



County of Fairfax, Virginia

September 21, 2011

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2011-SP-070

SPRINGFIELD DISTRICT

APPLICANT: David A. Watson

OWNERS: David A. Watson
Deborah C. Watson

SUBDIVISION: Pepper Tree

STREET ADDRESS: 9514 Debra Spradlin Court

TAX MAP REFERENCE: 88-1 ((17)) 022

LOT SIZE: 11,086 square feet

ZONING DISTRICT: R-3, Residential

ZONING ORDINANCE PROVISIONS: 8-922

SPECIAL PERMIT PROPOSAL: To grant a reduction of certain yard requirements to permit construction of an addition 10.6 feet from side lot line

STAFF RECOMMENDATION: Staff recommends approval of SP 2011-SP-070 for the addition with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\rhorner\Special Permits\Watson\Staff Report Watson.doc

Rebecca Horner

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.

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.**

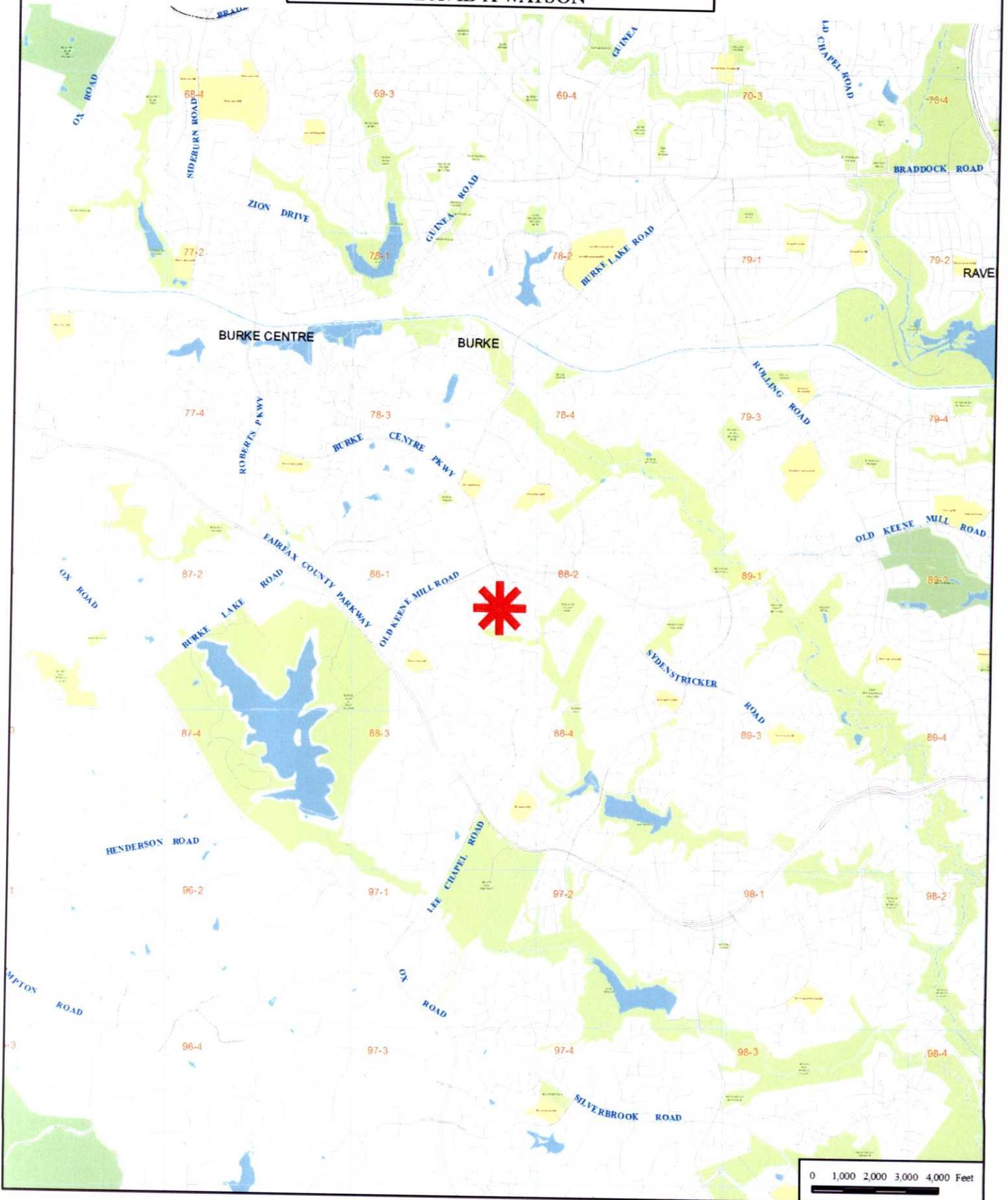


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2011-SP-070

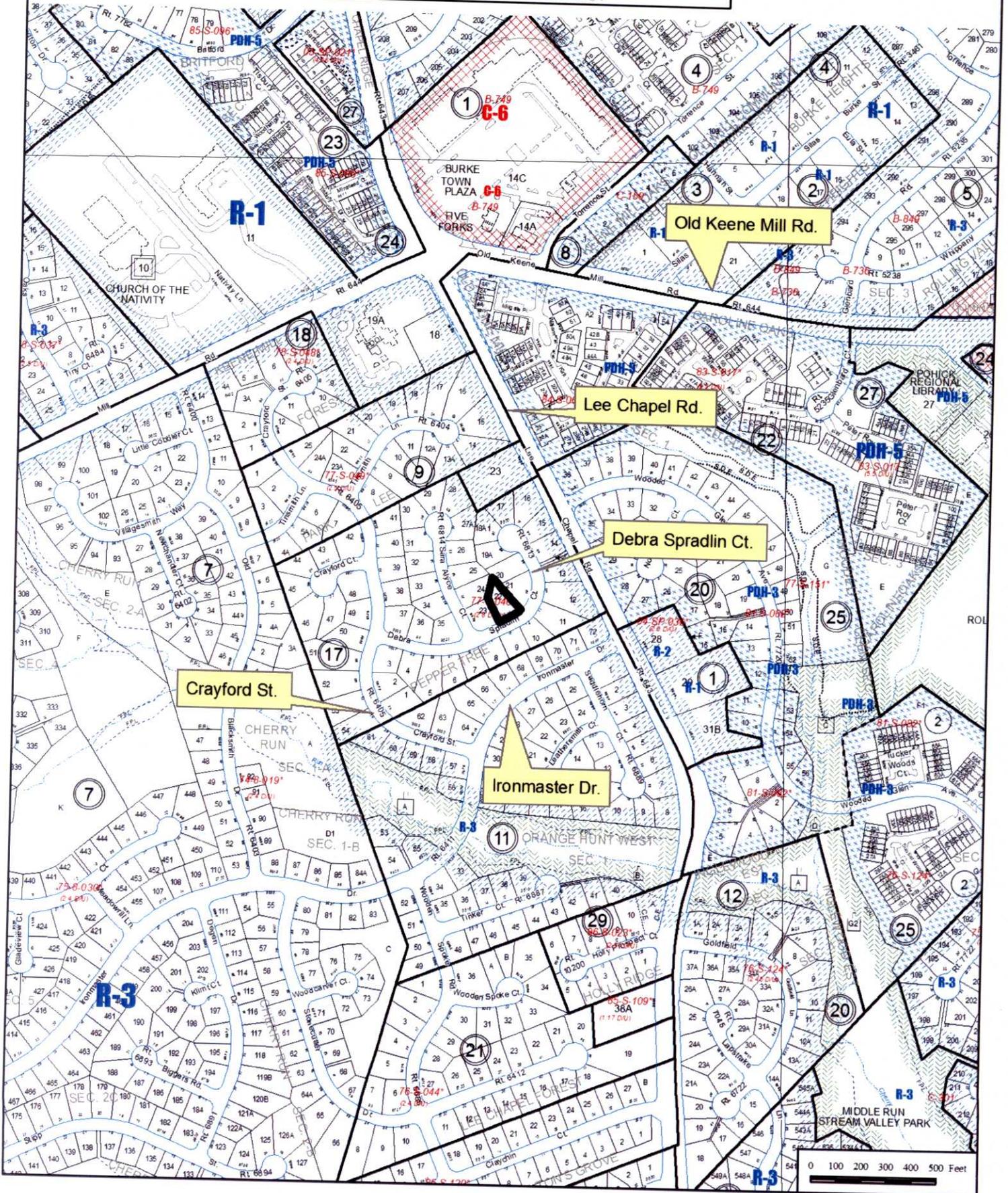
DAVID A WATSON



Special Permit

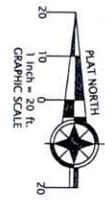
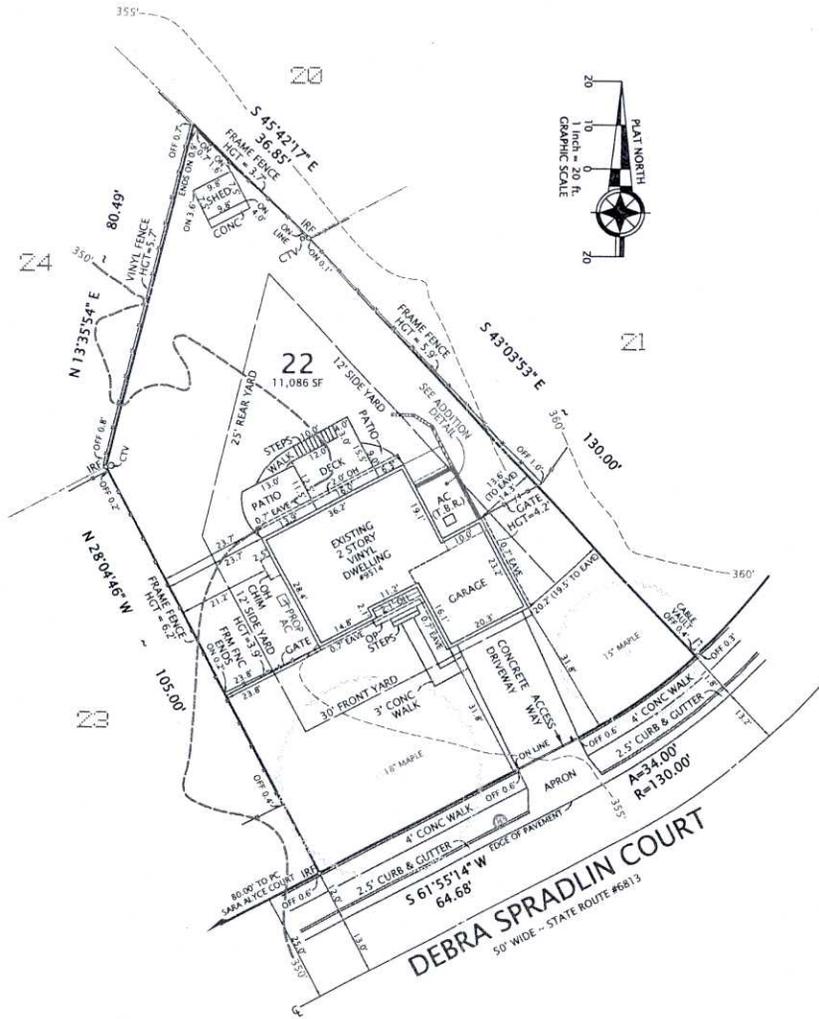
SP 2011-SP-070

DAVID A WATSON



NOTE: UTILITIES ARE UNDERGROUND.

RECEIVED
 Department of Planning & Zoning
 JUN 29 2011
 Zoning Evaluation Division



NOTES

- TAX MAP: 88-1-17-0022
- ZONE: R-3 (RESIDENTIAL 3 DU/AC)
- LOT AREA: 11,086 SF (0.2545 ACRE)
- REQUIRED YARDS:
 - FRONT: = 30.0 FEET
 - SIDE: = 12.0 FEET
 - REAR: = 25.0 FEET
- HEIGHTS:
 - DWELLING = 31.3 FEET
 - SHED = 07.7 FEET
 - PROPOSED ADDITION = 30.3 FEET
 - DECK = 08.6 FEET
 - FENCES = AS NOTED
 - OP = 01.3 FEET
 - PROP WALL = SEE DETAIL
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
- THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
- TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 5' INTERVALS, AND IS AERIAL.
- THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- AREAS
 - EX BSMT = 980 SF
 - EX FIRST FLOOR = 1377 SF
 - EX SECOND FLOOR = 1034 SF
 - EX GROSS FLOOR AREA = 3391 SF

PROP ADDN = 137 SF (BSMT) + 167 SF (1ST) + 167 SF (2ND) = 471 SF
 PROP ADDN GFA (471) / EX GFA (3391) = 0.14

 - PROP BSMT = 1117 SF
 - PROP FIRST FLOOR = 1544 SF
 - PROP SECOND FLOOR = 1201 SF
 - PROP GROSS FLOOR AREA = 3862 SF

PROP FLOOR AREA RATIO: PROP GFA (3862)/LOT AREA (11086) = 0.35

PLAT
 SHOWING THE IMPROVEMENTS ON
 LOT 22
PEPPER TREE
 (DEED BOOK S866, PAGE 1588)
 FAIRFAX COUNTY, VIRGINIA
 SPRINGFIELD DISTRICT
 SCALE: 1" = 20'
 MAY 04, 2011
 JUNE 27, 2011 (REV)



FRONT OF DWELLING AND GARAGE



FRONT OF DWELLING AND LEFT SIDE



REAR OF DWELLING



SHED



REAR OF DWELLING

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

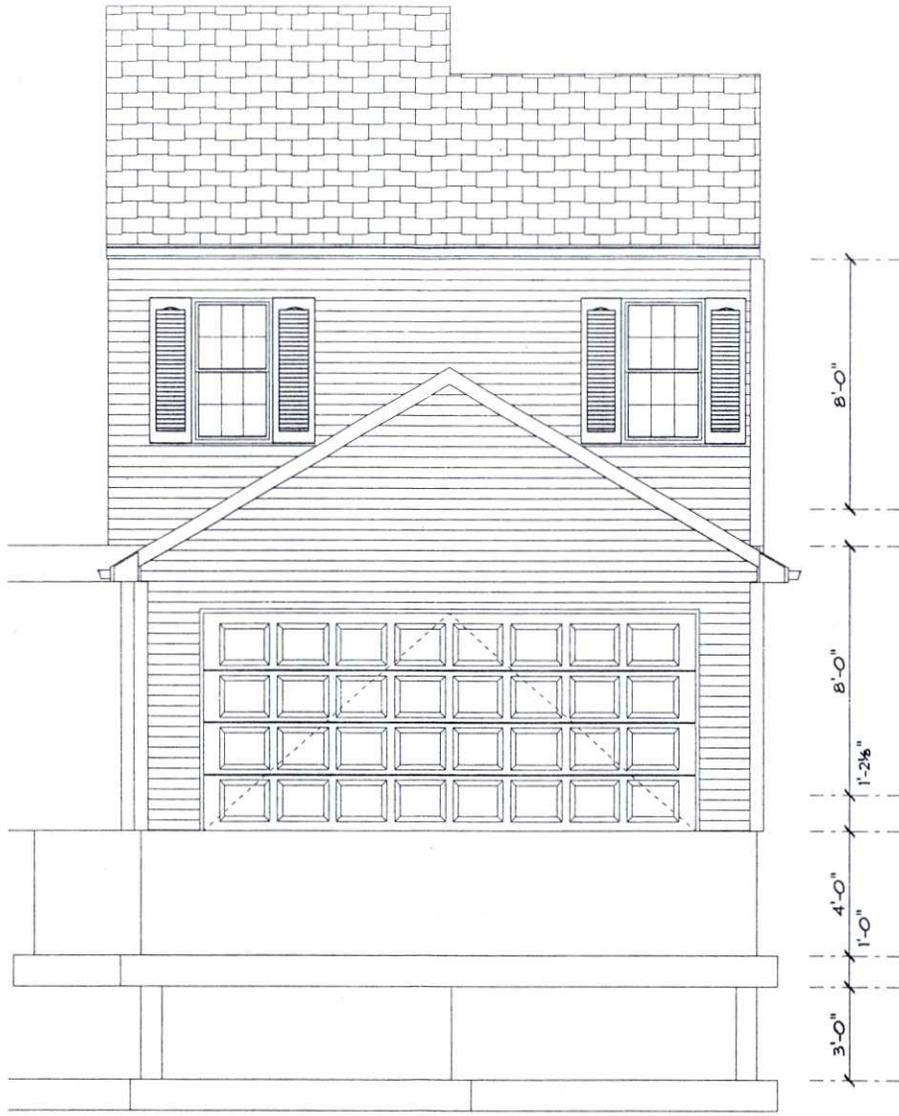
A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



CASE NAME:
 DAVID WATSON

DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412



DRAWN	BY
4/25/2011	JWC
REVISIONS	
4/27/2011	JWC

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St. Charles, MO
 727 Main Street, Suite 200
 St. Charles, MO 63075
 www.MonticelloHomes.com 781-432-0991 Fax: 781-432-0476



**WATSON
 ADDITION**
 FRONT ELEVATION

PRINT DATE
 APRIL 27, 2011
 SCALE
 1/4" = 1'-0"
 SHEET

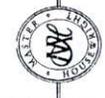
A-5



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REVISIONS	
4/27/2011	JUC

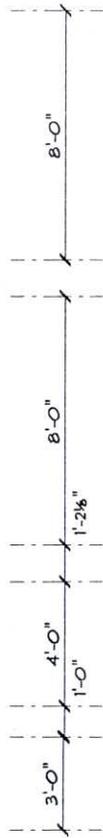
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 57 Jeffrey Street, Carpinteria, CA 93014
 805-485-1100
 www.MonticelloHomes.com



**WATSON
 ADDITION**
 RIGHT SIDE ELEVATION

PRINT DATE
 April 27, 2011
 SCALE
 1/4" = 1'-0"
 SHEET
A-5.1



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REVISIONS	
4/27/2011	JUC

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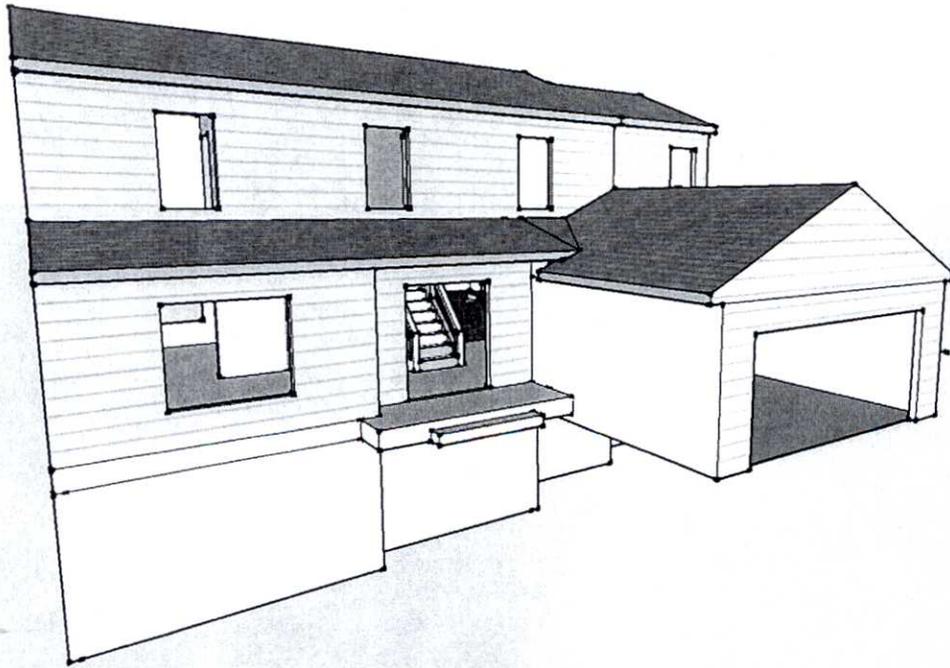
MONTICELLO HOMES
By Bluffton 21, Carpenter Company
 200 Home Street, Suite 200, Virginia Beach, VA 23462
 www.MonticelloHomes.com 757-433-0881 Fax: 757-433-2474



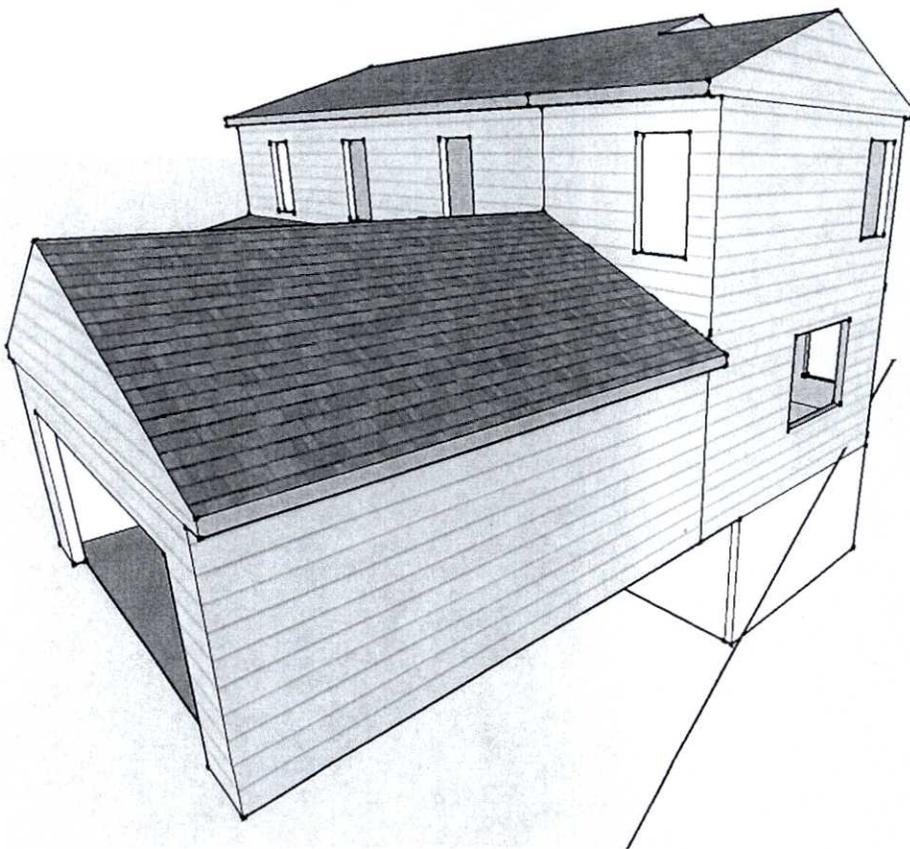
**WATSON
 ADDITION**
 REAR ELEVATION

PRINT DATE
 April 27, 2011
 SCALE
 1/4" = 1'-0"
 SHEET

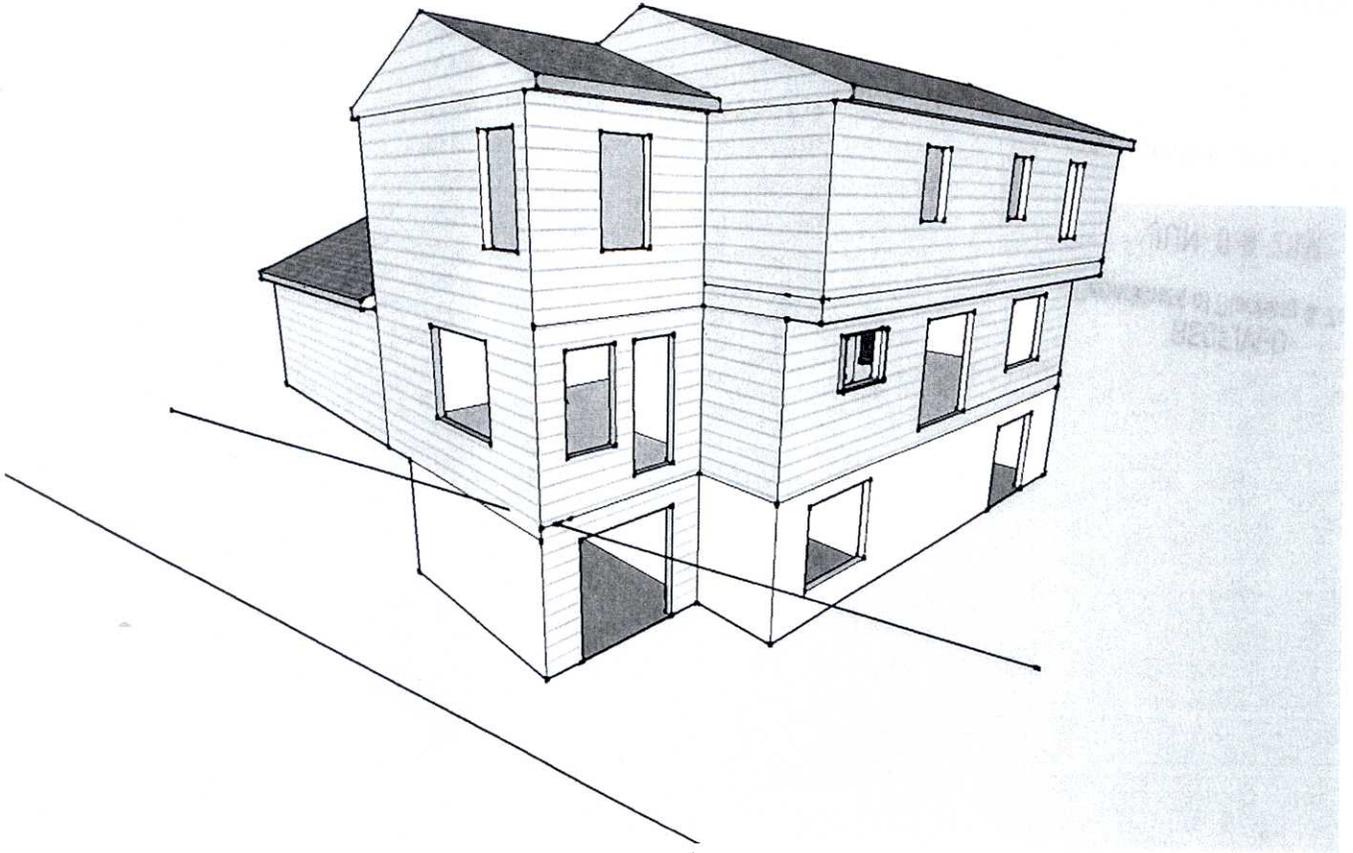
A-5.3



Rendering_heading N



Rendering_heading NW



Rendering_heading SW

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4/27/2011	JUC

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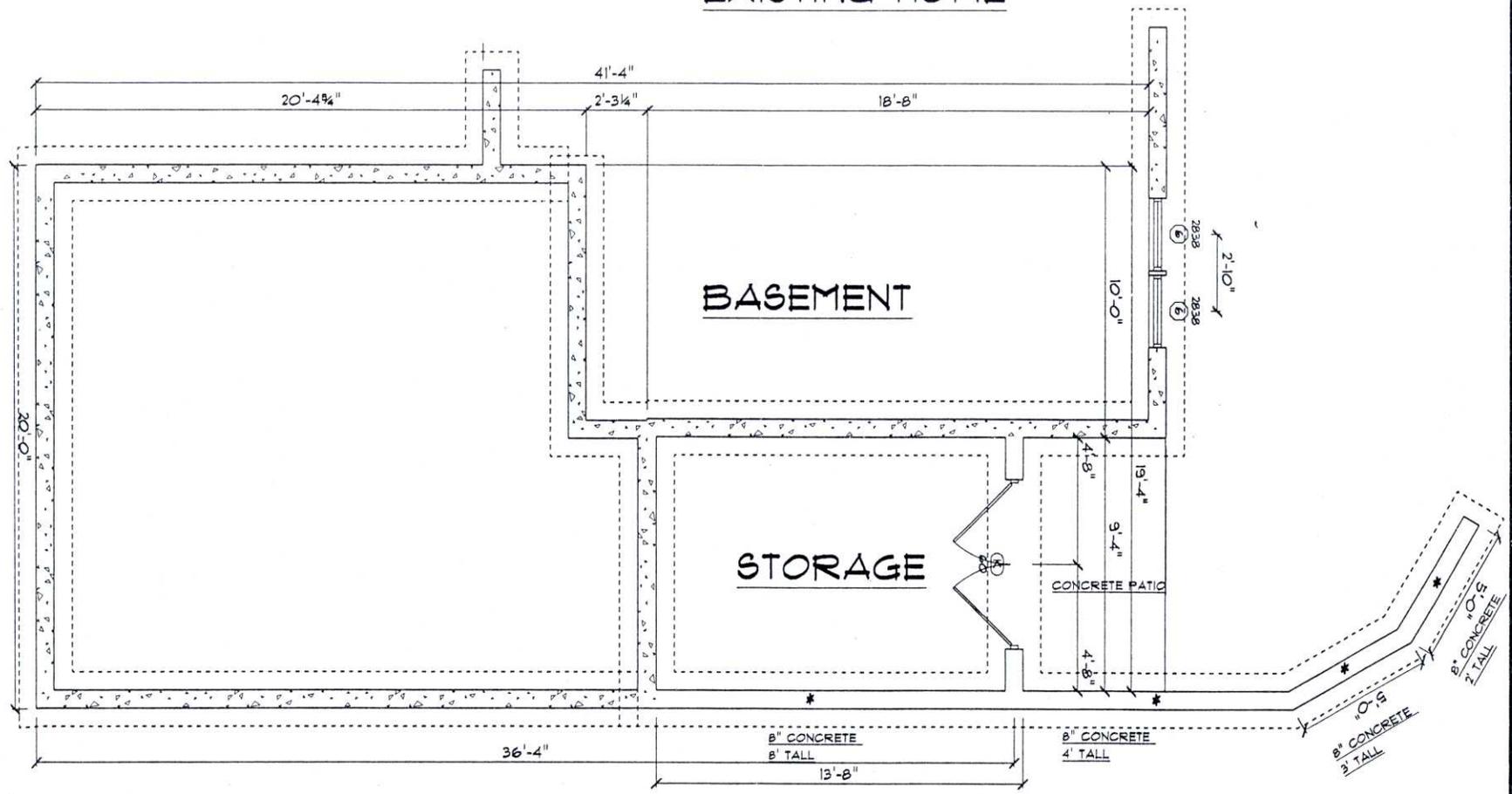
MONTICELLO HOMES
 2750 S. 9th St. • Cooper City, FL 33024
 954-221-2000 • www.monticellohomes.com



**WATSON
 ADDITION**
 BASEMENT PLAN

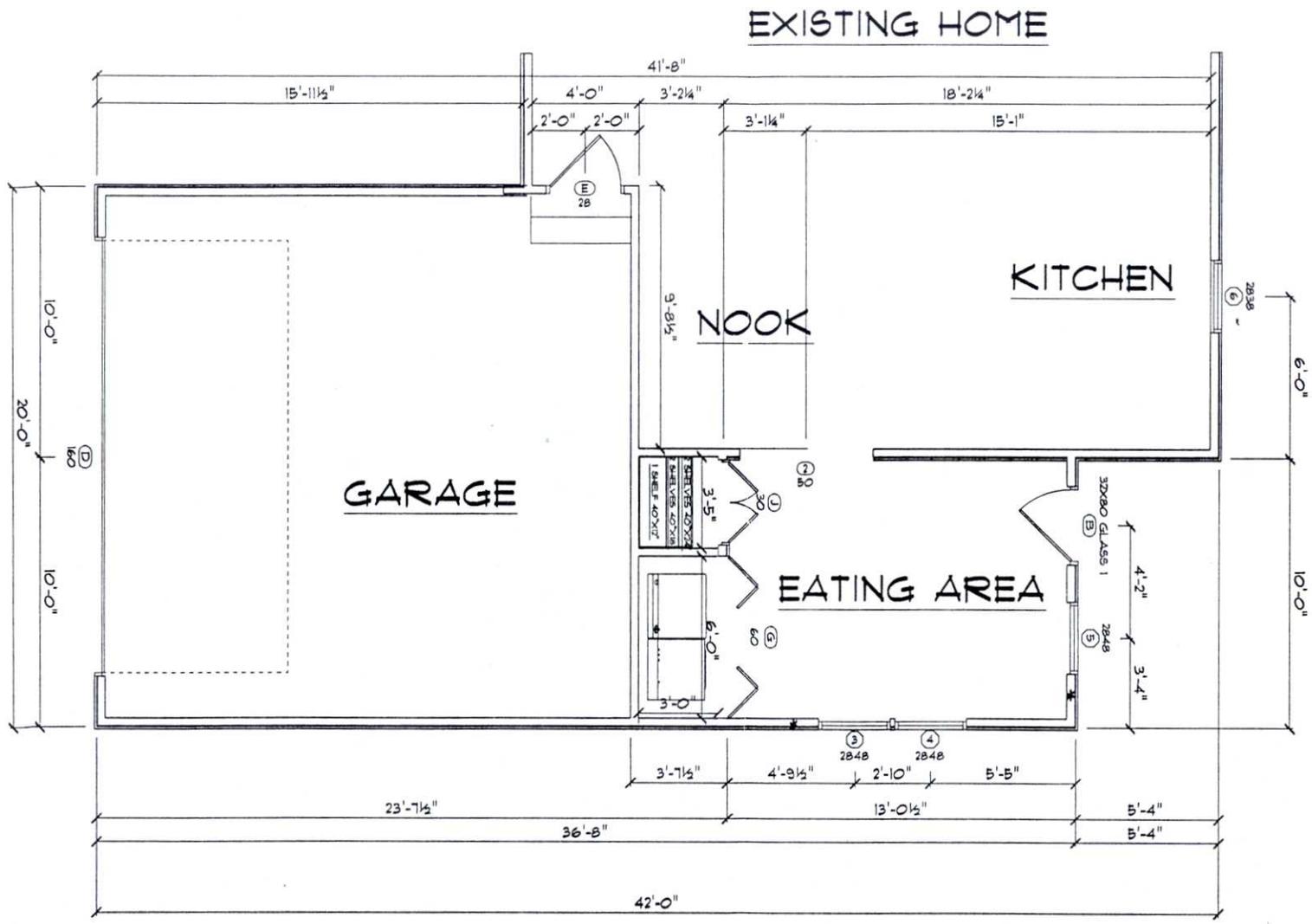
PRINT DATE
 April 27, 2011
 SCALE
 1/4" = 1'-0"
 SHEET
A-1

EXISTING HOME



* = NEW WALL

RECEIVED
 Department of Planning & Zoning
 JUN 08 2011
 Zoning Administration Division



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REVISIONS	
4/27/2011	JWC

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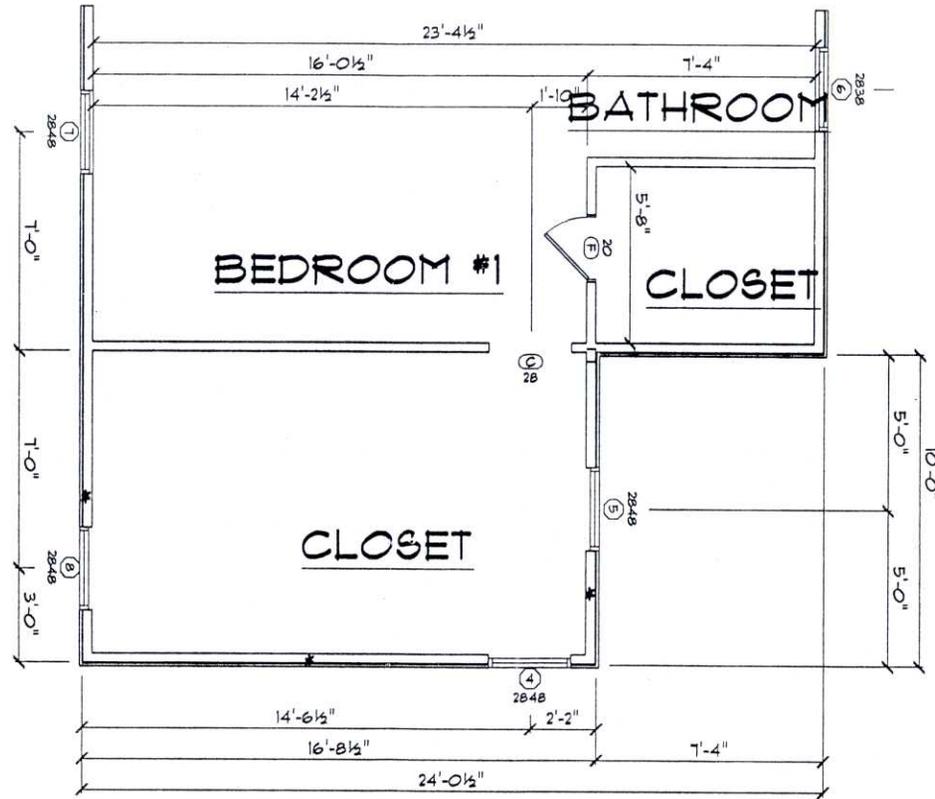
www.MonticelloHomes.com 781-251-9661



