



APPLICATION ACCEPTED: May 26, 2011
Moved with applicant's consent
BOARD OF ZONING APPEALS: September 21, 2011
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 14, 2011

STAFF REPORT

VARIANCE APPLICATION NO. VC 2011-MA-007

MASON DISTRICT

APPLICANT: Mark W. Grapin

OWNERS: Mark W. Grapin
Brinda S. Grapin

SUBDIVISION: Broyhill Park

STREET ADDRESS: 7415 Marc Drive

TAX MAP REFERENCE: 50-3 ((2)) 94

LOT SIZE: 12,916 square feet

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISION: 10-104

VARIANCE PROPOSAL: To permit an accessory structure to remain in a front yard of a lot containing 36,000 square feet or less.

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.

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Deborah Hedrick

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.**

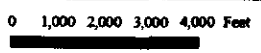
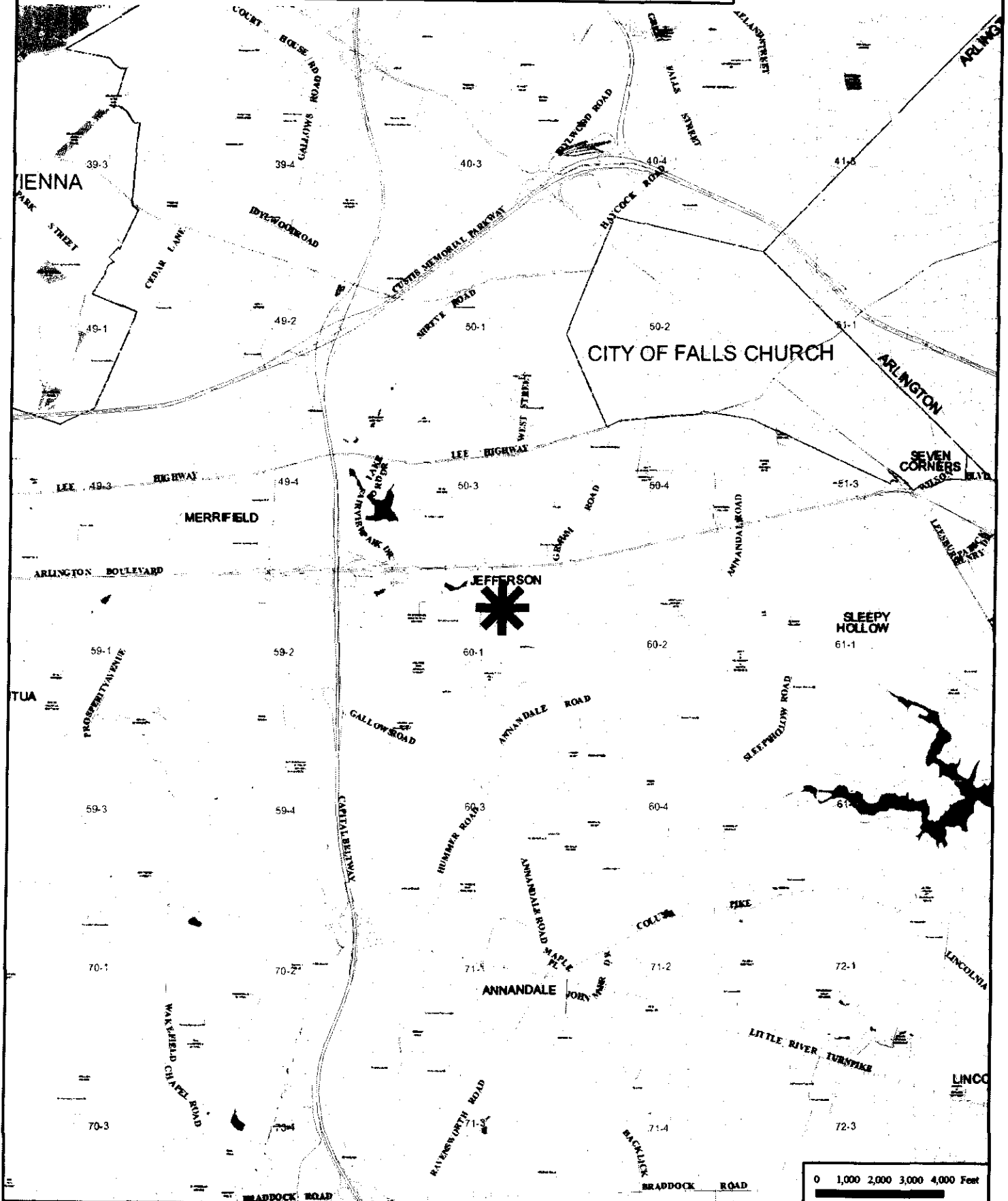


