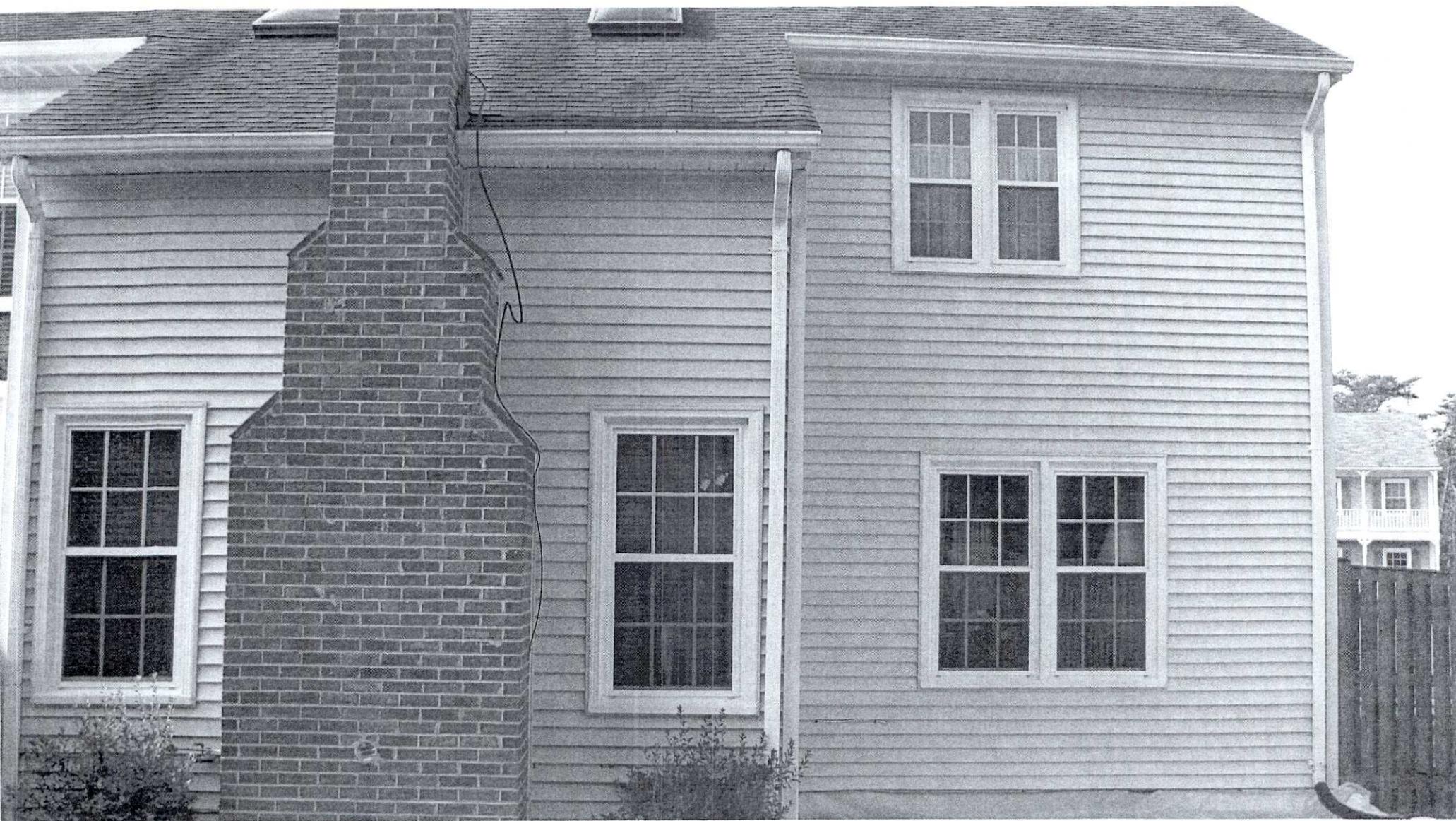
OCT, 2010

LEFT SIDE OF DWELLING



OCT, 2010

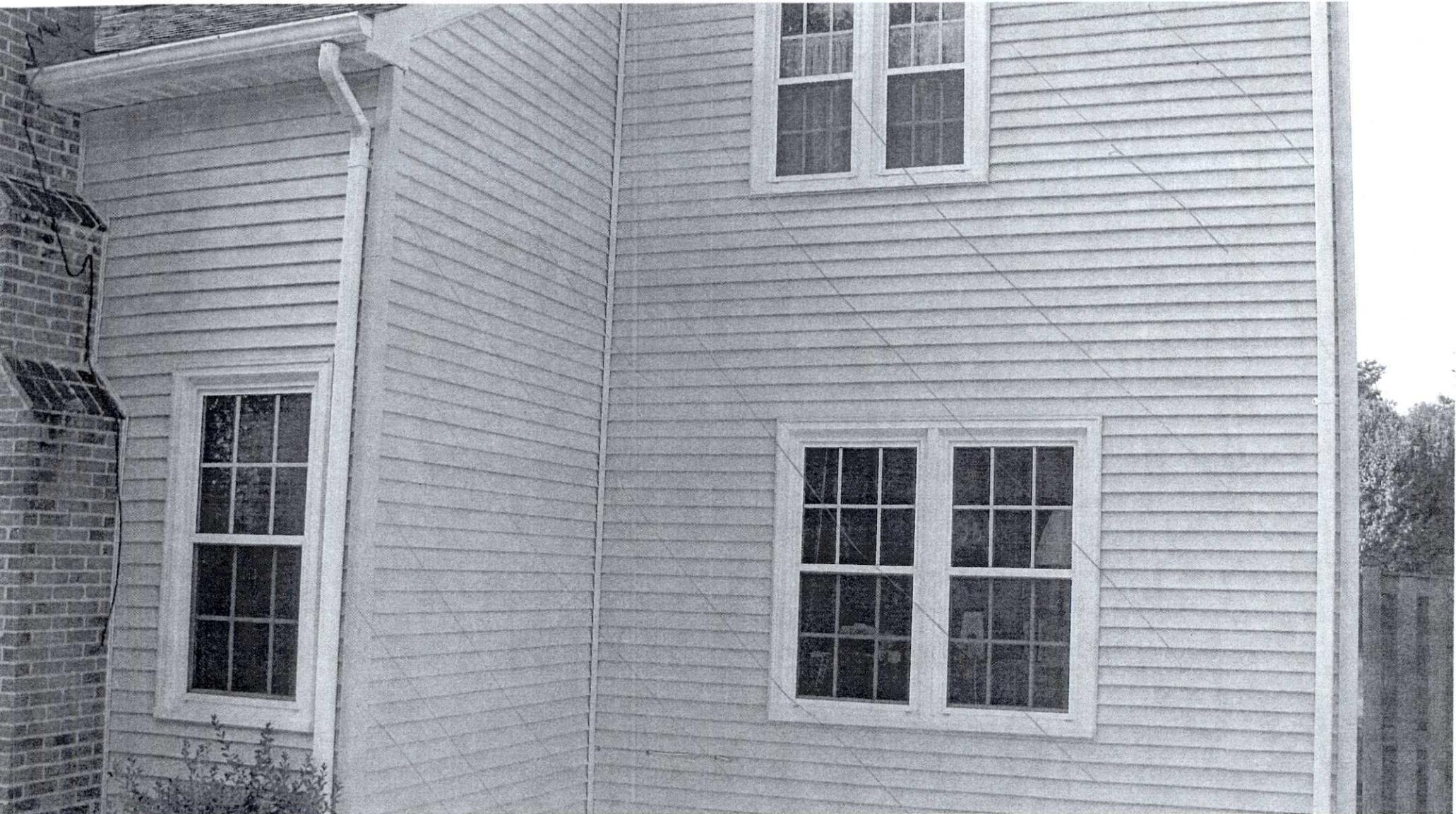
BACK OF DWELLING



ADDITION

OCT. 2010

BACK SIDE OF DWELLING

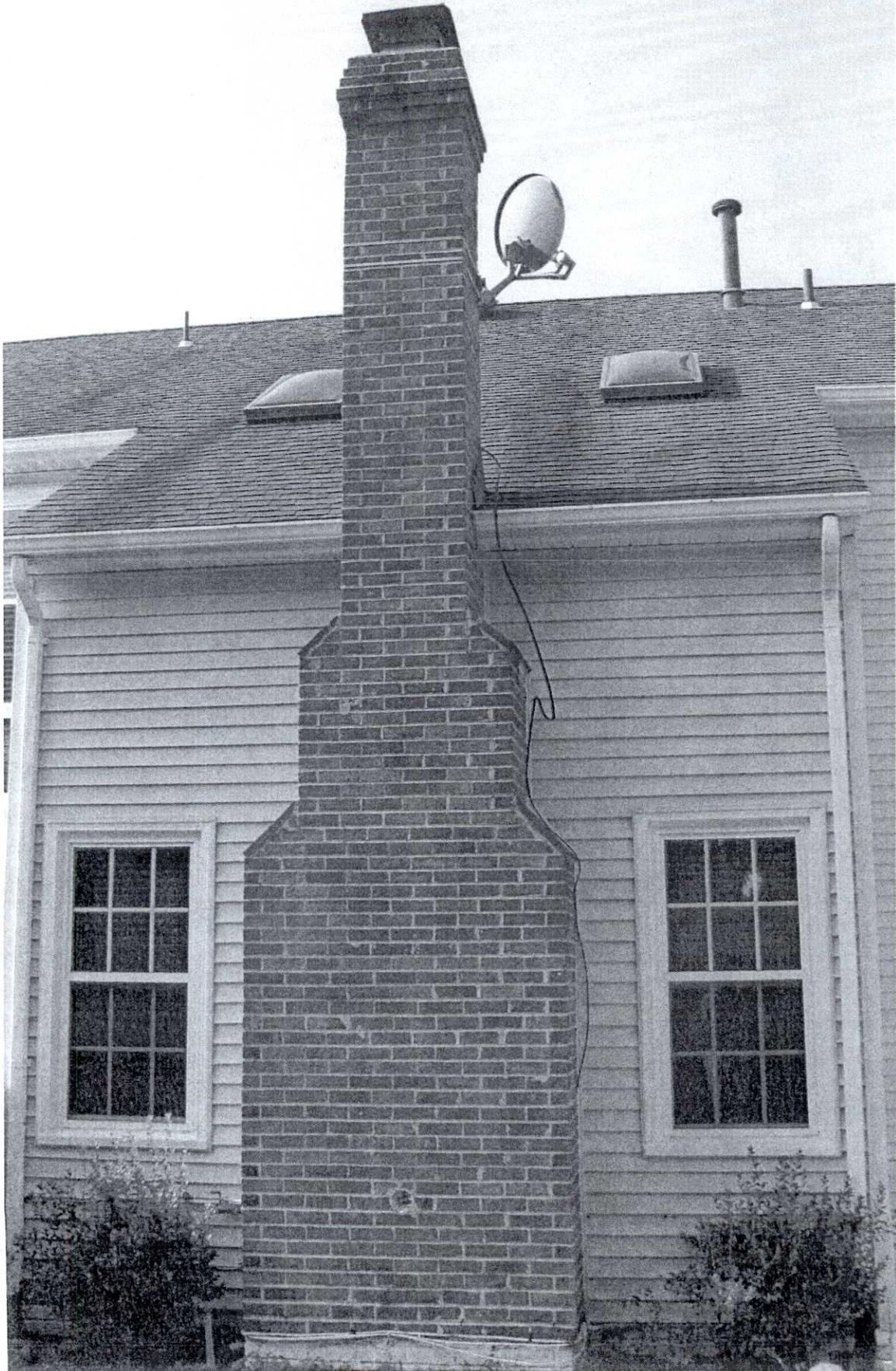


ADDITION



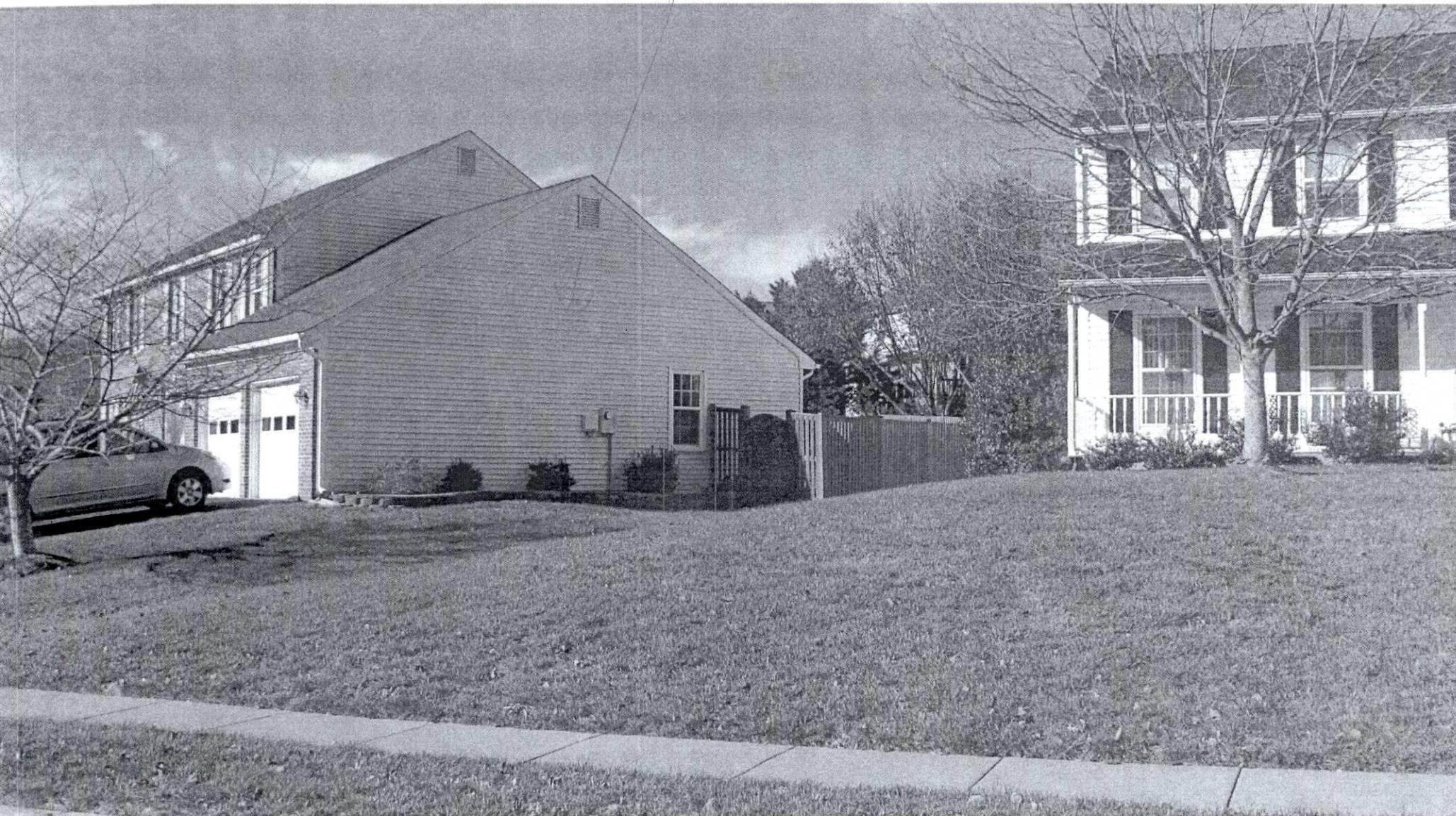
OCT, 2010

BACK OF DWELLING



OCT, 2010

RIGHT SIDE OF DWELLING



OCT, 2010

DESCRIPTION OF THE APPLICATION

The applicant is requesting special permit approval to allow a reduction of certain yard requirements to permit the construction of a two-story addition to be located 6.6 feet from the western side lot lines, such that side yards total 13.9 feet.

Description of Special Permit

	Structure	Yard	Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Side	8.0 feet	6.6 feet	1.4 feet	18%
Special Permit	Addition	Total Side Yards	24.0 feet	13.9 feet	10.1 feet	42%

EXISTING SITE DESCRIPTION

The site is currently zoned PDH-2 and is developed with an approximately 2,172 square foot, two-story vinyl with brick trim, single family detached dwelling built in 1987. On February 5, 1979 the Board of Supervisors approved RZ 74-2-067 which rezoned 429.04 acres from the RE-0.5 and RE-1 Districts to the PDH-2 District. Bulk regulations for the PDH District are regulated under the provisions of Sect. 16-102 of the Zoning Ordinance. Design Standards are those which are approved by the Board of Supervisors on the final development plan for the subdivision. Subsequent additions, according to Sect. 16-403, must conform to that conventional zoning district which most closely characterizes the development under consideration provided, however, that the desired alteration is in substantial conformance with the approved final development plan. The single family dwelling is developed under PDH-2 regulations, but is most similar to the R-2 Cluster District.

The triangular shaped lot is flat and contains a well-manicured lawn. There is a 15 foot storm drainage easement located along the entire western side lot line. A wood fence surrounds the rear and side yards of the property. An asphalt driveway accesses the property from Granite Rock Court which terminates at a two-car garage.