WATSON ADDITION
FIRST FLOOR PLAN

PRINT DATE: April 27, 2011
 SCALE: 1/4" = 1'-0"
 SHEET: A-2

EXISTING HOME



*= NEW WALL

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REVISIONS	
4/27/2011	JWC

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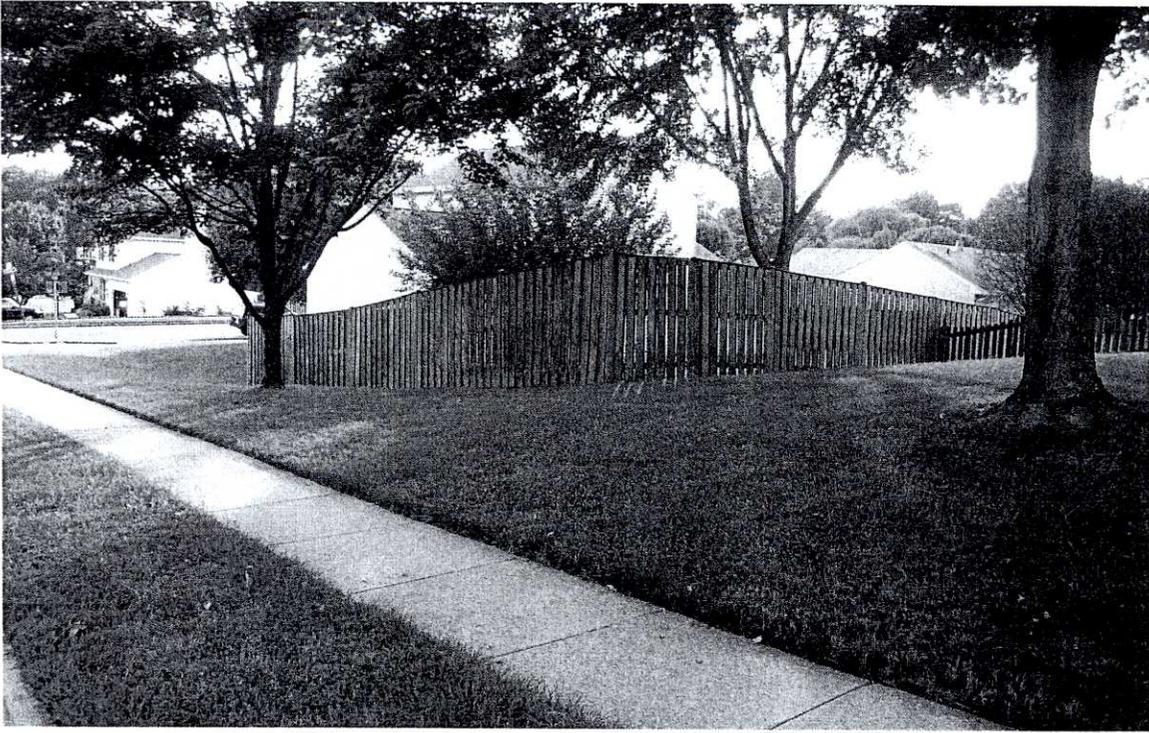
MONTICELLO HOMES
 57 Ridge Dr., Corporate Campus
 1320 Main Street, Suite 100, York, PA 17402
 www.monticellohomes.com 717-331-2800 Fax: 717-331-2426



**WATSON
 ADDITION**
 SECOND FLOOR PLAN

PRINT DATE
 April 27, 2011
 SCALE
 1/4" = 1'-0"

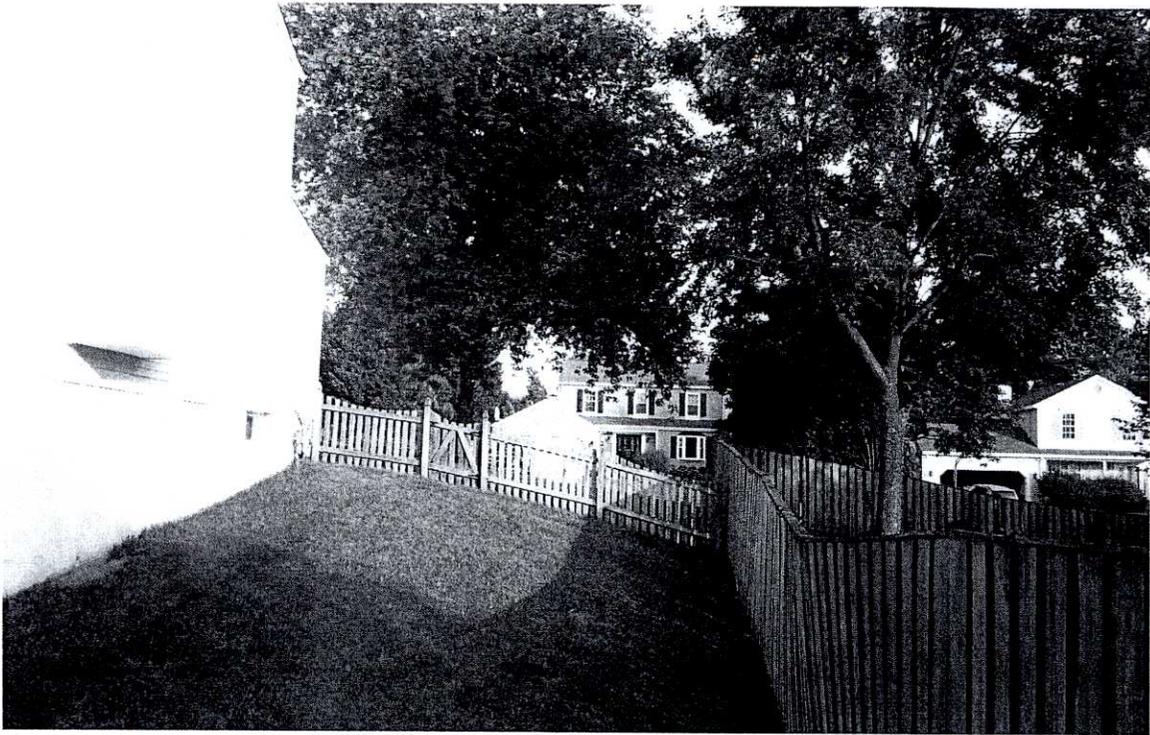
SHEET
A-3



west from street front of house 6-22-2011



north north west from middle of west front yard 6-22-2011



south east from west corner in back yard 6-22-2011



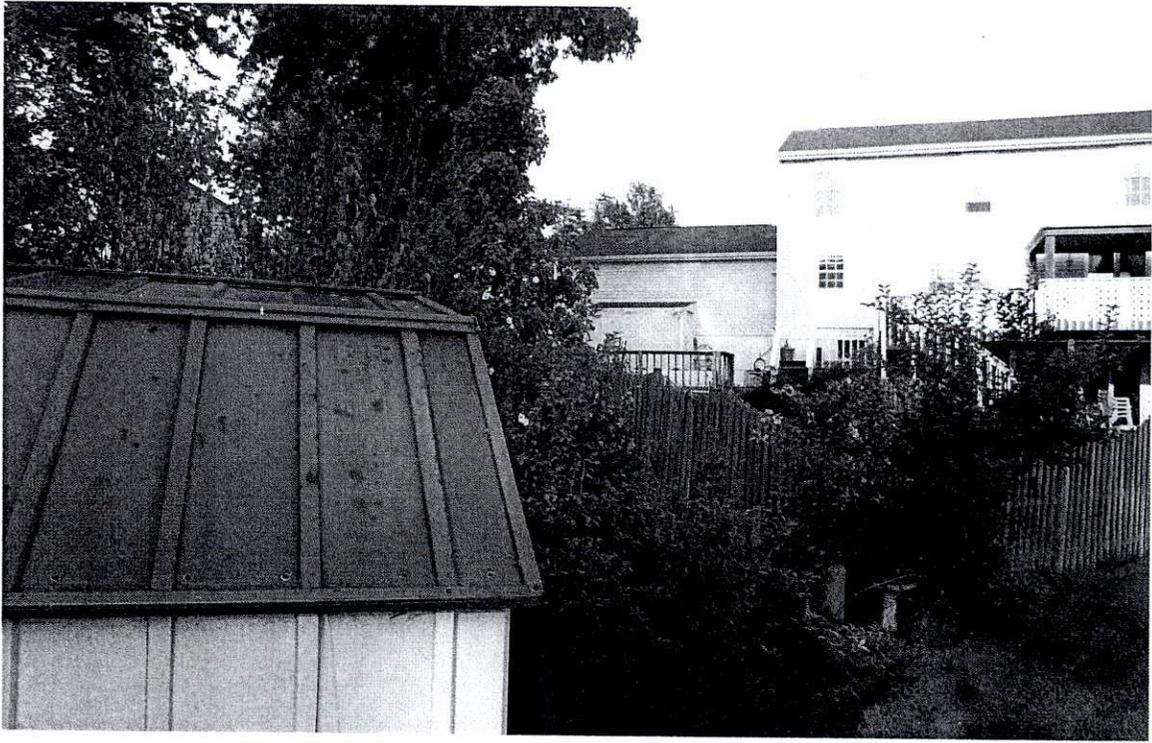
East from rear of property with neighbor 6-22-2011



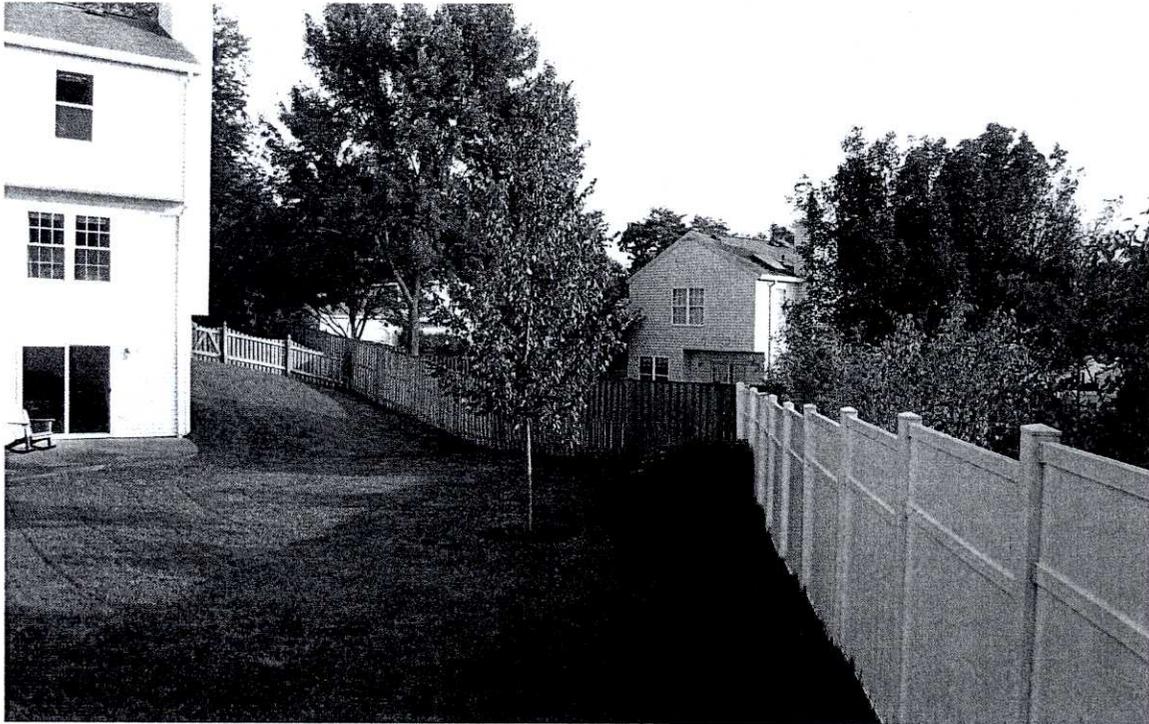
South East from rear of property 6-22-2011



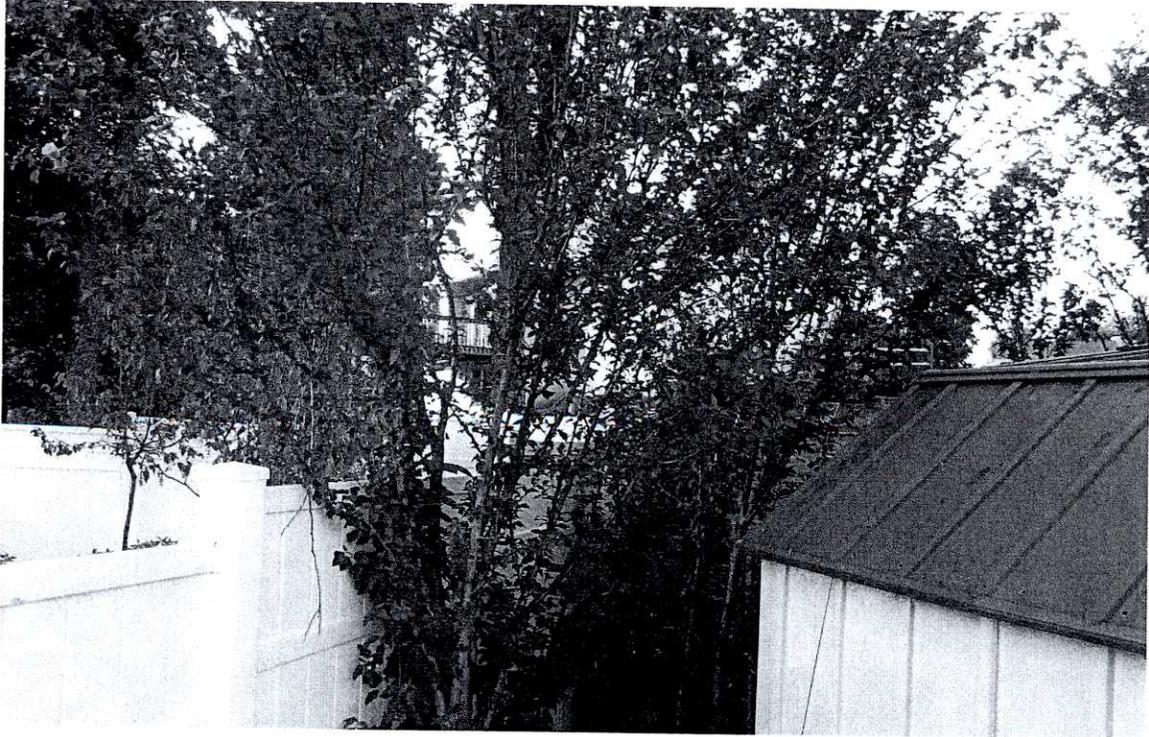
south south east from side yard west of house 6-22-2011



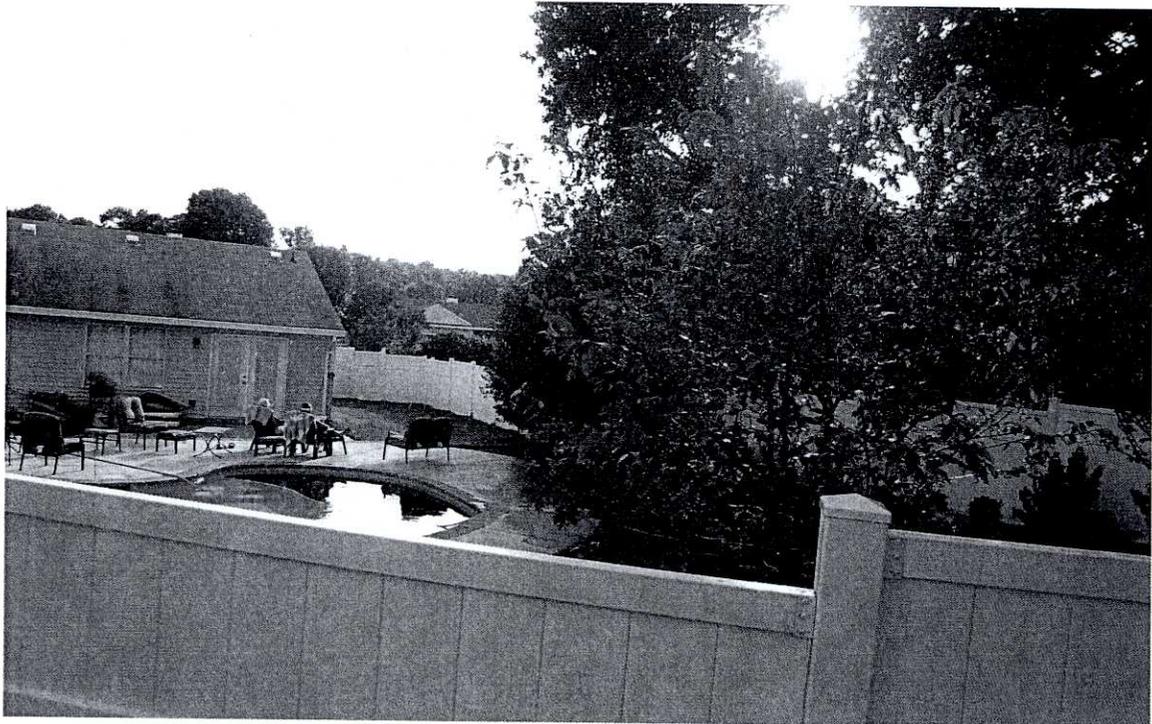
East from rear of property only neighbor 6-22-2011



South from rear of property 6-22-2011



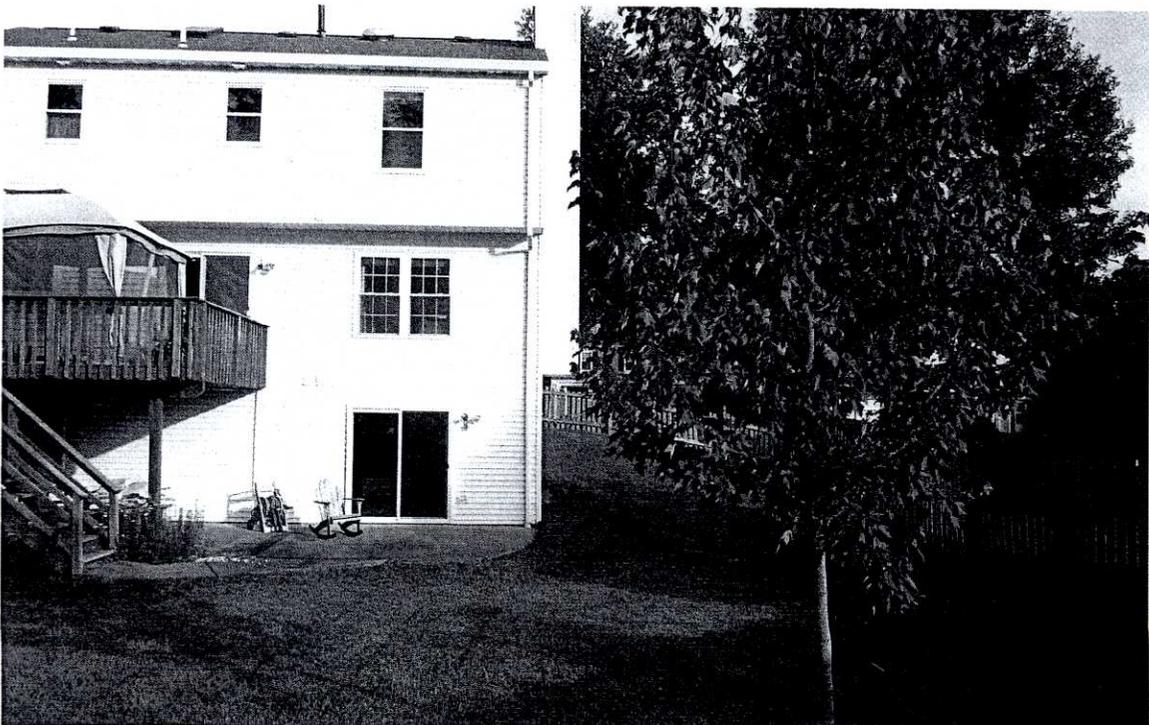
north from rear of property 6-22-2011



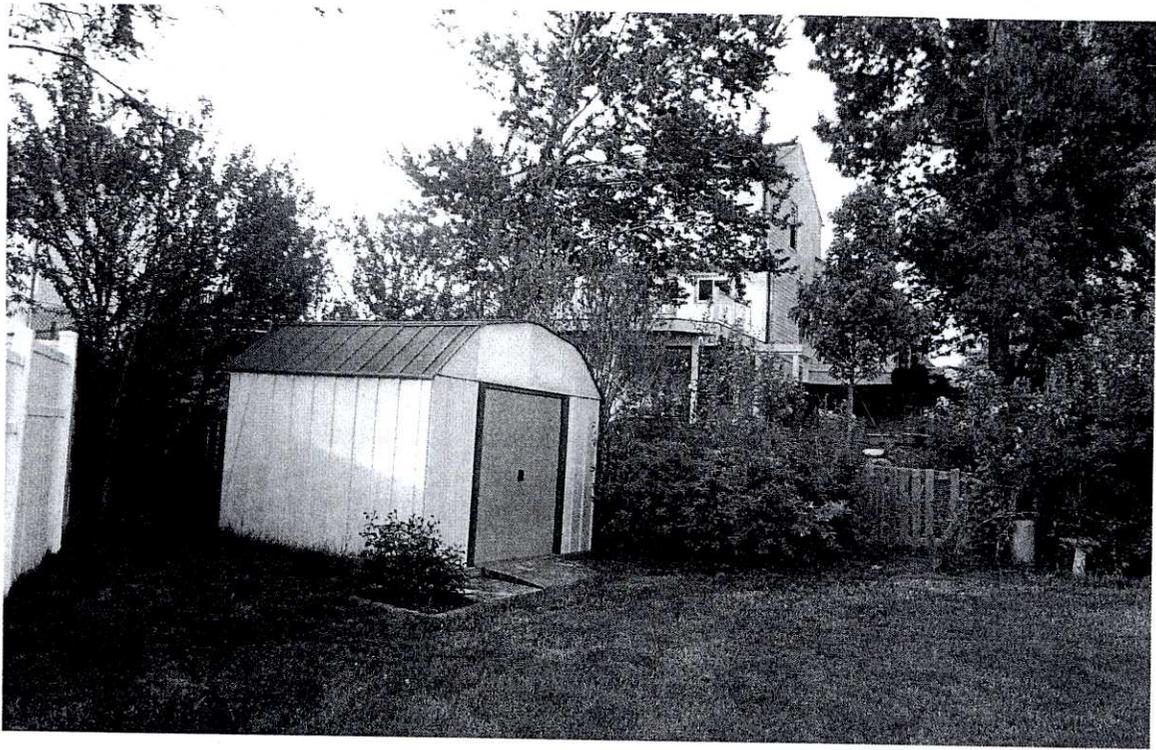
west from rear of property 6-22-2011



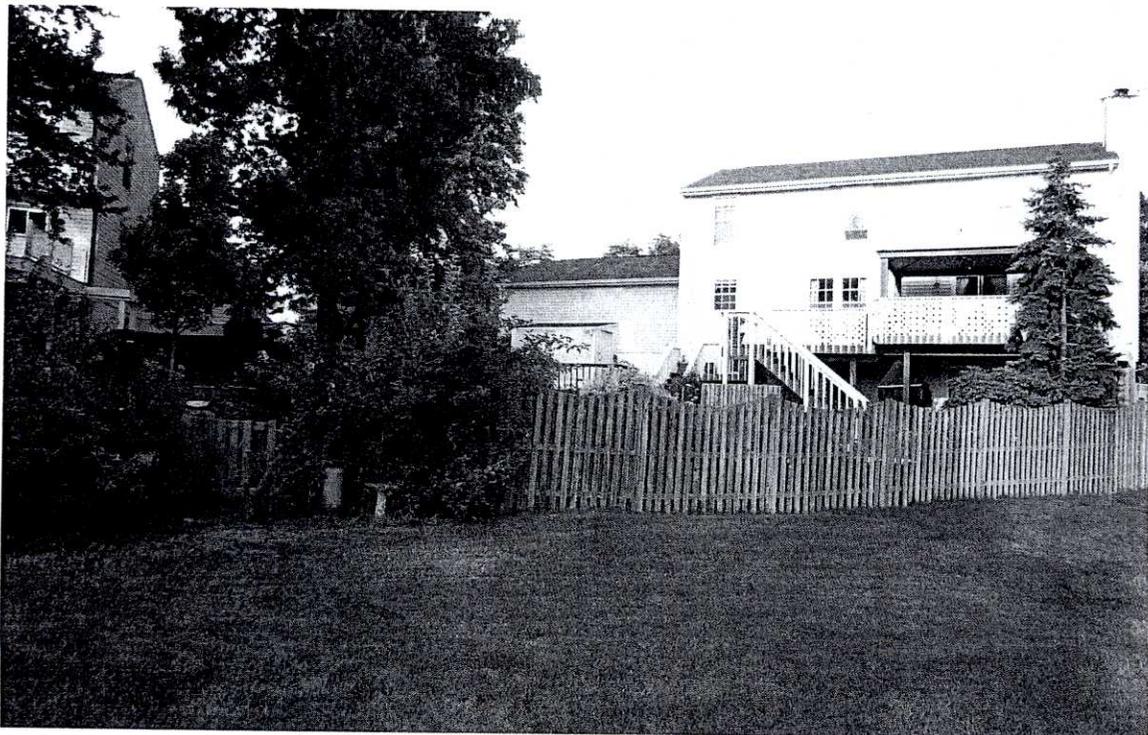
east from middle of west lot line in back yard 6-22-2011



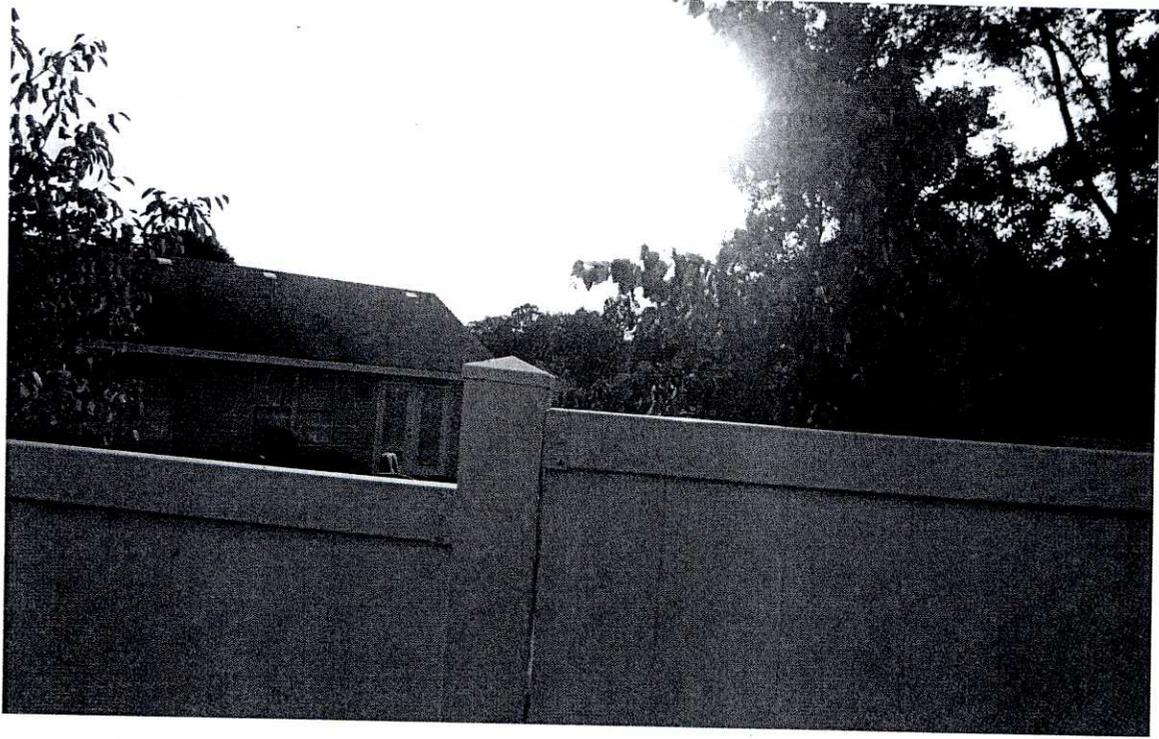
south east from middle of west lot line in back yard 6-22-2011



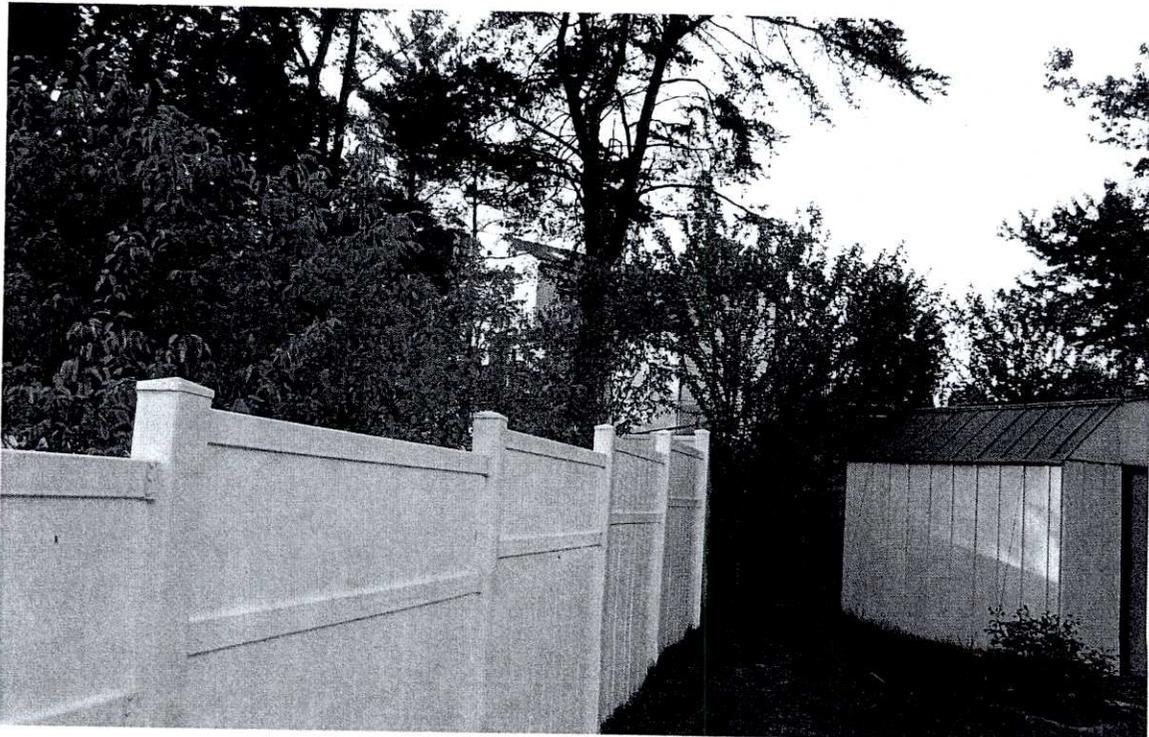
north from middle of west lot line in back yard 6-22-2011



north east from middle of west lot line in back yard 6-22-2011



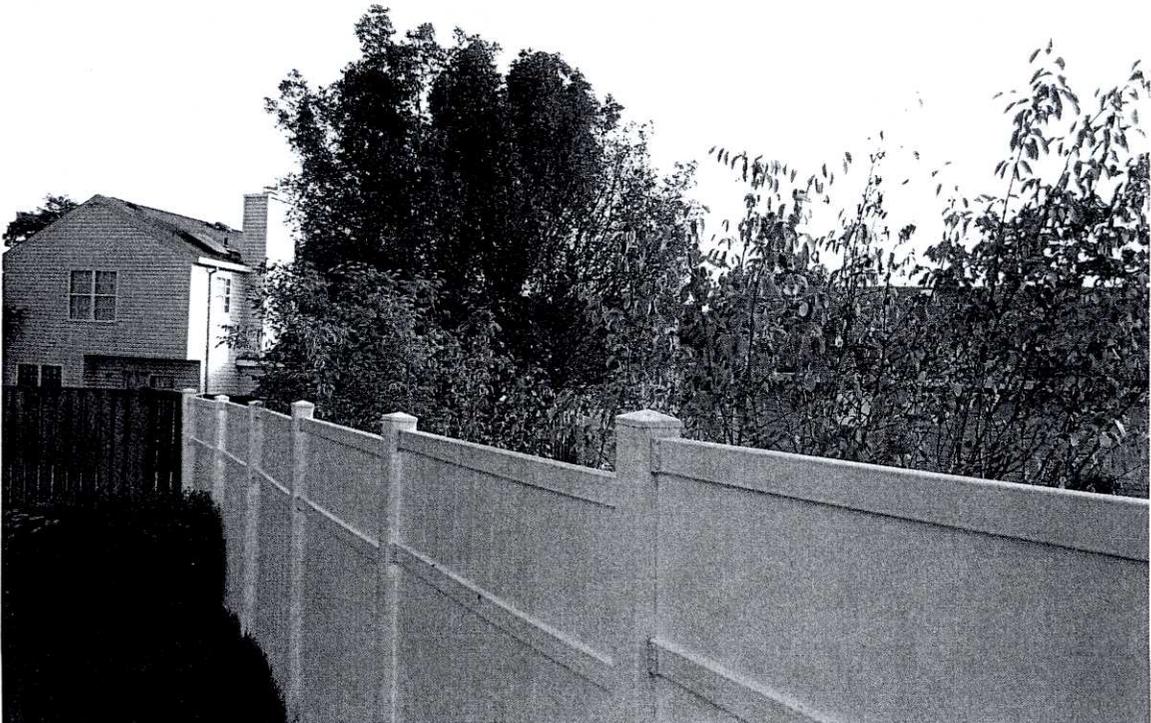
west from middle of west lot line in back yard 6-22-2011



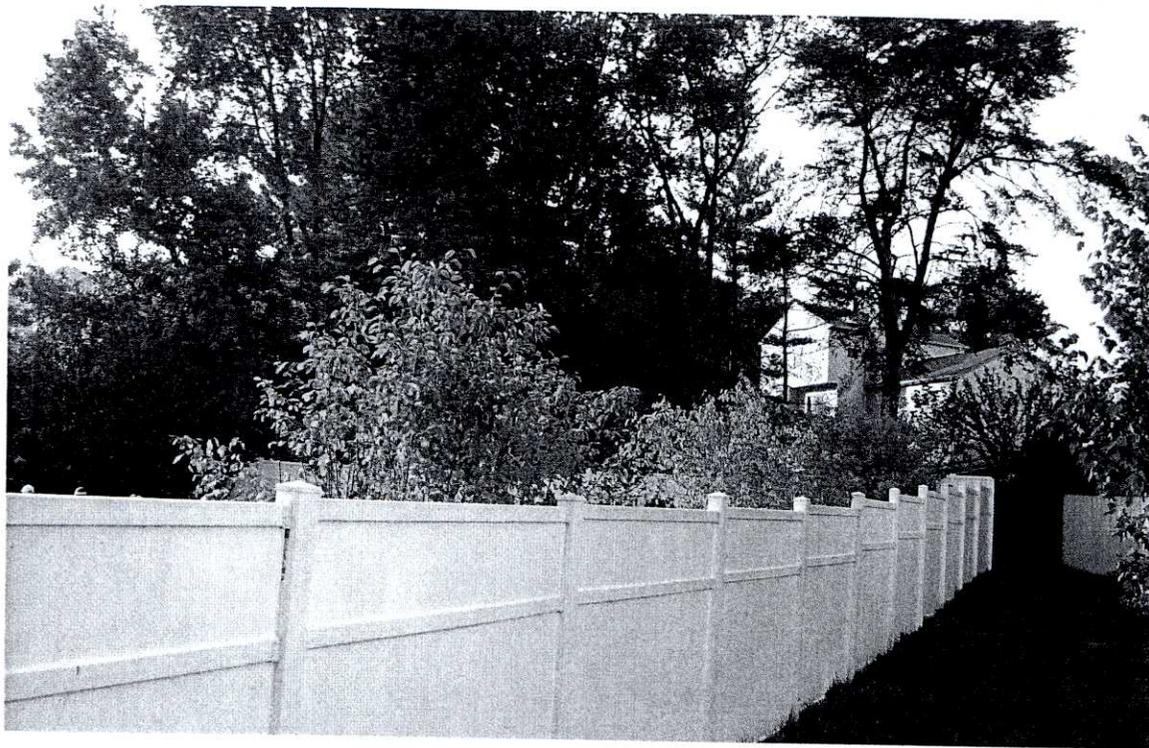
north west from middle of west lot line in back yard 6-22-2011