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Variance Application

VC 2011-MA-007

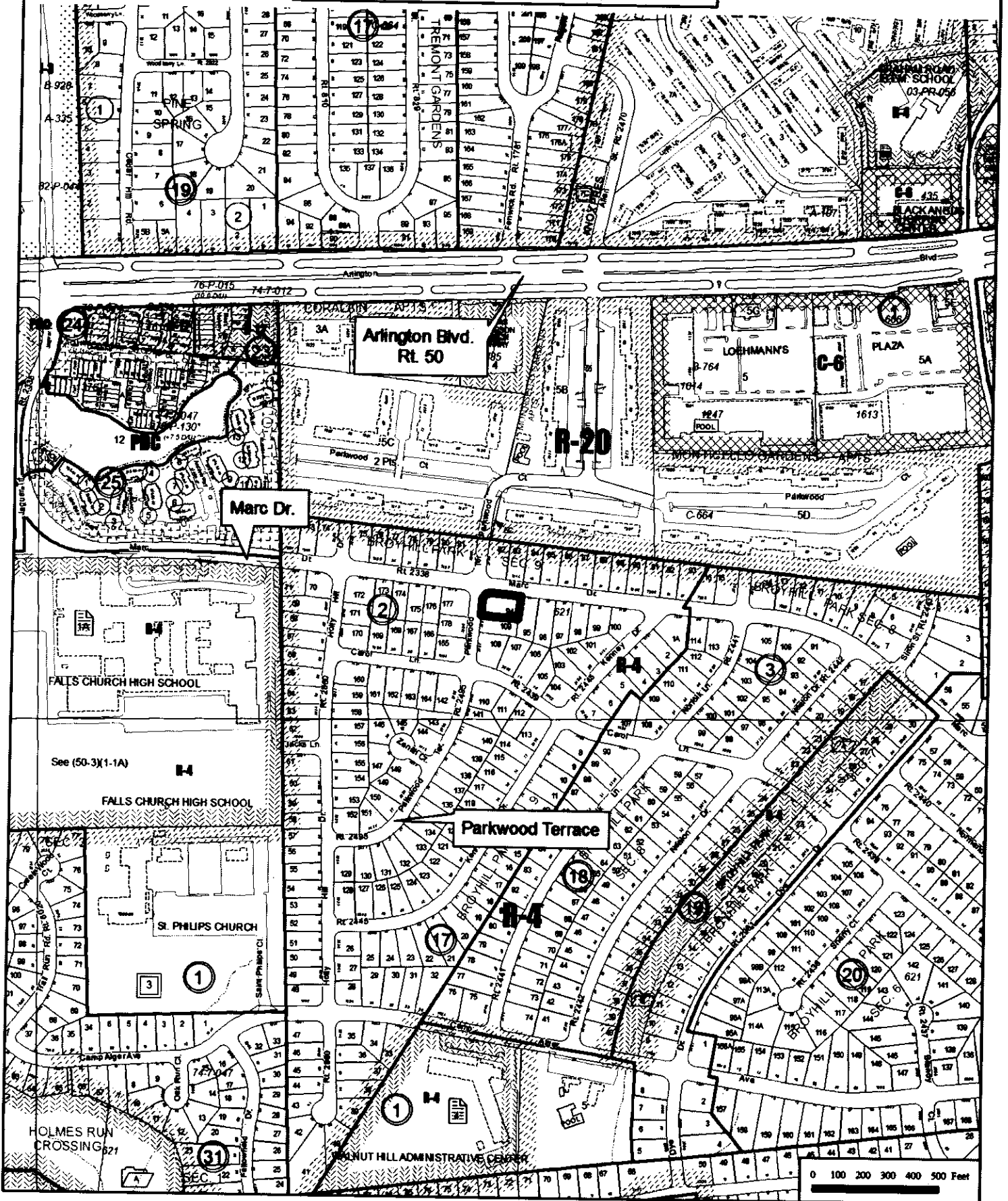
MARK W. GRAPIN



Variance Application

VC 2011-MA-007

MARK W. GRAPIN

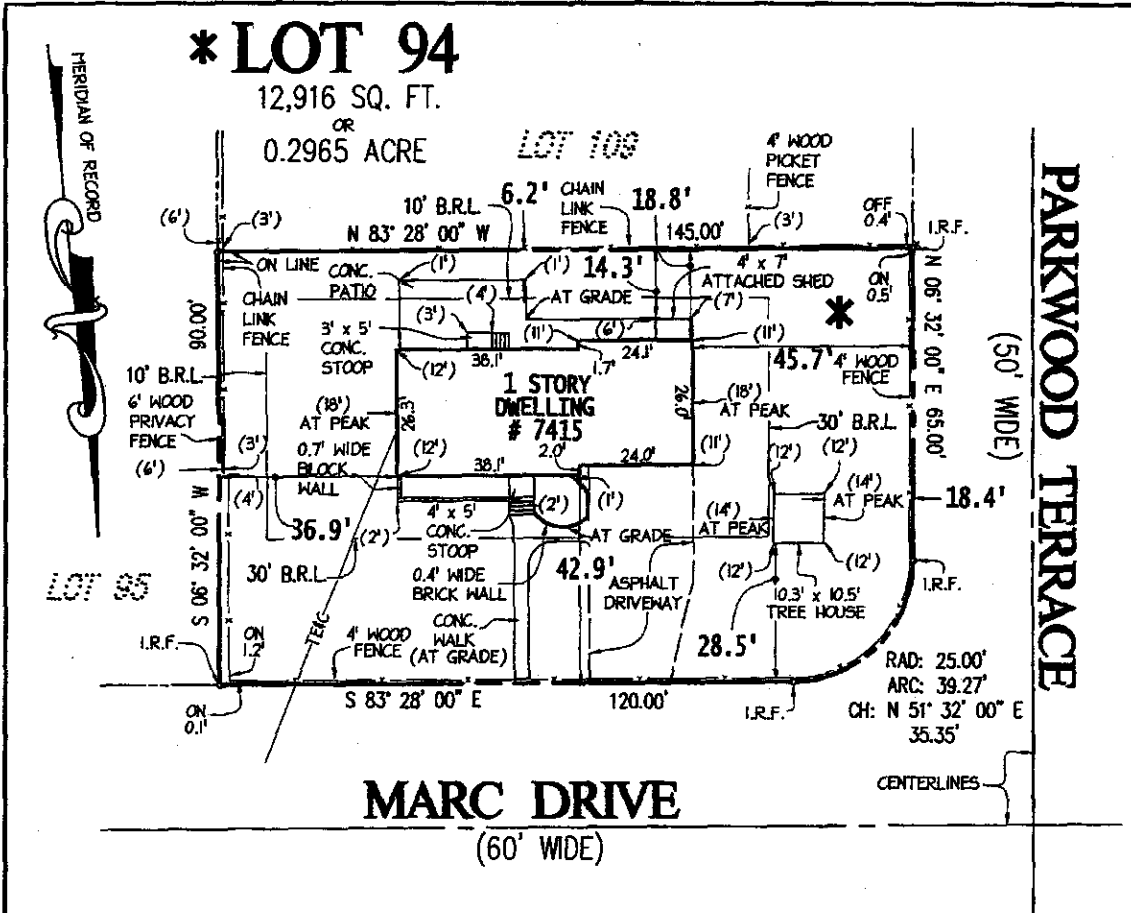


* LOT 94

12,916 SQ. FT.

