

REVISED

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MICHAEL F. AND CONSTANCE Z. THOMASSON, SP 2011-MV-060 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of carport 17.9 ft. from front lot line. Located at 2105 Popkins La., 22307-1831 on approx. 27,590 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 93-3 ((4)) 96. Mr. Hart 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 applicants are the owners of the property.
2. The Board has a favorable staff recommendation and adopts the rationale in the staff report.
3. Hollin Hills is a unique community of what we call now "mid-century modern" homes.
4. Many of them are what might initially appear to be oddly placed on the lot, but they are taking advantage of topography or preserving vegetation or allowing for views into these homes.
5. This house was placed at a funny angle on what is a fairly large lot, but there is not a lot of room to work with.
6. The location of the carport, although it extends into the minimum required front yard, is the logical place for covered parking on this lot.
7. To do almost anything else, you would have to take out trees and extend the asphalt, which would mean more impervious surface.
8. The renderings, which are incorporated into the development conditions, show the design of the carport is actually very slight. It is not massive at all.
9. The carport matches the design of the house.
10. The Board does not think there would be any significant negative impact on anyone.
11. It also is consistent with other carports in the neighborhood.
12. The Board does not ordinarily look to what the association has done, but in this case, Hollin Hills has an active design review committee.
13. The Board has the minutes from the committee's review of this case in the staff report, and it looks like they looked at this very carefully and there were some changes to it, but they supported it.
14. Over a period of years, they have been the guardians, to some extent, of an architecturally unique and special community.
15. If they were not approving it, maybe we would look at this a little differently, but the Board thought their approval tends to confirm that this is not in any way doing violence to the unique character of the neighborhood.
16. With the development conditions, any potential impacts have been satisfactorily mitigated.
17. Some of the existing pavement will be removed, and that also tends to reduce the impervious surface.

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

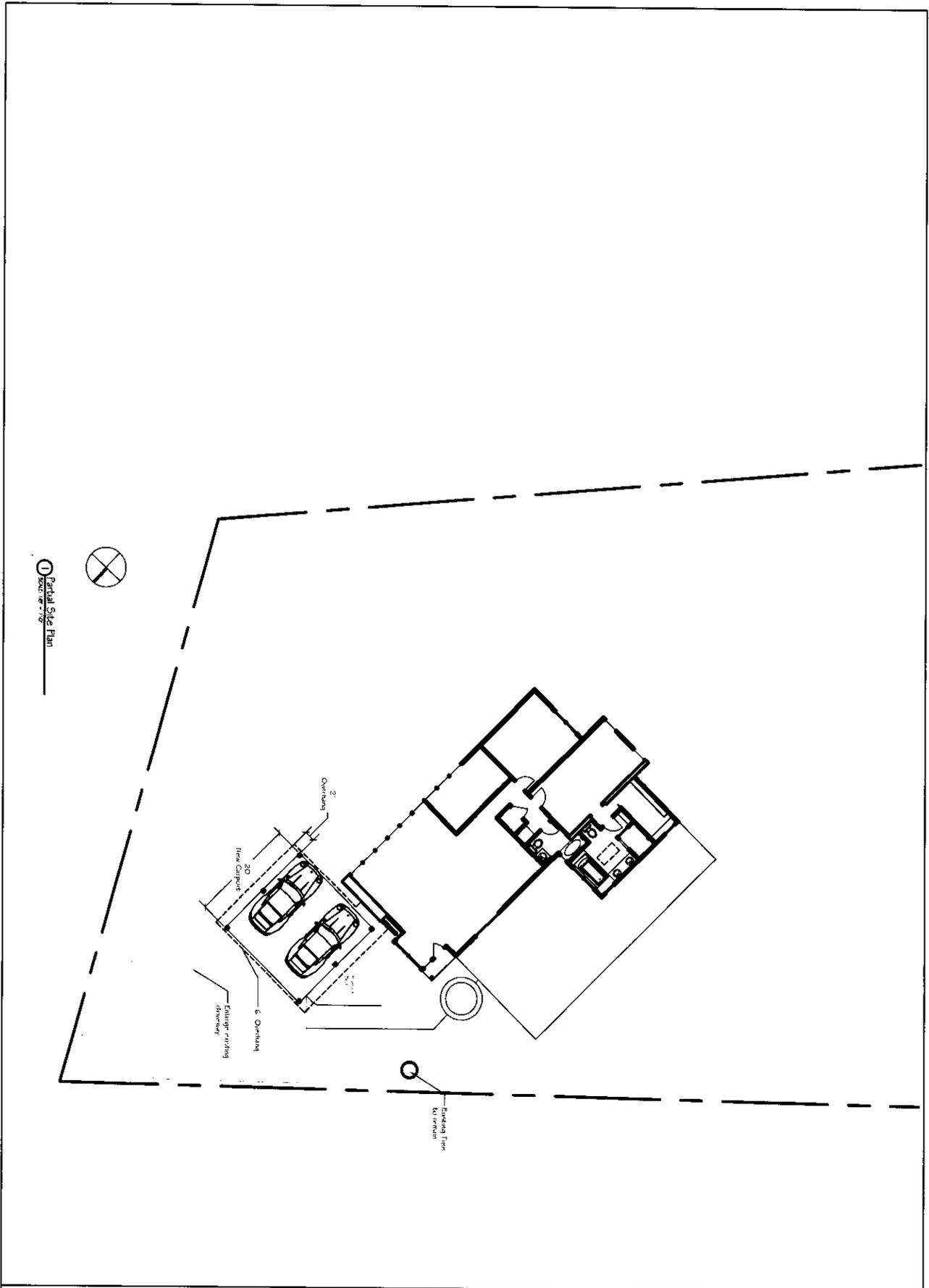
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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