CHARACTER OF THE AREA

	Zoning	Use
North	PDH-2	Single Family Detached Dwellings
East	PDH-2	Single Family Detached Dwellings
South	PDH-2	Single Family Detached Dwellings
West	PDH-2	Single Family Detached Dwellings

BACKGROUND

Following the adoption of the current Ordinance, the BZA has heard the following similar special permits or variances in the vicinity of the application parcel:

- Special Permit SP 2011-SU-044 was approved July 27, 2011 for Tax Map 45-5 ((3)) 448, zoned PDH-2, at 13412 Melville Lane, to permit reduction to minimum yard requirements based on an error in building location to permit an addition to remain 5.9 feet from side lot line such that side yards total 14.7 feet.
- Variance VC 00-Y-135 was approved on December 13, 2000 for Tax Map 55-1 ((9)) 725, zoned PDH-2, at 4933 Edge Rock Drive, to permit construction of an addition 5.2 feet from side lot line such that side yards total 18.1 feet.
- Variance VC 95-Y-137 was approved on March 13, 1996 for Tax Map 45-3 ((3)) 200, zoned PDH-2, to permit construction of additions 8.8 feet from each side lot line such that side yards total 17.6 feet.

ANALYSIS**Special Permit Plat** (Copy at front of staff report)

Title of SP Plat: House Location Survey, Lot 596, Section 6A, Poplar Tree Estates, Sully District

Prepared By: Patton Harris Rust & Associates,

Dated: April 28, 2011 as revised and sealed through June 17, 2011

Proposal:

The applicant requests a reduction of certain yard requirements to permit the construction of a two-story addition, approximately 213 square feet in size, to be located 6.6 feet to its eave from the western side lot line, such that side yards total 13.9 feet. A minimum side yard of 8 feet with total side yards of 24 feet is required in this District. The proposed addition will accommodate an expansion to the existing master bedroom on the second floor and a new bedroom with a full bathroom on the first floor.