OR
0.2965 ACRE

LOT 108



MARC DRIVE

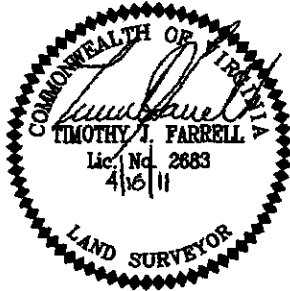
(60' WIDE)

PARKWOOD TERRACE

(50' WIDE)

LEGEND:

- I.P.F. DENOTES IRON PIPE FOUND.
- X- DENOTES FENCE LINE
- I.R.F. DENOTES IRON ROD FOUND
- T,E&C- DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
- B.R.L. DENOTES BUILDING RESTRICTION LINES
- N/F DENOTES NOW OR FORMERLY
- DB, PG DENOTES DEED BOOK AND PAGE
- (1') DENOTES HEIGHT FROM GRADE



NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP # 51059C0280E EFFECTIVE DATE: SEPTEMBER 17, 2010
- 3) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 050-3-02-0094
- 4) EASEMENTS, B.R.L.S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 1295, PAGE 539 (UNLESS NOTED OTHERWISE).
- 5) PROPERTY SERVED BY PUBLIC WATER AND SEWER.
- 6) NO BURIAL SITES ON LOT PER RECORD PLAT RECORDED IN DEED BOOK 1295, PAGE 539 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 7) NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR MORE PER RECORD PLAT.

VARIANCE PLAT
LOT 94
SECTION NINE
BROYHILL PARK
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996

FIELD CREW: D. CONRAD

JOB# 20111060

DFT: R.D.P.

CHK: M.K.S.