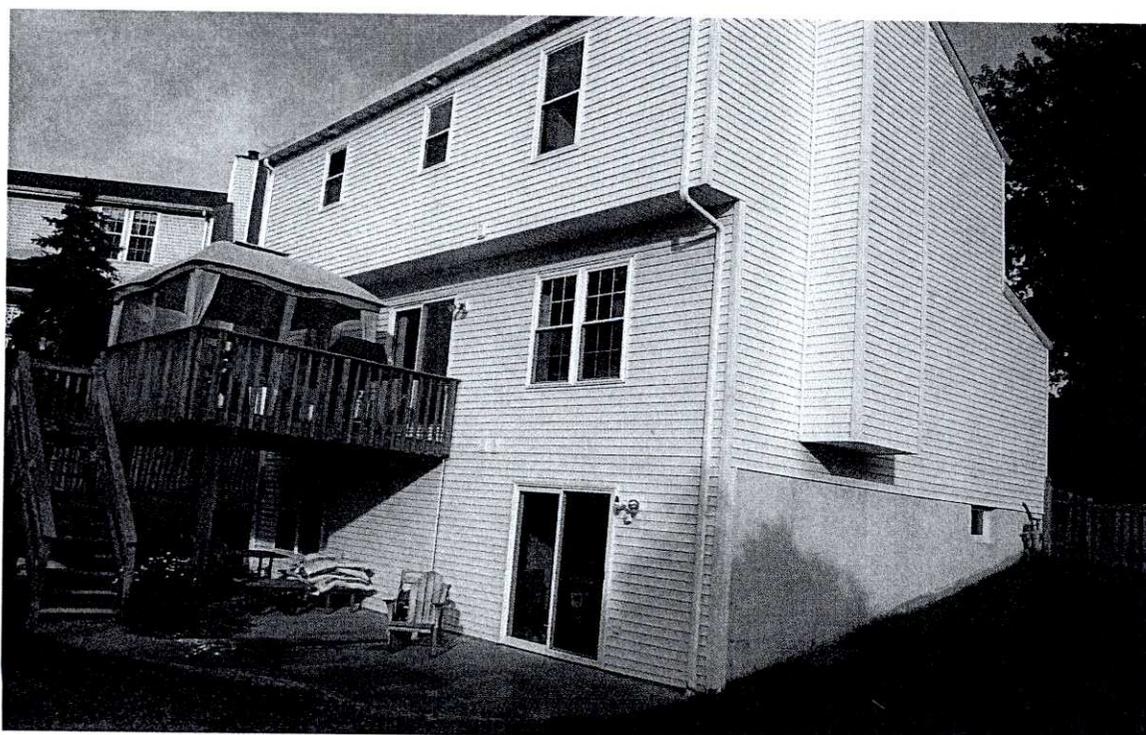
north east from west corner in back yard 6-22-2011



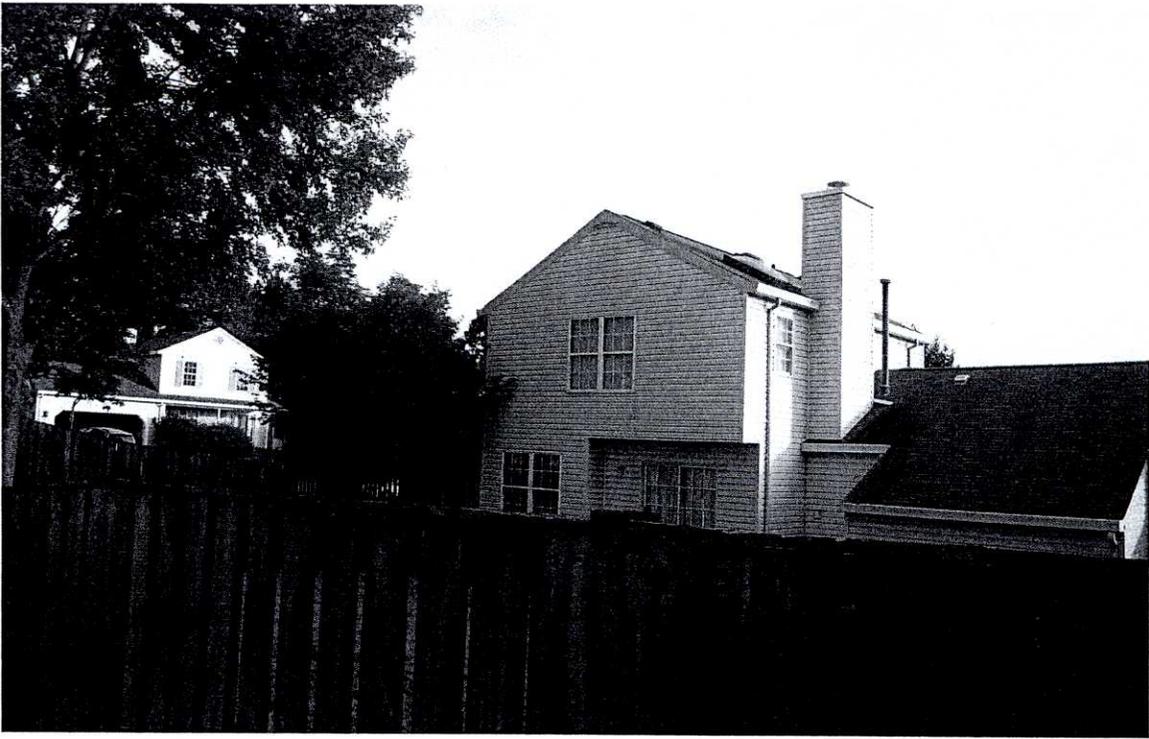
south west from middle of west lot line in back yard 6-22-2011



north west from west corner in back yard 6-22-2011



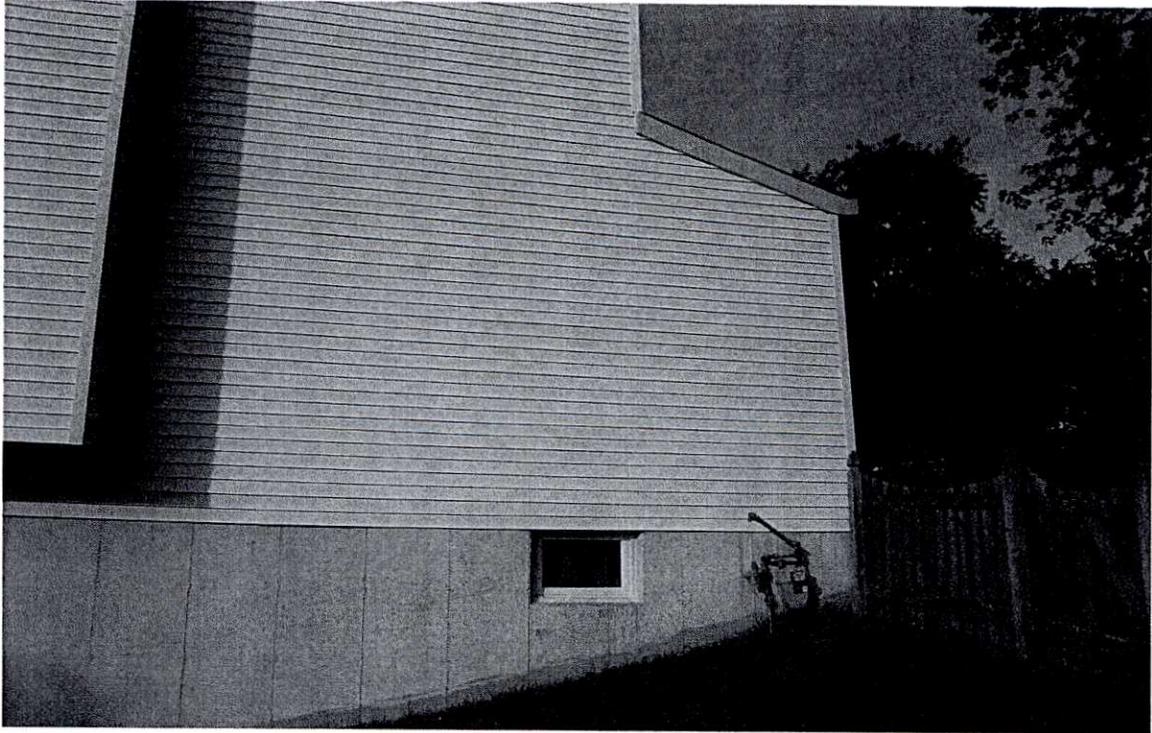
east from west corner in back yard 6-22-2011



south from west corner in back yard 6-22-2011



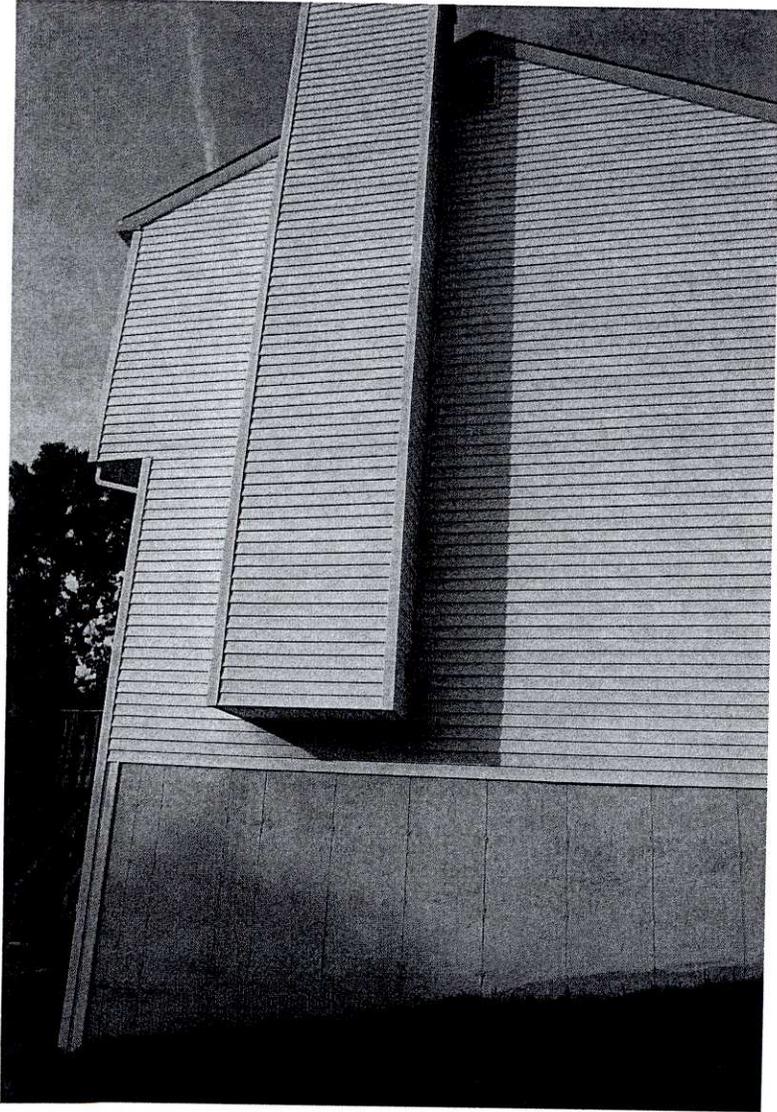
north from west corner in back yard 6-22-2011



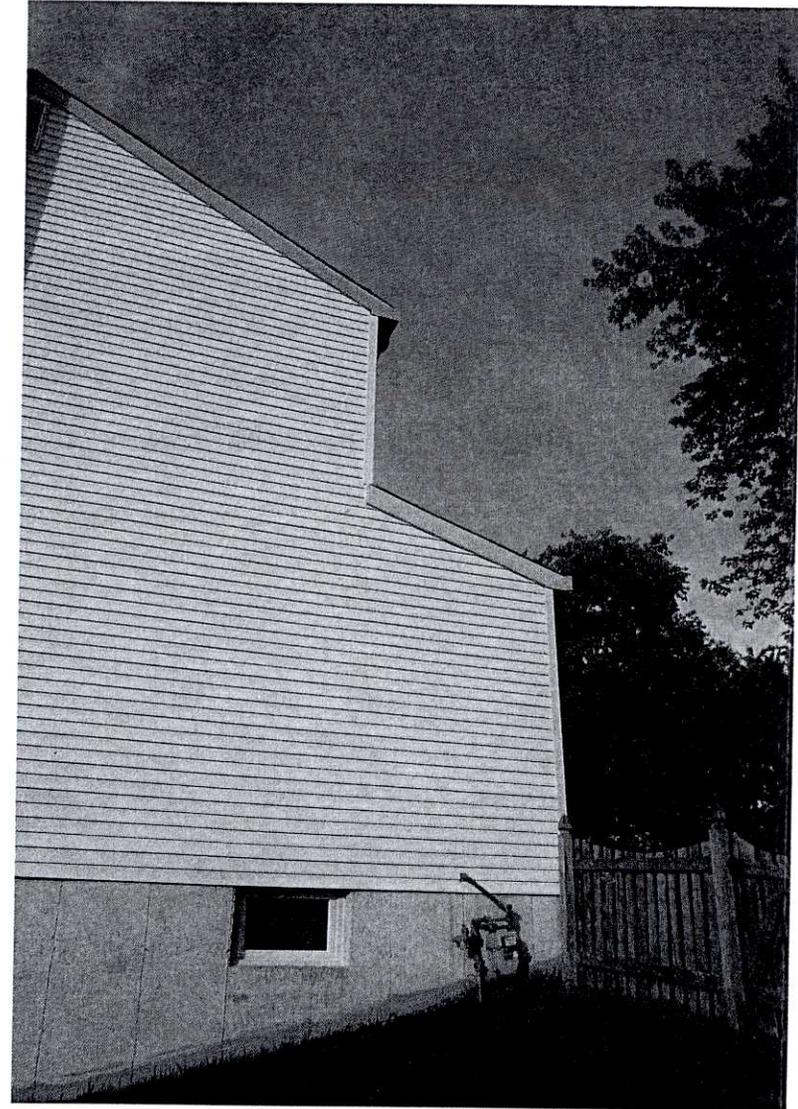
north east from side yard west of house 6-22-2011



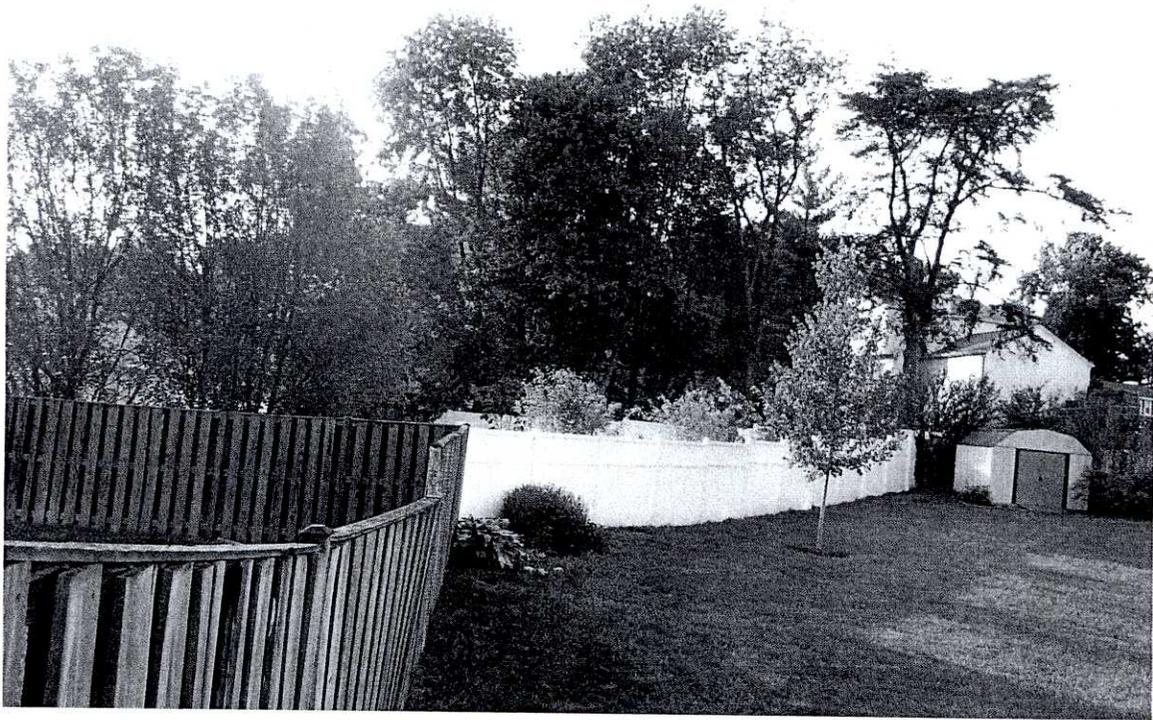
south west from west corner in back yard 6-22-2011



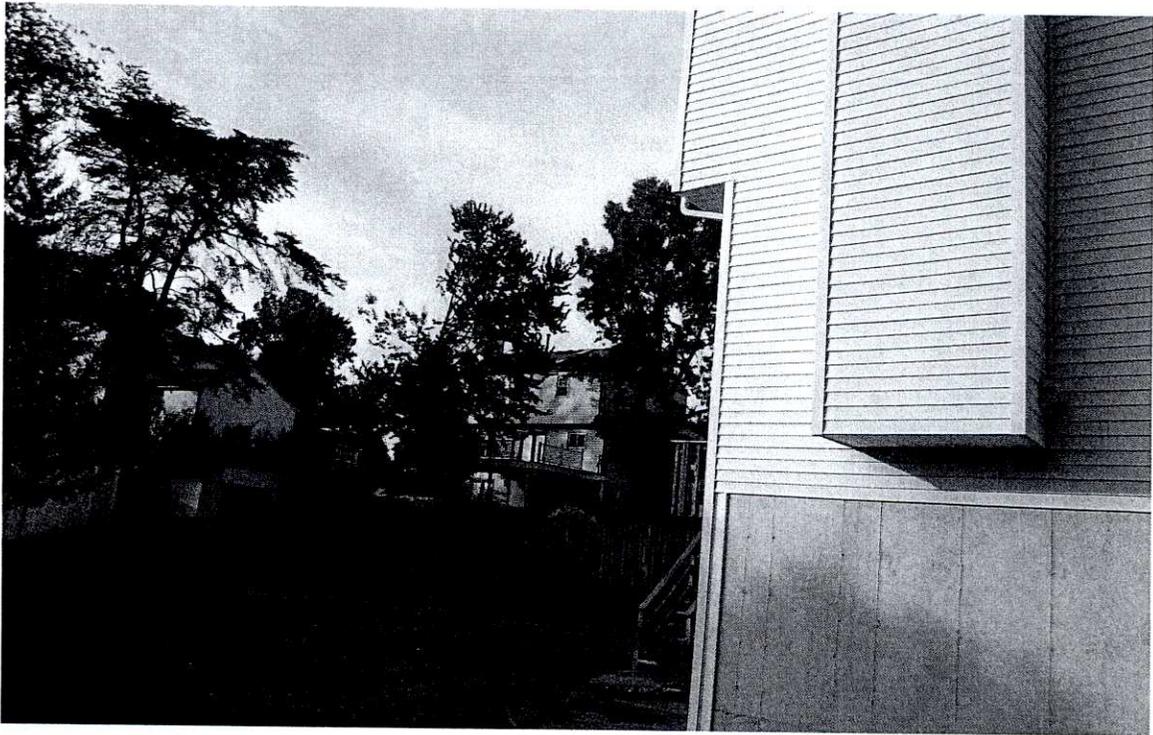
north north east from side yard west of...



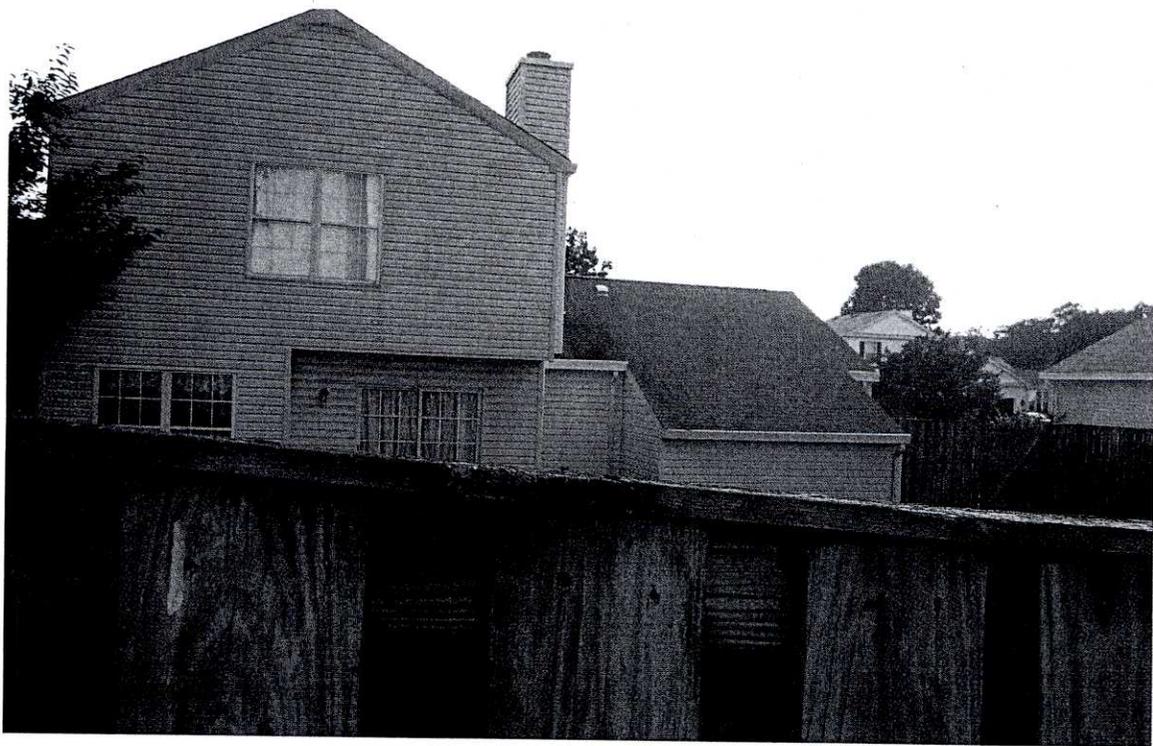
east from side yard west of house 6-22-2011



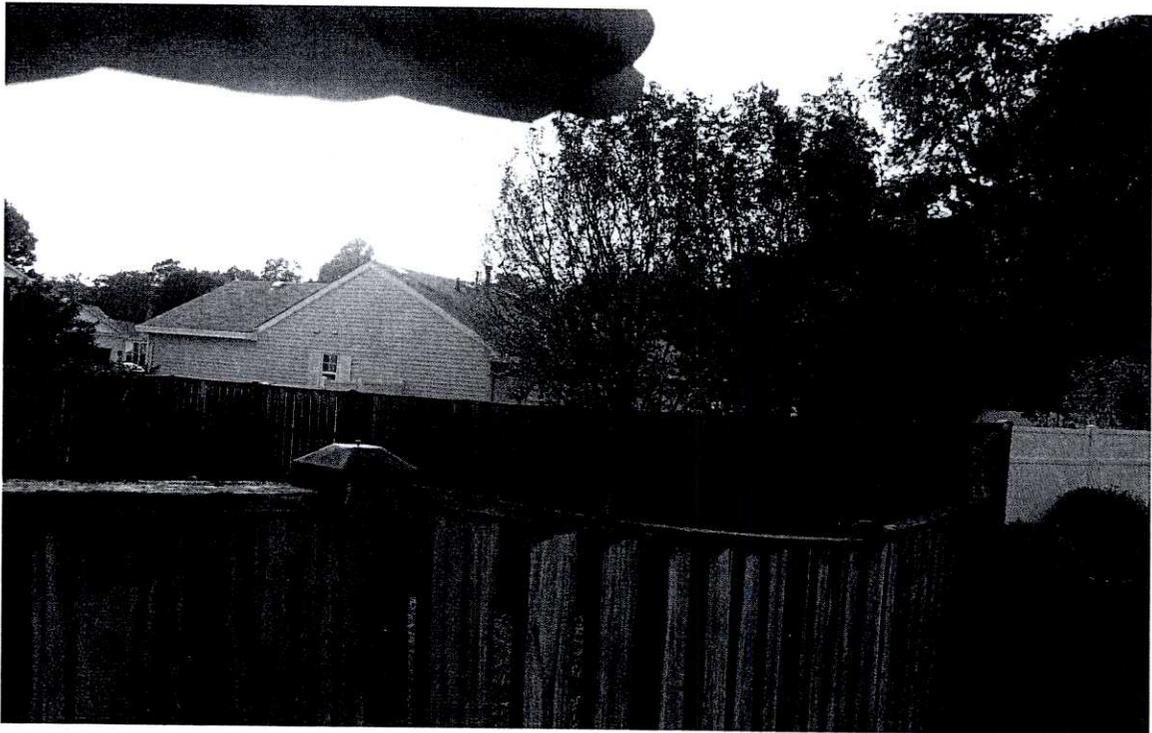
north west from side yard west of house 6-22-2011



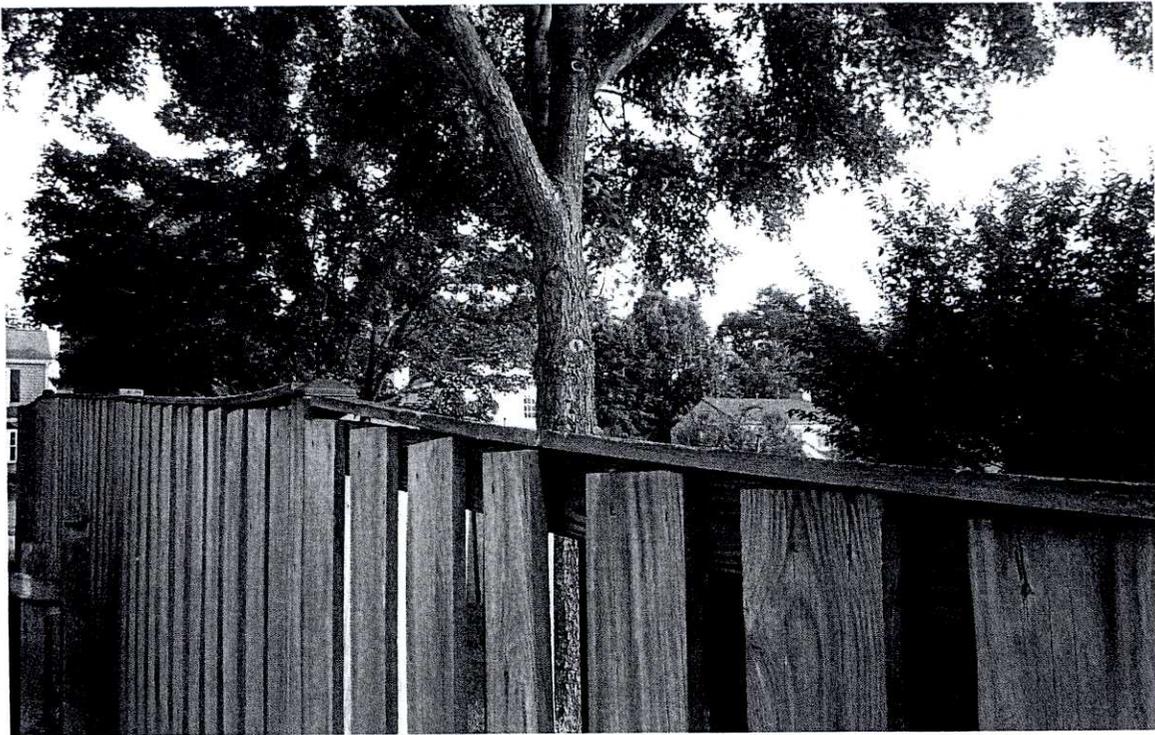
north from side yard west of house 6-22-2011



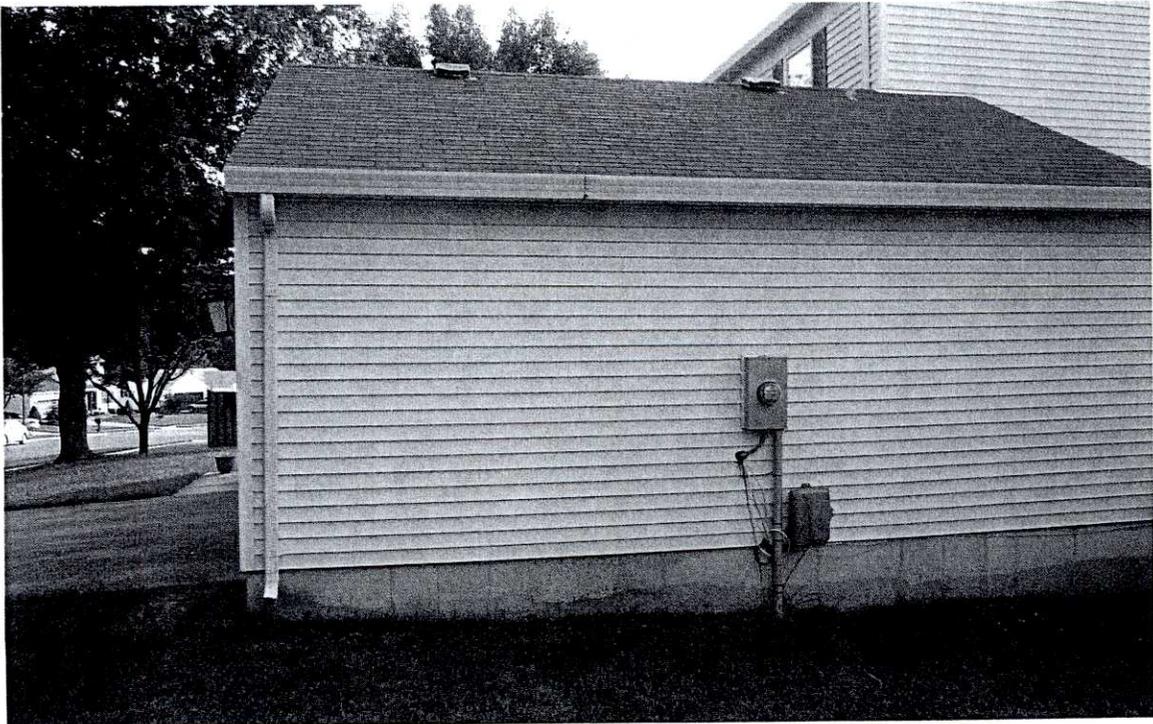
south west from side yard west of house 6-22-2011



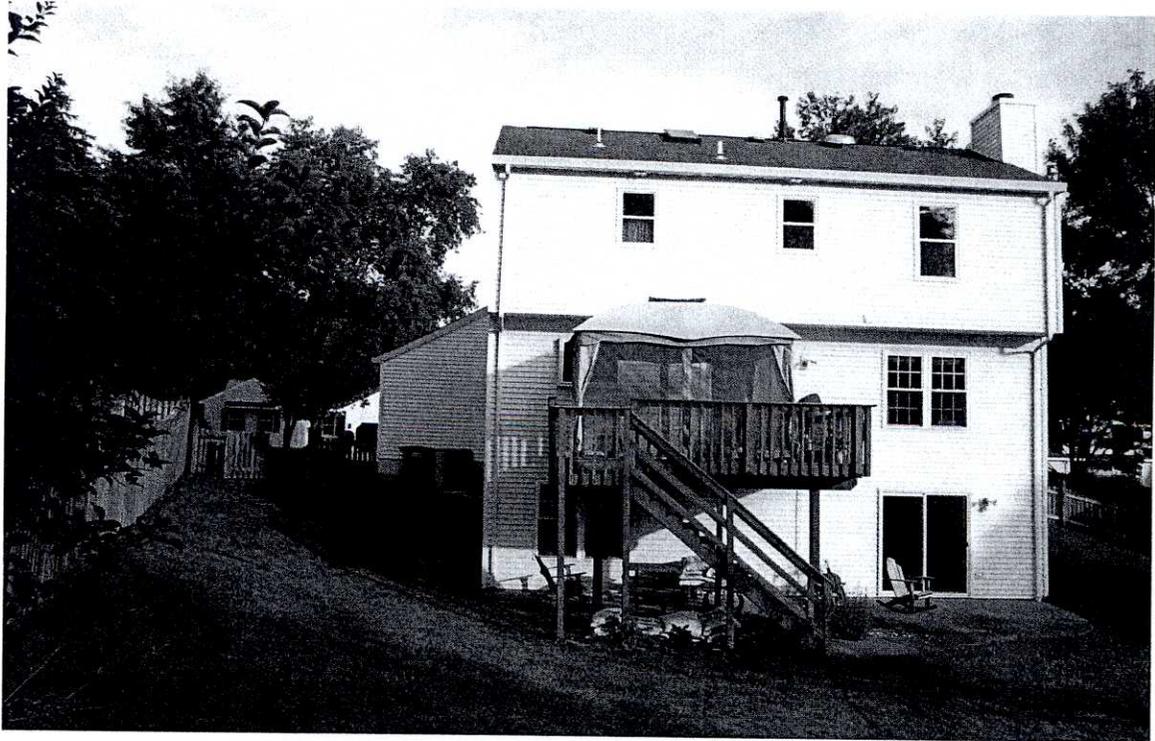
west from side yard west of house 6-22-2011



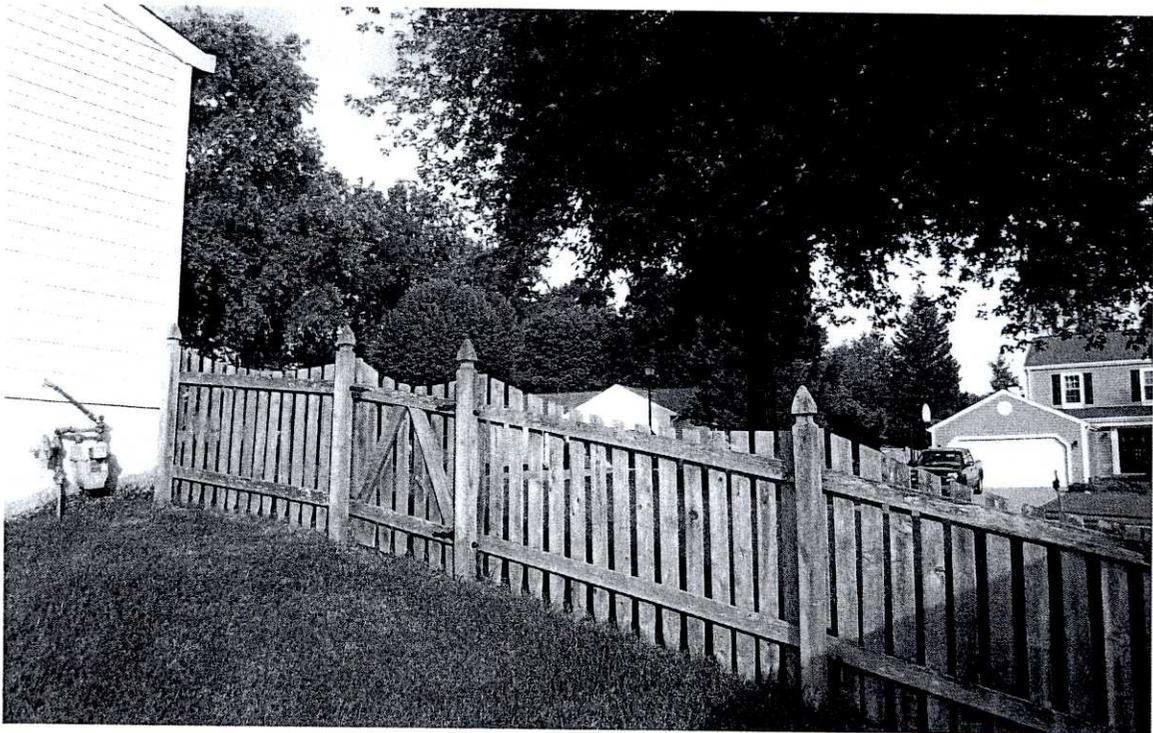
south from side yard west of house 6-22-2011