ZONING ORDINANCE REQUIREMENTS (Appendix 4)

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 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 uses 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 by submitted photographs that the existing single family detached dwelling and proposed addition are similar in size and scale to structures on adjacent properties, which are predominately two story dwellings sheathed in brick and vinyl siding as is the subject dwelling and proposed addition. The applicant has obtained approval from their homeowners association for the proposed addition. Staff believes that the proposed addition which will not affect the use or development of neighboring properties. Therefore, 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 structure is 2,172 square feet. Therefore 150% of the total gross floor area could result in an addition up to 3,258 square feet in size for a possible total square footage at build out of 5,430 square feet. The proposed addition is approximately 213 square feet for a total square footage of 2,385 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. An evaluation of the photographs and elevation drawings submitted indicate that the materials, size and scale of the proposed addition will be compatible with the existing structure. The two-story addition as proposed will not extend beyond the existing plane of the dwelling along the western side lot line and will only be closer than the existing dwelling because of the shape of the lot. The height of the proposed addition, at 26 feet in height, will not exceed the existing dwelling height of 28.1 feet and will match the architecture of the dwelling. 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. An evaluation of the photographs submitted and elevation drawings indicate that the proposed improvements are compatible with the surrounding houses in the neighborhood. Most of the houses in the neighborhood are two stories in height with brick and vinyl or wood siding as is the subject dwelling and proposed addition. No vegetation is proposed to be removed to accommodate the modest 213 square foot addition. Staff believes that the application 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 the Department of Public Works and Environmental Services (DPWES) has indicated that there are no drainage complaints on file related to this property. Staff does not believe that the proposed two-story, 213 square foot addition, will adversely impact the use and/or enjoyment of any adjacent property because the request as proposed appears to be modest in size and scale and will not extend beyond the plane of the existing house. In addition to the setback requirements there is also a 15 foot storm drainage easement located between the subject property and the adjacent property on Lot 597. Staff believes that this standard has been met.

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 construction of the two-story, 213 square foot addition, to the rear of the existing dwelling, along the western side lot line, is the most logical location for the addition as it will expand an existing master bedroom on the second level, while providing a new bedroom and bathroom addition on the first level. The addition will not extend beyond the existing plane of the dwelling but will only be closer to the lot line due to the placement of the house on the triangular shaped lot. There is no vegetation proposed to be removed to accommodate the addition on the lot. Staff believes that this standard has been.

CONCLUSION

Staff believes that the subject application 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-SU-059 subject to 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 and Attachments
4. Applicable Zoning Ordinance Provisions

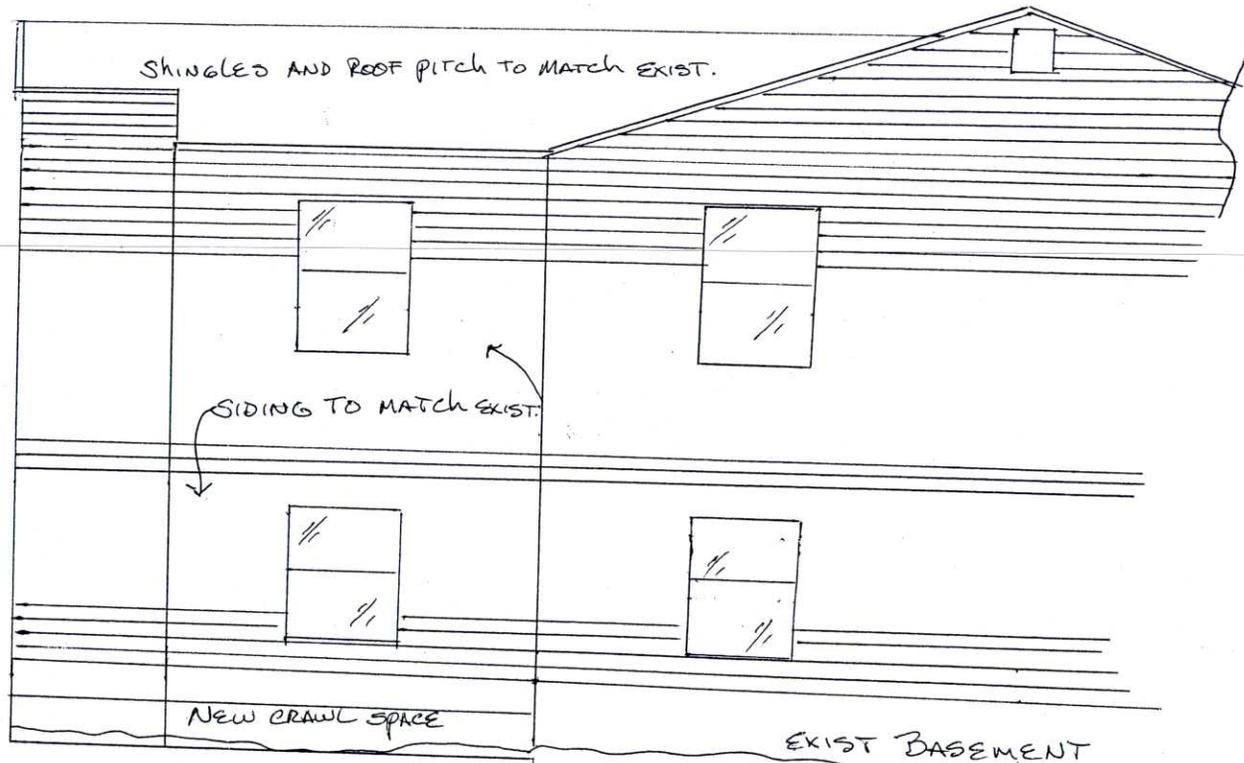
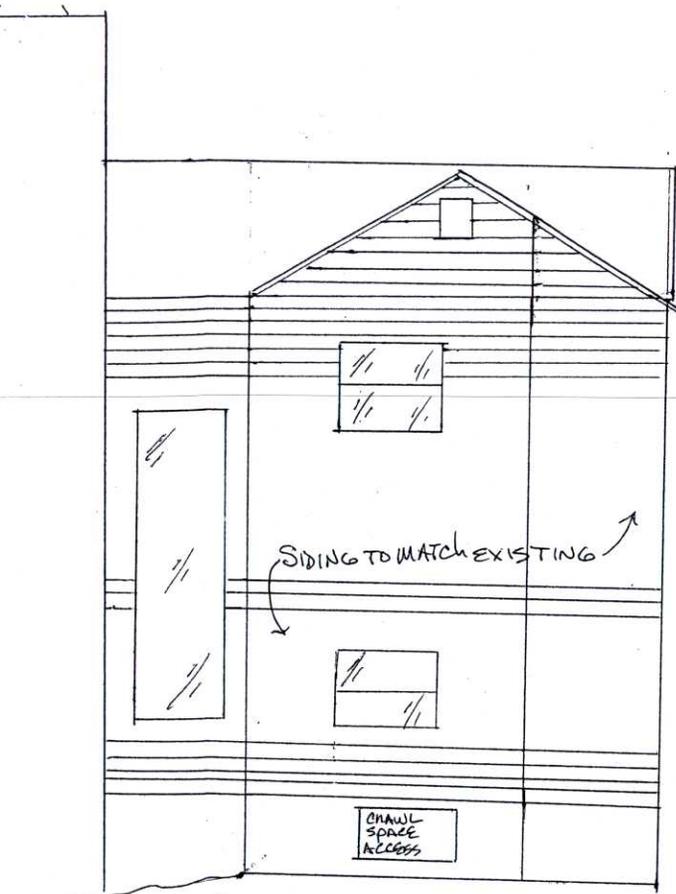
PROPOSED DEVELOPMENT CONDITIONS**SP 2011-SU-059****September 7, 2011**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-SU-059 located at Tax Map 55-1 ((9)) 596 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 recordation 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 (approximately 213 square feet) of the proposed two-story addition as shown on the plat prepared by Patton Harris Rust & Associates dated April 28, 2011 as sealed and signed through June 17, 2011, as submitted with this application and is not transferable to other land.
3. Pursuant to Provision 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of the existing principal structures may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,172 square feet existing + 3,258 square feet (150%) = 5,430 square feet) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit or variance. 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 consistent with the architectural renderings included 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.