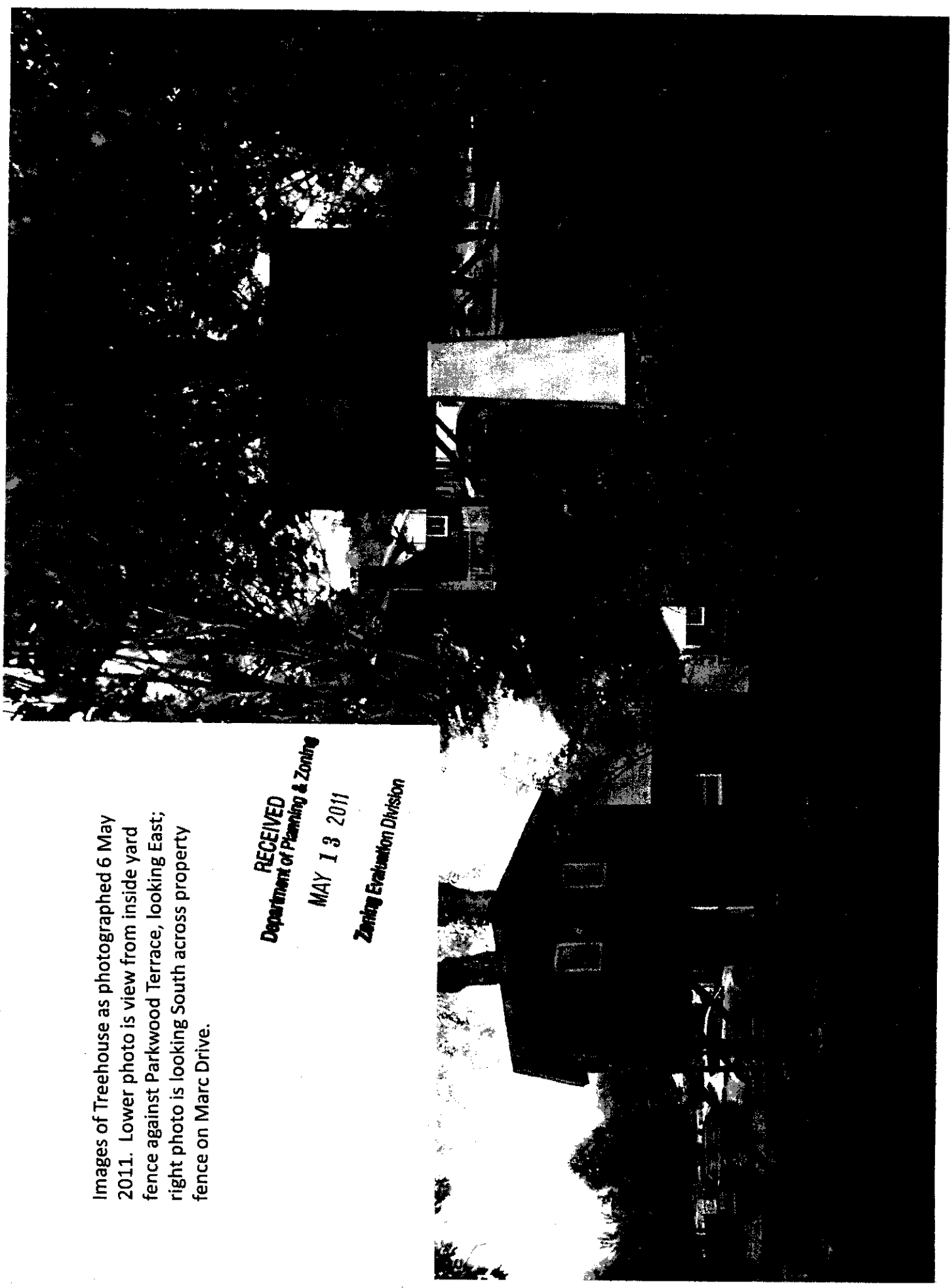
NO TITLE REPORT FURNISHED

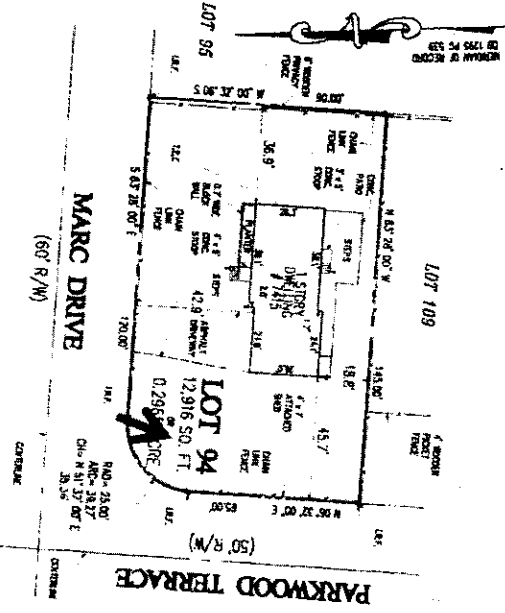
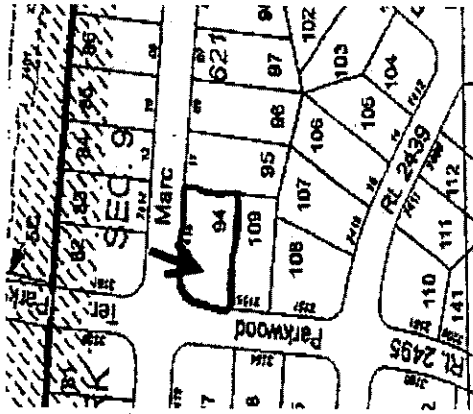
SCALE= 1"= 30'

DATE: 04/18/11

Images of Treehouse as photographed 6 May 2011. Lower photo is view from inside yard fence against Parkwood Terrace, looking East; right photo is looking South across property fence on Marc Drive.

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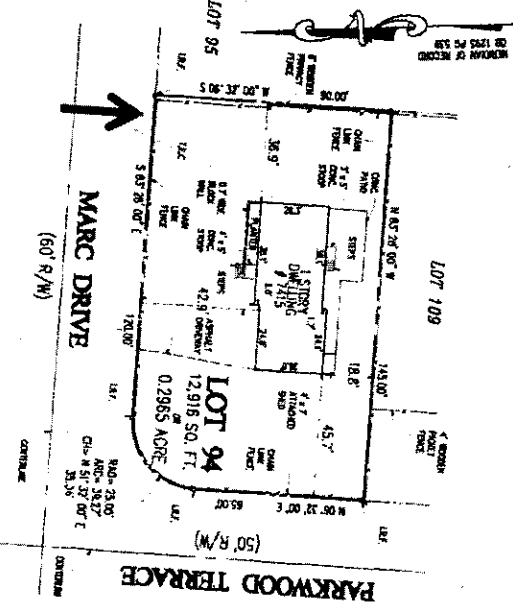
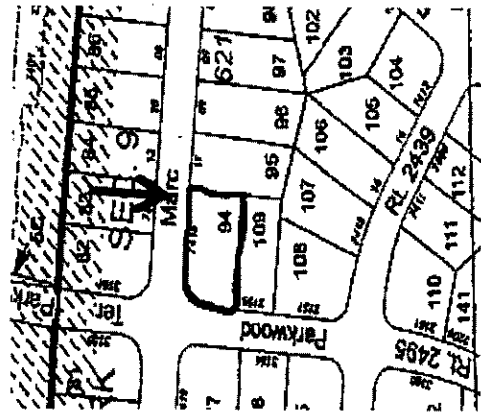


View of yard looking South, from Northeast corner of treehouse, shortly after installation of the pre-fabricated attic pull-down access door. Deducing for the tree trunk, access door, and protective banister surrounding the door access, net square footage of the treehouse is about 58 square feet. Applicant's oldest son, Eric (10) included in photo for scale.



Fairfax County Board of Zoning Appeals Variance Special Permit Application
 7415 Marc Drive, Falls Church, VA (Treehouse/Child's Playhouse). Photo taken April 2011 by Applicant.

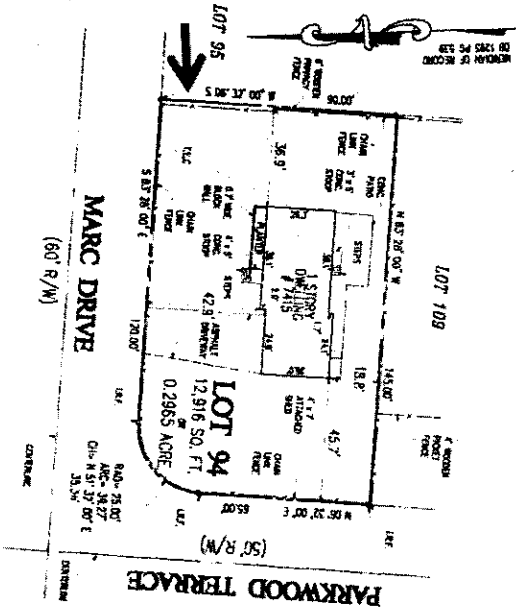
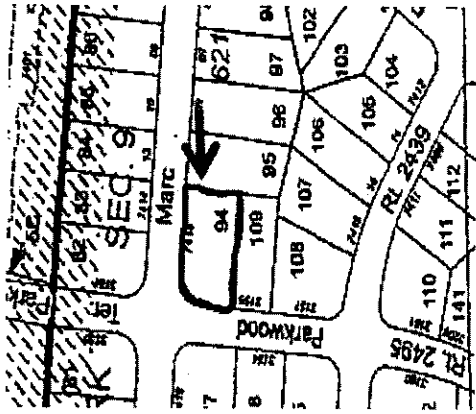
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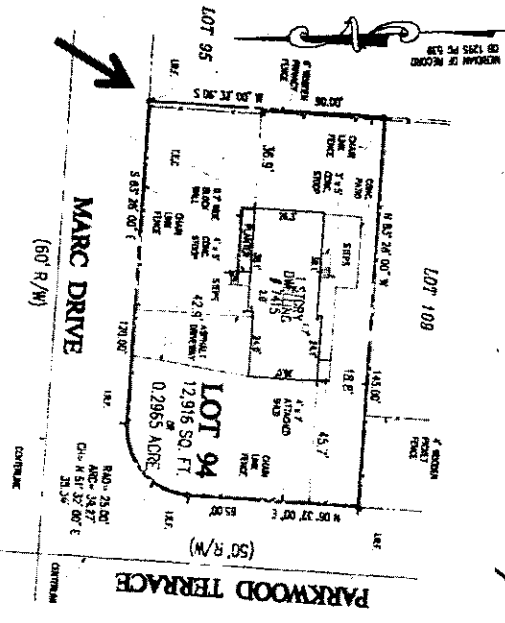
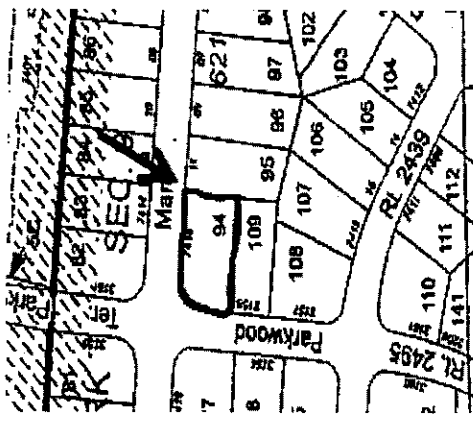
View looking South from Marc Drive onto east yard of property. Eastern boundary of property (left in photo) is marked by a 3-foot tall chain link fence, which becomes a 6-foot tall wooden picket fence further back in the property. The two wooden sheds, center of photo in the distance, are on the neighboring property to the south, as are each of the hardwood trees at the center of the photo.