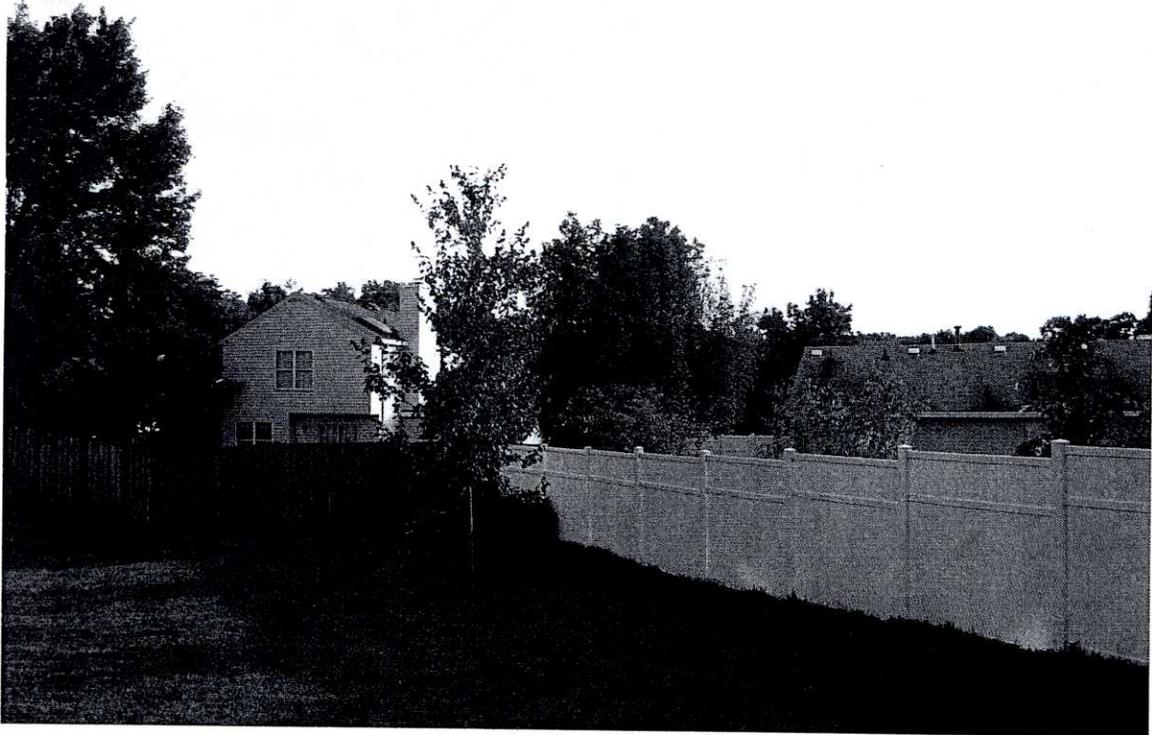
south west from front side yard east of house 6-22-2011



south east from in front of shed 6-22-2011



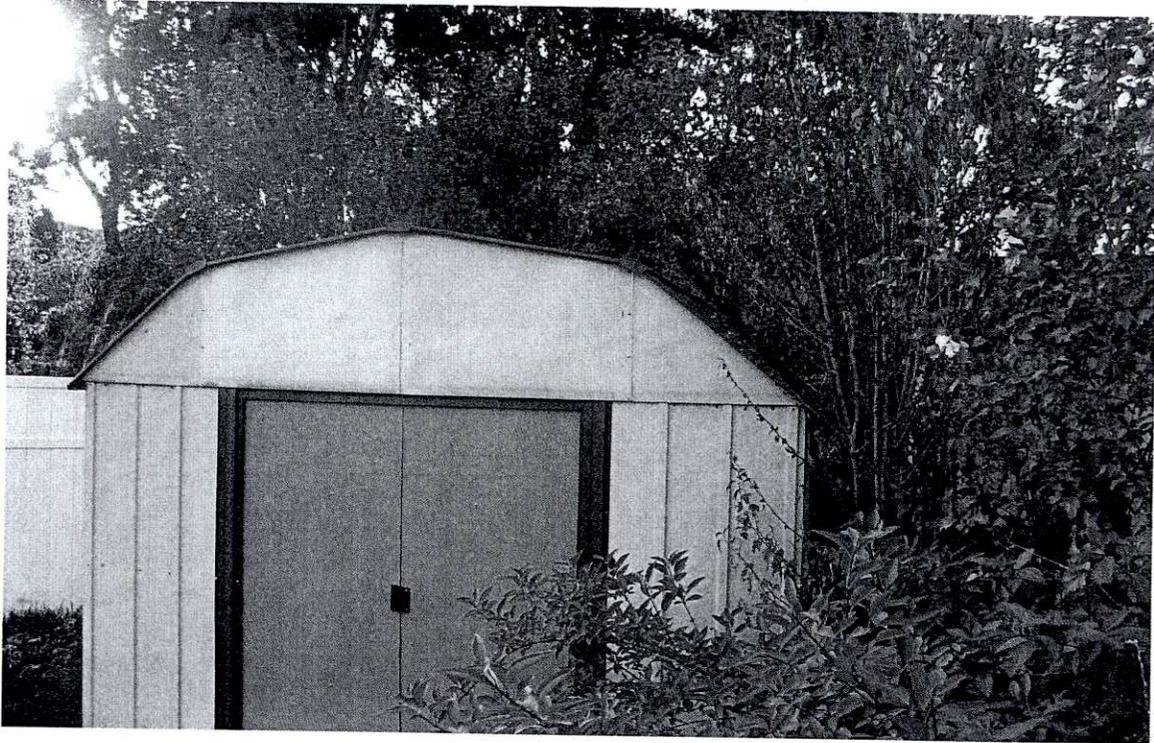
south east from side yard west of house 6-22-2011



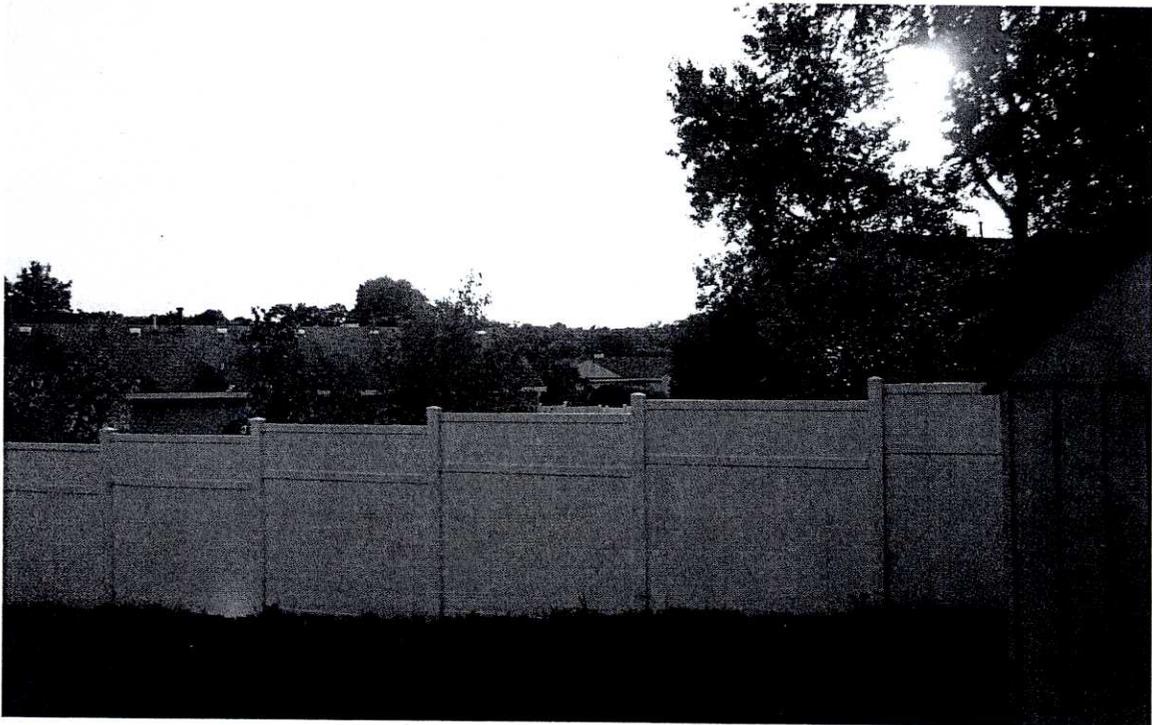
south west from in front of shed 6-22-2011



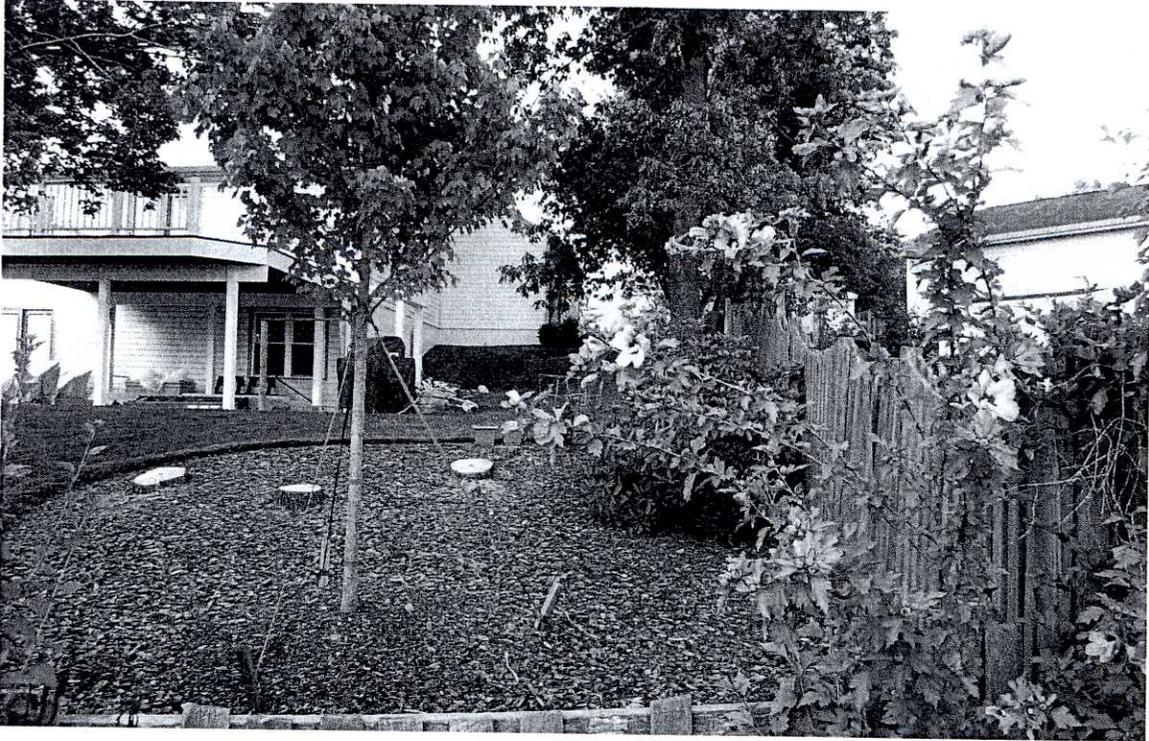
south from in front of shed 6-22-2011



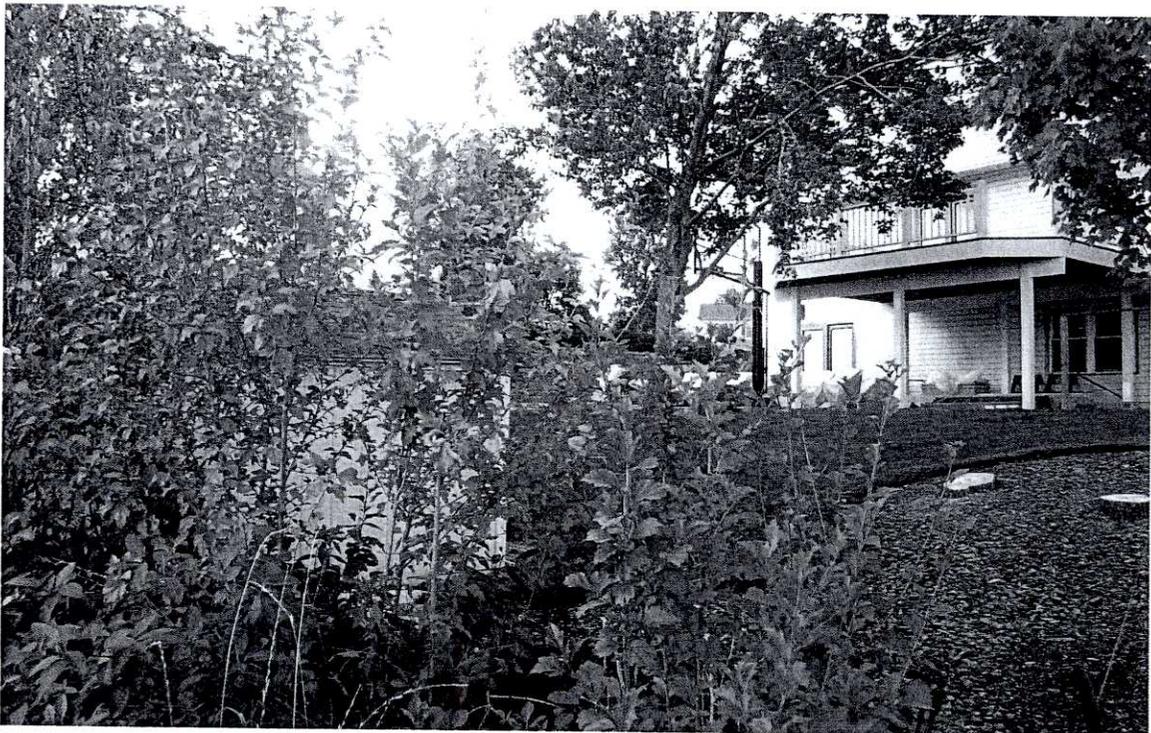
north west from in front of shed 6-22-2011



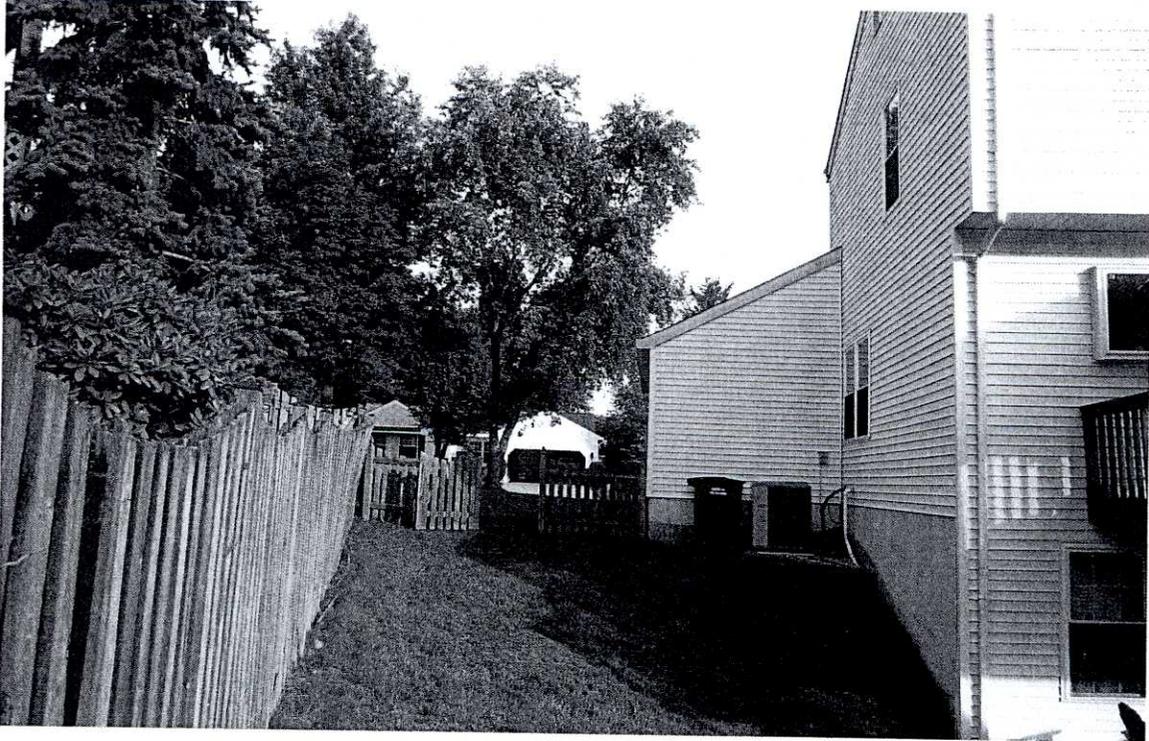
west from in front of shed 6-22-2011



north east from in front of shed 6-22-2011



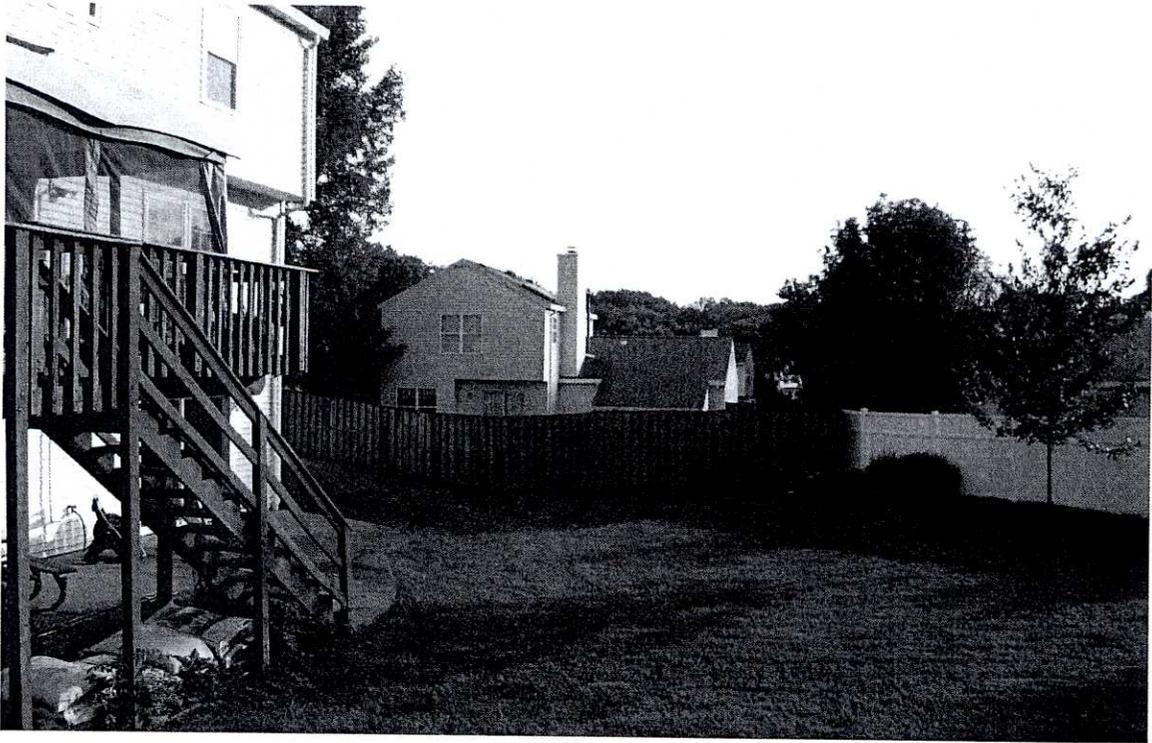
north from in front of shed 6-22-2011



south east from mid of east lot line rear yard 6-22-2011



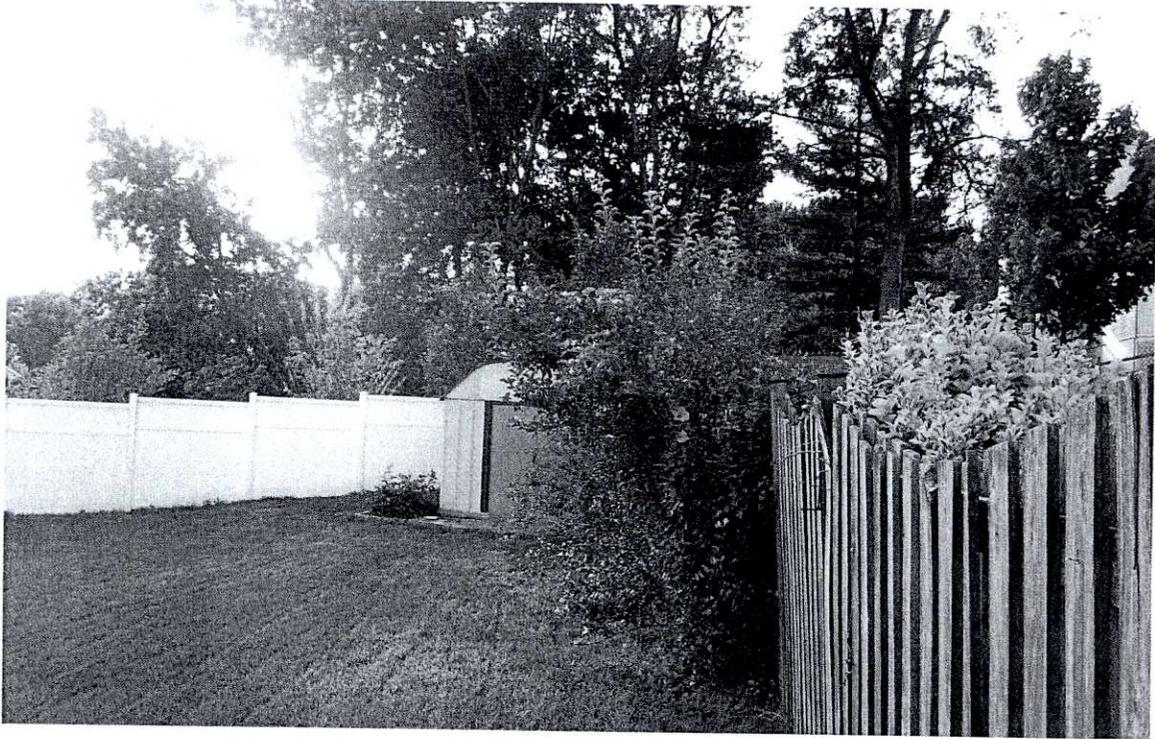
east from in front of shed 6-22-2011



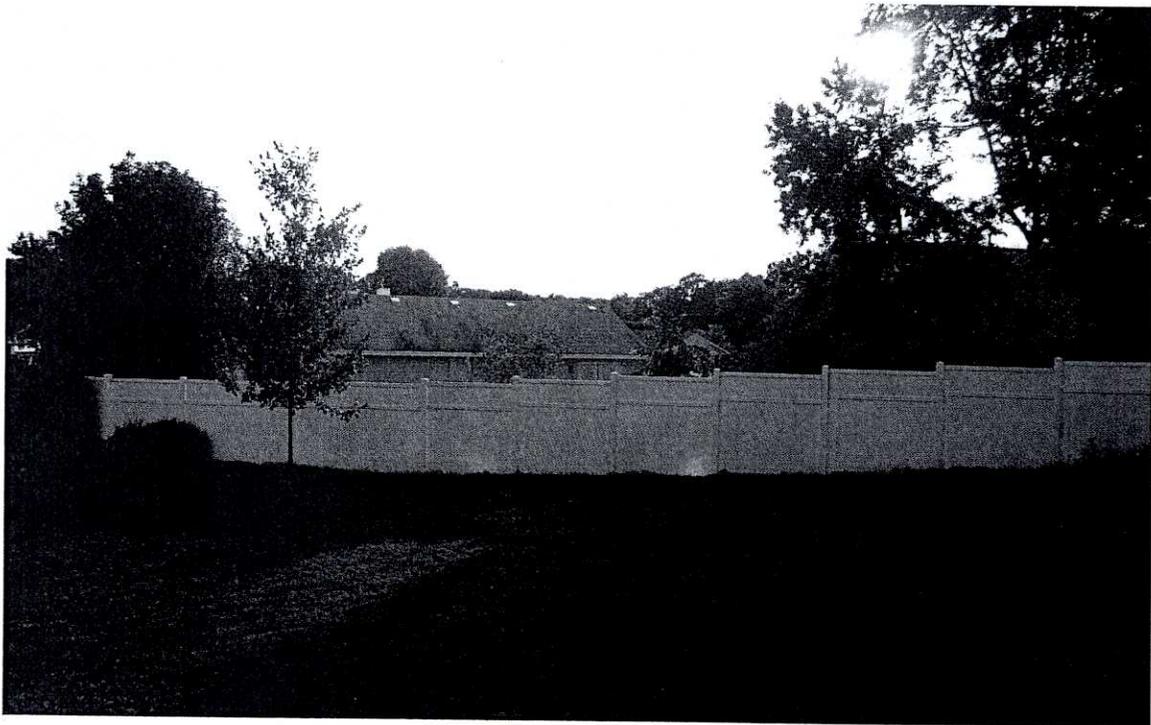
south west from mid of east lot line rear yard 6-22-2011



south from mid of east lot line rear yard 6-22-2011



north west from mid of east lot line rear yard 6-22-2011



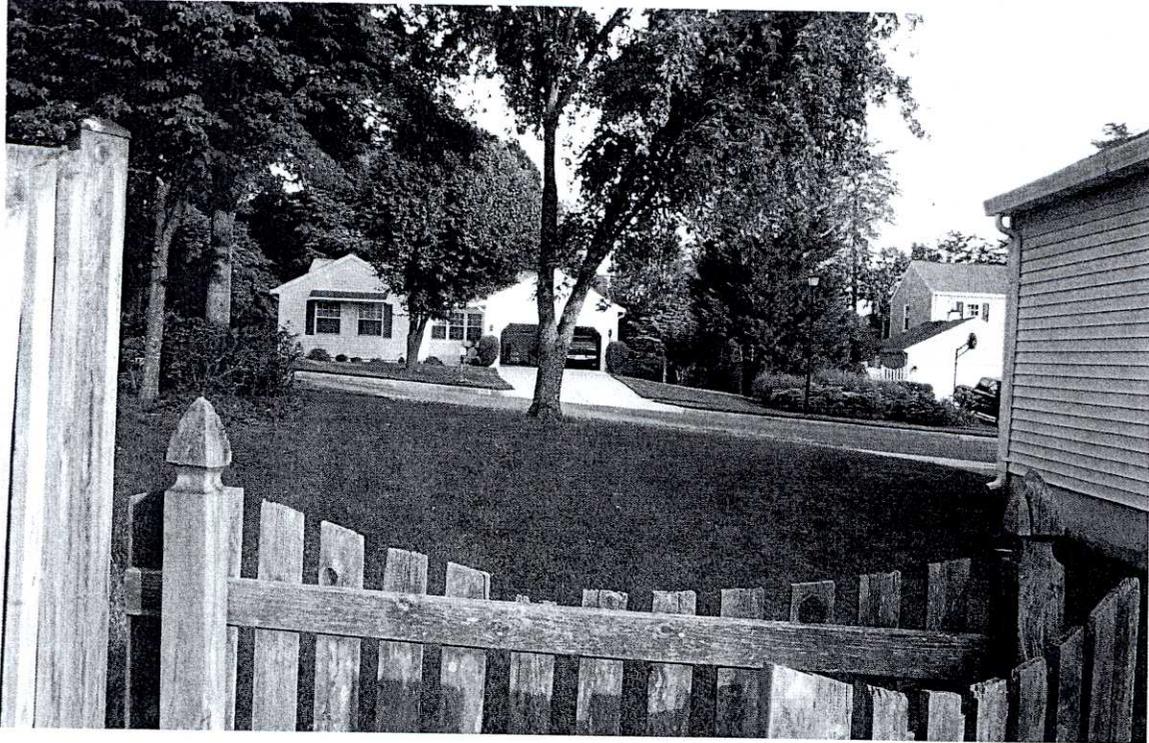
west from mid of east lot line rear yard 6-22-2011



north east from mid of east lot line rear yard 6-22-2011



north from mid of east lot line rear yard 6-22-2011

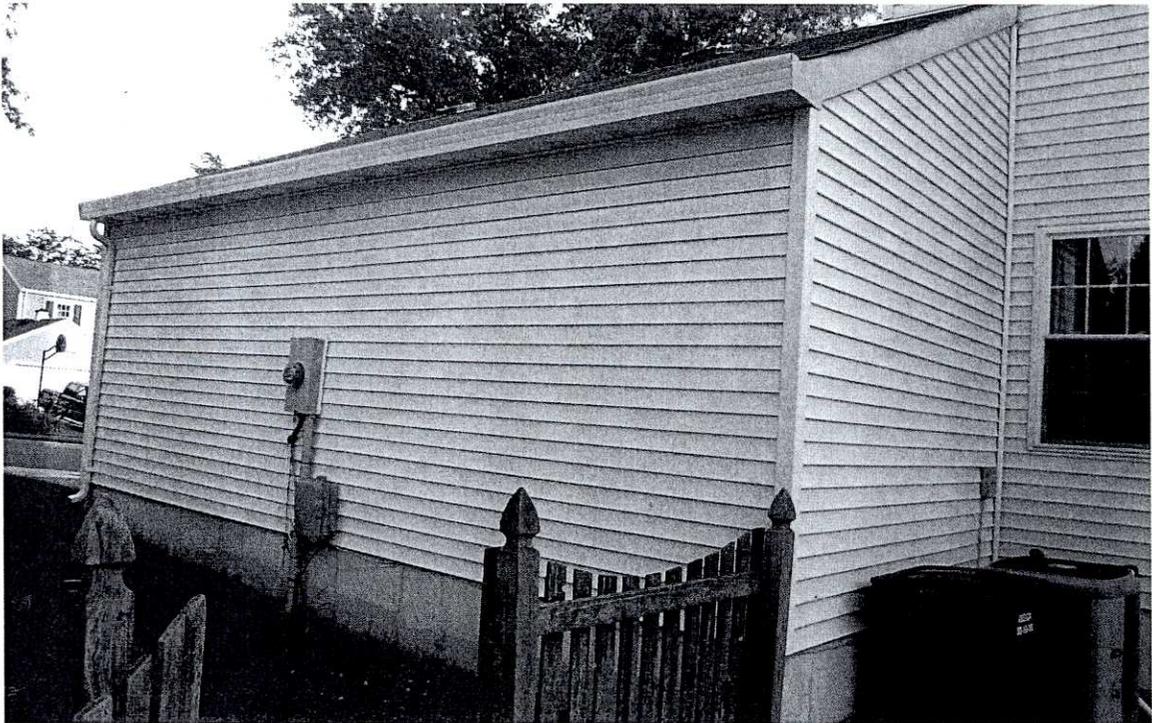
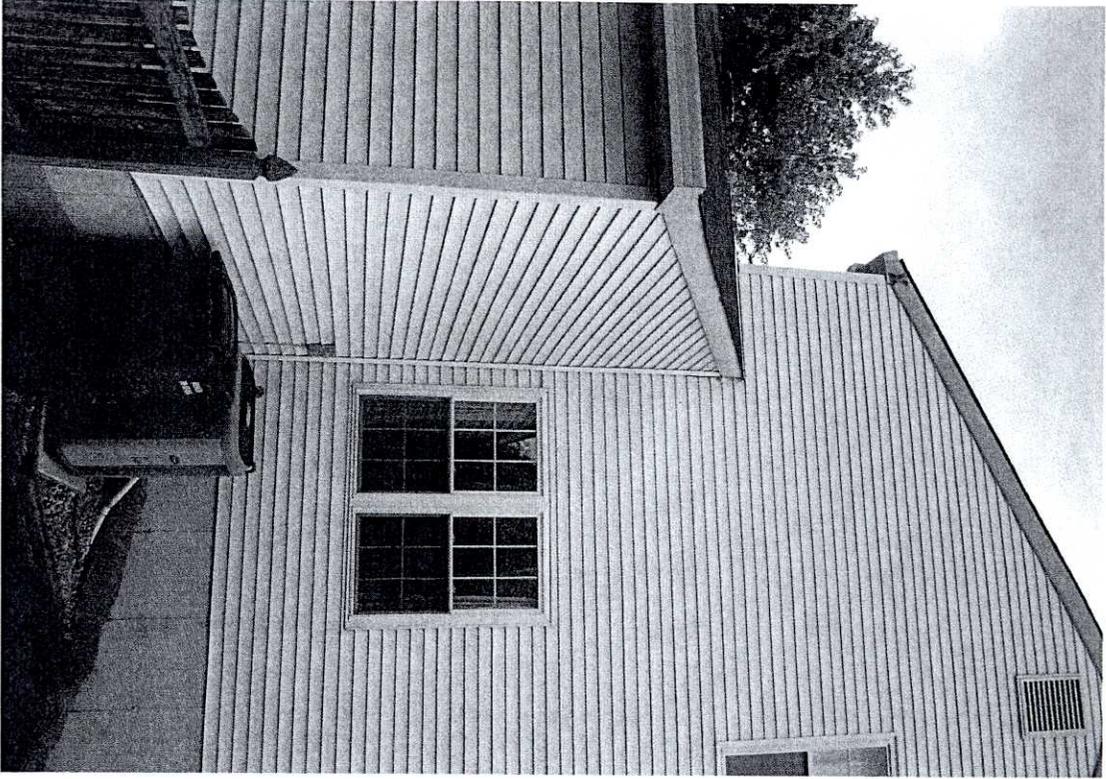


south east from side yard east of house 6-22-2011

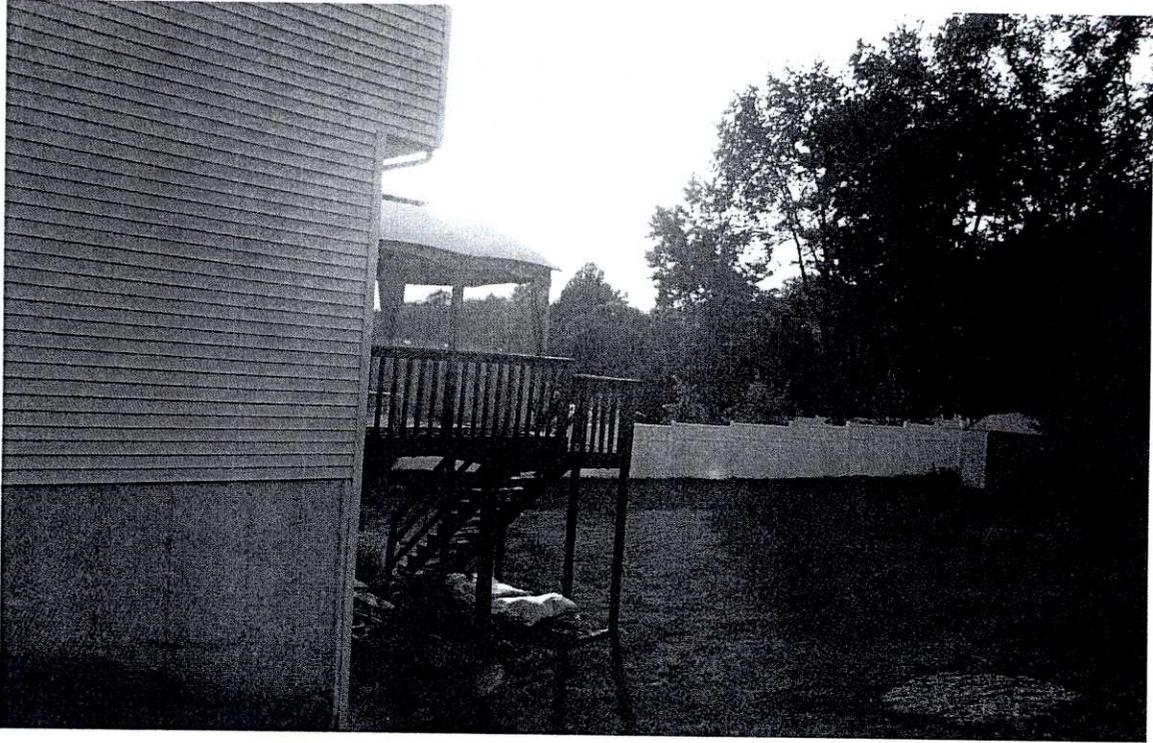


east from mid of east lot line rear yard 6-22-2011

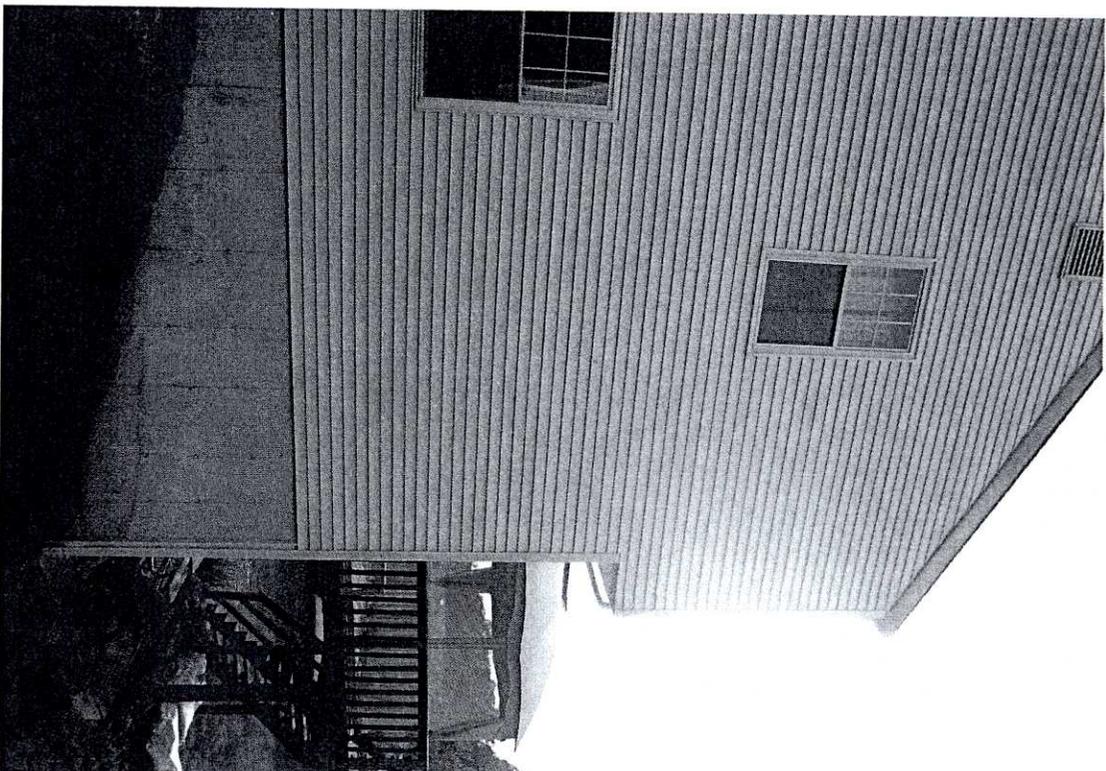
south from side yard east of house 6-22-2011