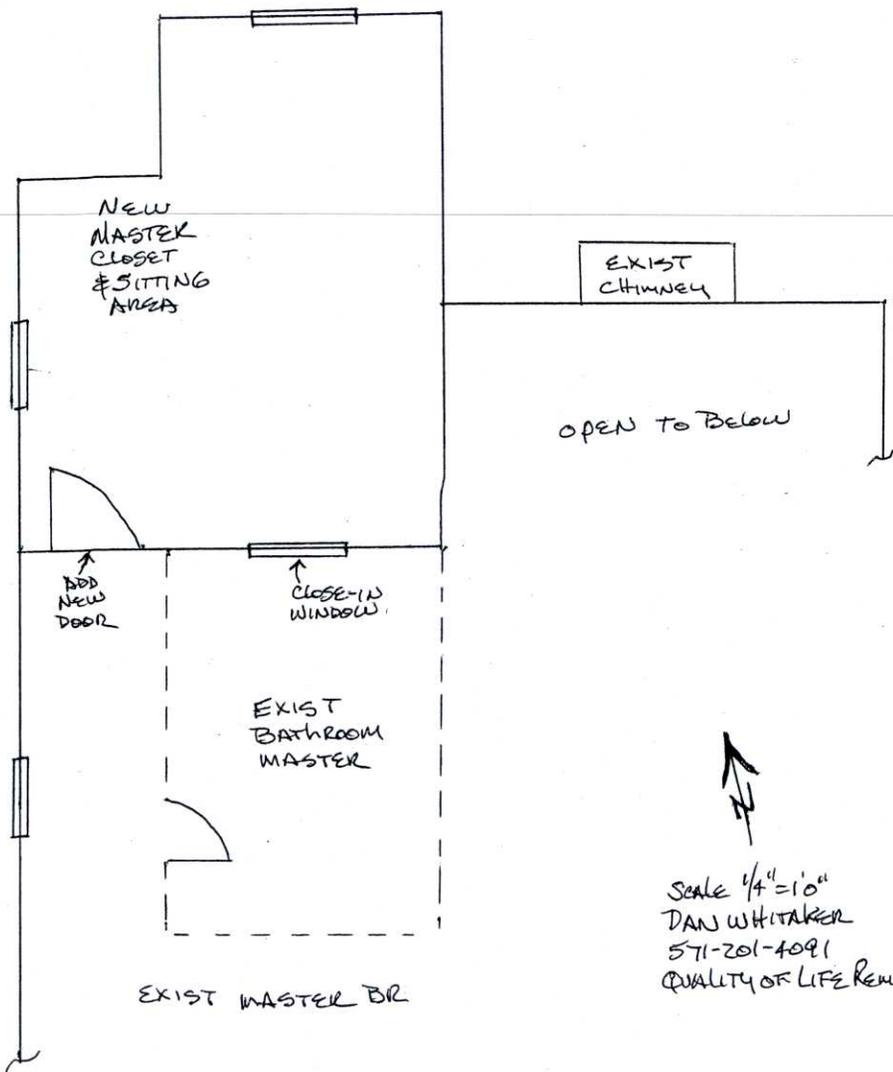
Scale $\frac{1}{4}'' = 1'-0''$

NORTH SIDE ELEVATION

WEST SIDE ELEVATION

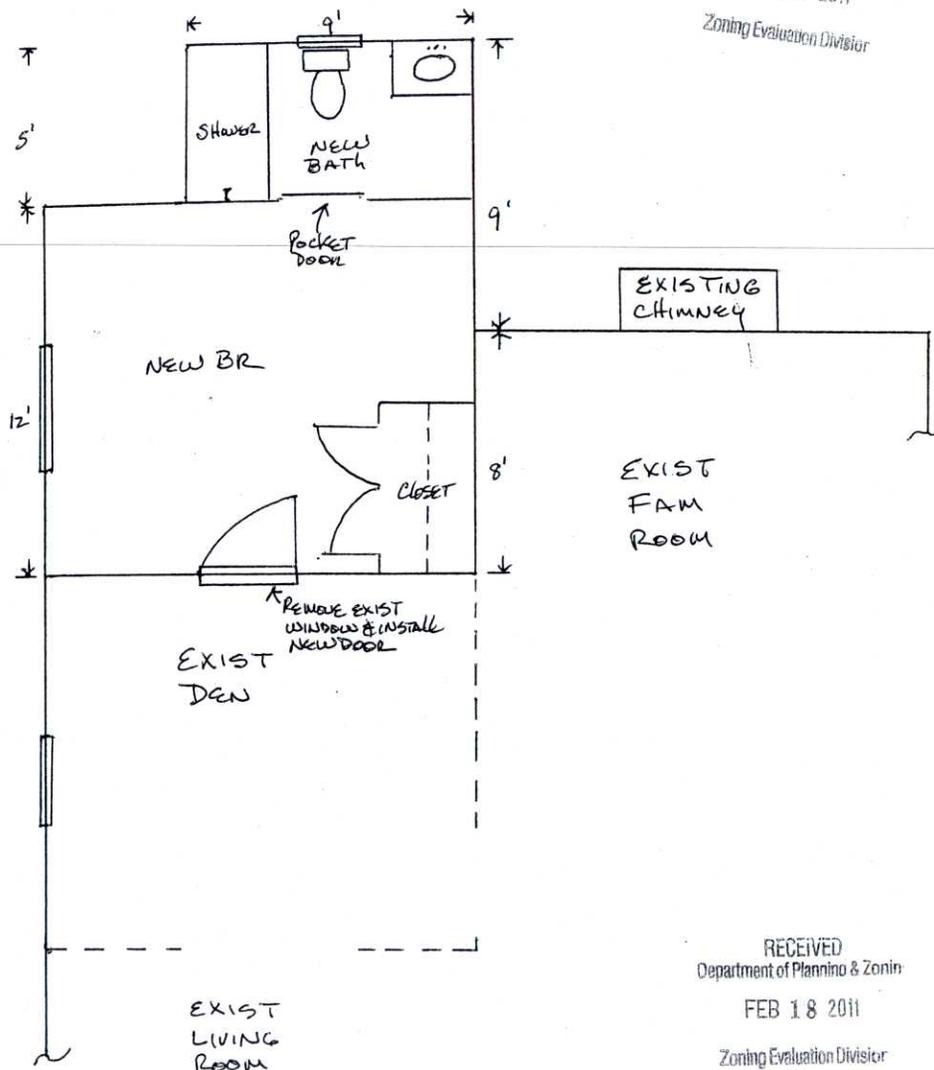
VZIGNEK · DAN WHITAKER, CONTRACTOR
 4104 GUMWOOD CT
 CHANTILLY VA 20151
 571-201-4091

RECEIVED
 Department of Planning & Zoning
 FEB 18 2011
 Zoning Evaluation Division



Second floor

Scale 1/4" = 1'0"
 DAN WHITAKER
 571-201-4091
 QUALITY OF LIFE RENOV.



FIRST FLOOR

RECEIVED
 Department of Planning & Zoning
 FEB 18 2011
 Zoning Evaluation Division

Application No.(s): SP 2011-SU-059
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

I, Daniel W. Whitaker, 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 111407a

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Larry B. Atkinson, Trustee under The Atkinson Family Trust	4612 Granite Rock Ct, Chantilly VA 02151	Applicant/Title Owner
Lillian S. Atkinson, Trustee under The Atkinson Family Trust	4612 Granite Rock Ct, Chantilly VA 02151	Title Owner
Beneficiaries: ★		
Quality of Life Remodeling LLC	4104 Gumwood Ct, Chantilly VA 20151	Agent
Daniel W. Whitaker	4104 Gumwood Ct, Chantilly VA 20151	Agent

DW ★ SEE ATTACHMENT

(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-SU-059
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

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

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

111407a

(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 BOLD above)
--	---	--

DW

CRAIG BYRON ATKINSON	4612 GRANITE ROCK CT	TRUSTEE BENEFICIARY
JEANNIE ATKINSON LOUDER	CHANTILLY VA 20151	"
JEFFREY LARRY ATKINSON	"	"
MARY ATKINSON SODEN	"	"
JULIE ATKINSON MUDRIK	"	"
STEPHEN JAMES ATKINSON	"	"

(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-SU-059
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

111407a

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)
Quality of Life Remodeling LLC, 4104 Gumwood Ct, Chantilly VA 20151

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)
Daniel W. Whitaker

(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-SU-059
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

111407a

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2011 SU-059
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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

111407a

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-SU-059

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 5/5/2011

(enter date affidavit is notarized)

111407a

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

[X] Applicant's Authorized Agent

DAN WHITAKER - AGENT

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

Subscribed and sworn to before me this 5th day of May 2011, in the State/Comm. of Virginia, County/City of Prince William County

Joanne Carrabis
Notary Public

My commission expires: May 31, 2013

JOANNE CARRABIS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #363195
My Commission Expires May 31, 2013

Statement of Justification

RECEIVED
Department of Planning & Zoning

JUN 21 2011

Zoning Evaluation Division

- A. We are filing for this special permit to allow construction of a residential two story addition to the left rear of a single family detached dwelling located at 4612 Granite Rock Court, Chantilly VA 20151-lot 596, Section 6A-Poplar Tree Estates. This addition will consist of one bedroom and one bathroom. This property was built in 1987 under Plan Development Housing#2 (PDH-2)
- B. The hours of operation for this project will be during normal business hours.
- C. Estimated number of patrons/clients/patients/pupils/etc. does not apply to this project
- D. The number of employees working on this project will be only those working on this project to be determined by Quality Remodeling LLC.
- E. Traffic will not be impacted during the construction of this addition nor after completion. Construction will begin one week after approval of permits and completion will take between 60-90 days.
- F. The only area to be served by this use is the area of the proposed addition.
- G. All construction will be performed to meet or exceed local building codes as approved by Fairfax County. Building Material will be of the same type, size and color to conform to existing exterior such as siding, roofing, windows, trim and paint. (See details as shown in enclosed drawings). The area of the proposed addition is 213 sq. ft. (see enclosed drawings for specific dimensions).
- H. This property is served by public water and sewer. No hazardous or toxic substances or storage tanks are in existence and are not proposed by this permit application.
- I. We are requesting a reduction of yard requirements to allow the construction of the two story addition to the existing dwelling. The current setbacks to this property are:
 - Side rear yard (right) -7.3 Feet
 - Side rear yard (left)-10.4 Feet
 - Rear yard-44.9 Feet
 - Front yard-35 Feet

We are requesting a reduction of the side rear yard (right) setbacks. The included Special Permit Plat describes the proposed addition and setback reductions.

**The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards.

The total existing structure is 2172 SF; the proposed increase is 109.8% and a total of an additional 213 SF.

The following address the deficiencies in letter dated May 13, 2011

930.00-This deficiency has been addressed and was noted by Megan on 6/13/2011.

930.01-The resulting gross floor area of the existing accessory structure and the proposed addition is subordinate in purpose, scale, use and intent to the principal structure on the site.

930.02-The proposed addition is in character with the existing structure in terms of the location, height, bulk and scale. Building material will be of the same type size and color to conform to the existing exterior structure such as siding, roofing, windows, trim and paint.

930.03-The proposed structure is in harmony with the surrounding off site uses and structures in terms of location, height, bulk and scale of the surrounding structures along with topography, existing vegetation and the preservation of significant trees.

930.04-The proposed structure does not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, erosion and storm water runoff.

930.05-The location of the proposed structure is best suited for this lot. All factors have been considered as it relates to the shape of the lot and the associated yard. All factors have been considered as it related to environmental characteristics of the site, including the presence of steep slopes, floodplains and resource protection areas. Along with the preservation of existing vegetation and significant trees. The location of septic fields, easements have also been considered.