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View east to west across from yard; Marc Drive is on the right in the photo, and the Treehouse is in the background, behind the Redspine Pear tree, center of photo. The top of the chainlink fence, barely visible at the bottom of the photo, separates the adjoining property on Marc Drive to the east. Photo shows the front yard, as understood to be the only front yard on the property; none of the trees in this yard are suitable for a treehouse, and such a treehouse would appear out of sorts between the home and Marc Drive.

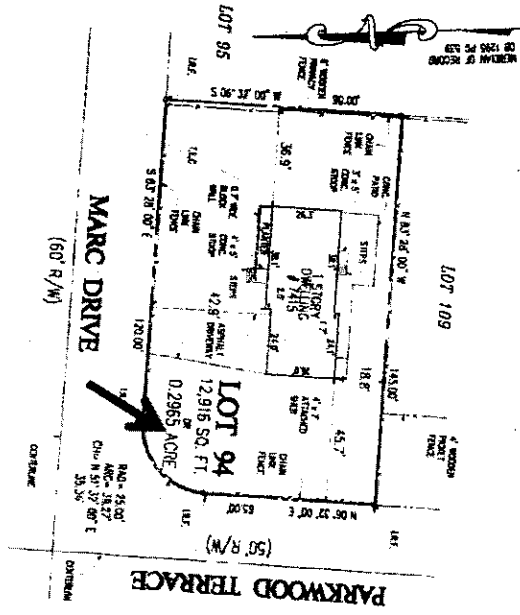
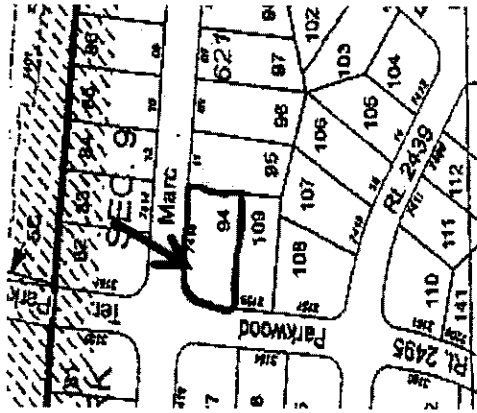


View looking South-Southwest from Marc Drive onto Northeast corner of property. East chainlink fence marks (left of the Rose of Sharon bush) marks eastern property boundary; no trees from this vantage suitable for the treehouse.

