

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

LARRY B. ATKINSON, TRUSTEE, SP 2011-SU-059 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.6 ft. from side lot line such that side yards total 13.9 ft. Located at 4612 Granite Rock Ct., 20151-2477 on approx. 11,188 sq .ft. of land zoned PDH-2 and WS. Sully District. Tax Map 55-1 ((9)) 596. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

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

WHEREAS, following proper notice to the public, a public hearing was held by the Board on September 14, 2011; and

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

1. The applicant is the owner of the property.
2. The applicant has met the six standards specifically set forth in Section 8-922.
3. The proposed addition is a modest addition.
4. It certainly, in terms of total square foot area, is modest compared to the entire house.
5. It is the only the location on the house where this could be constructed to meet the applicant's requirements.
6. The Board has a favorable staff report recommendation.

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

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

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

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the 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

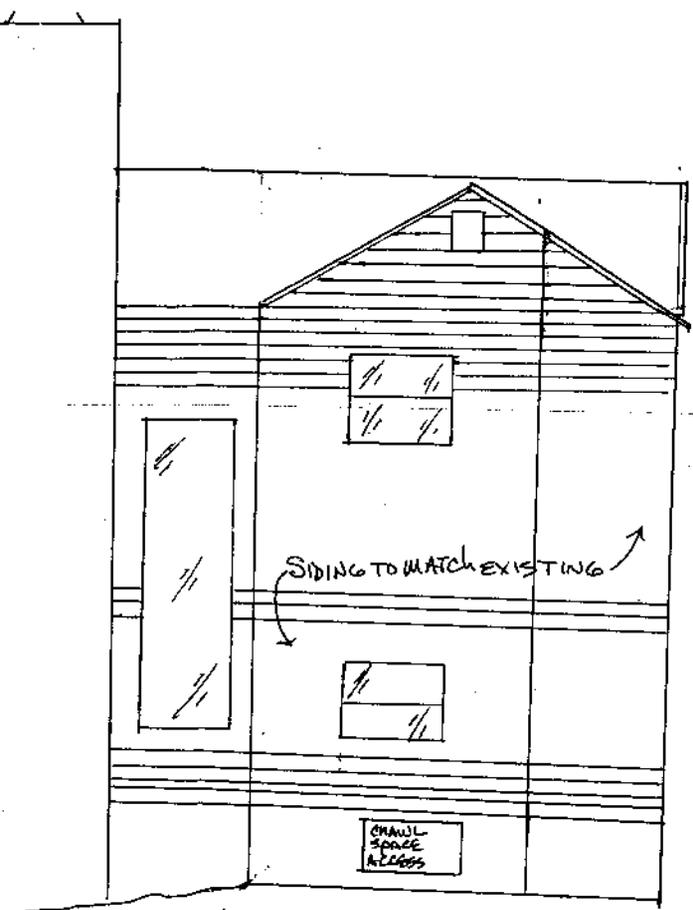
the minimum yard requirement or is the subject of a subsequent yard reduction special permit or variance. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the 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 as 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.