SEQUOIA MANAGEMENT COMPANY, INC. • 13998 PARKEAST CIRCLE • CHANTILLY, VIRGINIA 20151-2283 • 703-803-9641 • FAX 703-968-0936
www.sequoiamanagement.com

RECEIVED
Department of Planning & Zoning
FEB 18 2011
Zoning Evaluation Division

July 8, 2010

Larry Atkinson
4612 Granite Rock Court
Chantilly, VA 20151

Dear Larry Atkinson:

I am pleased to inform you that the Poplar Tree Homeowners Association Architectural Control Committee (ACC) has approved your application to build an addition as submitted.

A copy of your approved application is enclosed.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

SEQUOIA MANAGEMENT COMPANY, INC.

Melissa Wolynech
Community Management Assistant

Enclosure

To: Poplar Tree HomeOwner Association Review Board

From: Dan Whitaker (Owner-Quality of Life Remodeling, LLC)

Re: Adkinson Addition Submittal (4612 Granite Rock Ct.)

We propose to construct a two story addition to back of existing home. All required County permits will be secured prior to construction. Miss Utility will be contacted and any underground utilities will be located and proper care taken to excavate around them. Building materials will be of same type, size, and color to conform with existing exterior (Such as siding, roofing, windows, trim, and paint). All construction will be performed to meet or exceed local building codes as approved by Fairfax County. Construction will proceed in a timely manner and site will be cleaned and organized daily. Any construction debris will be placed in a trailer and hauled off site regularly. If there are any questions please feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Whitaker', written over a horizontal line.

Dan Whitaker (571-201-4091)

BUILDING PERMIT APPLICATION

FAIRFAX COUNTY GOVERNMENT
PERMIT APPLICATION CENTER

12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504

Telephone: 703-222-0801

Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # _____

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
OR VISIT US ON THE WEB AT

http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp

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

JOB LOCATION	
ADDRESS <u>4612 GRANITE ROCK CT</u>	
LOT # <u>596</u> BUILDING _____	
FLOOR _____ SUITE _____	
SUBDIVISION <u>POPLAR TREE EST.</u>	
TENANT'S NAME _____	
EMAIL _____	
CONTACT ID _____	
OWNER INFORMATION OWNER <input checked="" type="checkbox"/> TENANT <input type="checkbox"/>	
NAME <u>LARRY ADKINSON</u>	
ADDRESS <u>4612 GRANITE ROCK CT</u>	
CITY <u>CHANTILLY</u> STATE <u>VA</u> ZIP <u>20151</u>	
TELEPHONE <u>703-266-9275</u>	
EMAIL _____	
CONTACT ID _____	
CONTRACTOR INFORMATION SAME AS OWNER <input type="checkbox"/>	
CONTRACTORS MUST PROVIDE THE FOLLOWING:	
COMPANY NAME <u>Quality of Life Remod</u>	
ADDRESS <u>4104 COUNWOOD CT</u>	
CITY <u>CHANTILLY</u> STATE <u>VA</u> ZIP <u>20151</u>	
TELEPHONE <u>571-201-4091</u>	
EMAIL <u>QOLRemodeling@yahoo.com</u>	
STATE CONTRACTORS LICENSE # <u>2705114092</u>	
COUNTY BPOL # <u>1038854</u>	
CONTACT ID _____	
APPLICANT	
NAME <u>DAN WHITAKER</u>	
ADDRESS <u>4104 COUNWOOD CT</u>	
CITY <u>CHANTILLY</u> STATE <u>VA</u> ZIP <u>20151</u>	
TELEPHONE <u>571-201-4091</u>	
EMAIL <u>QOLRemodeling@yahoo.com</u>	
CONTACT ID _____	

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY

PLAN # _____		
TAX MAP # _____		
ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		
HEALTH DEPT		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		
FEE \$ _____ FILING FEE \$ _____ AMOUNT DUE = \$ _____		
BUILDING PLAN REVIEW		
REVIEWER _____	# OF HOURS _____	
REVISION FEES \$ _____		
FIRE MARSHAL FEES \$ _____		
FIXTURE UNITS _____	PLAN LOC	<input type="checkbox"/> I <input type="checkbox"/> R <input type="checkbox"/>
APPROVED FOR ISSUANCE OF BUILDING PERMIT		
LOG OUT _____		
BY _____	DATE _____	
ZONING REVIEW		
USE _____		
ZONING DISTRICT _____	HISTORICAL DISTRICT _____	
ZONING CASE # _____		
GROSS FLOOR AREA OF TENANT SPACE _____		
YARDS: _____	GARAGE	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>
FRONT _____	OPTIONS	YES <input type="checkbox"/> NO <input type="checkbox"/>
FRONT _____	REMARKS _____	
L SIDE _____		

FOR ARCHITECTURAL CONTROL COMMITTEE USE ONLY

Property Address: 4612 Granite Rock Court

Requested Modification: Addition

Approved/Date 6 July 2010 Per Section: 3-22

Restrictions:

Disapproved/Date: _____ Per Section: _____

Reason for Disapproval:

Disapproved (Lack of information)/Date: _____

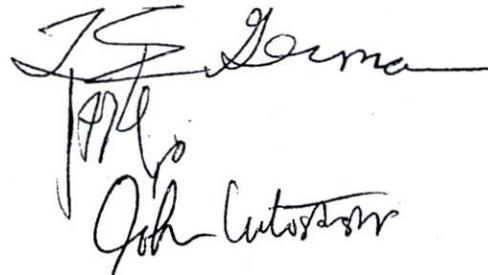
Additional information required to process application:

If the project herein approved is not completed within one year from the approval date, please contact the Association's Management Company to request a new application or an extension from the ACC.

Approval for any project by the Association does not in any way imply waiver or approval of Fairfax County requirements. Proper County permits and requirements must be complied with. Thank you for helping to keep our community beautiful!

If your request has been disapproved, you may request reconsideration by the ACC if new or additional information that might clarify the request or demonstrate its acceptability can be provided. You may appeal this decision one time to the Board of Directors at its regularly scheduled meeting (See Section II.F. of the Architectural Guidelines). The appeal must be in writing and must demonstrate that the ACC failed to correctly apply the Guidelines/Covenants in reaching its decision.

ACC REVIEWERS SIGNATURES:

The block contains three handwritten signatures in black ink. The top signature is the most legible, appearing to read 'J. S. ...'. Below it are two more signatures, one of which appears to read 'John ...'.

*Poplar Tree Homeowners Association
C/O Sequoia Management Company
13998 Parkeast Circle
Chantilly, Virginia 20151-2283
(703) 803-9641 Fax: (703) 968-0936*

ARCHITECTURAL CONTROL COMMITTEE

CHECK LIST FOR APPLICATIONS

Address: ___4612 Granite Rock Court_____

(3.19) Patios:

- ___ Site plan showing size of patio and location
- ___ Description of materials and color
- ___ Estimated start and completion date

(3.19) Decks:

- ___ Site plan
- ___ Description of materials
- ___ Statement of deck's maximum elevation
- ___ Details of railings, posts, stairs, steps, benches, etc
- ___ Photographs of proposed deck
- ___ Details of changes to windows and doors (if applicable)
- ___ Landscape plan (if under deck area is to be used to storage)
- ___ Changes in grade or other conditions (if applicable)
- ___ Estimated start and completion dates

(3.11) Fences:

- ___ Site plan showing relationship of fence to house
- ___ Fence style shown (picture or drawing of material to be used)
- ___ Color, finish, and dimensions of fence
- ___ Types of color of fences in the immediate area
- ___ Landscaping plans to complement or screen the fence
- ___ Proof of notification of adjacent Poplar Tree Estate Neighbors
- ___ Lot number of neighbor if they have identical fence
- ___ Estimated start and completion dates

(3.20) Recreation and Play equipment:

- ___ Site plan showing proposed location of equipment
- ___ Photograph or manufacturer's brochure and or detailed description of materials
- ___ Exact dimensions of equipment
- ___ Proposed colors of tarps or canopies and or color of materials
- ___ Landscape screening plan with description of new planting
- ___ Proof of notification of adjacent neighbors

(3.23) Sidewalks, walkways and driveways:

- Site plan showing the size and exact location of change
- Materials and color, both of which must be compatible with material and color used on house

(3.22) Room additions, screened porches, attached gazebos, etc:

- Site plan showing location of proposed structure and relationship to property lines
- Detailed drawings and plans, including exterior elevations and dimensions
- Description of materials, including type of siding, trim color, exterior lighting, etc
- Duplicate documents submitted to Fairfax County
- Landscape plans if applicable
- Estimated start and completion dates
- Proof of notification of adjacent neighbors

(3.27) Storm door, storm windows:

- Drawing or photographs of proposed doors or windows
- Existing trim and front door colors of house
- Location of doors/windows

(3.29) Swimming Pools and other water areas:

- Site plan showing location and dimensions of pool
- Information regarding water supply system, drainage, and water disposal
- Proof of notification of adjacent neighbors

(3.3) Attic ventilators, radon ventilating etc:

- Description of until including color and dimensions
- Site plan showing proposed location

(3.4) Barbecue grills:

- Description of until including color and dimensions
- Site plan showing proposed location
- Picture and or detailed drawing of grill to include dimensions and materials to be used

(3.5) Chimneys:

- Site plan showing relationship of chimney to house
- Picture and or detailed drawing of chimney
- Color and style of house
- Description of materials to be used to construct chimney

(3.7) Detached structures and storage facilities:

- Site plan showing exact location
- Picture and or detailed drawing of pet enclosure with dimensions
- Landscape plans to compliment or screen pet enclosure
- Proof of notification of adjacent homeowners

(3.7 –2) Compost Piles:

- Site plan showing exact location
- Description of compost pile enclosure including color, material and dimensions
- Landscape screening plan including type, size, and number of plants to be used

(3.8) Exterior Color:

- Color pictures of the structure prior to the proposed changes
- A list of all existing exterior colors and the changes to the appurtenant structures
- The color samples of the new colors to be used

(3.9) Exterior decorative objects:

- Site plan showing location
- Picture and or detailed drawing of object to include dimensions
- The color and material of object

(3.10) Exterior Lighting:

- Site plan showing location of lighting (if free standing)
- Picture or drawing of fixture including color, dimensions, and wattage
- Proof of notification of adjacent neighbors

(3.13) Flagpoles:

- Site plan showing pole location and indicating distances from the house
- Picture and or detailed drawing of the pole to include dimensions
- Description of material of flagpole including color

(3.17) Landscaping, planting and gardens:

- Site plan showing relationship of plantings and or borders to the house
- Description of type and size of shrubs being planted
- Colors of finished structures as well as type of material

(3.17 – 2) Rock Gardens:

- Site plan showing location of rocks
- General size of rocks

Garage Doors

- Picture of house with current garage door
- Brochure or picture of new garage door

Wrapped Wood Trim:

- Picture of house showing current trim color
- Samples of vinyl, aluminum and color of trim wrapping

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C/O Sequoia Management Company
13998 Parkeast Circle
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ARCHITECTURAL CONTROL COMMITTEE

CHECK LIST FOR APPLICATIONS

Address: 4612 GRANITE ROCK CT.