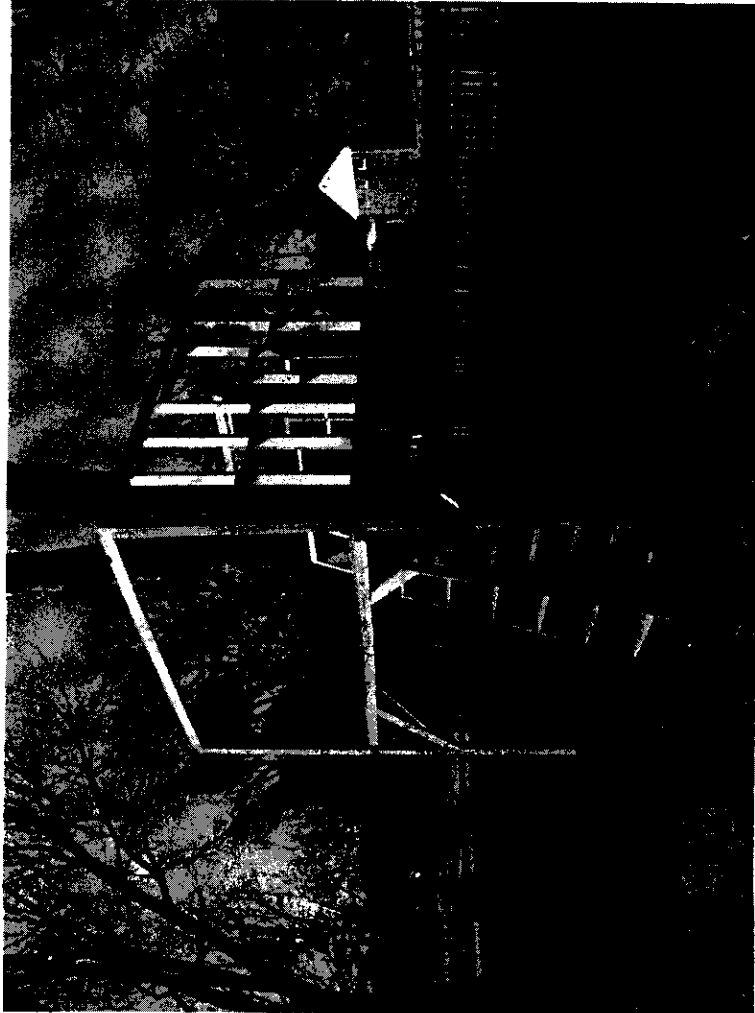


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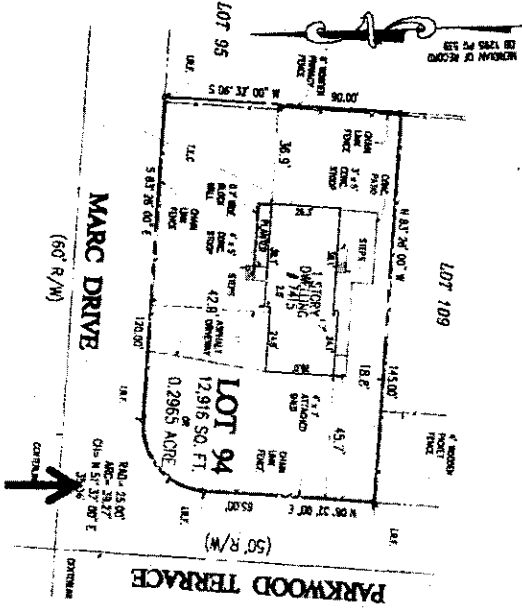
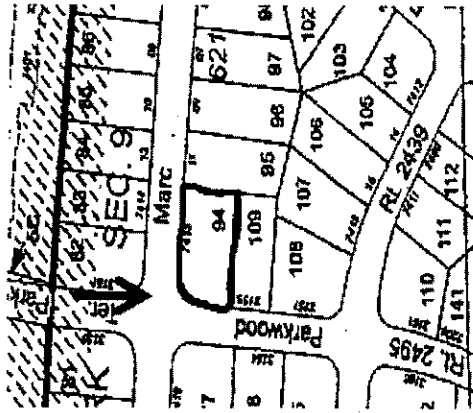
Fairfax County Board of Zoning Appeals Variance Special Permit Application
 7415 Marc Drive, Falls Church, VA (Treehouse/Child's Playhouse). Photo taken June 2010, courtesy of Google Maps.



View looking South-Southwest from residential driveway, just a few feet off Marc Drive, across West yard, shortly after the first few timbers of the treehouse were erected. The size or locations of each of the other trees in the lot show each to be unsuitable for a treehouse. Applicant's youngest son, Sean (8 years old) included in photo for scale.



Fairfax County Board of Zoning Appeals Variance Special Permit Application
 7415 Marc Drive, Falls Church, VA (Treehouse/Child's Playhouse). Photo taken March 2011 by Applicant.

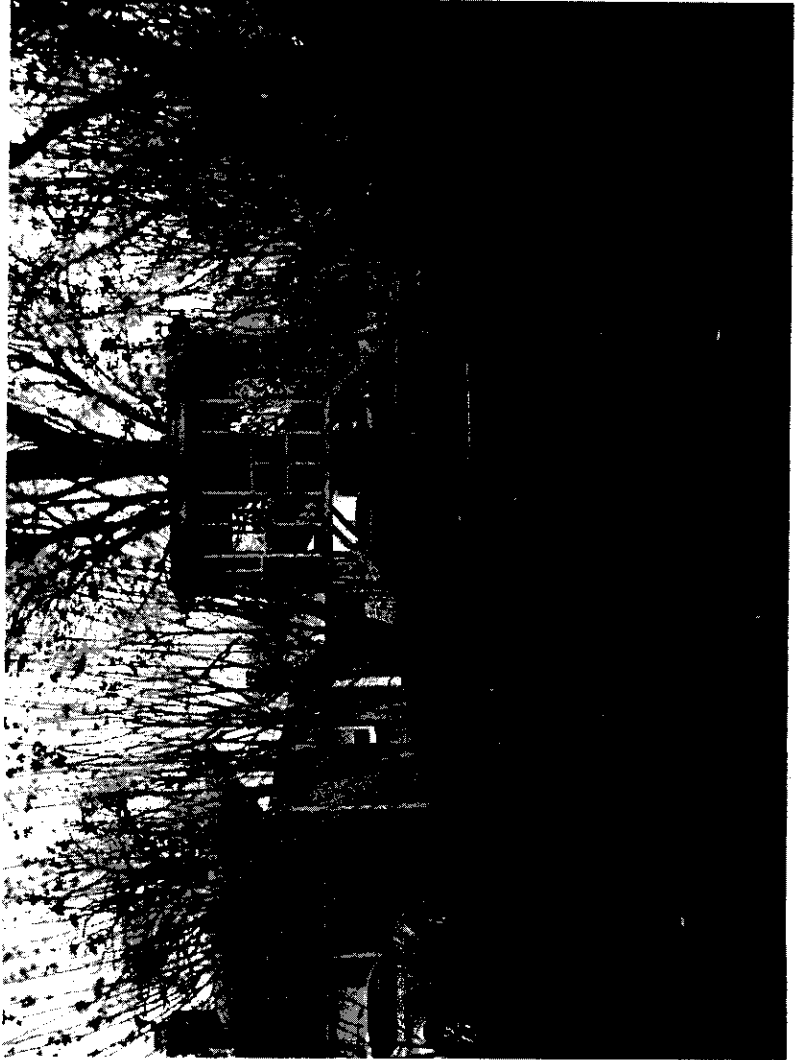
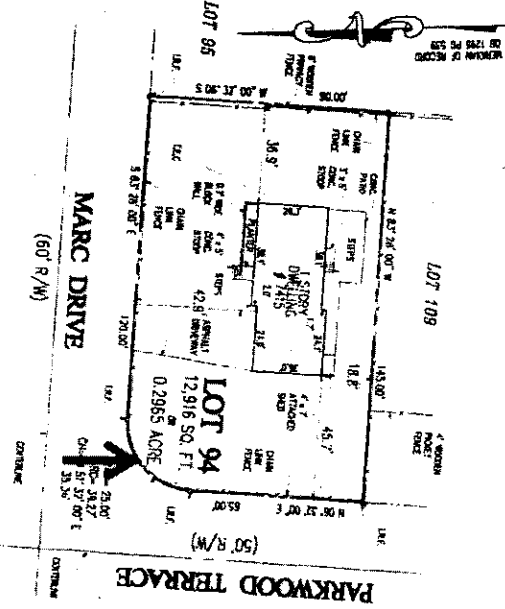
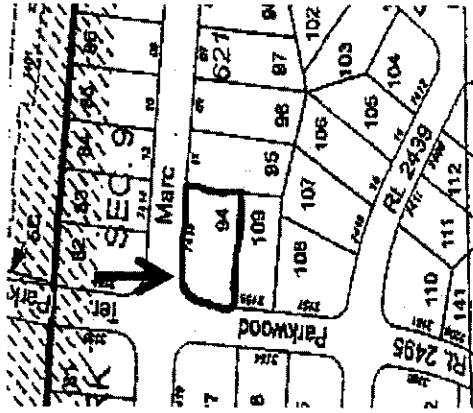