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

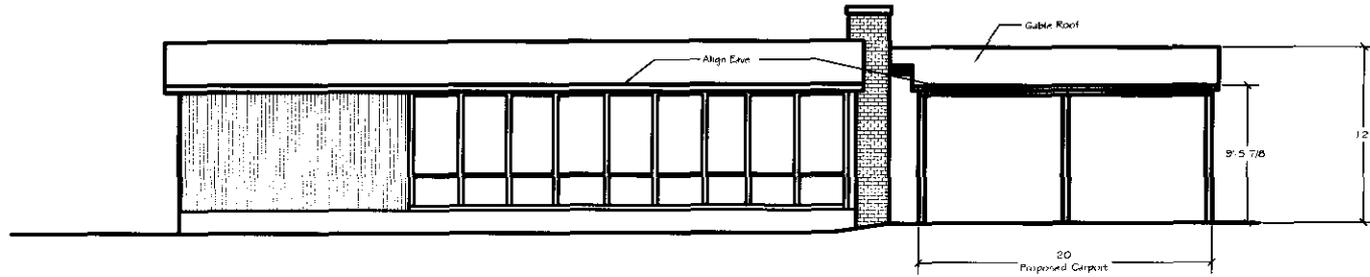
A Copy Teste:

Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals

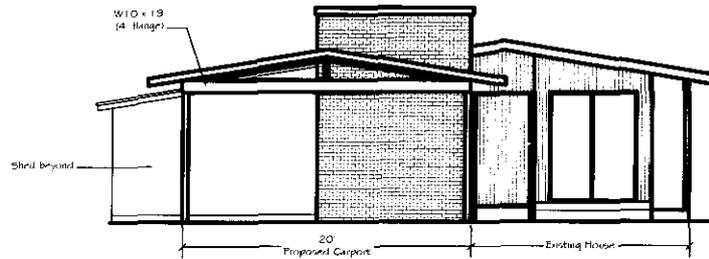


Partial Site Plan

<p>PROJECT</p> <p>Thompson Residence 2105 Popkins Lane Alexandria, Virginia 22307</p>	<p>CRAFTED ARCHITECTURE LLC</p> <p>Christine A. Kelly, AIA 2109 Popkins Lane Alexandria, Virginia 22307 ph 703-768-7371 fax 703-768-8444 e-mail christine@craftedarchitecture.com</p>	<p>Drawing Partial Site Plan</p> <p>Submission For DMC Design Review</p> <p>Date March 5, 2011</p> <p>Sheet No. A1</p>
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① East Elevation
SCALE 1/4" = 1'-0"



② North Elevation
SCALE 1/4" = 1'-0"