Patios:

- Site plan showing size of patio and location
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- Estimated start and completion date

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- Detailed drawings and plans, including exterior elevations and dimensions
- Description of materials, including type of siding, trim color, exterior lighting, etc
- Duplicate documents submitted to Fairfax County
- N/A* Landscape plans if applicable
- Estimated start and completion dates — *START: 1 WEEK AFTER APPROVAL*
- Proof of notification of adjacent neighbors *COMPLETION: APPROX 60-90 DAYS AFTER START.*

Storm door, storm windows:

- Drawing or photographs of proposed doors or windows
- Existing trim and front door colors of house
- Location of doors/windows

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ARCHITECTURAL CONTROL COMMITTEE

APPLICATION FOR REVIEW OF PROPERTY ALTERATION

Please print or type all information.

Date: 6/7/10

From: Name: LARRY ADKINSON Address: 4612 GRANITE ROCK CT.
 Home Phone: 703-266-9275 Work Phone: _____ Date Received By ACC: 6/7/10

DESCRIPTION OF EXTERIOR CHANGE

Please provide a full description of the proposed exterior change as indicated below:

1. Exterior change to be made: CONSTRUCT 2 STORY ADDITION TO REAR CORNER OF EXISTING HOME. DIMENSIONS ARE 13.7' X 19'
2. Attach sketches, construction drawings, photographs, samples, catalog illustrations, dimensions to include: _____ specific location, elevation, width and length.
3. If making color changes, please include a "Property Color Comparison Chart". In addition, photographs and color swatches are requested.
4. Attach a plat showing the location and footprint of exterior improvement(s).
5. Include other information required by specific guidelines for this construction.
6. Estimated start date 7/1/10 and completion date 10/1/10.
7. Describe the improvement(s) on an additional sheet(s) of paper. Incomplete information will delay the processing of the application.

I have read the ACC Guideline(s) provisions relevant to this application and agree to abide by them. I understand that approval of this application by the ACC is not final for 10 days after ACC action has been taken. The time period to appeal that action (10 days) has elapsed.

Signature of Applicant: Larry B. Adkinson

Date: 6/24/2010

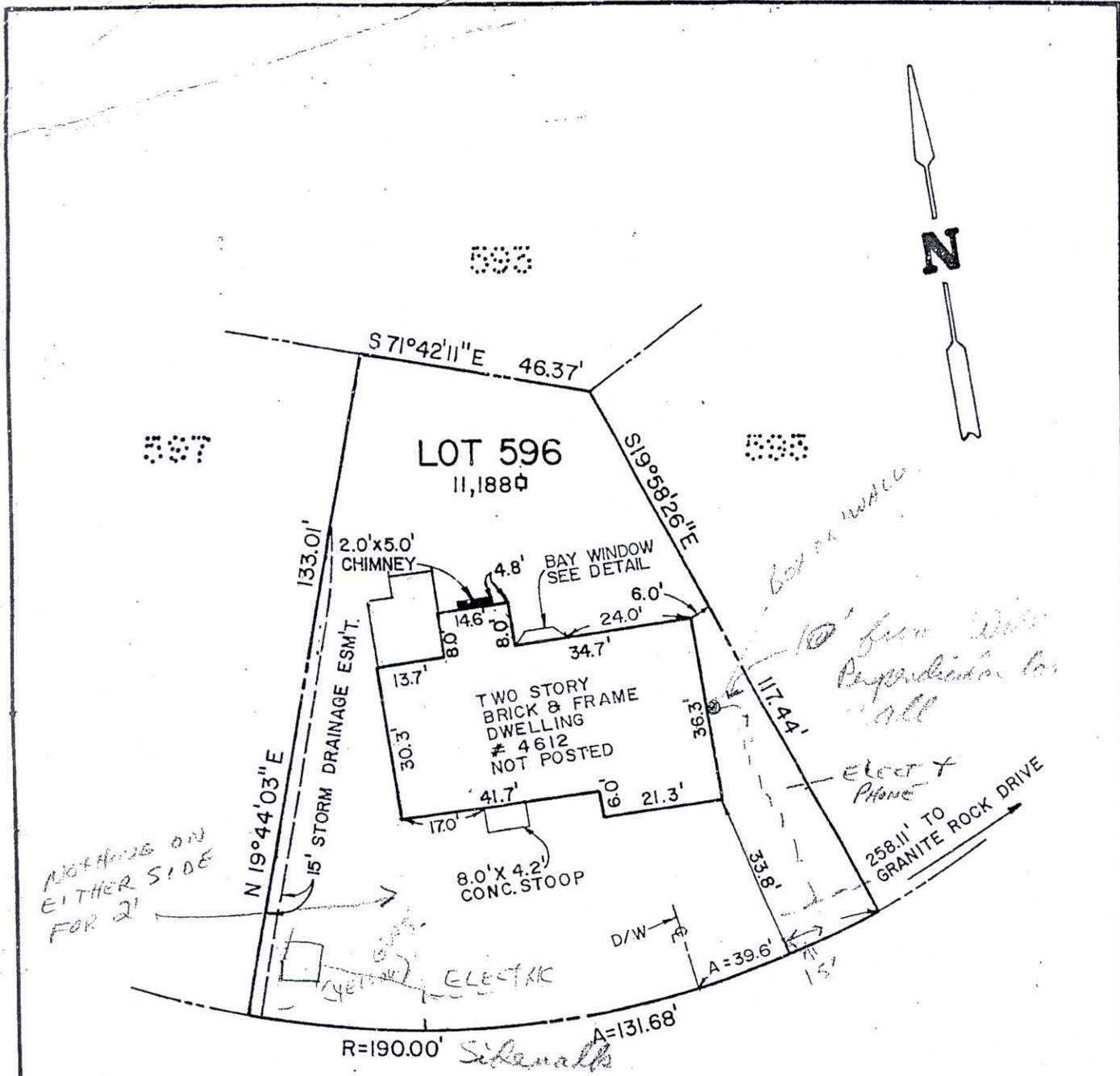
===== ACKNOWLEDGMENTS =====

Please obtain the signatures, addresses, and phone numbers of all neighbors (where required and applicable; see application requirements) who are most affected by this proposed improvement because they are adjacent to or have a direct view of the change. Please note that the ACC may request you to notify additional neighbors who are directly affected if they have not signed below. Please show the completed application to neighbors in its entirety.

The signature below does not indicate approval or disapproval of the proposed improvement - it merely indicates awareness of the application. All affected neighbors are encouraged to bring any concerns about, or objection to, the proposed alteration to the attention of the applicant and the ACC (through management) immediately.

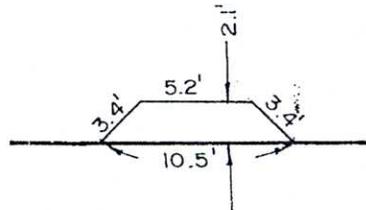
<u>Signature</u>	<u>Printed Name and Address</u>	<u>Phone No.</u>
<u>Oliver W. Franklin</u>	<u>Oliver W. Franklin 4618 Granite Rock Ct</u>	<u>(703) 378-4193</u>
<u>Shirley Cutright</u>	<u>Shirley Cutright 4610 Granite Rock Ct.</u>	<u>703-815-8826</u>
<u>Kristen Flessate</u>	<u>Kristen Flessate 13507 Granite Rock Dr.</u>	<u>703-263-0280</u>

- Notes:
- (1) The 30-day review period begins from the day that a complete application with sufficient information is RECEIVED by the Architectural Control Committee
 - (2) In addition to complying with the Architectural and Design Guidelines, the change must also be compliance with the applicable Fairfax County Laws and Ordinances.