View looking South-Southeast from northeast corner of Parkwood Terrace and Marc Drive. The photo shows no other suitable trees in which to safely build a treehouse on the property; and that the location selected does not pose an obstruction hazard to vehicles negotiating the corner turn between Marc Drive and Parkwood Terrace. Photo taken before trees foliated in Spring.



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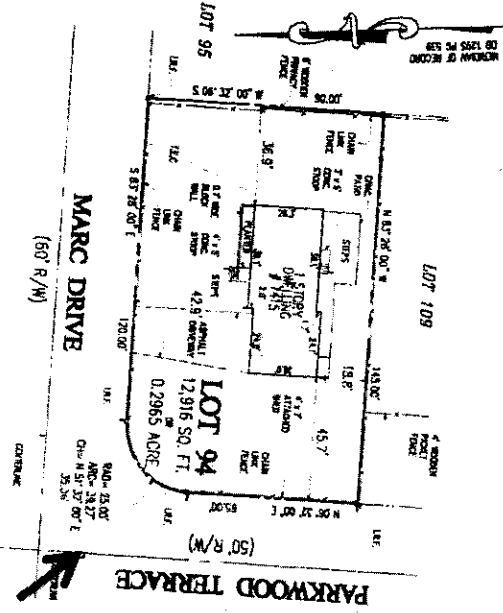
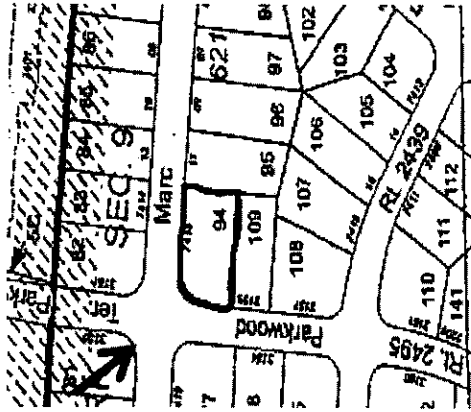
Fairfax County Board of Zoning Appeals Variance Special Permit Application
 7415 Marc Drive, Falls Church, VA (Treehouse/Child's Playhouse). Photo taken April 2011 by Applicant.



Closer view of property, standing outside north fence at Northwest corner of property, looking south across the west yard. The two large Maple trees on the property are in alignment – the more distant of the two overhangs the neighbor's proeperty and driveway. Although denuded, the shrubery in the foreground, and Dogwood (right in the photo) provide a certain concealment of the treehouse from the street.

Fairfax County Board of Zoning Appeals Variance Special Permit Application
 7415 Marc Drive, Falls Church, VA (Treehouse/Child's Playhouse). Photo taken April 2011 by Applicant.

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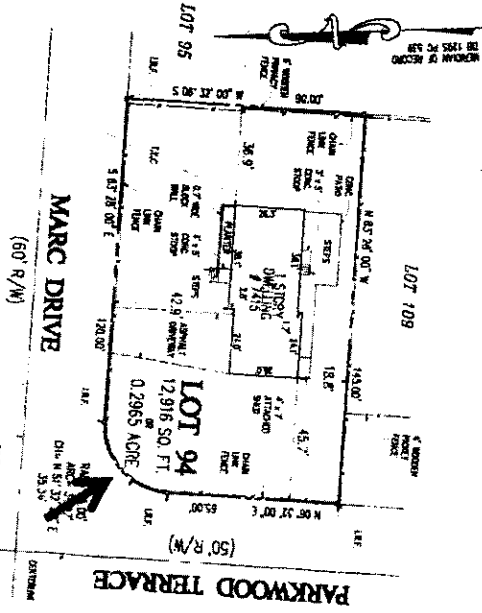
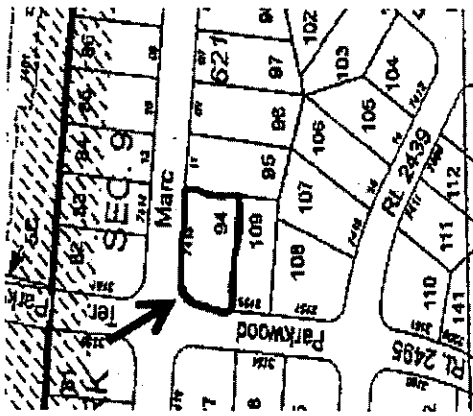


View of property taken from Northwest corner of Parkwood Terrace and Marc Drive. The large Maple in the center-right of the photo dwarfs the much smaller Peach, Apple, and Apricot trees which are closer to the fence line -- none of which are suitable for a treehouse. The Loblolly Pine tree, left-center of photo, is too close to the north fence of the property, and would impede the driveway.