CRAFTED ARCHITECTURE LLC

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PROJECT

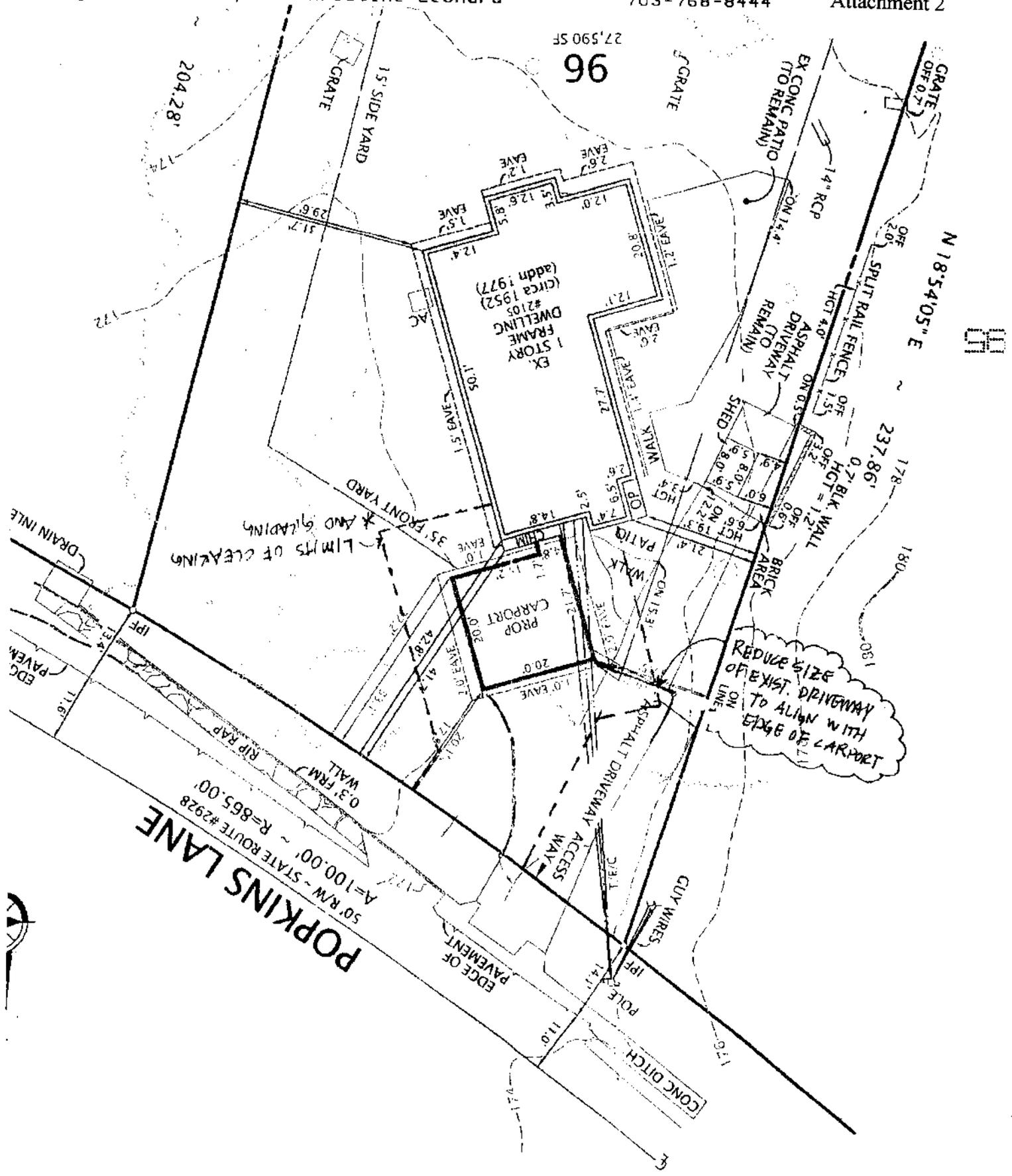
Thomason Residence
2109 Popkins Lane
Alexandria, Virginia 22307

Drawing
Exterior Elevations

Submission
For DRC Design Review

Date
February 9, 2011

Sheet No. **A3**



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