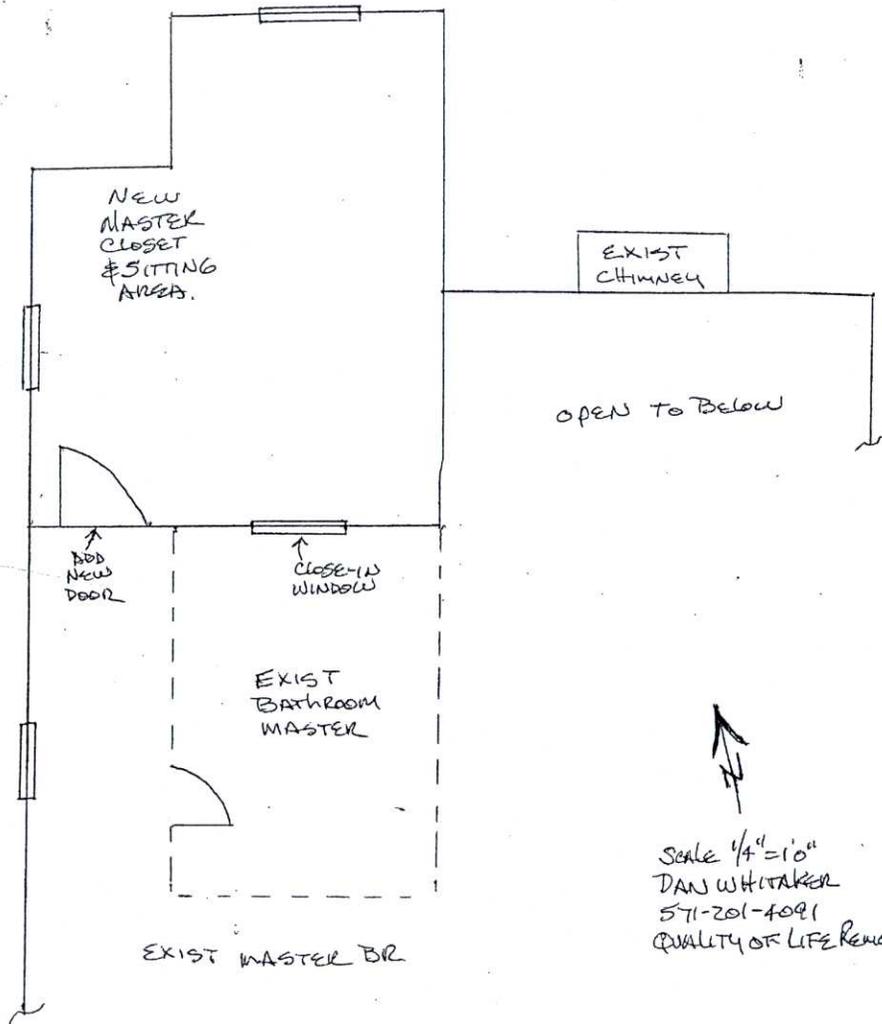
GRANITE ROCK COURT
(50' R/W)

BAY WINDOW
DETAIL
SCALE: 1" = 10'

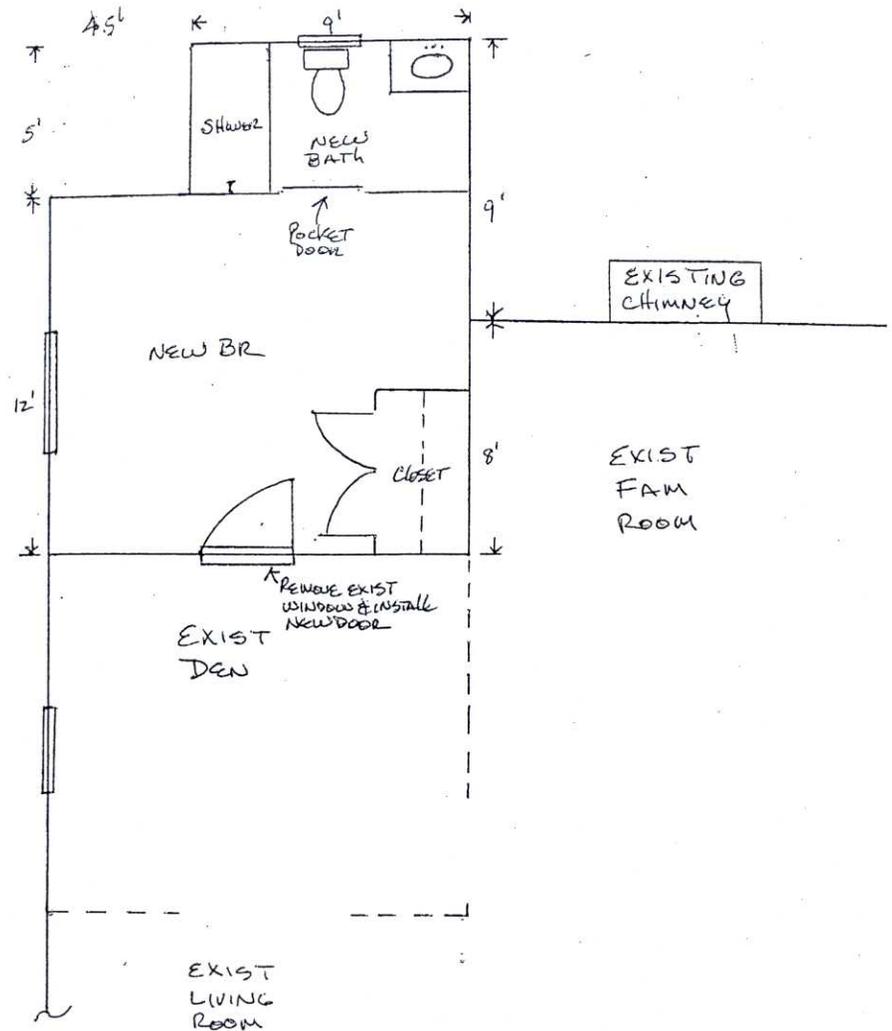


- NOTES:**
1. THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN ESTABLISHED BY A TRANSIT TAPE SURVEY.
 2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.





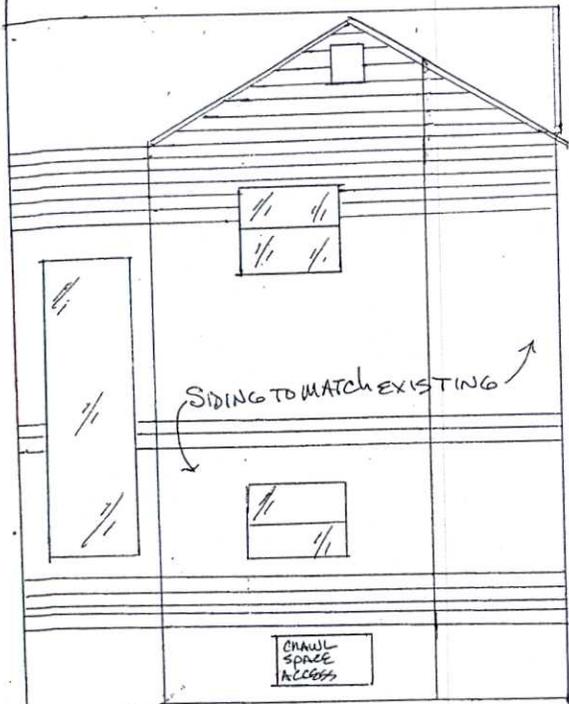
SECOND FLOOR



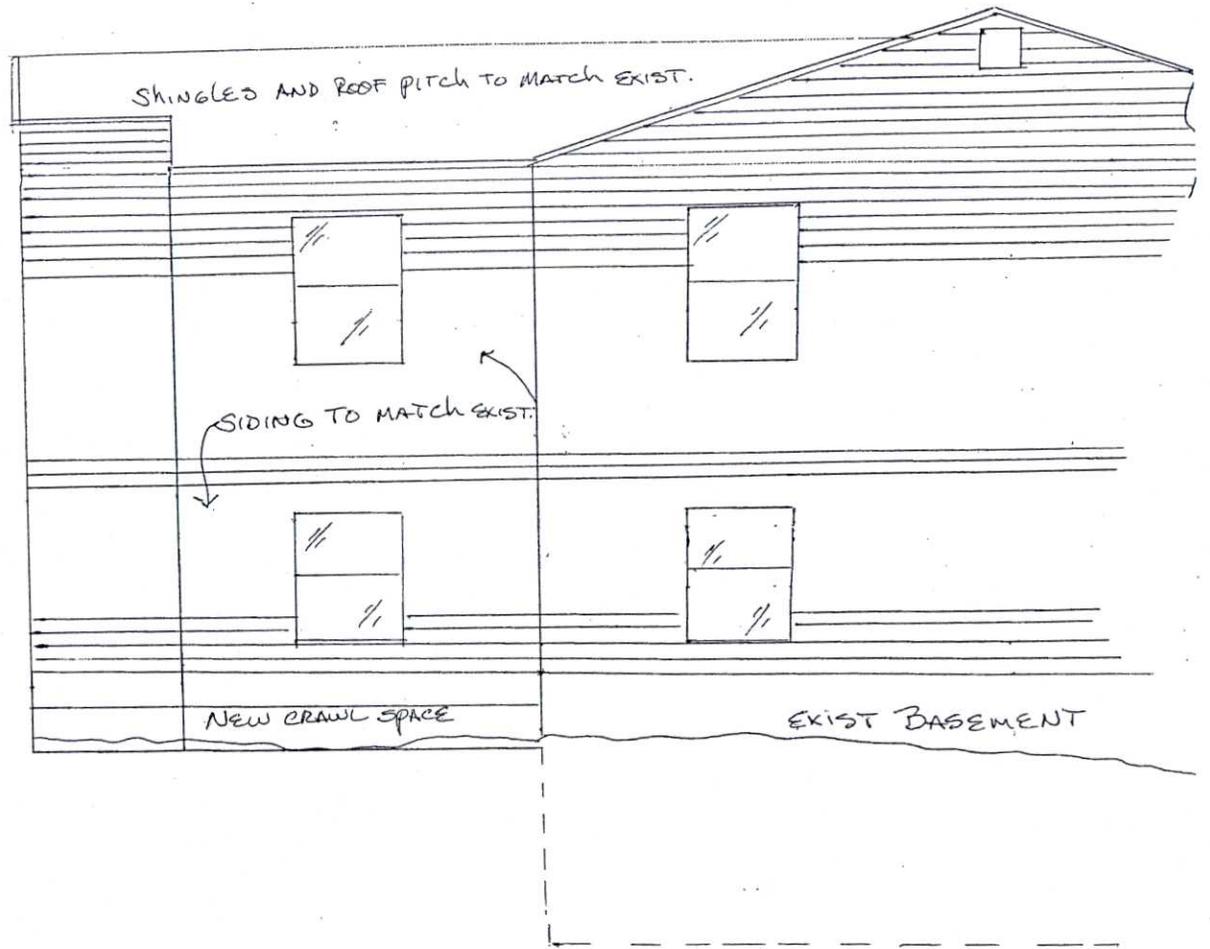
FIRST FLOOR

↑
 Scale 1/4" = 10"
 DAN WHITAKER
 571-201-4091
 QUALITY OF LIFE RENOV.