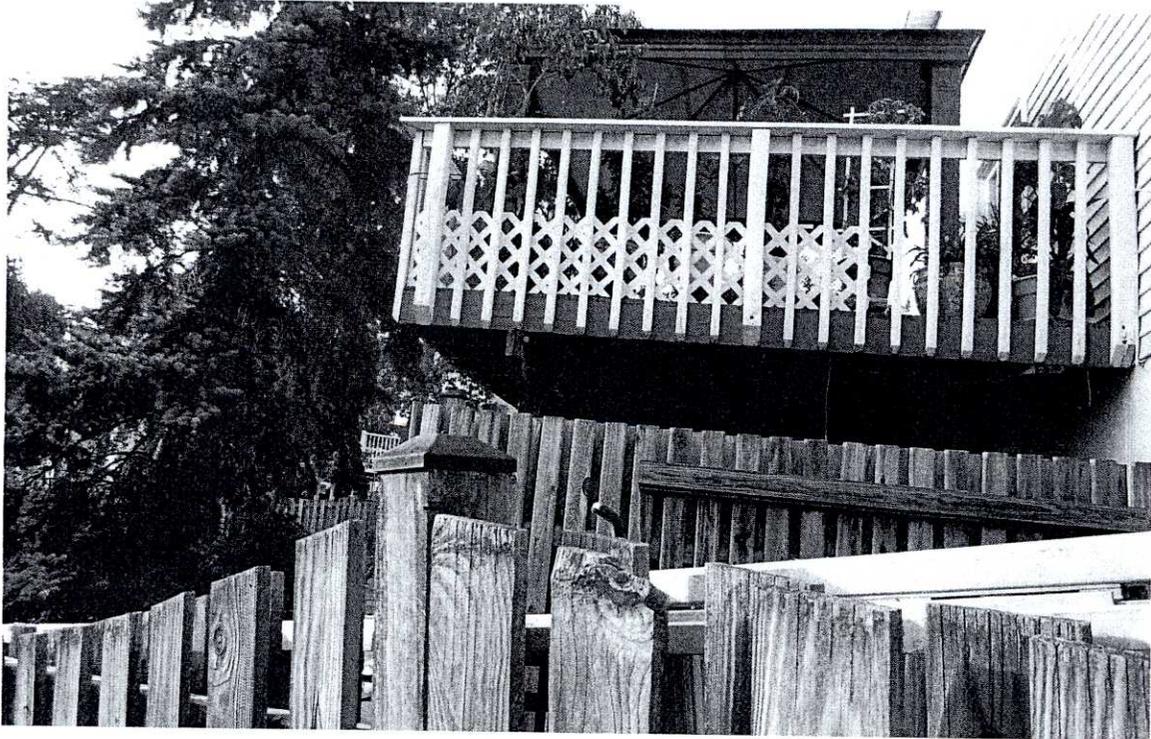
south south east from side yard east of house 6-22-2011



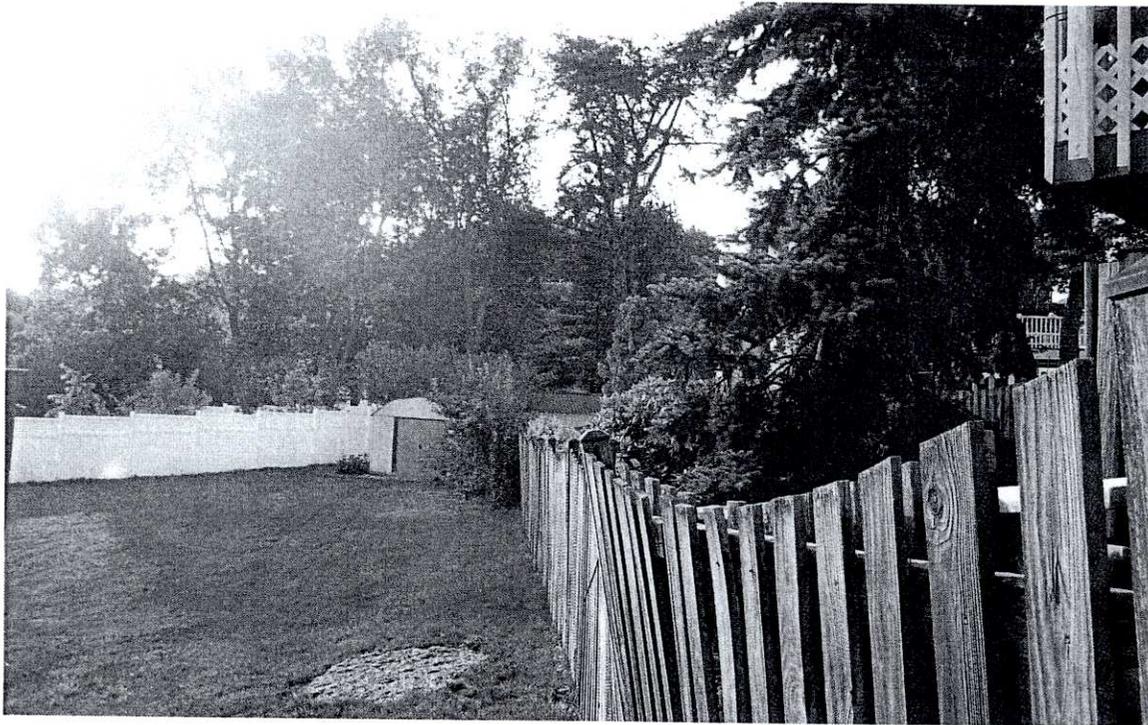
west from side yard east of house 6-22-2011



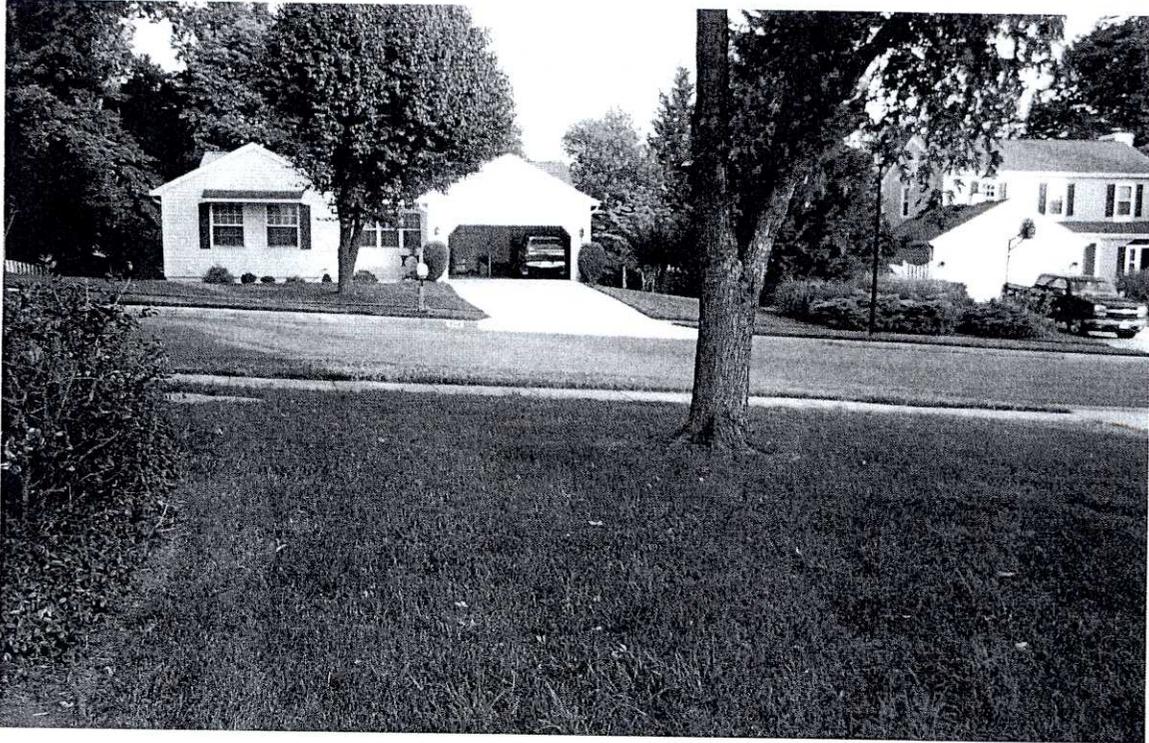
south west from side yard east of house...



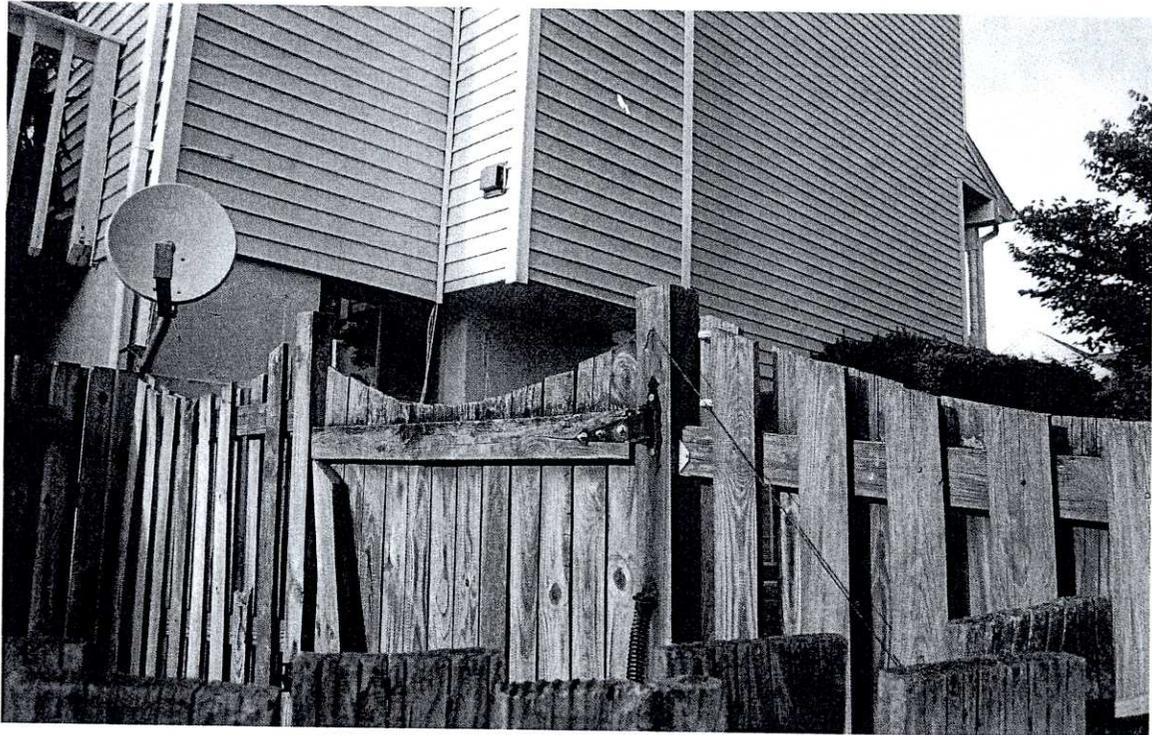
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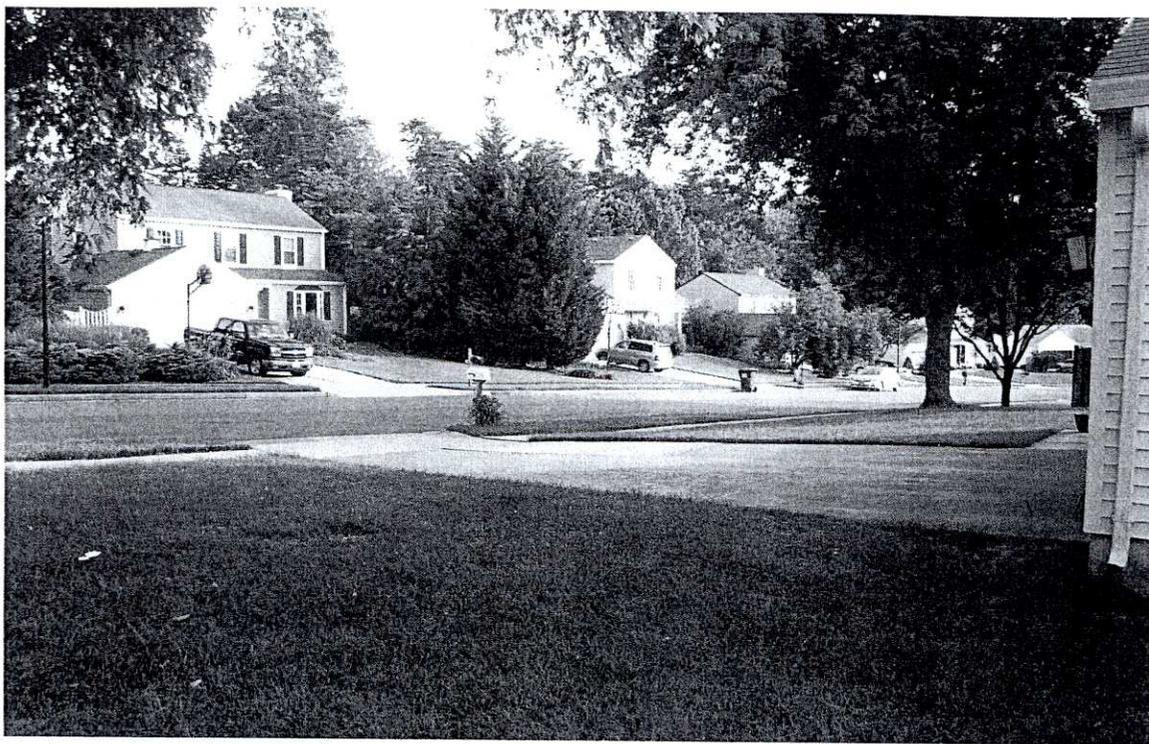
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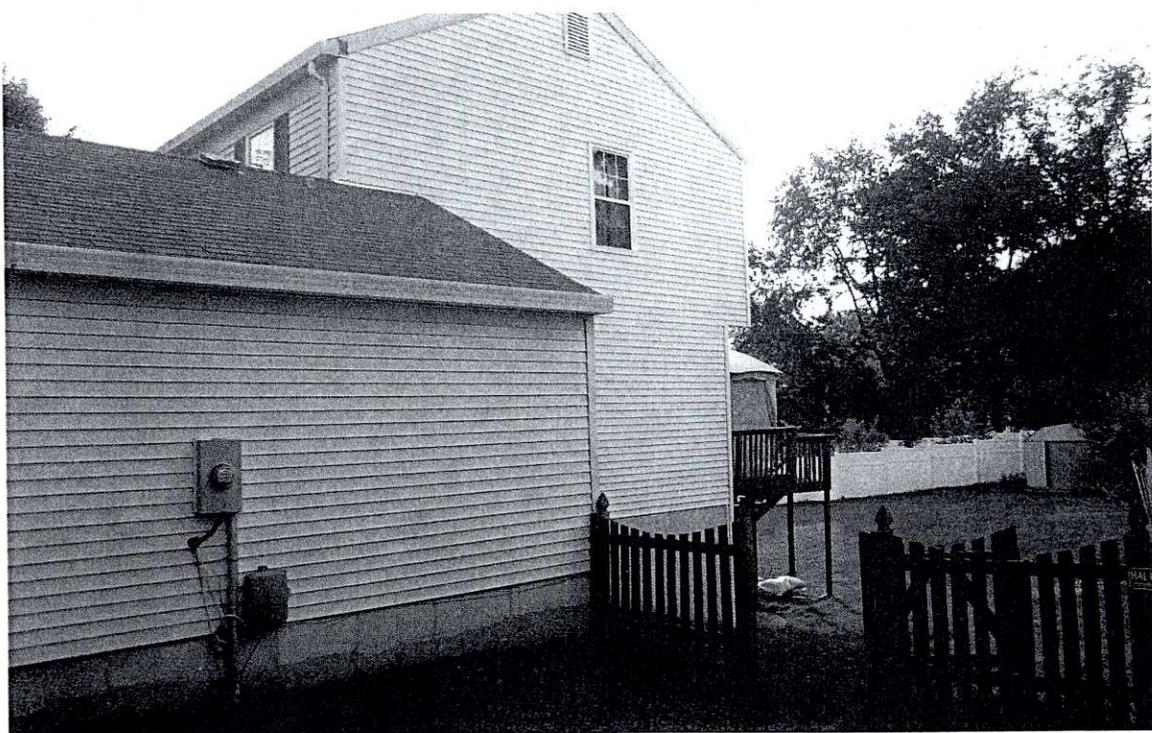
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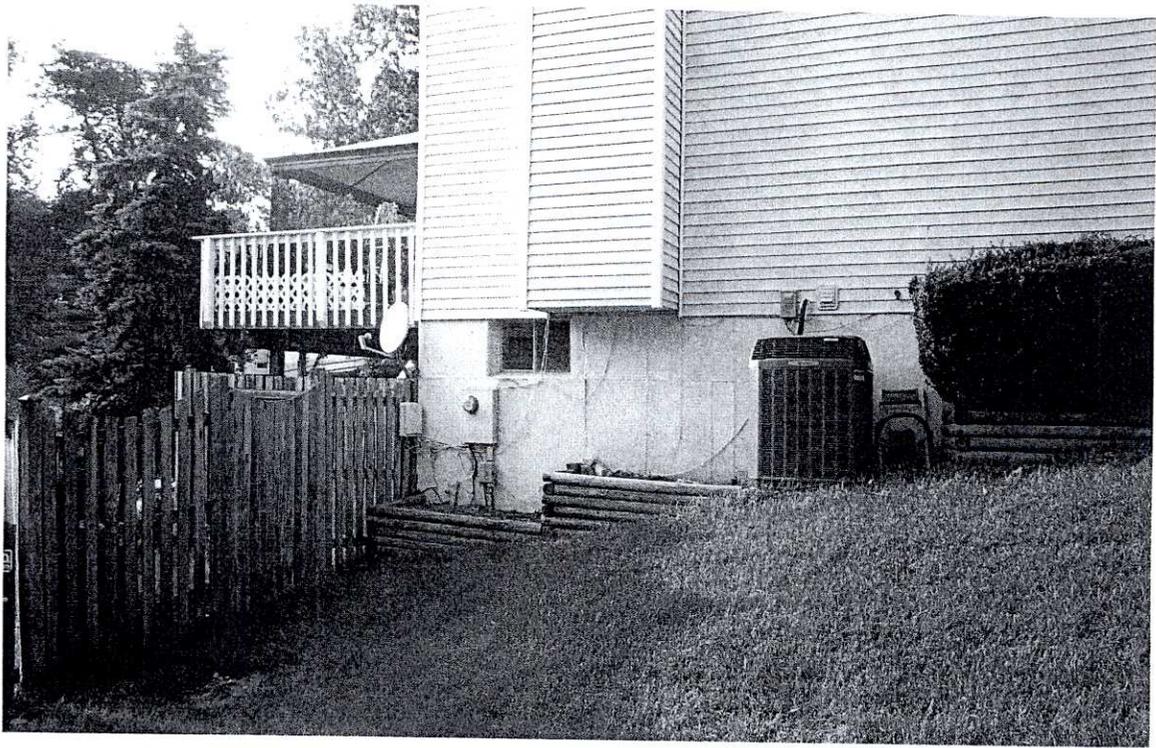
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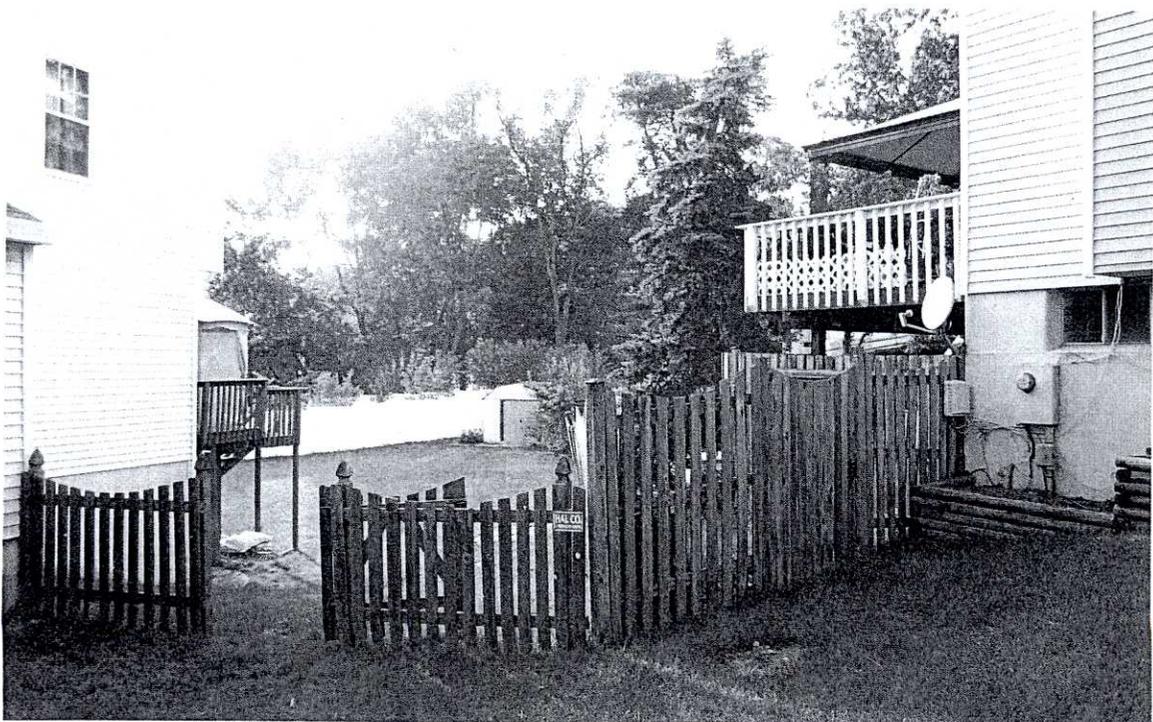
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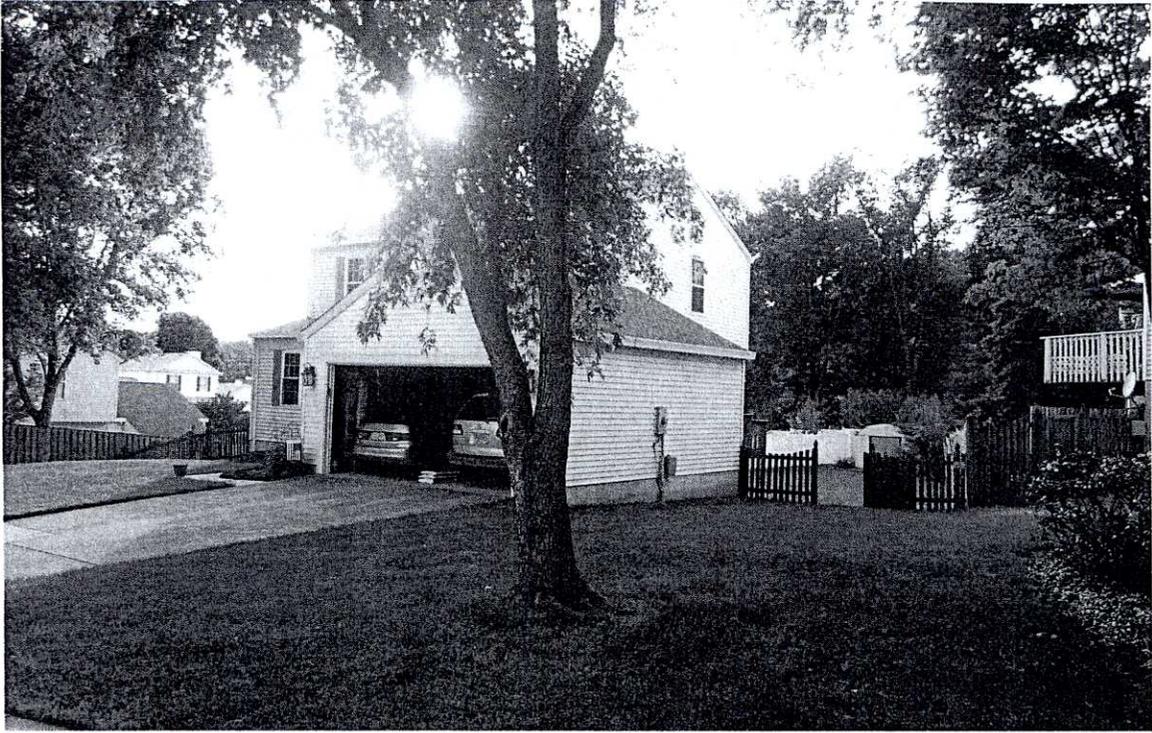
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north from front side yard east of house 6-22-2011



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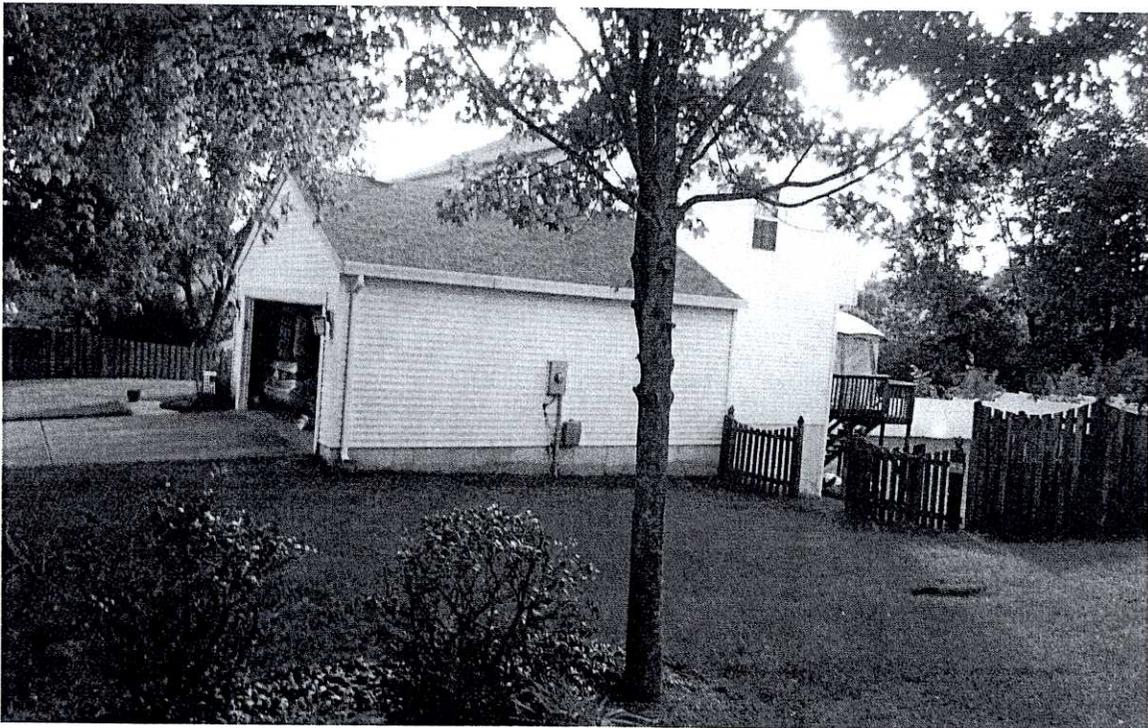
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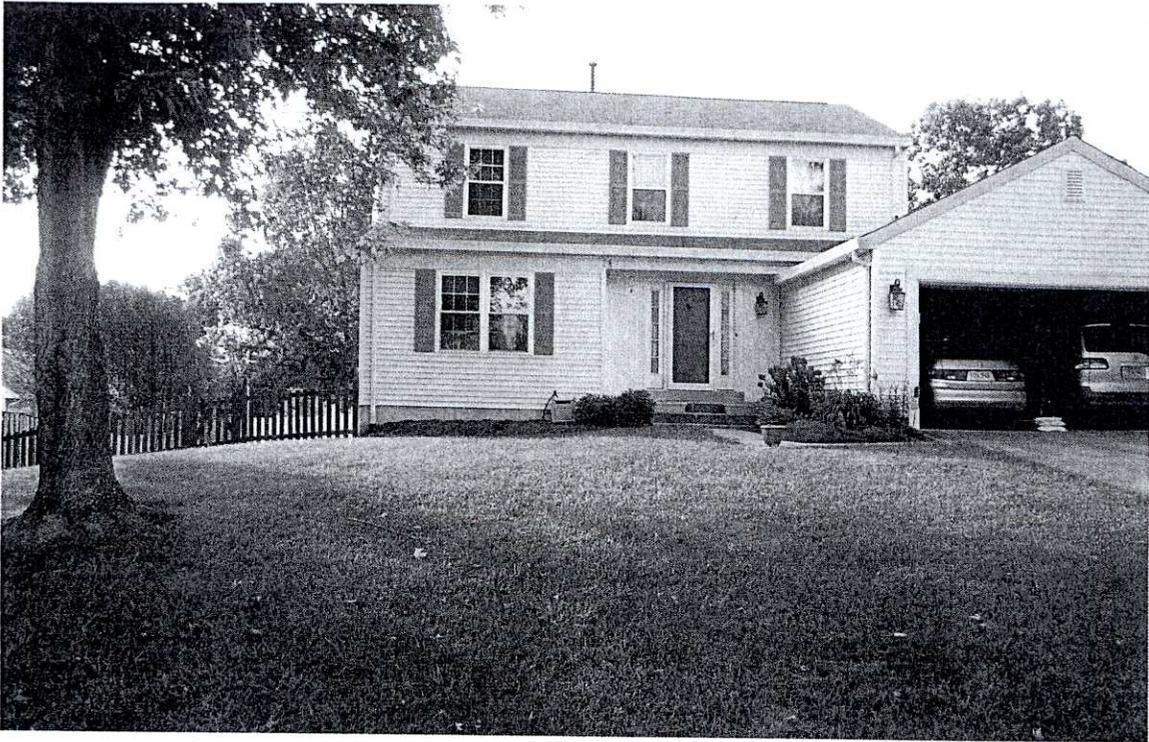
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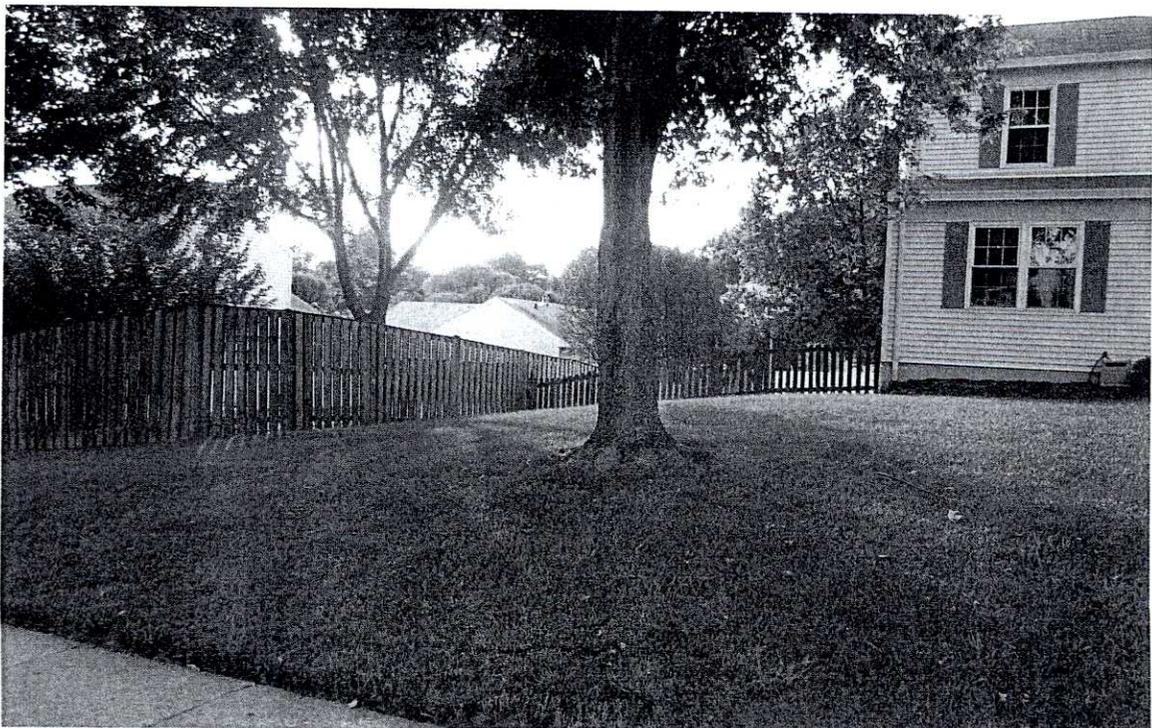
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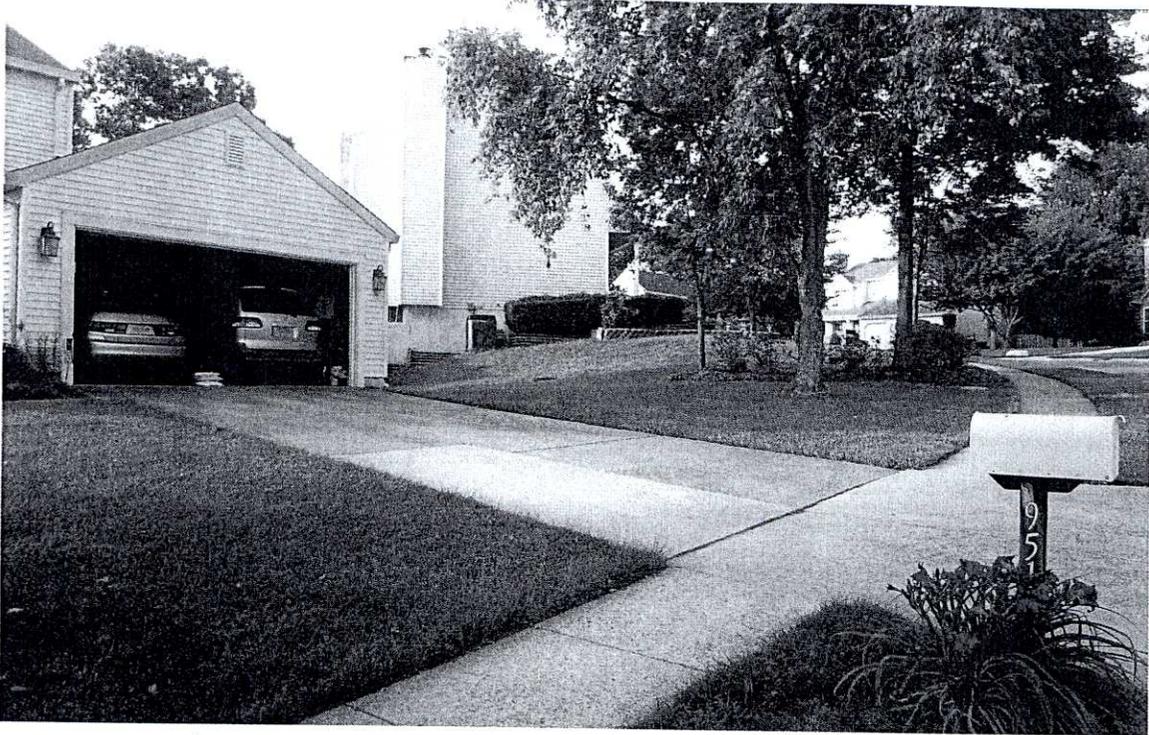
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north north west from street front of house 6-22-2011