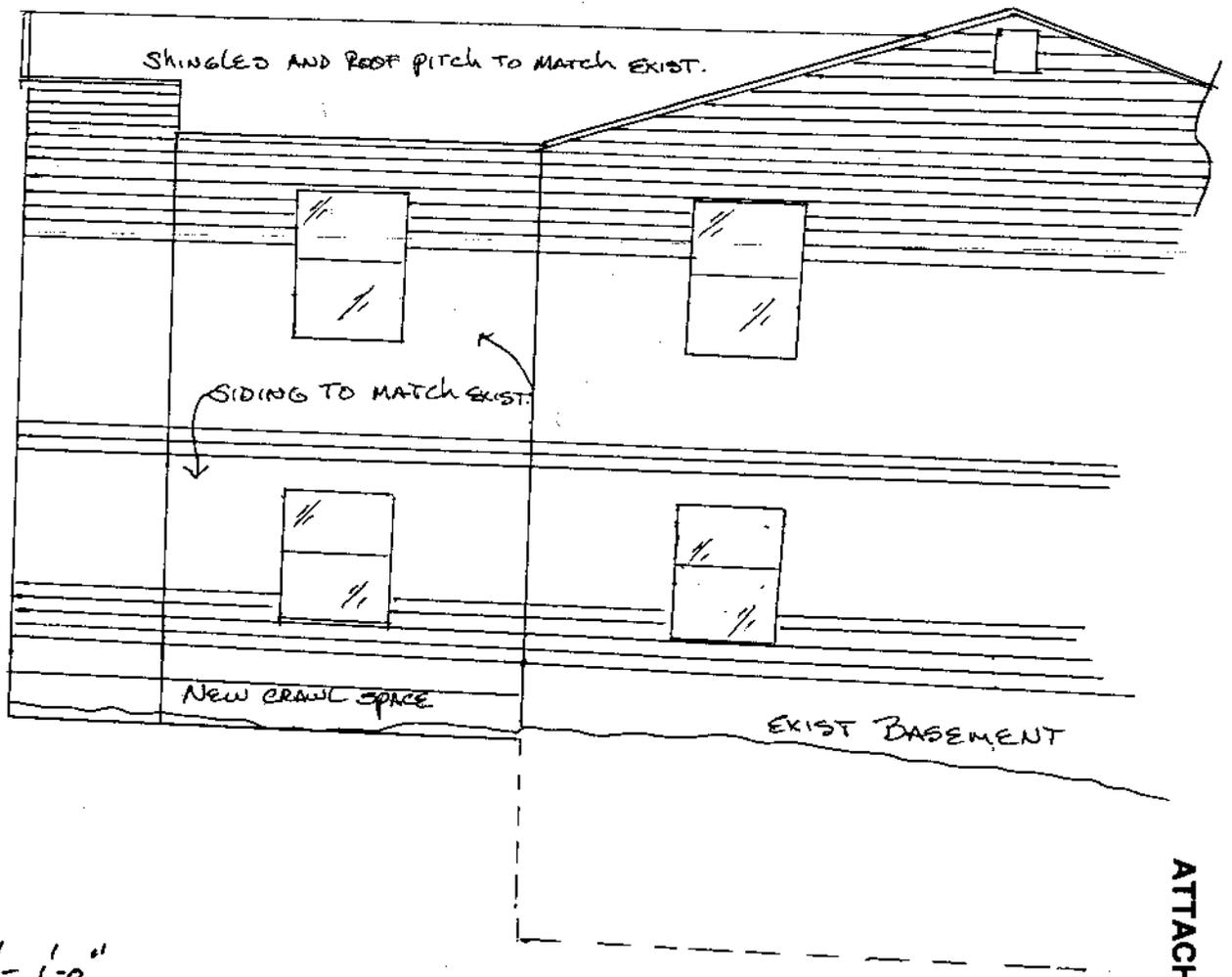
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction 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.

Mr. Smith seconded the motion, which carried by a vote of 7-0.