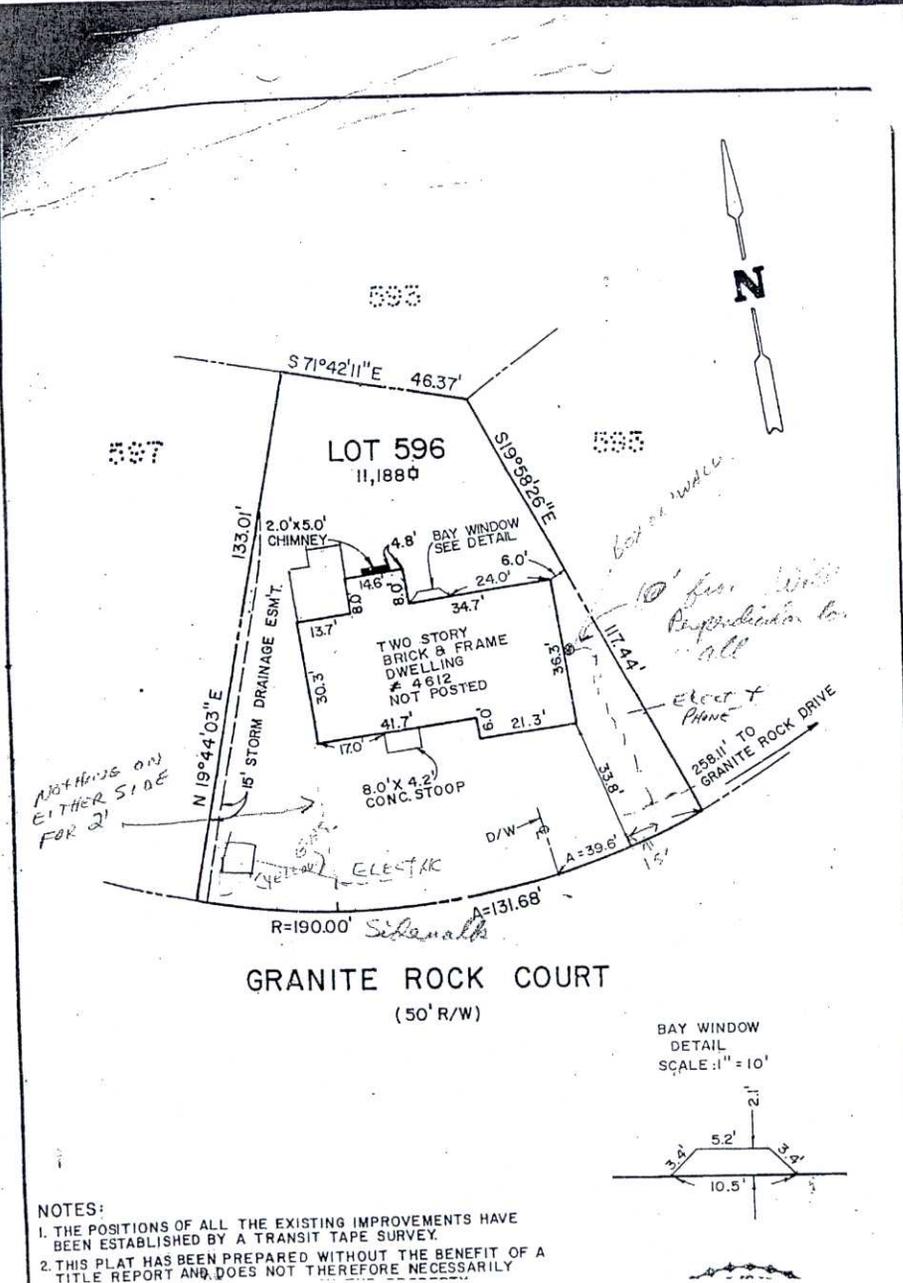
ADKINSON PROPOSED ADDITION
FLOOR PLANS - 1ST & 2ND



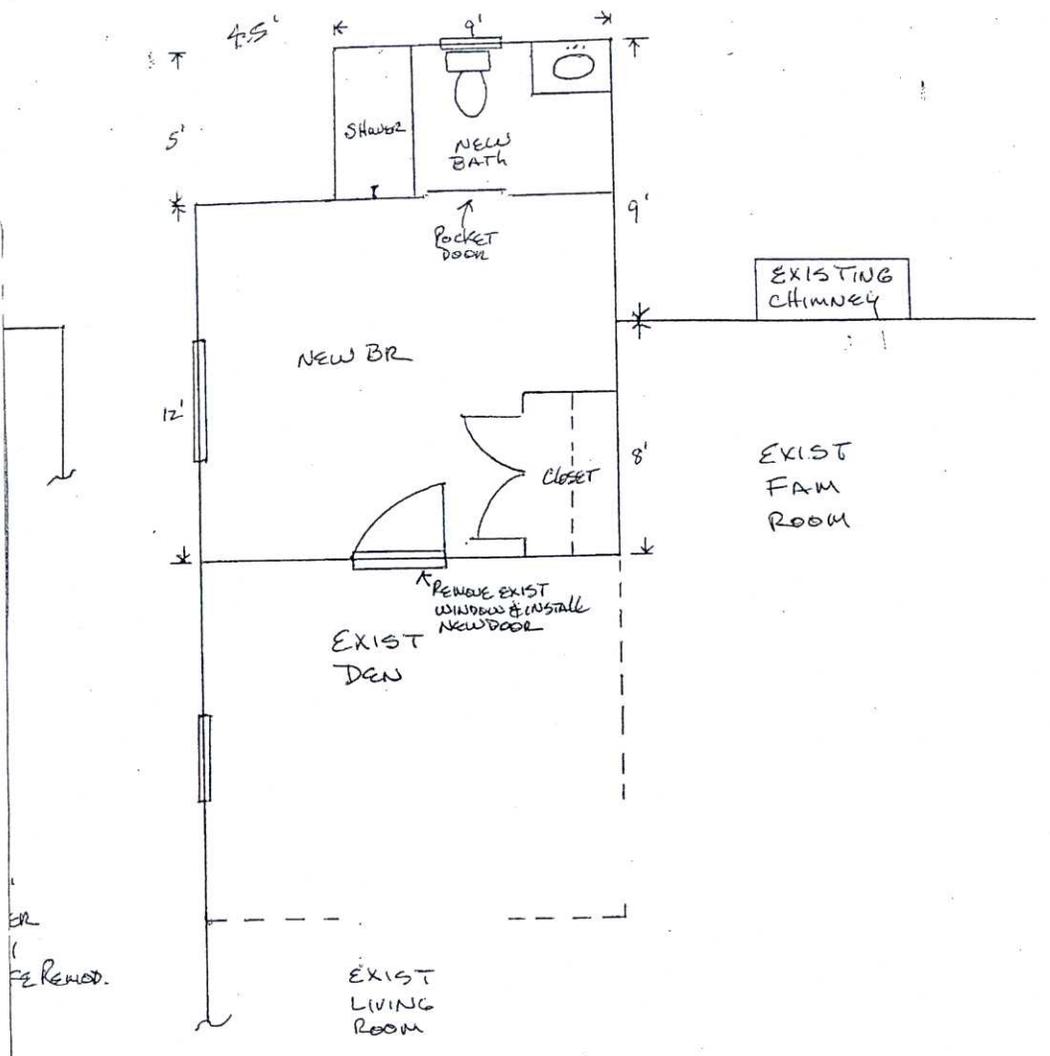
NORTH SIDE ELEVATION



WEST SIDE ELEVATION

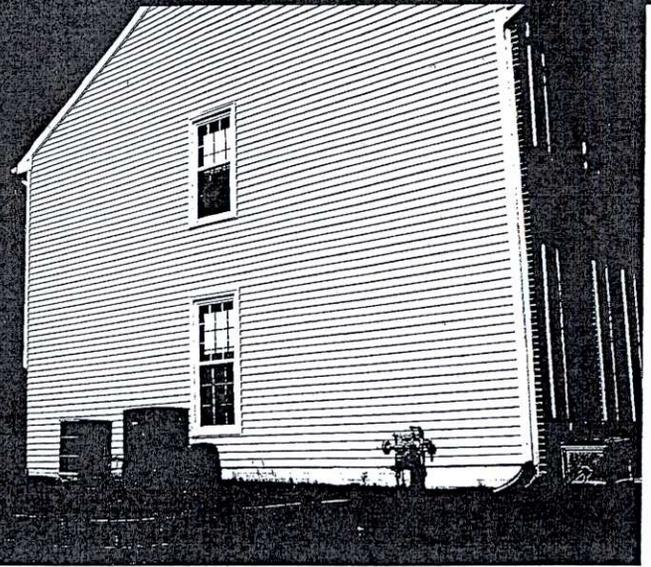


NOTES:
 1. THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN ESTABLISHED BY A TRANSIT TAPE SURVEY.
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PROPOSED ADDITION
 PLANS - 1ST & 2ND

FIRST FLOOR



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.