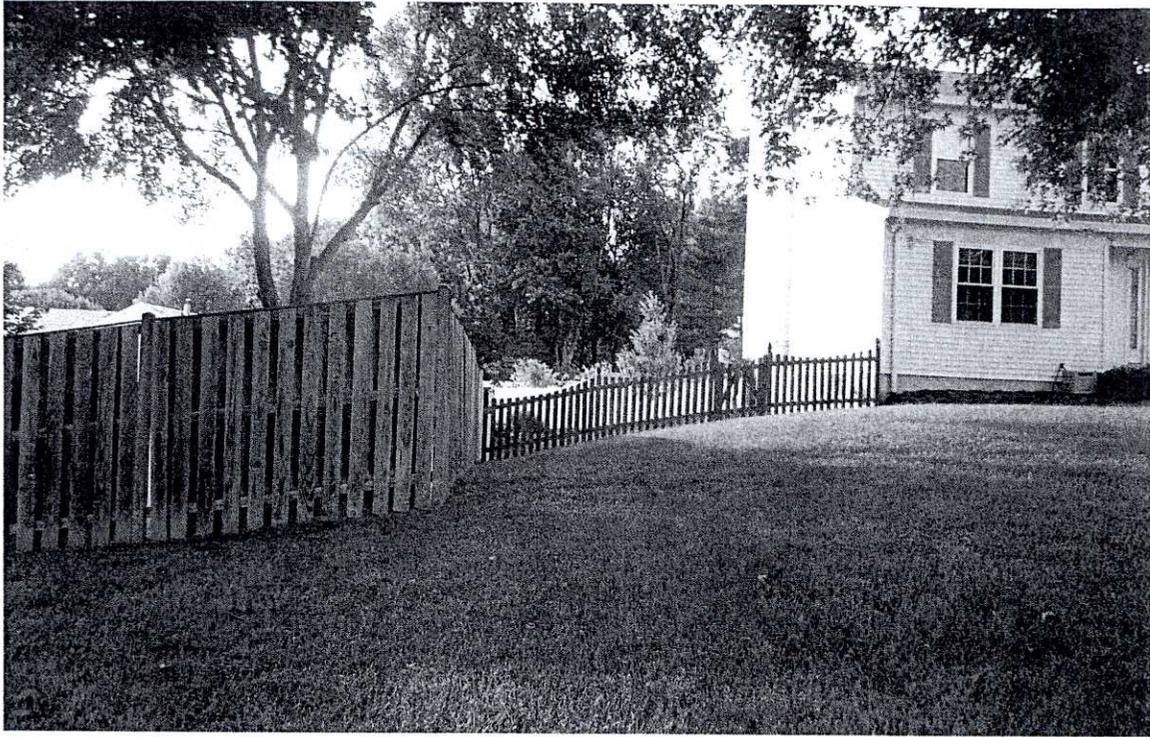
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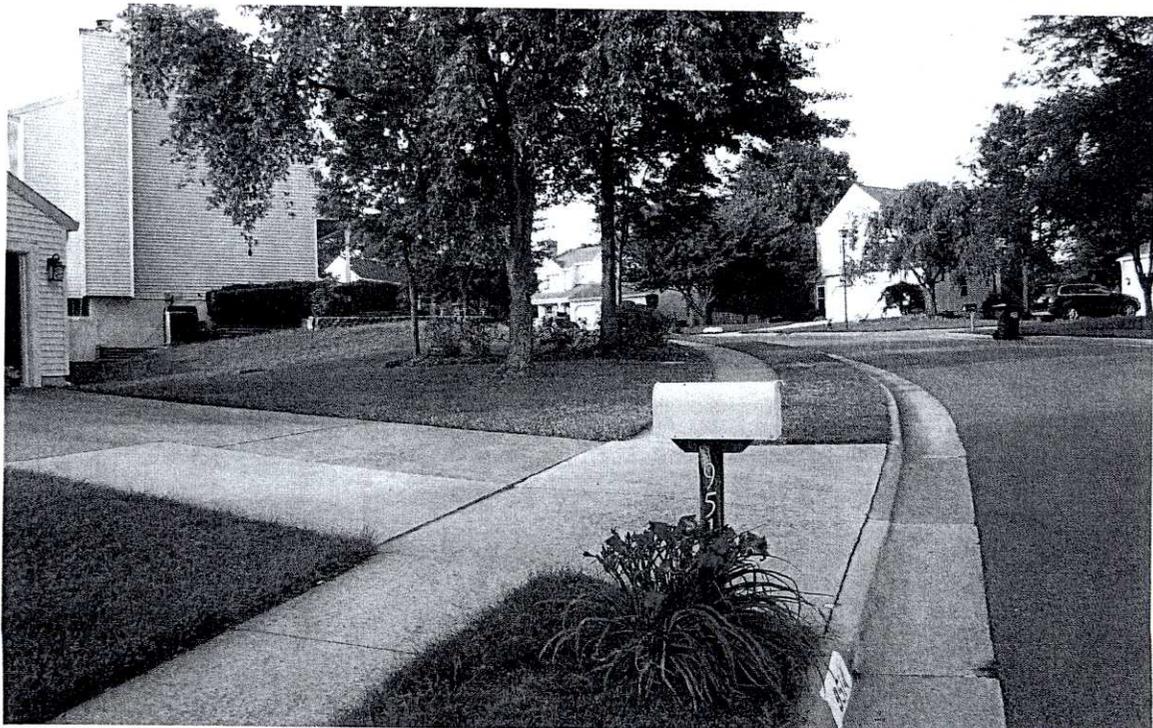
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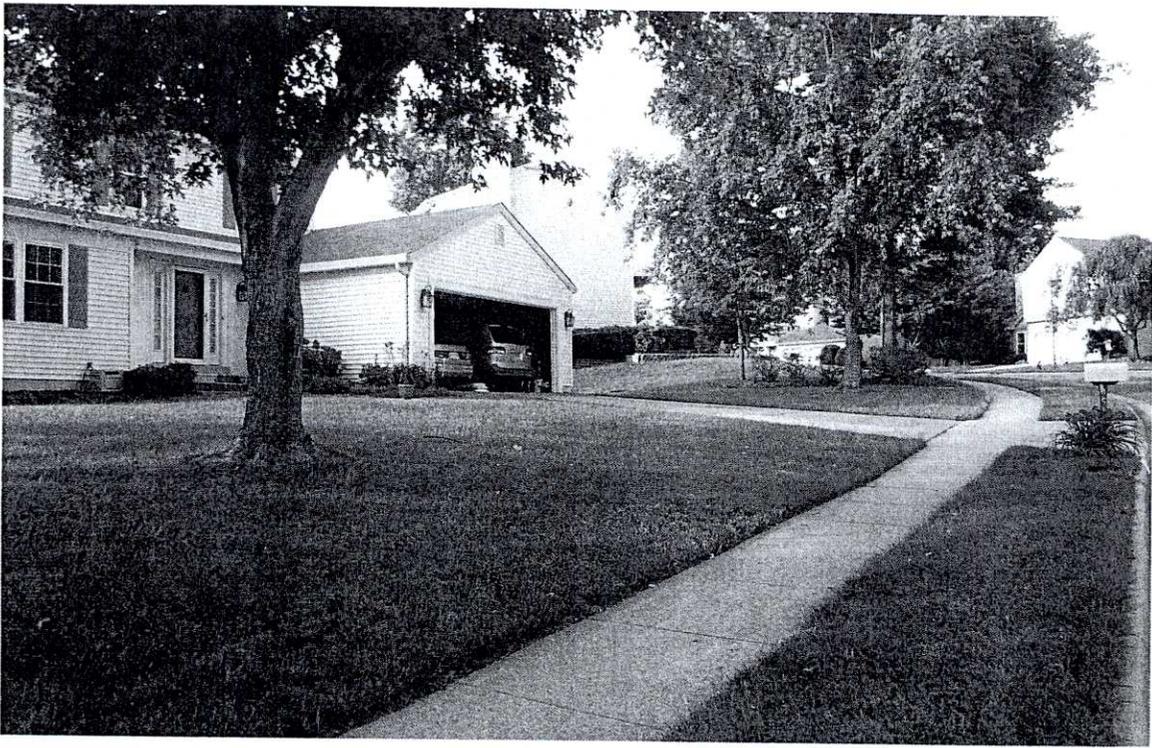
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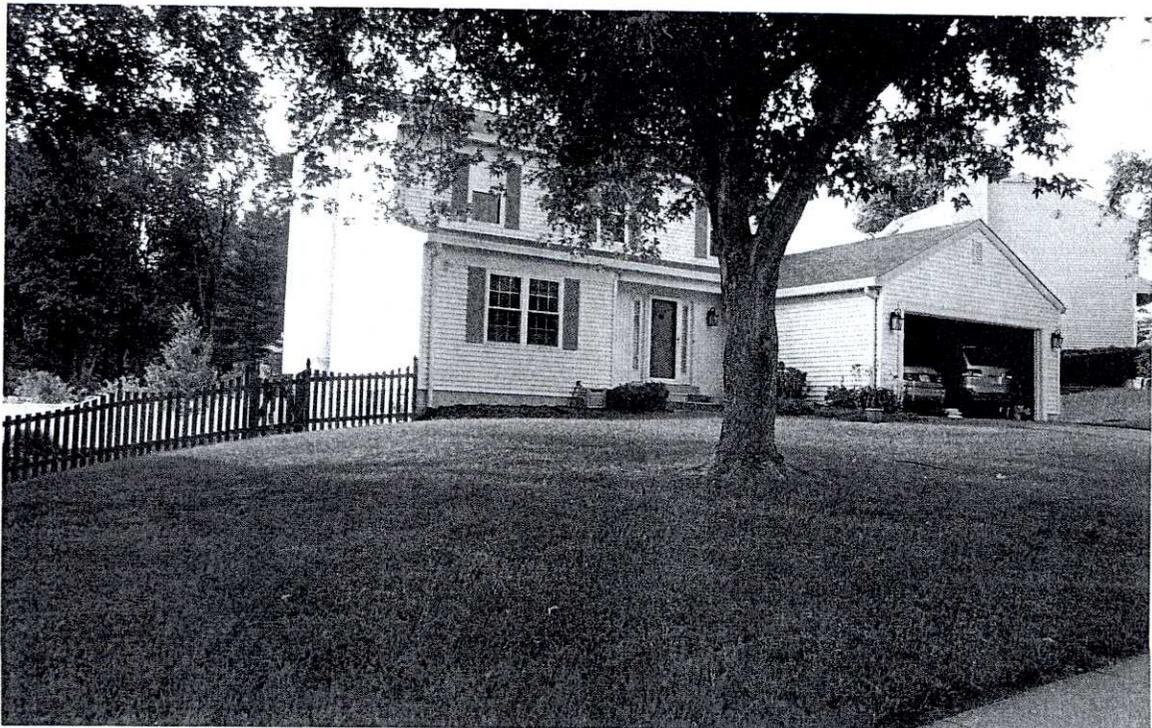
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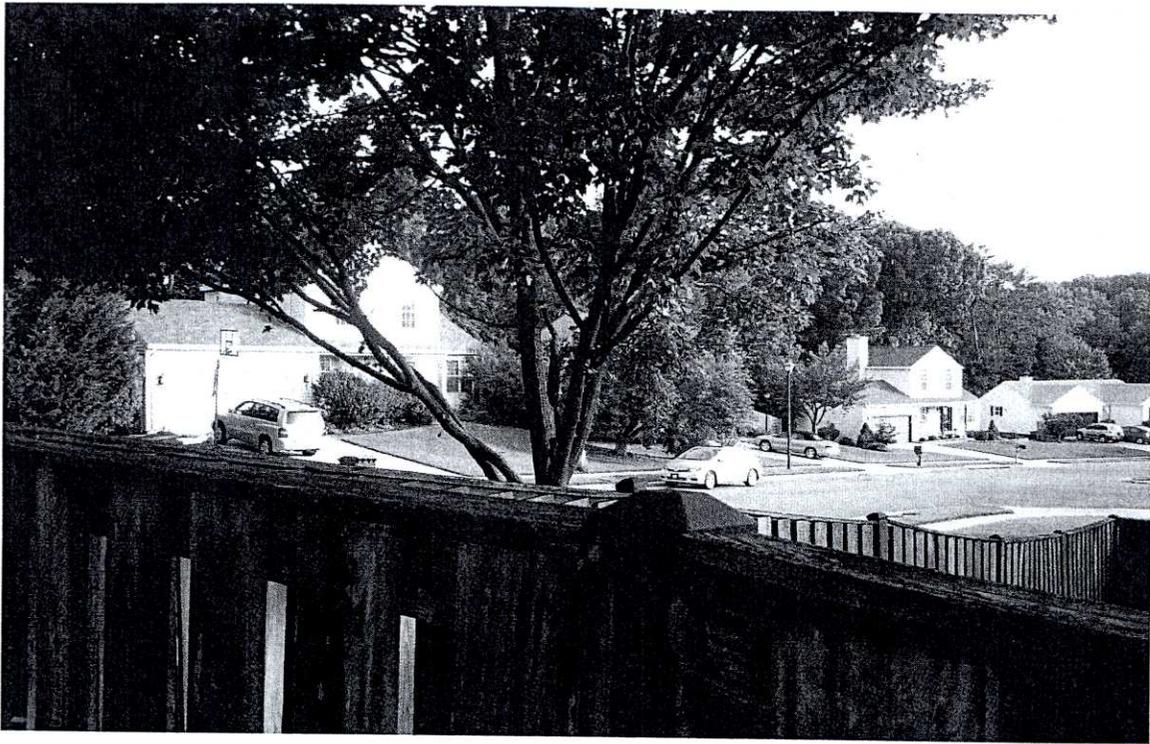
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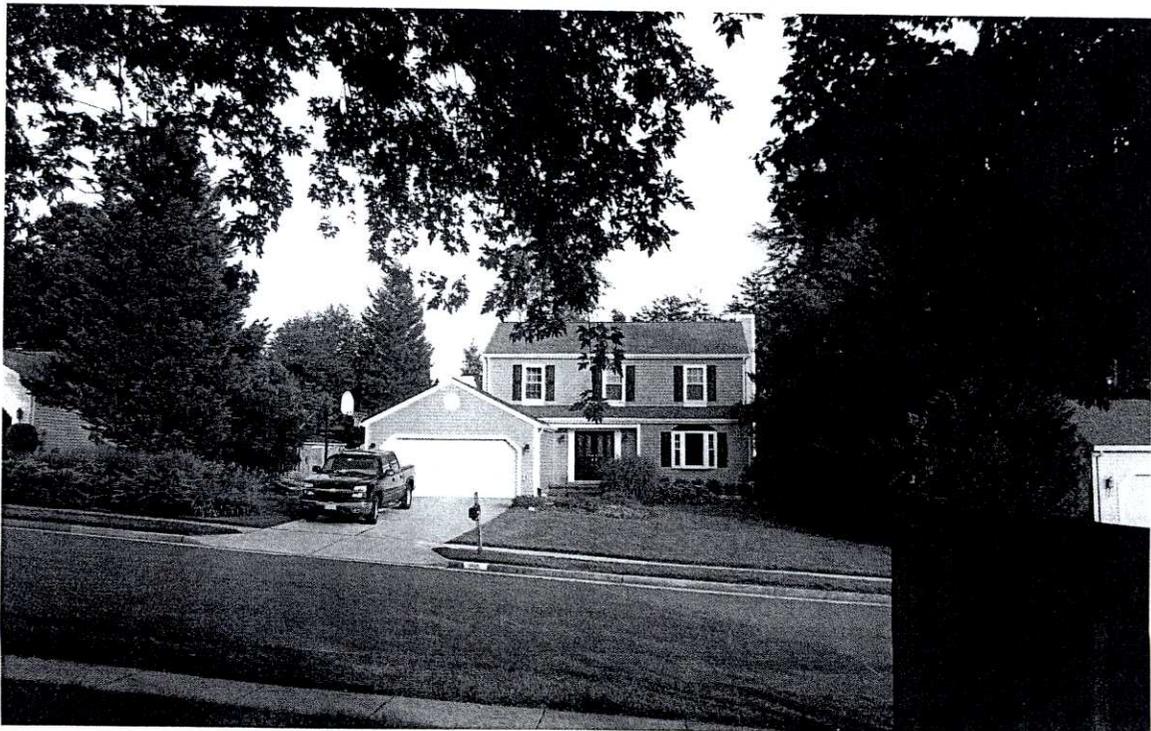
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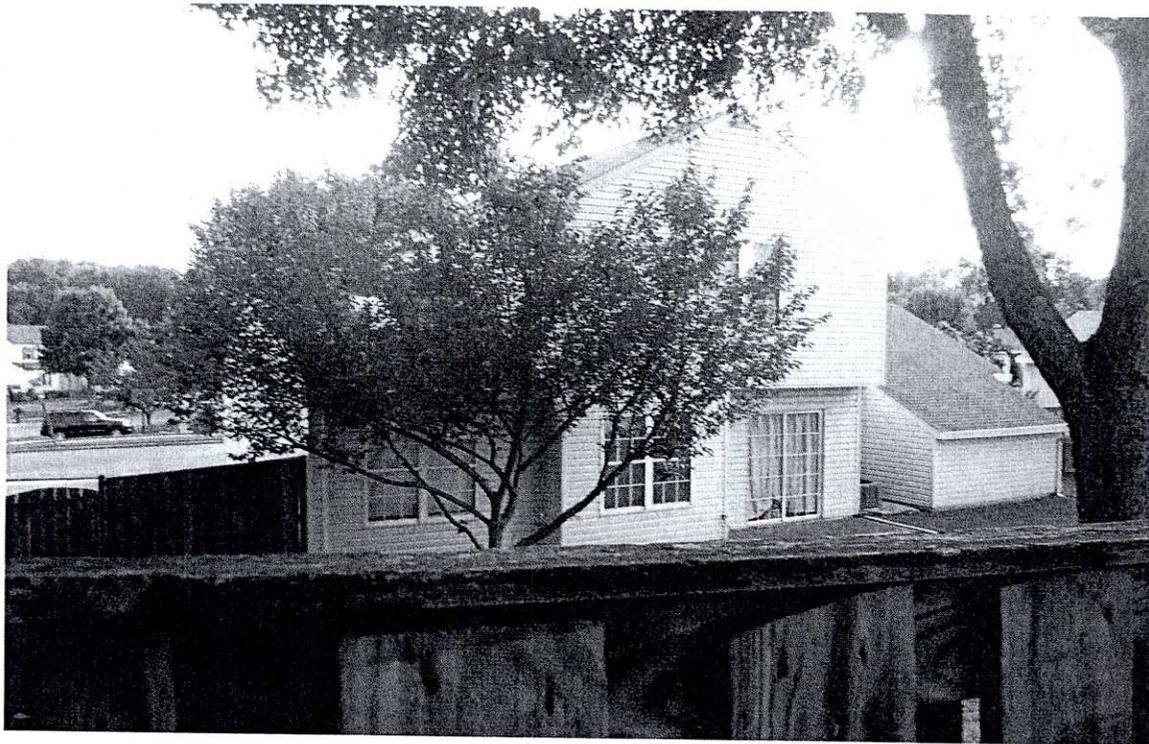
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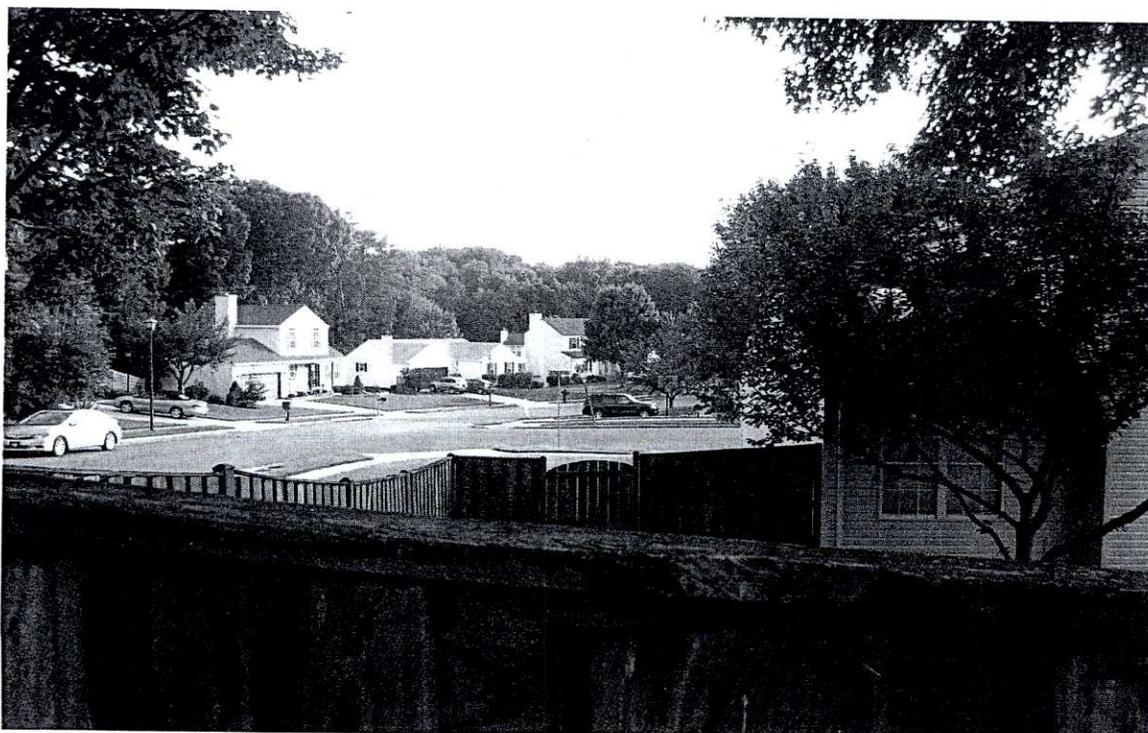
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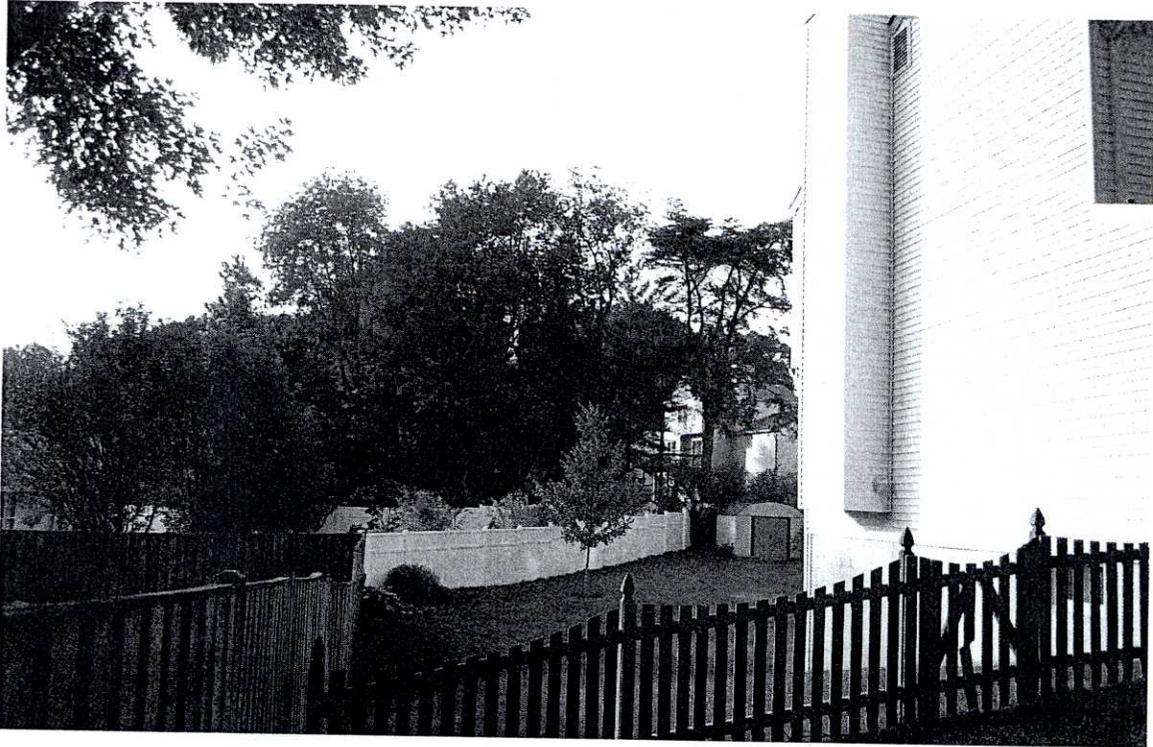
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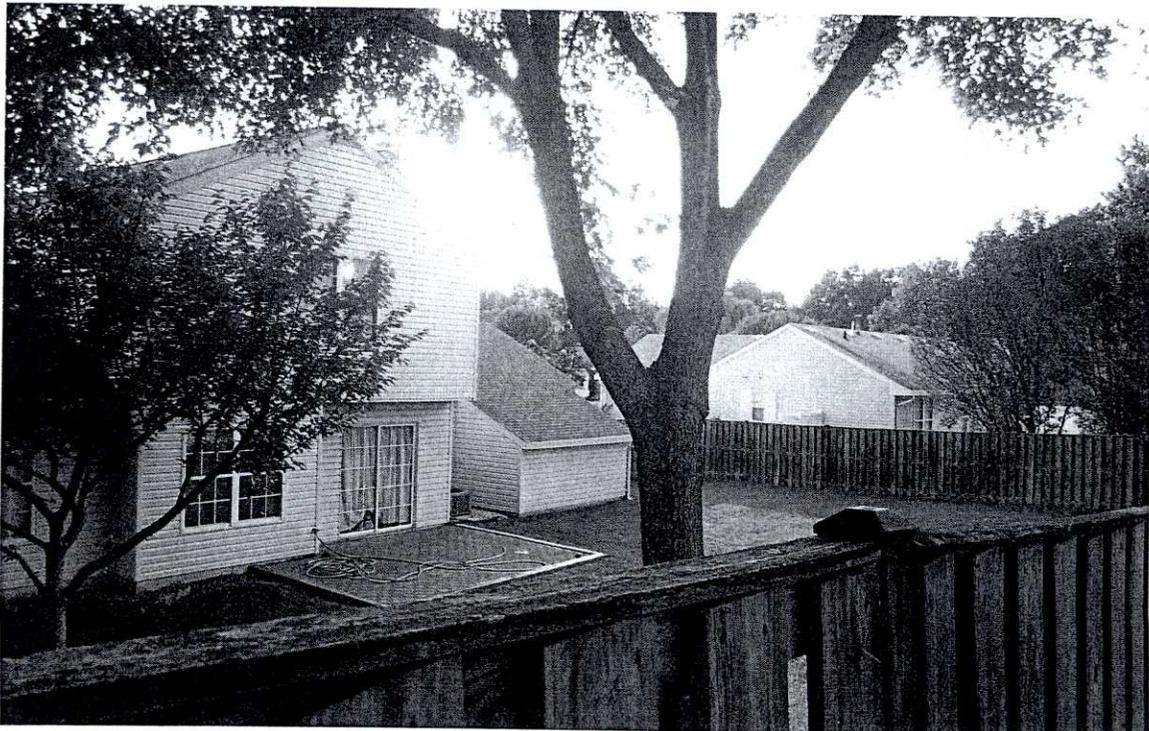
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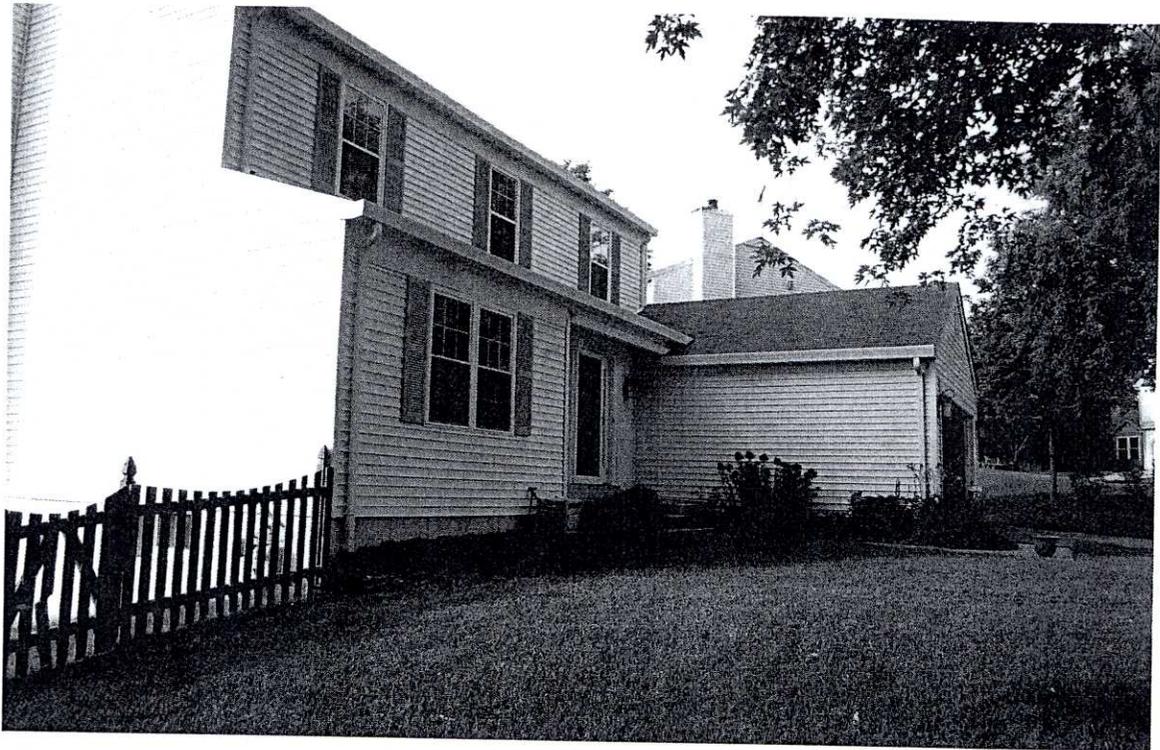
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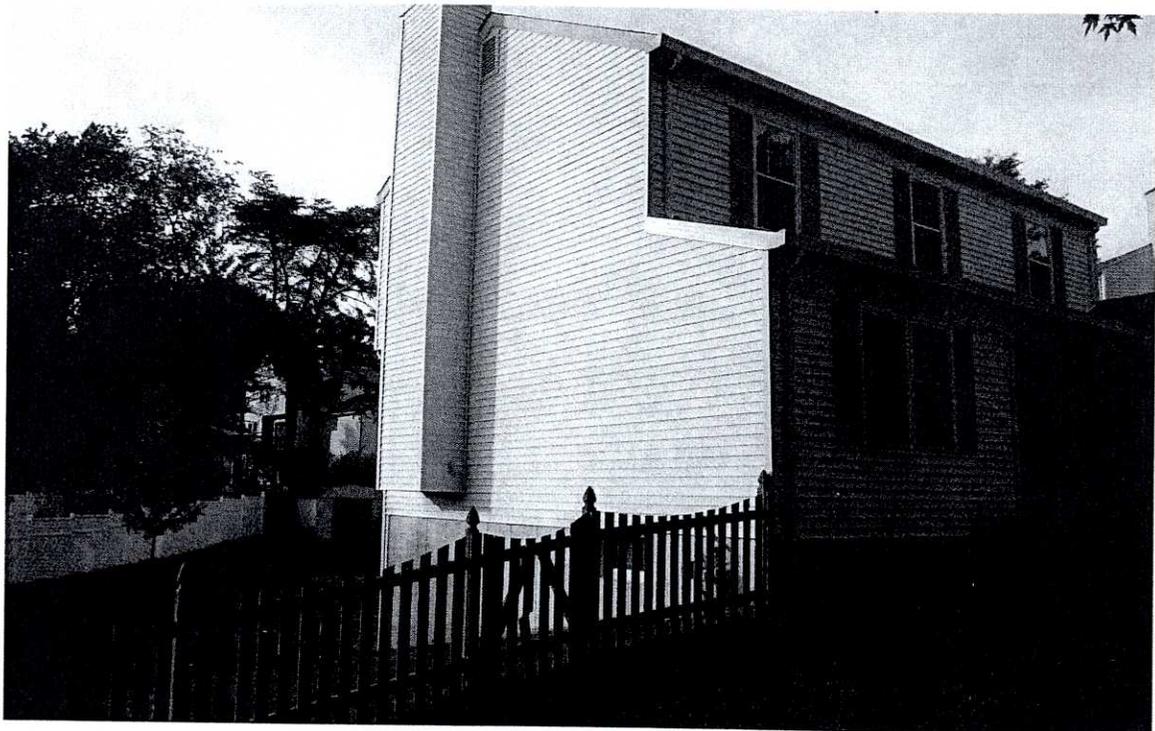
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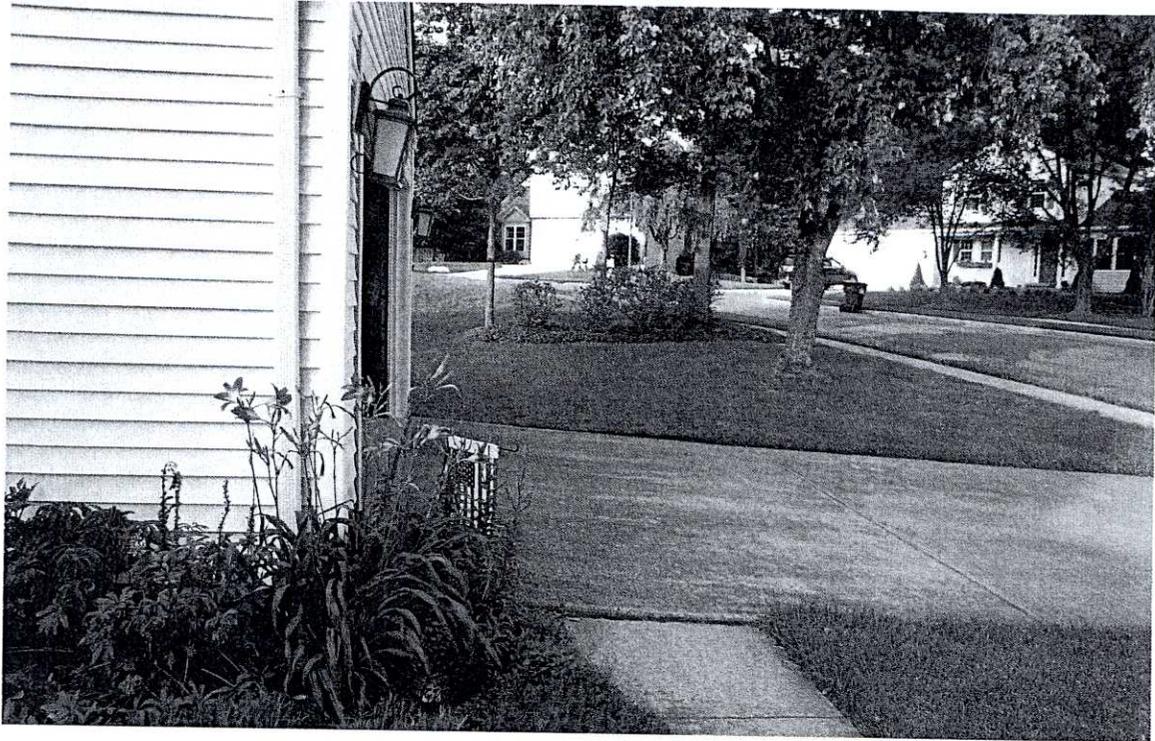
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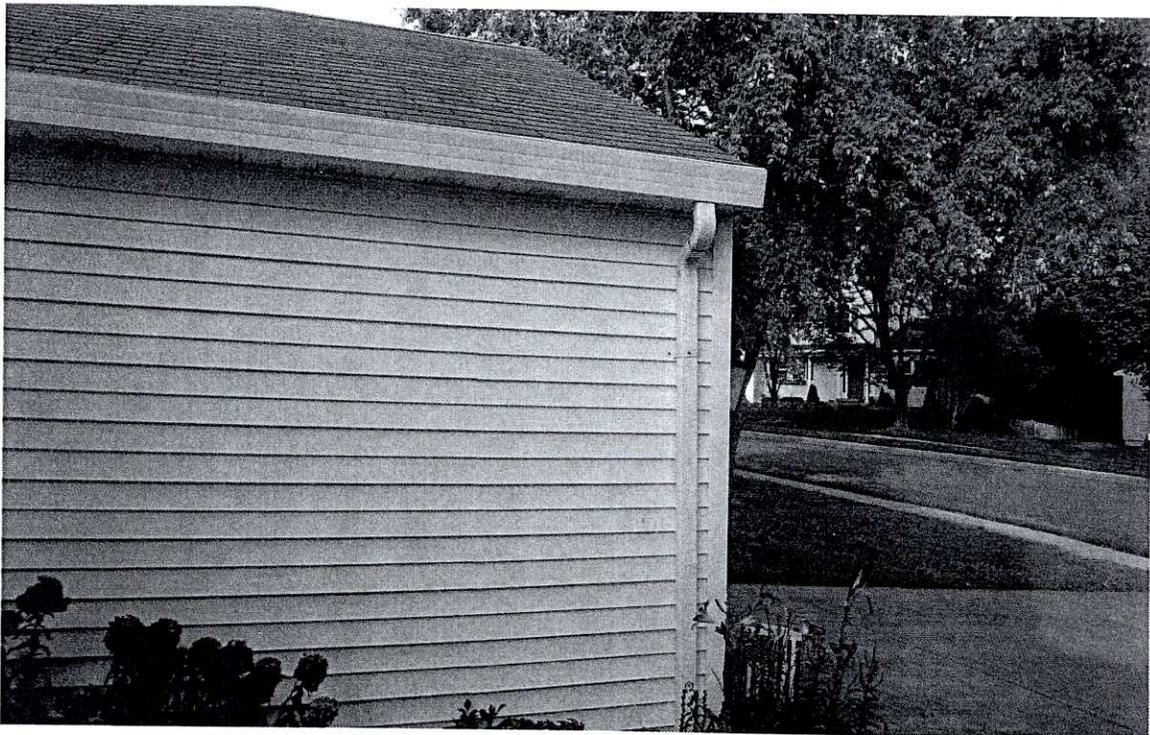
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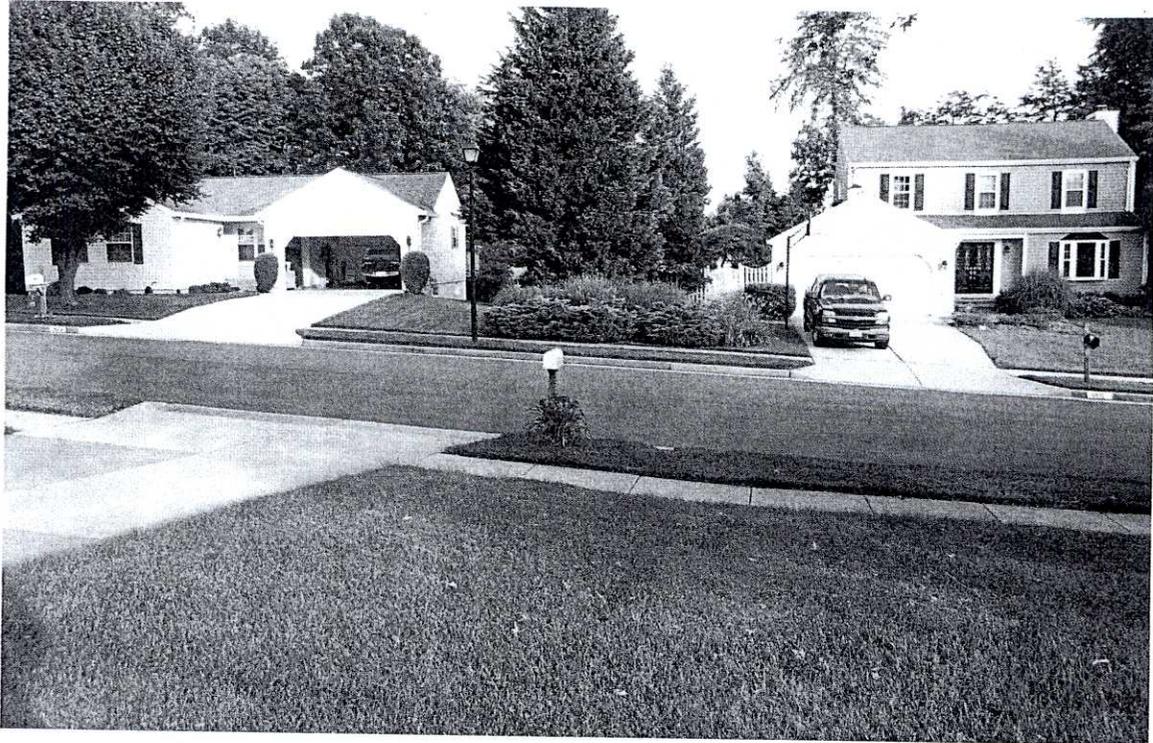
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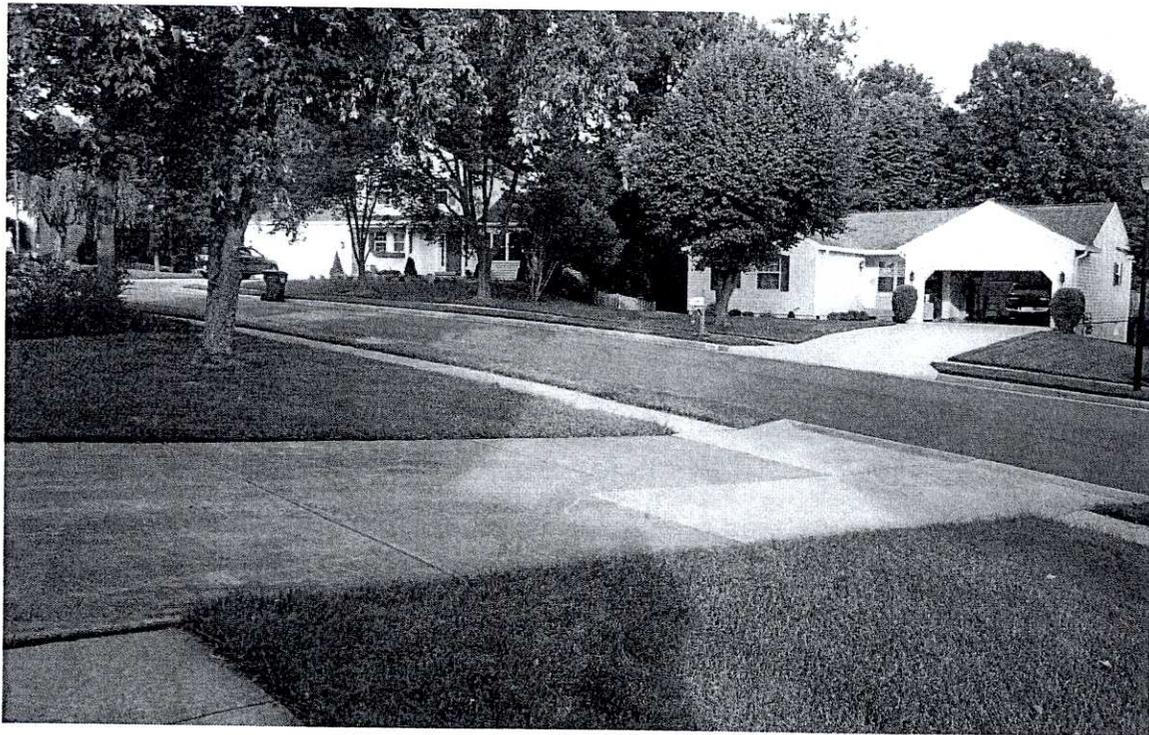
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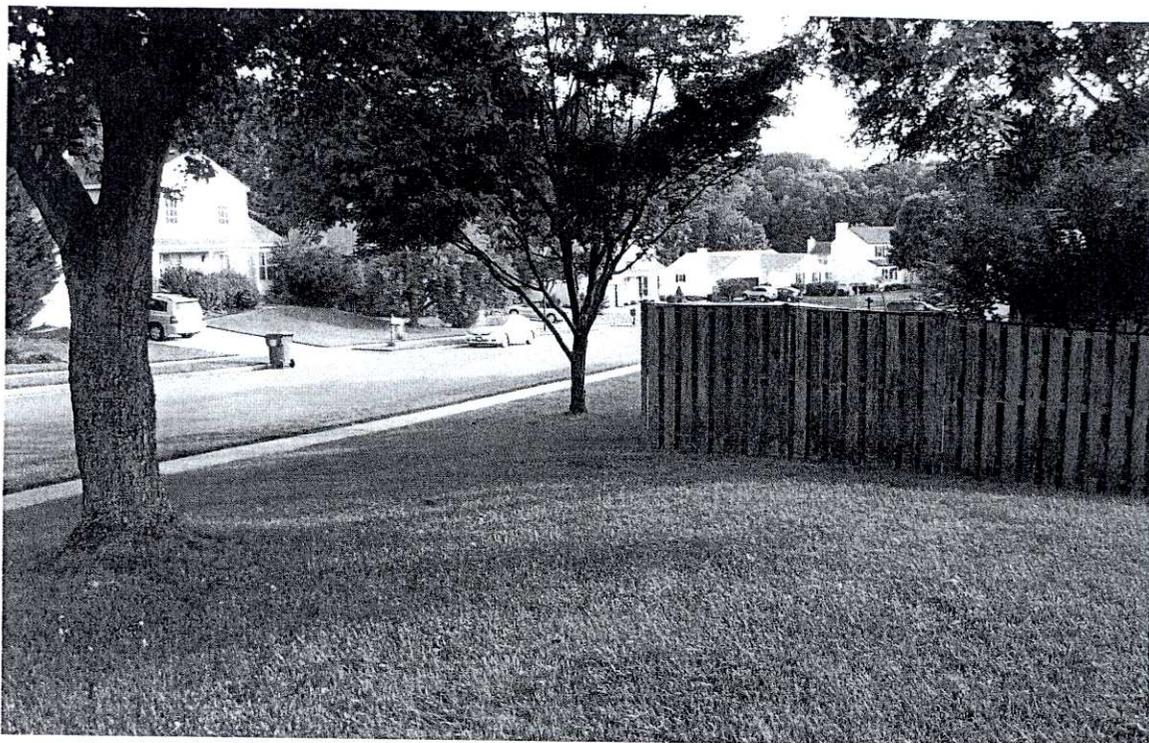
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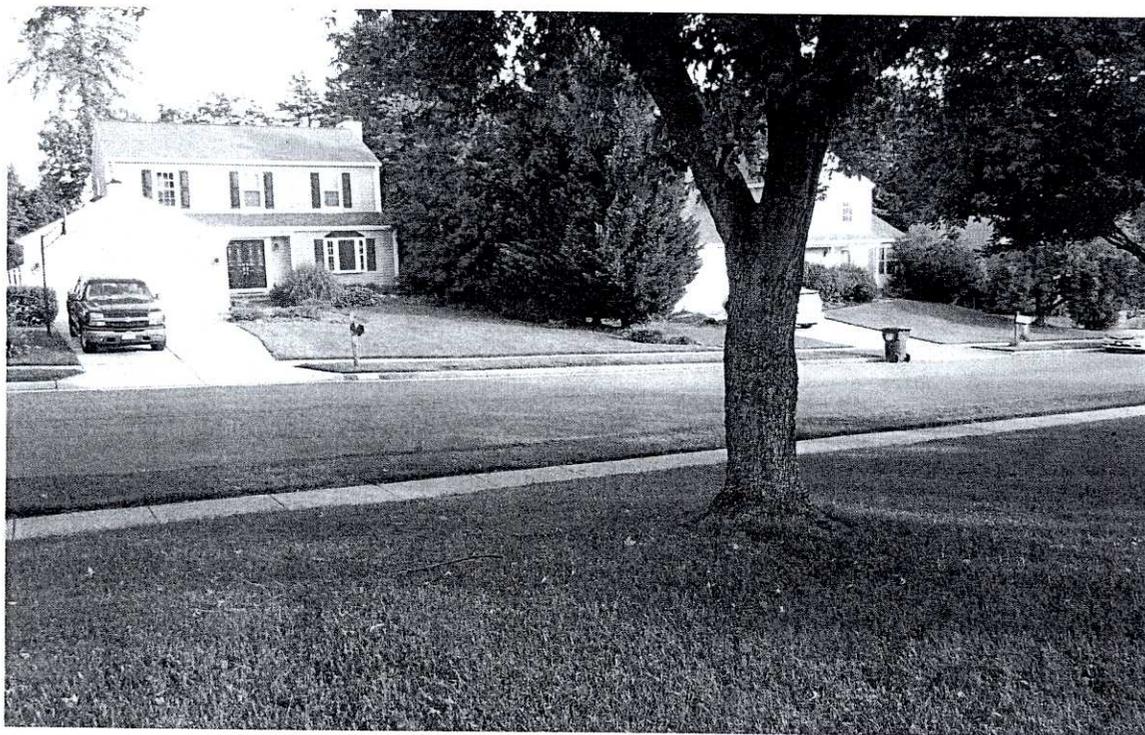
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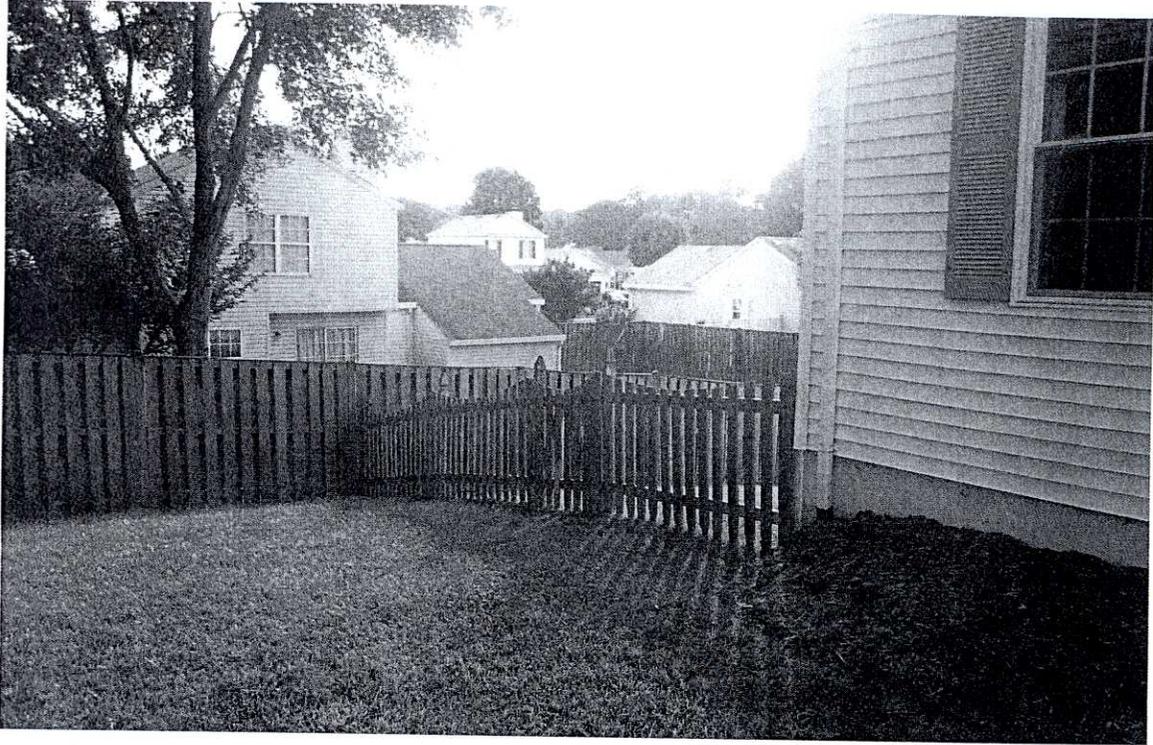
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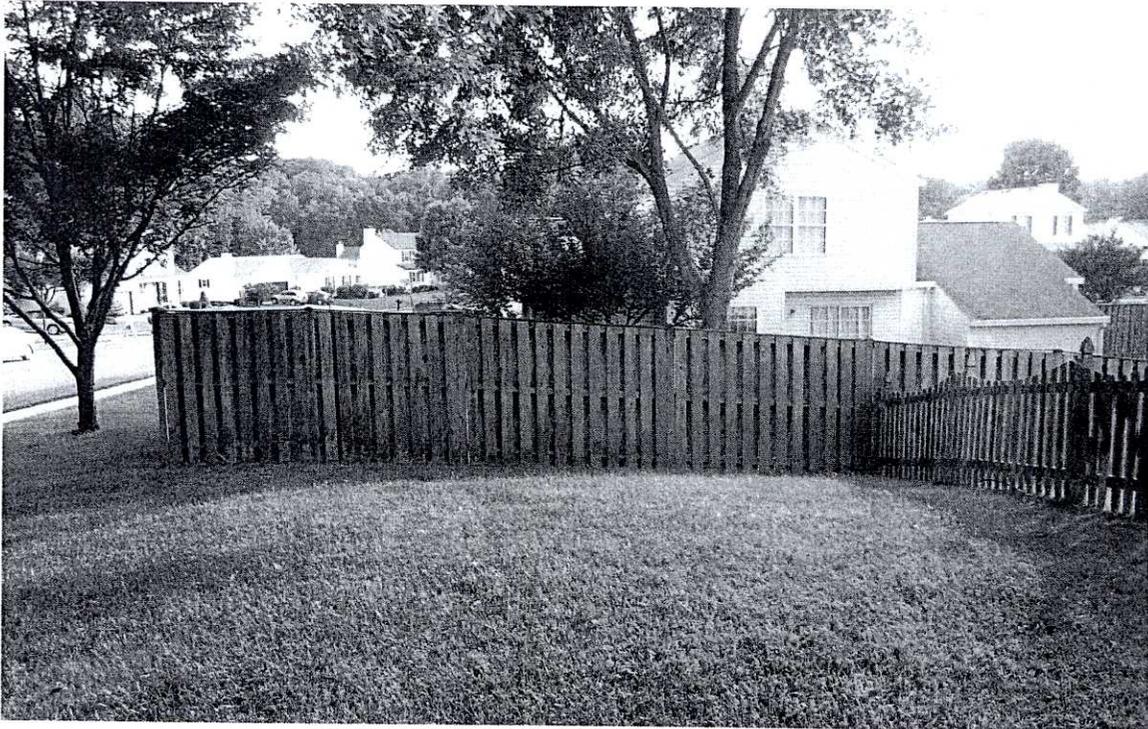
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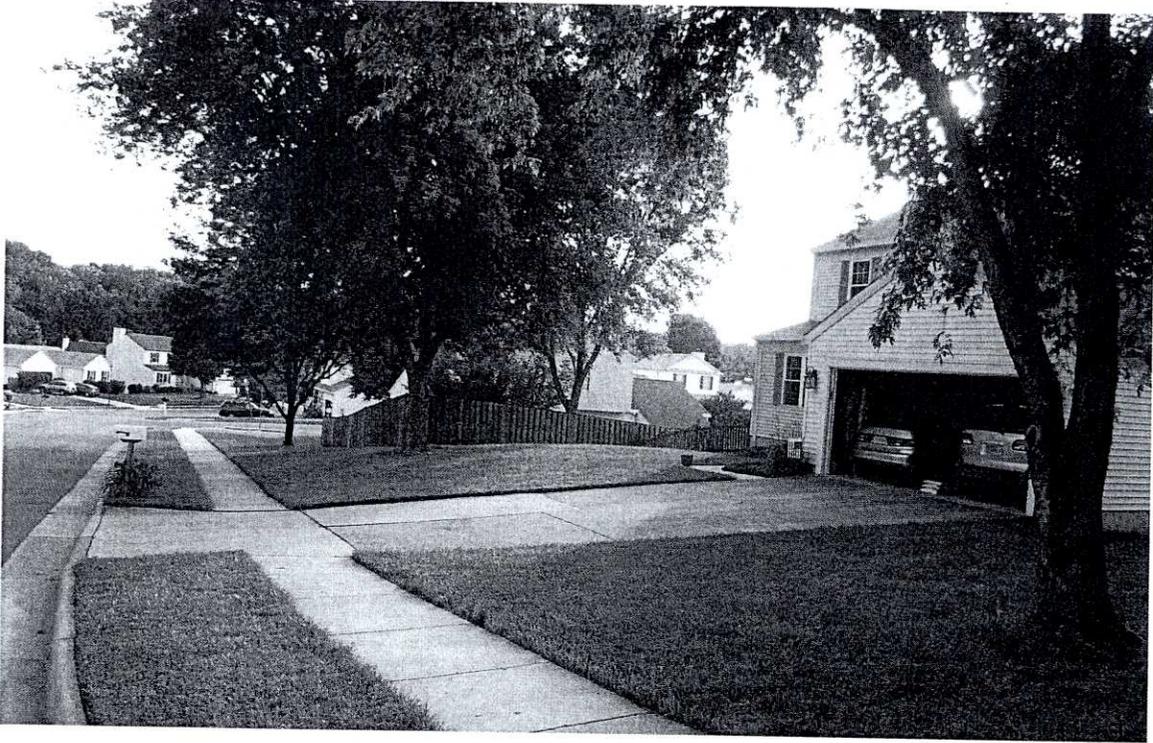
south west west from center of front yard 6-22-2011