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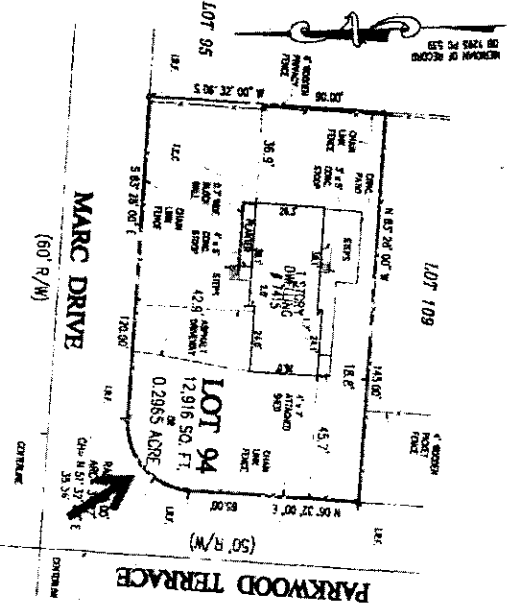
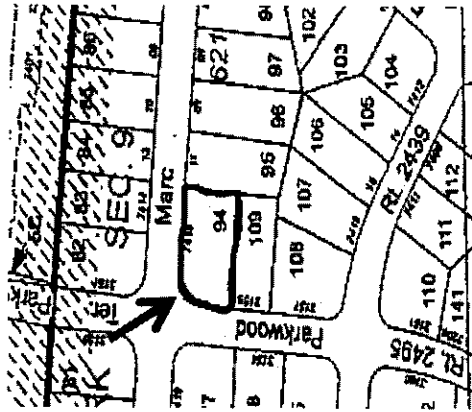


View looking South-Southeast from corner of Marc Drive and Parkwood Terrace onto Northwest corner of property. Large maple just right of center in photo, behind and to the right of the dogwood in the foreground, is the location of the treehouse, prior to installation. This tree is the only suitable tree on the property for a treehouse.



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7415 Marc Drive, Falls Church, VA (Treehouse/Child's Playhouse). Photo taken June 2010, courtesy of Google Maps.

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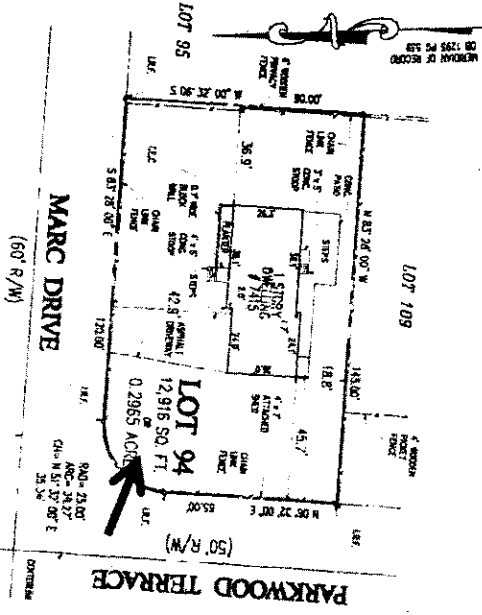
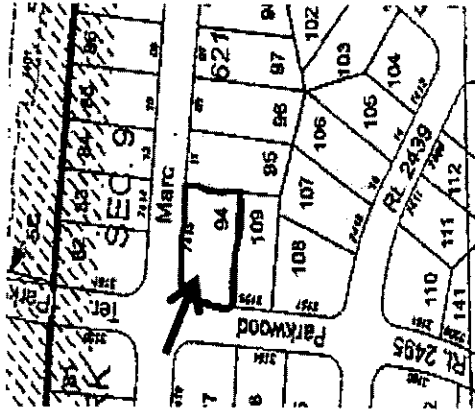


Same view as previous slide, before Spring foliage. Nearly 70 percent of total yard space of lot is viewable, showing Maple selected is only suitable location for a treehouse. View looking South-Southeast from corner of Marc Drive and Parkwood Terrace onto Northwest corner of property.



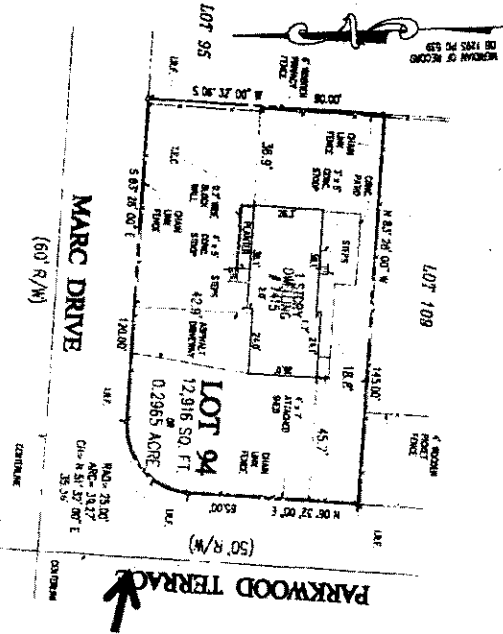
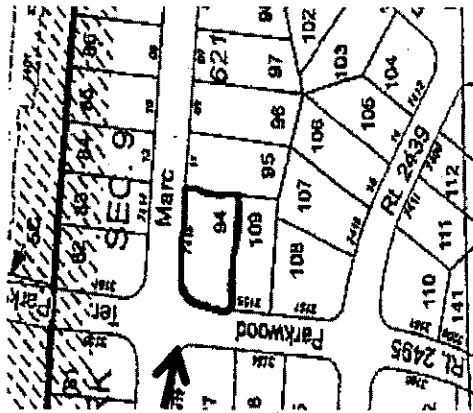
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Evidencing quality of construction, and consistency of colors/themes with those of the surrounding buildings. This view is taken immediately after the roof was finished, looking down to the East Southeast from the west side of the treehouse roof.

The County arborist would be pleased in that no structure was affixed to the tree itself, and that there is room between the tree and the structure for flexibility and growth; and that the roof and floor structural components immediately surrounding the tree are each easily detached and moved outward.



View looking East across front yard from west to east, standing on Southeast corner of Parkwood Terrace and Marc Drive, looking onto Northwest corner of property. Large maple just right of center in photo is the location of the treehouse, shortly after the roof was completed. Dogwood in foreground, Redspine Pears, and Peach trees (other trees, left-to-right in photo) are each too small to accommodate the treehouse.

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 7415 Marc Drive, Falls Church, VA (Treehouse/Child's Playhouse). Photo taken April 2011 by Applicant.

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