NORTH SIDE ELEVATION

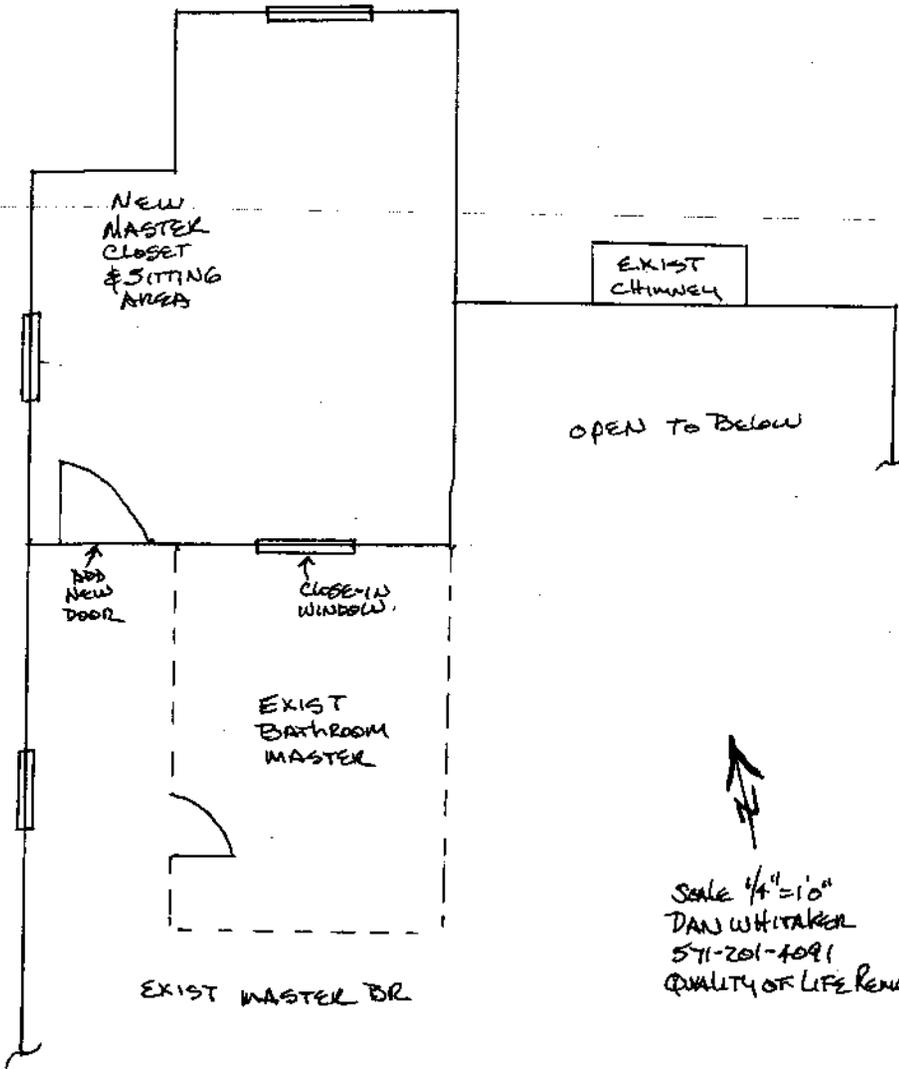
Scale $\frac{1}{8}'' = 1'-0''$



WEST SIDE ELEVATION

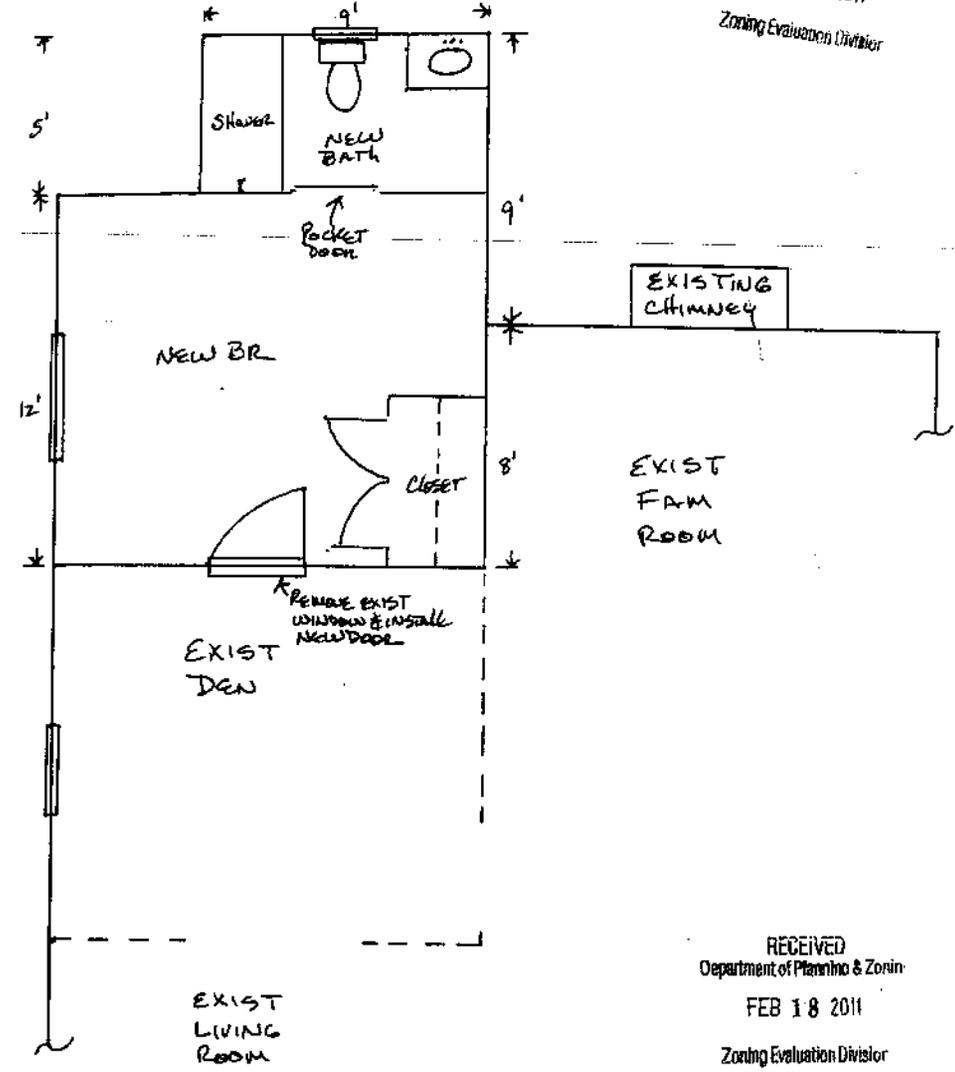
DESIGNER: DAN WHITAKER, CONTRACTOR
 4104 GUMWOOD CT
 CHANTILLY VA 20151
 571-201-4091

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 RENOV.



FIRST FLOOR

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