neighbor with same floor plan on next street with very similar...



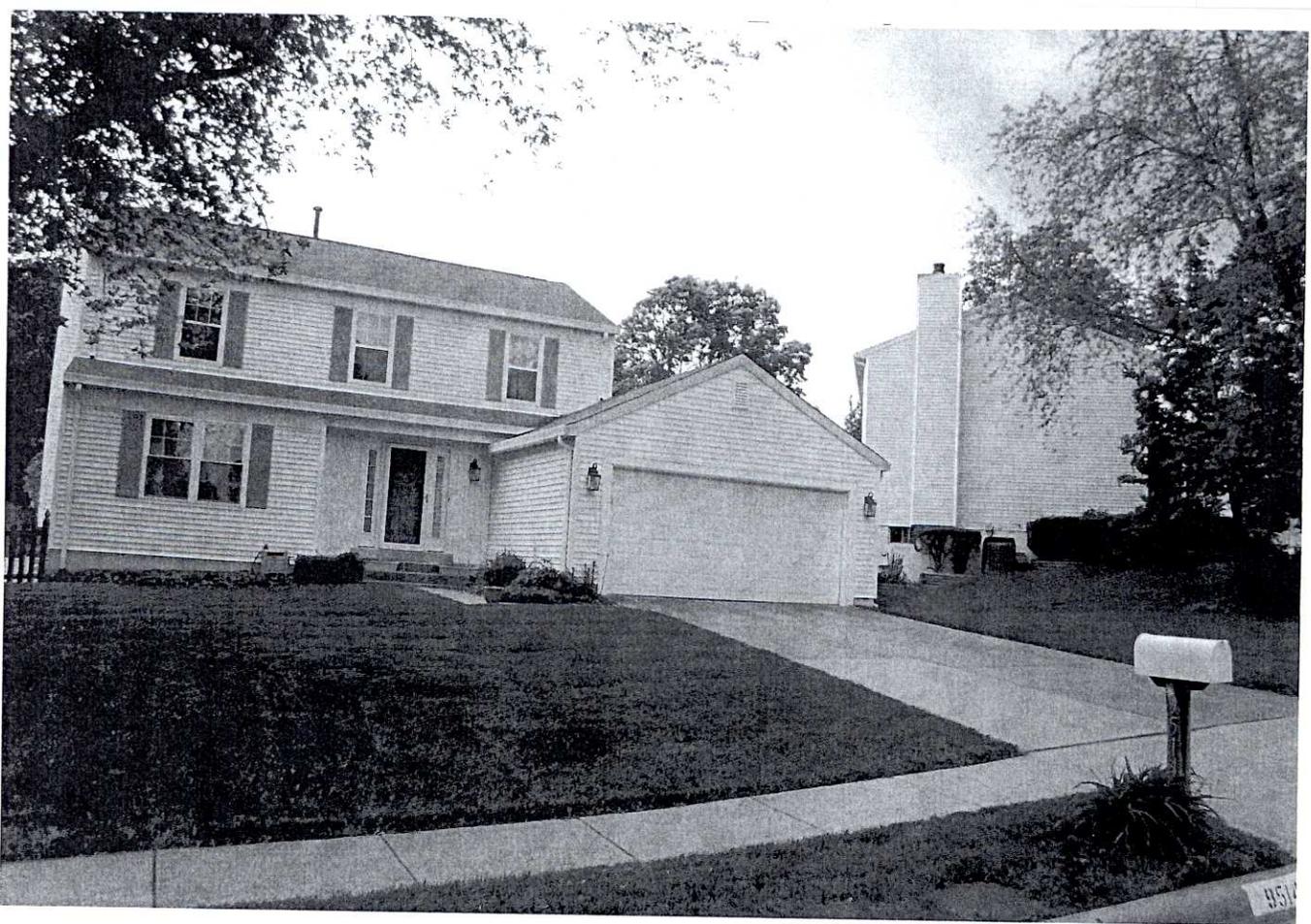
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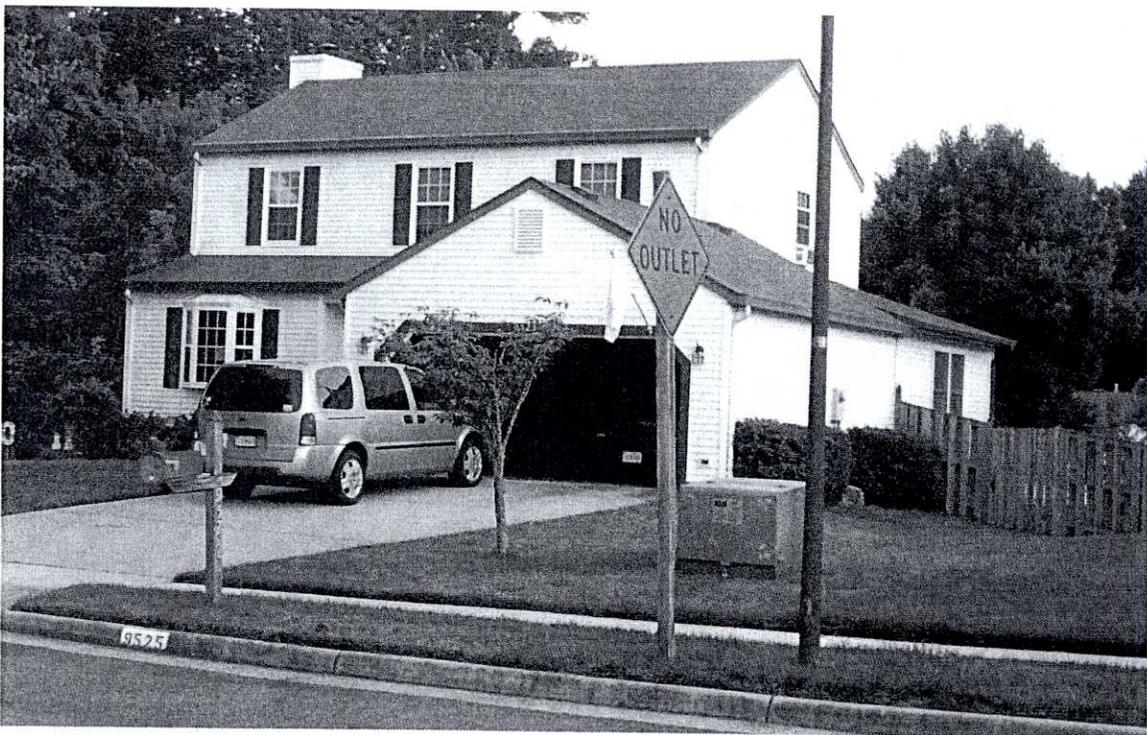
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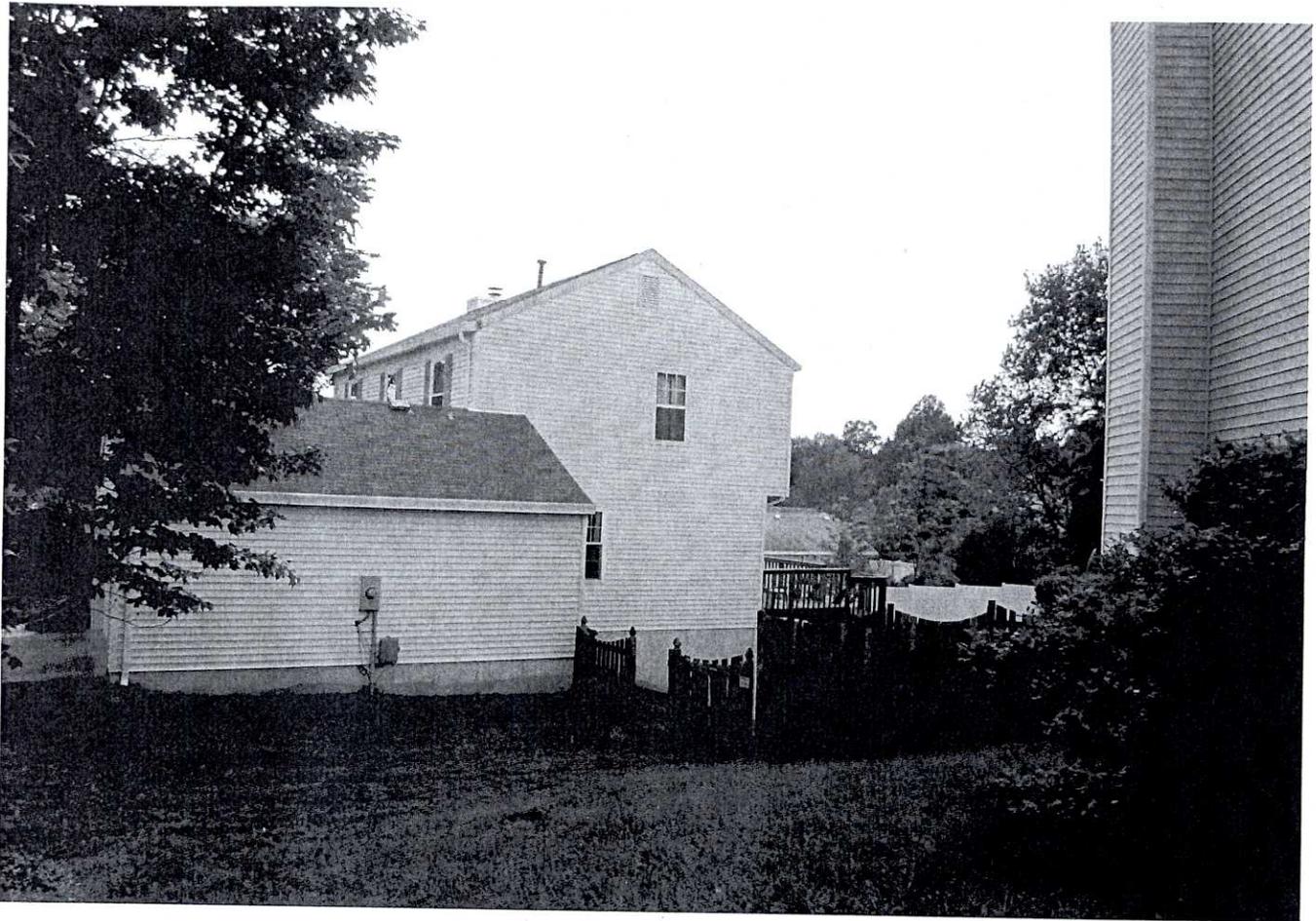
neighbor with same floor plan on next street with very similar...



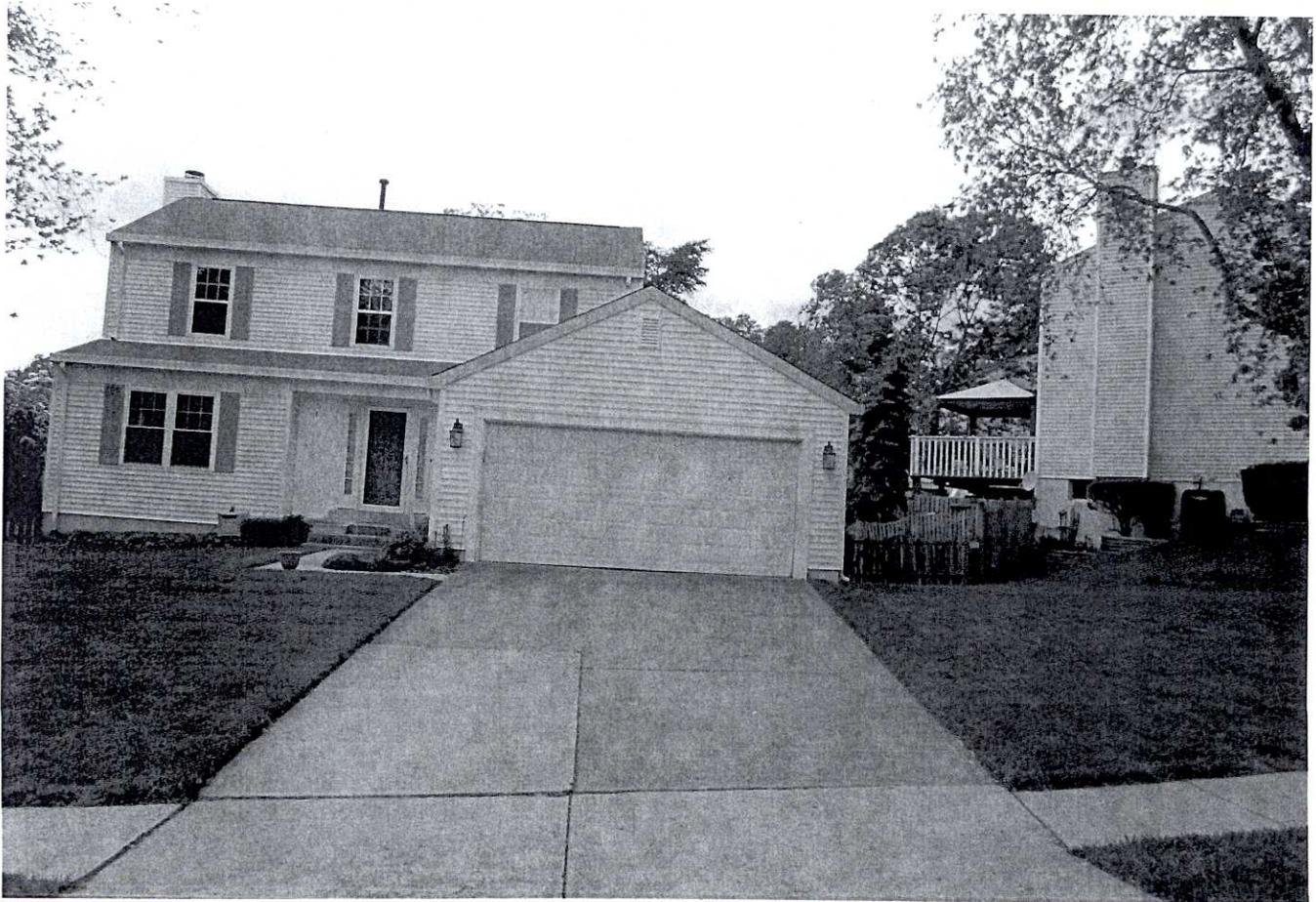
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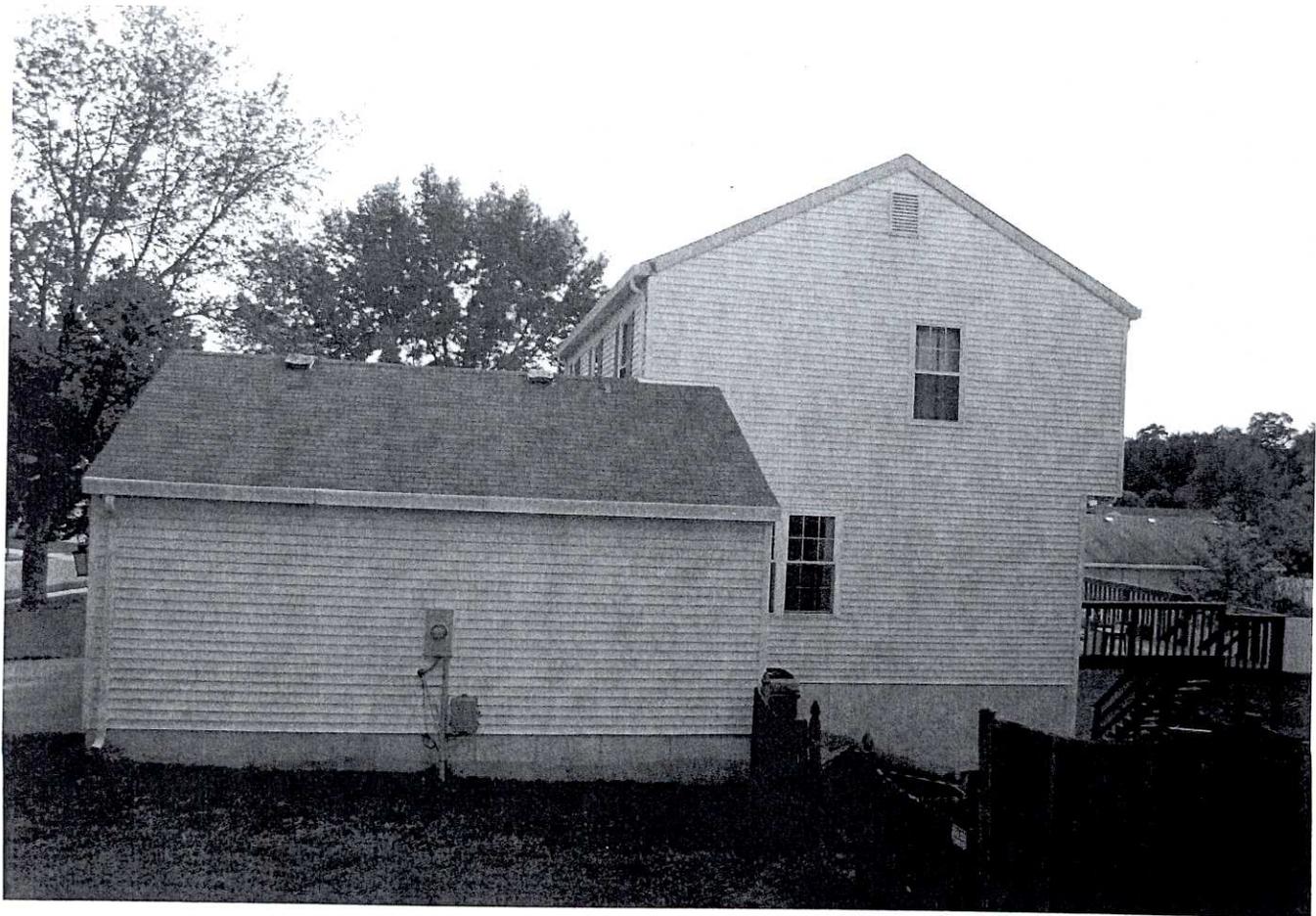


Subject side of addition heading W 5-6-2011





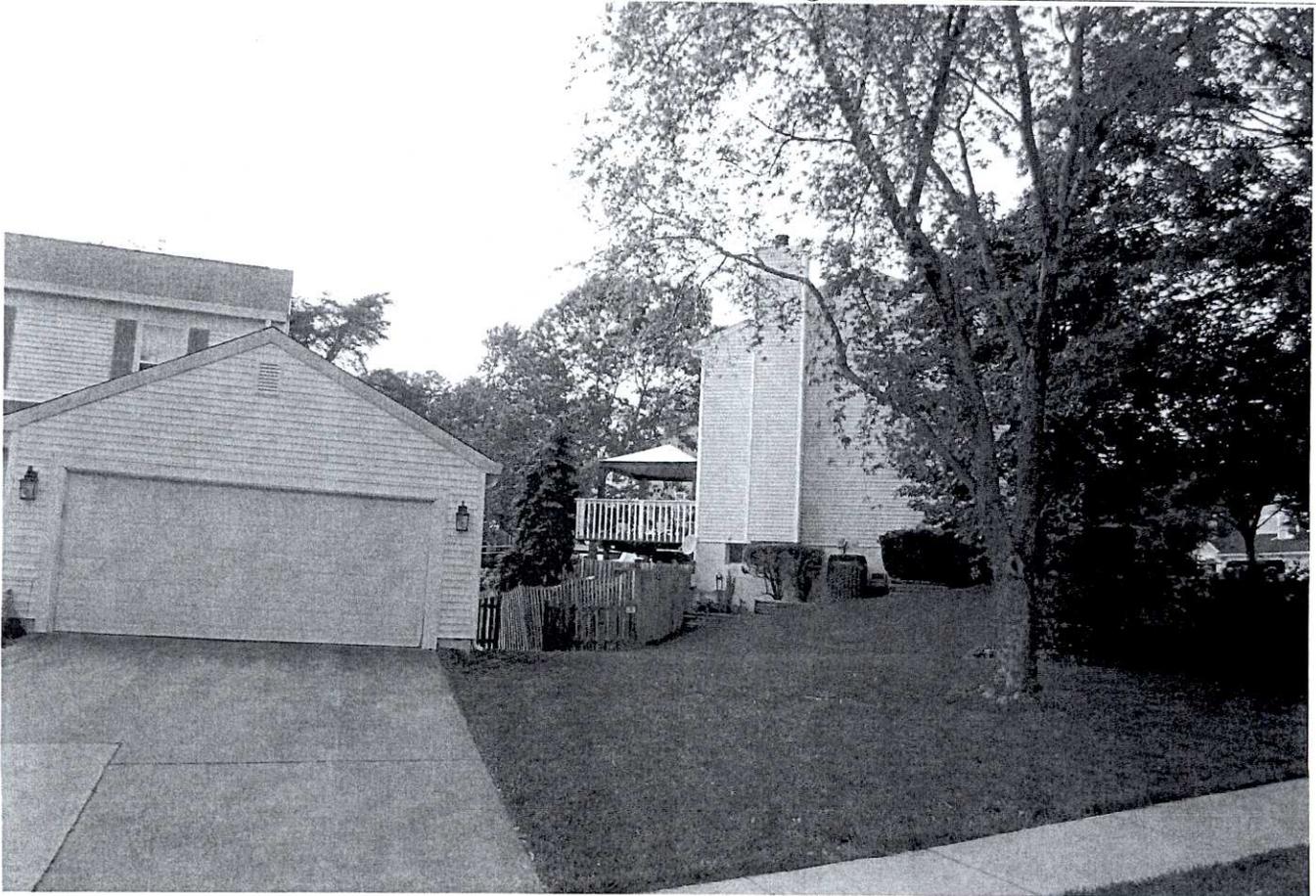
Subject lot line_heading SE 5-6-2011



Subject lot line_heading SE 5-6-2011



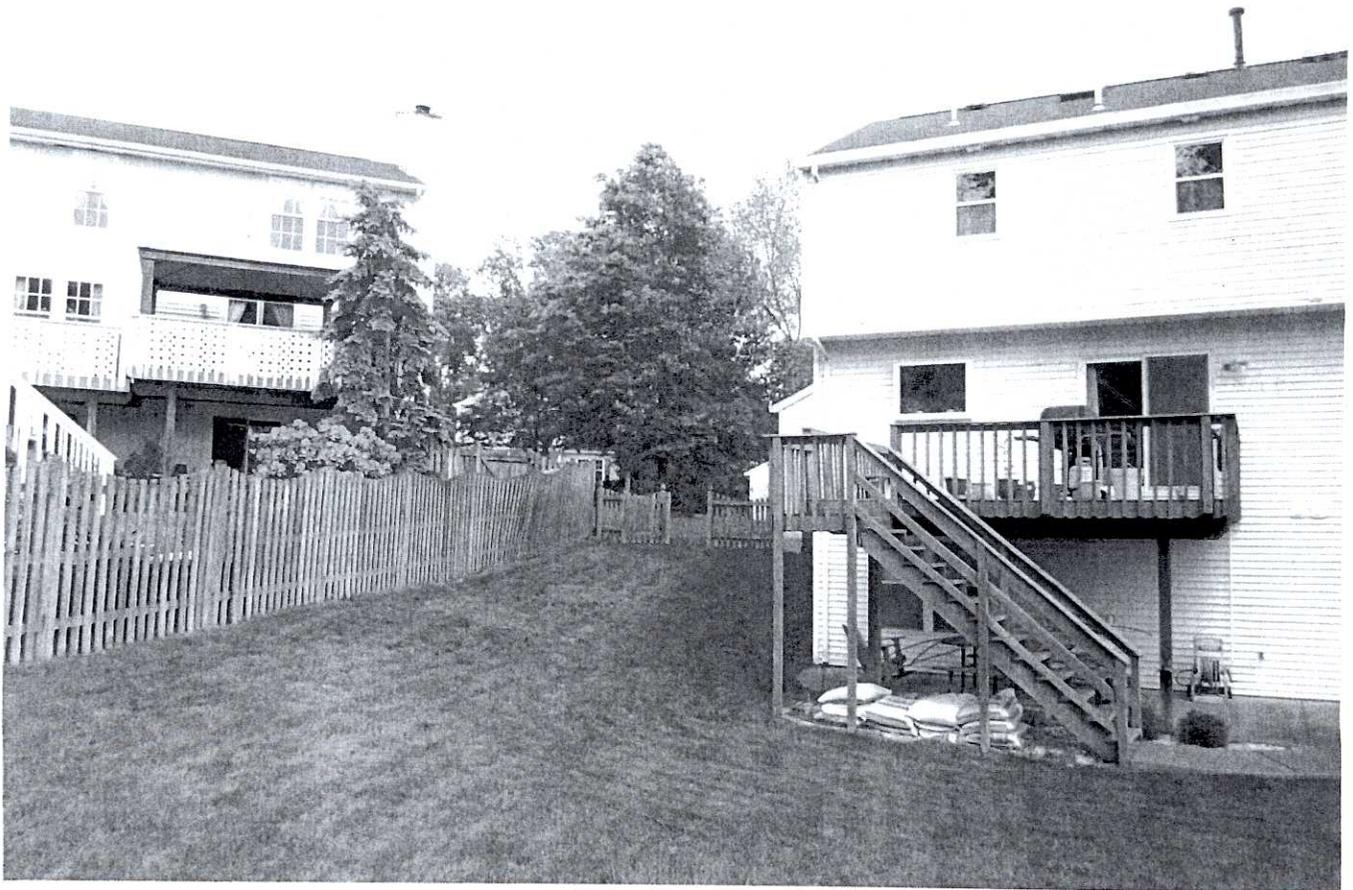
Subject proposed addition close heading S 5-6-2011



Subject front closest neighbor_ heading NW 5-6-2011



Subject back_heading SE 5-6-2011



DESCRIPTION OF THE APPLICATION

The applicant is seeking approval of a special permit to reduce certain yard requirements to permit the construction of a house addition to be located 10.6 feet from the eastern side lot line.

	Structure	Yard	Min. Yard Req.*	Structure Location	Proposed Reduction	Percent of Reduction
Special Permit	Addition	Side	12.0 feet	10.6 feet	1.4 feet	1.1%

* Minimum yard requirement per Section 3-307

EXISTING SITE DESCRIPTION

The 11,086 square foot lot is currently zoned R-3 and developed with a two-story, single family detached dwelling. The minimum lot size in an R-3 district is 10,500 square feet.

Structure	
Floor Area	3,391* square feet
Year Constructed	1986
Access	hard-surfaced driveway that extends from Debra Spradlin Court
Site Features	Mature trees, existing wood and vinyl perimeter fence and an accessory building at rear of lot.
Easements	None known

*According to certified SP plat records.

CHARACTER OF THE AREA

	Zoning	Use
North	R-3	Single-Family Detached Dwellings
East	R-3	Single-Family Detached Dwellings
South	R-3	Single-Family Detached Dwellings
West	R-3	Single-Family Detached Dwellings

BACKGROUND

The property was zoned R-3 with Rezoning RZ 77-S-049, subject to proffers, by the Board of Supervisors on November 21, 1977.

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 2004-SP 065 was denied on July 7, 2004 for Tax Map 88-1 ((16)) at 9609 Chapel Hill Drive to permit construction of addition 14.6 feet from the rear lot line.
- Variance VC 00-S-032 was approved on May 23, 2000 for Tax Map 88-1 ((14)) at 6403 Four Oaks Lane to permit construction of an addition 13.9 feet from the rear lot line.
- Variance VC 00-S -015 was approved on May 10, 2000 for Tax Map 88-1 ((16)) at 9608 Chapel Hill Drive to permit construction of addition 13 feet from the rear lot line and deck 9.2 feet from the lot line.
- Special Permit SP 93-S-018 was approved on June 8, 1993 for Tax Map 88-1 ((18)) at 6494 Crayford Street to permit reduction to minimum yard requirements based on error in building location to allow dwelling to remain 18.2 feet from the rear lot line.
- Variance VC 91-S-114 was approved on December 18, 1991 for Tax Map 88-1 ((17)) at 6512 Sara Alyce Court to permit construction of an addition 17.6 feet from the rear lot line.

PLAT	
Special Permit Plat	Attached
Title of SP Plat:	Pepper Tree, Lot 22
Prepared By:	Dominion Surveyors Inc., dated/signed May 4, 2011 as revised through June 27, 2011 by George M. O'Quinn

Proposal:

The applicant requests to add a two-story addition with a basement to the eastern side of the house. The addition will enlarge the living area on the first floor and expand bedroom space on the upper level. The proposed addition will be located 10.6 feet, measured from the edge of the eave, from the side lot line. The Zoning Ordinance requires a minimum side yard of 12 feet in the R-3 Zoning District; therefore, a modification of 1.4 feet (1.1%) for the proposed home addition is requested.

ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1. The application must meet all of the following standards, copies of which are attached as Appendix 4:

- 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 with notes regarding General Standards 3 and 5.

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. *The general character of the residential neighborhood is similar; two story homes, with wood and vinyl siding of typical mid-1980's construction. The proposed addition will match the existing home and neighborhood. Staff made this finding during a site visit.*

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 existing 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. Therefore, staff believes the application meets this standard.*

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. *According to the certified SP Plat, the existing dwelling has 3,391 square feet of gross floor area. Therefore 150% of the total gross floor area could result in an addition up to 5,086.5 square feet square feet in size for a possible total building size of 8,477.5 square feet above-grade living area. The proposed addition is approximately 471 square feet in area, thereby realizing a total house size of 3,862 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. *The elevation drawings submitted*

indicate that the materials, size and scale of the proposed addition will be compatible with the existing structure. The addition is clearly subordinate in bulk and scale to the principal dwelling and the proposed addition will not create any additional height to the overall existing structure. The application appears to meet 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. Based on visual inspection of the neighborhood during the staff site visit, it appears the proposed improvements are compatible with the surrounding houses in the neighborhood. The surrounding neighborhood contains homes of similar size and height. The proposed exterior building materials are consistent with the on-site dwelling and compatible with those in the neighborhood. Staff believes 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. There is no known Resource Protection Areas (RPA) or floodplains located on the property. The addition will be far enough from the northeastern lot line that it appears to have no negative impact on light, air or safety to the adjoining properties. Staff believes 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 proposed scale of the addition is consistent with the dwelling and is proposed in a logical location utilizing the existing plane of the dwelling. It appears there will be minimal impact to existing vegetation. Staff believes that the application meets this provision. Other issues of well, floodplains and/or Resource Protection Areas are not applicable to this site.

CONCLUSION

Staff finds 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-SP-070 for the addition, 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 with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Applicable Zoning Ordinance Provisions

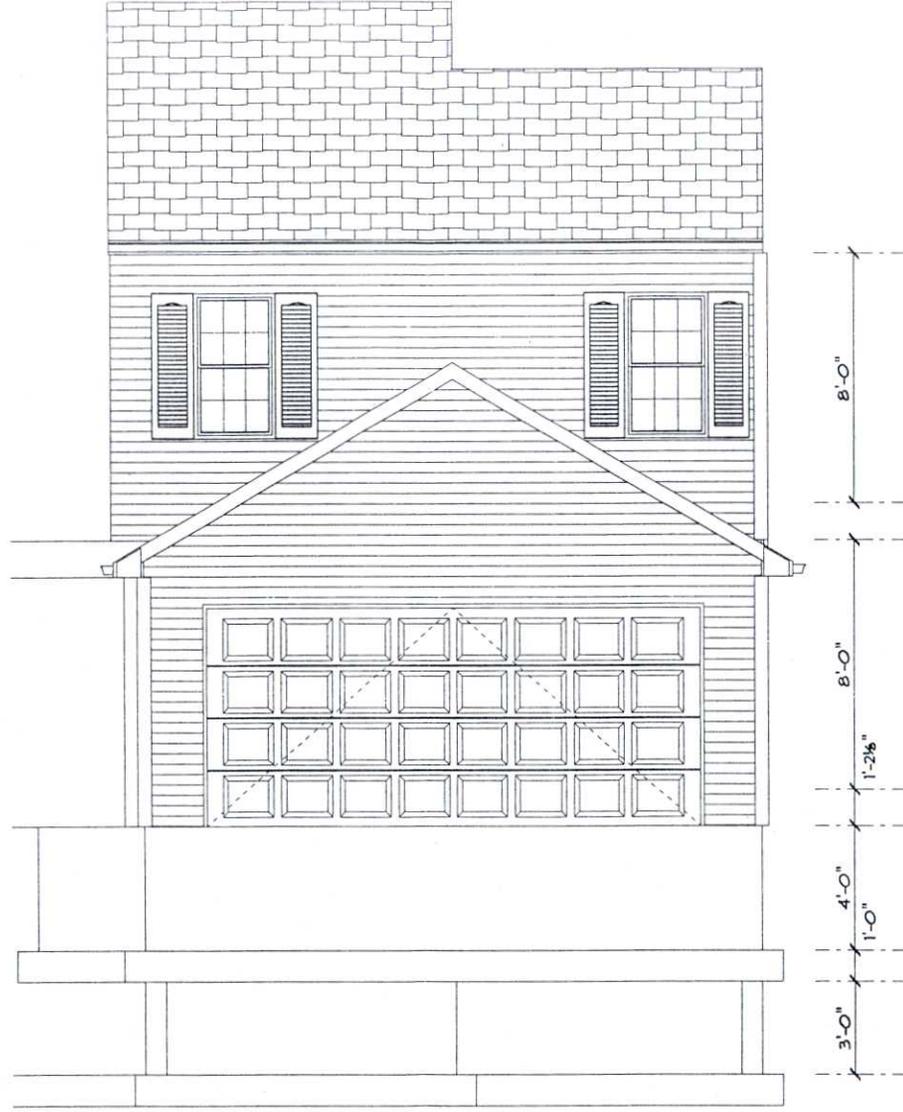
PROPOSED DEVELOPMENT CONDITIONS**SP 2011-SP-070****September 21, 2011**

If it is the intent of the Board of Zoning Appeals to approve SP 2011-SP-070 located at 9514 Debra Spradlin Court, Tax Map 88-1 ((17)) 022 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 recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size (approximately 471 square feet) of the addition, as shown on the plat prepared by Dominion Surveyors Inc., dated/signed May 4, 2011 as revised through June 27, 2011 by George M. O'Quinn, Land Surveyor, submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (3,391 square feet existing + 5,086.5 square feet (150%) = 8,477.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



DRAWN	BY
4/25/2011	JUC

REVISION	DATE	BY
4/27/2011	JUC	

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MONTICELLO HOMES
 A Balfour Beatty Construction Company
 10000 Monticello Way, Suite 100
 Houston, TX 77037-2078
 www.MonticelloHomes.com



**WATSON
 ADDITION**
 FRONT ELEVATION

PRINT DATE
 APRIL 27, 2011
 SCALE
 1/4" = 1'-0"
 SHEET
A-5

DRAWN	BY
4/25/2011	JUC
REVISIONS	
4/27/2011	JUC

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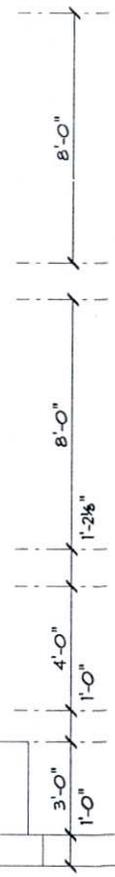
MONTICELLO HOMES
A Balfour Beatty Company
 1701 Main Street, Suite 1000, Virginia Beach, VA 23462
 www.MonticelloHomes.com 757.421.0861 Fax 757.421.4176



**WATSON
 ADDITION**
 RIGHT SIDE ELEVATION

PRINT DATE
 April 27, 2011
 SCALE
 1/4" = 1'-0"
 SHEET

A-5.1



Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/8/11
(enter date affidavit is notarized)

I, David Watson, 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

112320

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)
David A Watson	9514 Debra Spradlin Ct Burke, VA 22015	OWNER / Applicant
Deborah C Watson	9514 Debra Spradlin Ct Burke, VA 22015	Owner / Spouse

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/8/11
(enter date affidavit is notarized)

112320

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)

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)

(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.

NA

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/8/11
(enter date affidavit is notarized)

11 2320

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.

NA

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/8/11
(enter date affidavit is notarized)

112320

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.

NA

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/8/11 112320
(enter date affidavit is notarized)

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

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

NONE

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

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

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

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent

David A Watson, OWNER
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8 day of June, 2011, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 9-30-2013

Robert Wyatt Harrison
Notary Public
Robert Wyatt Harrison
Commonwealth of Virginia
Notary Public
Commission No. 7260104
My Commission Expires 09/30/2013

Statement to Address 8-922 Standards

RECEIVED
Department of Planning & Zoning

JUN 29 2011

Zoning Evaluation Division

RE: David Watson
9514 Debra Spradlin Court
Burke, VA 22015

An attempt was made to address each 8-922 standard; however there may be overlap of pertinent facts in other sections that were not included in each section to avoid duplication.

930.00

The proposed adds a gross floor area 471 sf to my existing 3391 sf or approximately 14% additional living area and will not remove any existing gross floor area.

930.1

The addition is subordinate to the principal structure as it complements the existing space plan by enhancing utility. There were many considerations taken into account in the planning of the use and scale of this addition, and the intent is to provide current utility and plan for future utility in the following ways: The basement storage area would create an area to store outdoor equipment for planting, yard maintenance, and non-gasoline tool storage, addressing a current negative for the house having no adjacent storage areas other than the garage and shed. This would also address and eliminate a future need to increase the size of the outdoor shed. On the first floor, the space would be used for homework, reading, gathering, and dining purposes. This would enhance the capability to host neighborhood gatherings, where as the current space only allows for 6 guests when seated indoors. As mentioned in other parts of the application this would also move the laundry facilities from the basement, which is a desirable improvement according to us and many realtors / home buyers. This plan would also create a future egress point with stairs installed to the addition, for easy access and safety concerns. On the upper level, the addition would primarily be used for a private office / reading nook and a closet area, comparable to other similarly priced houses in the area. While not part of this renovation, moving the closet area from the existing location to the addition would allow a future remodel of the master bathroom. This would be accomplished by eliminating the walls between the existing small master bath and the existing closet. The plumbing would need modification, but this location would avoid major plumbing or structural reconfiguration.

930.02

I feel the proposal stays in character with the existing on site development, as it leverages an existing exterior corner in an area that has limited outdoor use. The proposal would match the height of the existing front of the house and not extend beyond the existing exterior garage side wall. The location will minimally impact most surrounding properties in terms of light and is planned to minimize visual scale where possible (leveraging existing walls), and be harmonious with the neighborhood. One neighbor has already completed a similar addition with a very aesthetically pleasing final look according to us and neighbors, establishing precedent. The visual impact from the street would be minimized in

this location, as the addition is behind the garage. The scale of the proposal would leverage existing architectural lines, to minimize the “tacked on” look. If you reference “neighbor with same floor plan on next street with very similar completed addition1.jpg” you can see how the precedent neighbor one street over maintained architectural consistency. The size of the addition is consistent with the existing structure by being the same number of stories as the original structure, leveraging the existing garage side wall for visual alignment, and maintaining the angular structure of the existing house. The footprint of the addition was set using existing logical lines as discussed later in this document.

930.03

The proposal endeavors to be harmonious with the existing site uses as well as neighbor uses. The on-site uses would be minimally impacted as the current side yard area is not large enough for outdoor activities and located on a steep change in elevation that would not be safe for those activities. The off-site uses by the neighbors would be undetectable or negligible for all but the neighbor sharing the lot line on the side of the requested reduction. I sat down and discussed the proposal at length with this neighbor and explained the reasons this location worked well in terms of planning, harmony, and use and they concurred this seemed a logical choice. During the discussion, they relayed that they were ok with the addition, recognizing that while this impacts the separation between their deck and my house, it would not significantly affect their outdoor activities. There is tall pine tree on the neighbor’s side of the fence that would partially obscure the closest corner of my addition to their deck. Their deck and house are at higher elevations as a result of topography than our house that would visually minimize the perceived scale and bulk of the addition. The rest of their backyard is a pool area that would be only slightly impacted by the proposal, but would not prevent any normal activities or significantly change screening. They expressed a strong desire for the addition to be built in a way such that the materials were consistent with the look of the existing structure. The resulting visual appearance of the house would be similar to other houses of the same model in the neighborhood in terms of presenting a uniform front and layout, and with a neighbor who built a similar addition as we have proposed. There were previously two trees located near the area of the addition; however, those had to be removed this past spring due to a combination of factors. The primary reason was at the closest neighbors’ request due to the amount that the tree limbs overhung their pool, a perceived safety risk. The tree placement was also detrimental to the existing primary structure, as the major root systems extend towards the foundation wall. These two factors in combination with damage from this past winter’s heavy snow loads meant the trees had to come out. We have planted another tree in the back yard in a better location. I am open to any suggestion by the board for additional vegetation alteration or screening.

930.4

The proposal would not significantly if at all affect the natural light to the closest neighbors property due to the orientation of my existing house. The sun rises from the east receiving light to the impacted area, and in the evening sets in the west in such a way that the proposed area on my property is already in the shadow of the existing house and deck (see picture “East from rear of property with neighbor 6-22-2011.jpg” for depiction). The neighbor’s house is at a significant angle to mine due to the street layout, and primarily faces the setting sun where the addition would not be in the visual path. Additionally, the closest neighbors’ house is built on higher topography, which visually minimizes my house in relation to their bulk and serves to offset the living area where windows are not at the same levels. The noise for

the closest neighbor would actually be reduced if this proposal were implemented. Currently, the AC is located in the corner created by the house and the garage, and would be moved to the other side of the house. While we replaced the original AC with a more energy efficient and quieter model, this still does impact our closest neighbor. The neighbor on the other side is significantly further away, and there is more distance to dissipate the noise and their AC is located in their back yard. Implementation of the proposal would reduce an erosion problem we are currently experiencing. Due to the amount of shade, it is challenging to maintain a healthy lawn in this corner of the house. Additionally, the steep slope is a challenge and at the fence on the lot line now, and I have several physical barriers to retard erosion. You can see some of the effects of erosion by how one fence post is being undermined in picture "north west from side yard east of house 6-22-2011.jpg". Implementing the proposal includes a short retaining wall that would allow for a gentler slope, and thus reducing erosion (with proper drainage). I welcome any comments for the size and location of the retaining wall and patio in front of the basement storage door, from the board. The current locations are proposals, however if the board feels it would be better to arrange them differently, that would not impact my intended use. The runoff would be redirected to the lawn away from mine and my neighbor's house, reducing maintenance and enhancing natural lawn hydration.

930.05

When planning the addition, there were 3 primary areas to consider for location. First, we considered the back of the house, which would not require a setback reduction. This plan, while it could address most of our concerns, had several major drawbacks. Any addition on the back of the house would limit the light to the existing interior, primarily the kitchen. We greatly enjoy the existing kitchen, and the window over the kitchen sink would be a significant loss (or light to this window). This would also negatively impact the ability to hold outdoor activities, such as badminton or volleyball, a capability that is unique to our yard among our neighbors. Finally, this would impact the setting sunlight reaching the closest neighbor, presenting a visual barrier.

The second location considered was on the opposite side of the house of the current proposal. While that side does have enough space to build the proposed addition without a setback reduction, the location would not make logical sense. As similar to the first option it would reduce useable grassy area, and the impact on the interior flow would be very jarring. First, this option would create a situation where you would enter a room through another room; a sign there is a flow problem and is not desirable. This would also negate the ability for the future enhancement of the master bathroom as described earlier. This is also the side of the house where the fireplace is located, meaning it would likely be removed for safety reasons (fireplaces being desirable among home buyers). This option would also be the most significant visual bulk as viewed from the street. The original desire was also to create a reading / private study area in the master bedroom that would either not be possible, or require significant structural and plumbing modifications to move the master bedroom to the other side of the house. Finally, a consideration is there is a gas line running to the front corner of this side. While this could be moved, the desire was to make the least number of changes. I sincerely wish the house has been built a foot or two further down the hill, eliminating the need for a setback request.

The final location considered is the location of the proposal. The proposal is located in an existing corner, where the addition would have the least visual impact from the street. This location also had the

advantage that it could leverage interior and exterior wall lines; to maintain consistency with the existing structure to look planned and purposeful. Additionally, the location will encompass a portion of the yard that due to terrain, sunlight, and lot shape is not significantly useful for outdoor enjoyment. We considered a 1 story addition (see “neighbor with same floor plan on same street with single story addition.jpg”), as this would address some of our desires (our desires include creating storage, moving the laundry from the basement, allow for a future master bath remodel, private reading / study) although it had one significant drawback. If you notice the side window of the master bedroom (above the garage with a window AC unit in the “neighbor with same floor plan on same street with single story addition.jpg” picture), you will notice the roof line of the addition does not match the existing garage roof line. The pitch has to be set this way due to the limitation of the master bedroom window (eliminating light is not typically a good idea) and the garage roof. The other limitation is the floor. The garage ceiling height, while 10 feet and higher than the typical interior ceiling, is actually lower (in terms of elevation) than the 8’ house interior ceiling height. The impact is that you have to either have a sub 7’ ceiling, or you step down into the addition (and the ceiling is still short). We did not want a step down as we have a little baby, and we are concerned about the trip hazard it creates. Finally, you can see the house referenced in the application packet “neighbor with same floor plan on next street with very similar completed addition1.jpg” (with 2 additional perspectives) that is the same original floor plan as our house, with a very similar addition. I recognize that this side of the house presents a challenge due to the pie shape of my lot, however this also limits the encompassed yard area to a part of the yard that goes unused.

With the above considerations, the decision was made to proceed with a setback reduction, even though it would delay the project and represent an increased financial investment. With this location in mind, we set about to determine the exterior wall dimensions. The side wall seemed obvious to match the existing garage side wall. This would minimize the architectural impact and avoid creating two corners in a relatively confined space, where leaking could become a concern. This meant that the optimal addition would be 10 feet wide, which would allow for an area that could seat guests at a table. The intent is to remove the existing windows on the side of the house, and repurpose those locations as the entrances into the addition, reducing necessary existing structural modifications.

The length was determined primarily by the upstairs wall line and master window, which is planned to be the entrance into the upstairs part of the addition. This put us at 13.7 feet long (not including the area that is now a nook in the garage), as depicted on the special permit plat. Again, this was to minimize modifications to existing structure, but also allows for an 8 foot dining table. With 1.5 feet for chairs on either end of the table and space for someone to slide behind them, approximately 14 feet was determined to be the required space. This is not to state that the addition would only be used for dining purposes, just a capability we need the room to have. We also want this to be a family gathering area, where we can do homework and have enough separation to promote focus, but not separated so significantly that we lose connectedness. We would also have the ability to do family activities and games. This size would provide a large amount of much needed storage space in the basement of the addition.

As we have a new baby and for convince, there is a strong desire to move the laundry facilities from the basement to an upper level for convenience. We initially considered using open living space in the proposed addition for the laundry, however our engineer suggested the location of the facilities in the

current proposal would be more logical and preserve living space. Yes this would take up the nook in the garage, but the displaced items in the garage would move to the new basement storage area, enabling me to present a much cleaner street appearance of the garage when the door is open. Our minivan fits in the garage currently without using the nook space. This would meet our desire to relocate the laundry facilities, and address what I consider a safety concern with the current laundry facilities location (the dryer is in the center of the basement with a very long exhaust pipe). We also thought it would be a nice safety addition to provide another means of egress on the first floor.

Another consideration is the existing erosion problem on the side of the house of the proposal. As mentioned above, it is challenging to grow thick grass on this side of the house due to limited sun, and in combination with a steep grade we have mild erosion issues. I have physical barriers set up in attempt to maintain the closest neighbor's higher grade, but at least one fence post is leaning due to the challenging terrain (picture attached). The proposal includes a short retaining wall, which I can use to reduce the steepness and better control or eliminate erosion.

I had also considered building the proposed addition with a very similar floor plan, but removing the corner that extends into the setback area. After reviewing the artists renderings of what this would do to the inside and the external view of the house, I determined it would not be in character with the house. One, this would be the only wall at an angle other than 90 degrees in the house. It would be a clear indication this was an addition and not fully thought out or had compromises. This would also add additional cost to the proposal while reducing the interior living space. This could also create space design limitations, and would create a challenging roof situation, that would not be typical and may increase leak potential.

In summary, this proposal is to build the addition in what seems to be the most logical location. The logical location from the consideration of minimizing new external walls and visual bulk / sight, this would utilize otherwise underutilized yard space, existing window openings could be repurposed as entrances into the addition limiting structural modifications, this addresses a significant number of our needs for the home as we plan to stay in this house for a long time, would remain consistent with the exiting architecture, and would help us enjoy building a stronger community through gatherings. As I mentioned elsewhere in this application, I have contacted several neighbors who have all given me positive responses, some in writing. I am more than happy to consider any modifications to the retaining wall and patio area (to address the challenge of growing grass in that location) that the board would have me implement. I sincerely hope you will strongly consider my proposal for approval.

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

Request for Setback reduction for 9514 Debra Spradlin Ct Burke, VA 22015

Residential personal use

I, David Watson, the owner of 9514 Debra Spradlin Ct, am requesting a setback reduction (reduction of 1.2 feet) to build an addition. The addition is being requested to enhance the personal use of the property, and will be composed of a basement area and 2 living floors above. The intended use of the main living area is a dining room and living room, and if allowed, would move the laundry facilities from the basement for ease of use. The use of the upper level of the addition will be a study / reading area and a closet. The lower basement area use would be storage. The dimensions of the addition extend into the setback area primarily to allow repurposing of existing windows as entrances to the addition to avoid additional structural modifications, to allow sufficient room for a dining table that would seat 6 to 8 people, and to maintain a logical interior wall line on the second level. I have discussed the proposal with my closest neighbor and the 2 neighbors across the street that would be visually impacted, and all owners have positively commented that they are ok with the addition and felt it would be harmonious with the neighborhood aesthetic. A house with the same original floor plan has previously built a similar addition one street away from my residence, which received generally positive comments from neighbors upon completion. The addition is proposed in the requested area to enable the extension of the visual lines of the house, consistent with the style of the house, and is located in a corner made by the garage and house. The exterior material appearance will remain consistent with the current style of vinyl siding and asphalt shingles.

Signed

RECEIVED
Department of Planning & Zoning
JUN 08 2011
Zoning Evaluation Division

Statement of Hazardous or Toxic Substances

6/27/2011

RE:

9514 Debra Spradlin Ct
Burke, VA 22015

I David Watson, the owner of 9514 Debra Spradlin Ct, do not store and am NOT AWARE of any hazardous or toxic substances or storage containers on the property, to include those listed in Title 40 subpart 116.4, 302.4, 355, 280 and waste management regulation 672-10-1-Virginia. I do not have any underground storage tanks, and I am not proposing any storage tanks or containers. I do have a 5 gallon gasoline tank for my lawn care equipment and some motor oil / transmission fluid for car care. No other hazardous substances are utilized or stored on my property. No hazardous substances are generated, treated, or disposed of on my property. The house heating has been Natural Gas since building and waste water is city sewer.

A handwritten signature in black ink, appearing to read "David A. Watson", with a long horizontal flourish extending to the right.

David A Watson

RECEIVED
Department of Planning & Zoning

JUN 29 2011

Zoning Evaluation Division

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.