

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

DAVID A. WATSON, SP 2011-SP-070 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 10.6 ft. from side lot line. Located at 9514 Debra Spradlin Ct., Burke, 22015, on approx. 11,086 sq. ft. of land zoned R-3. Springfield District. Tax Map 88-1 ((17)) 22. Mr. Smith 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 28, 2011; and

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

1. The owners of the property are David A. Watson and Deborah C. Watson.
2. Staff has recommended approval, and the Board adopts their recommendations and rationale as contained in the staff report.
3. This is a pretty modest and simple request.
4. This is as easy as they come for the Board, a 1.1 percent reduction in the side yard setback requirements.
5. It is certainly a very reasonable location for this addition.
6. It will follow the same eastern line of the garage.
7. It meets the requirements of Section 8-922.

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

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

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

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

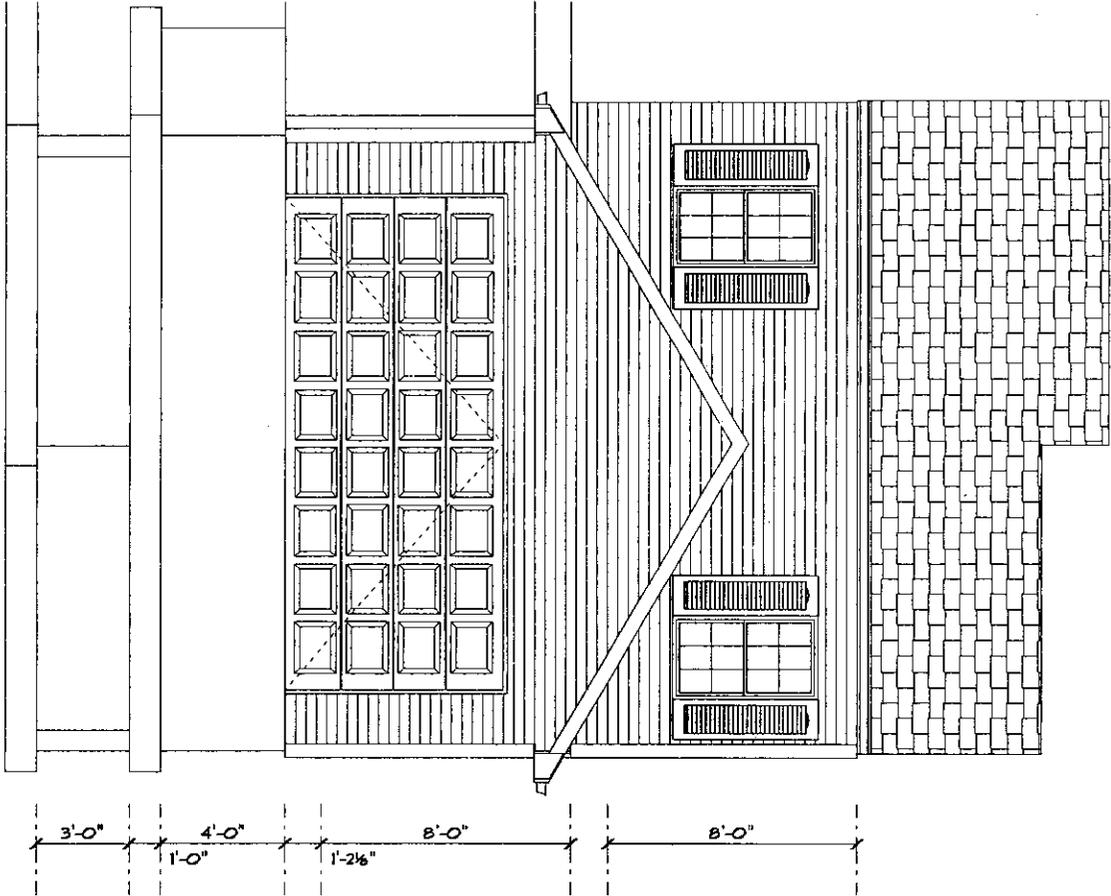
existing + 5,086.5 square feet (150%) = 8,477.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the 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.

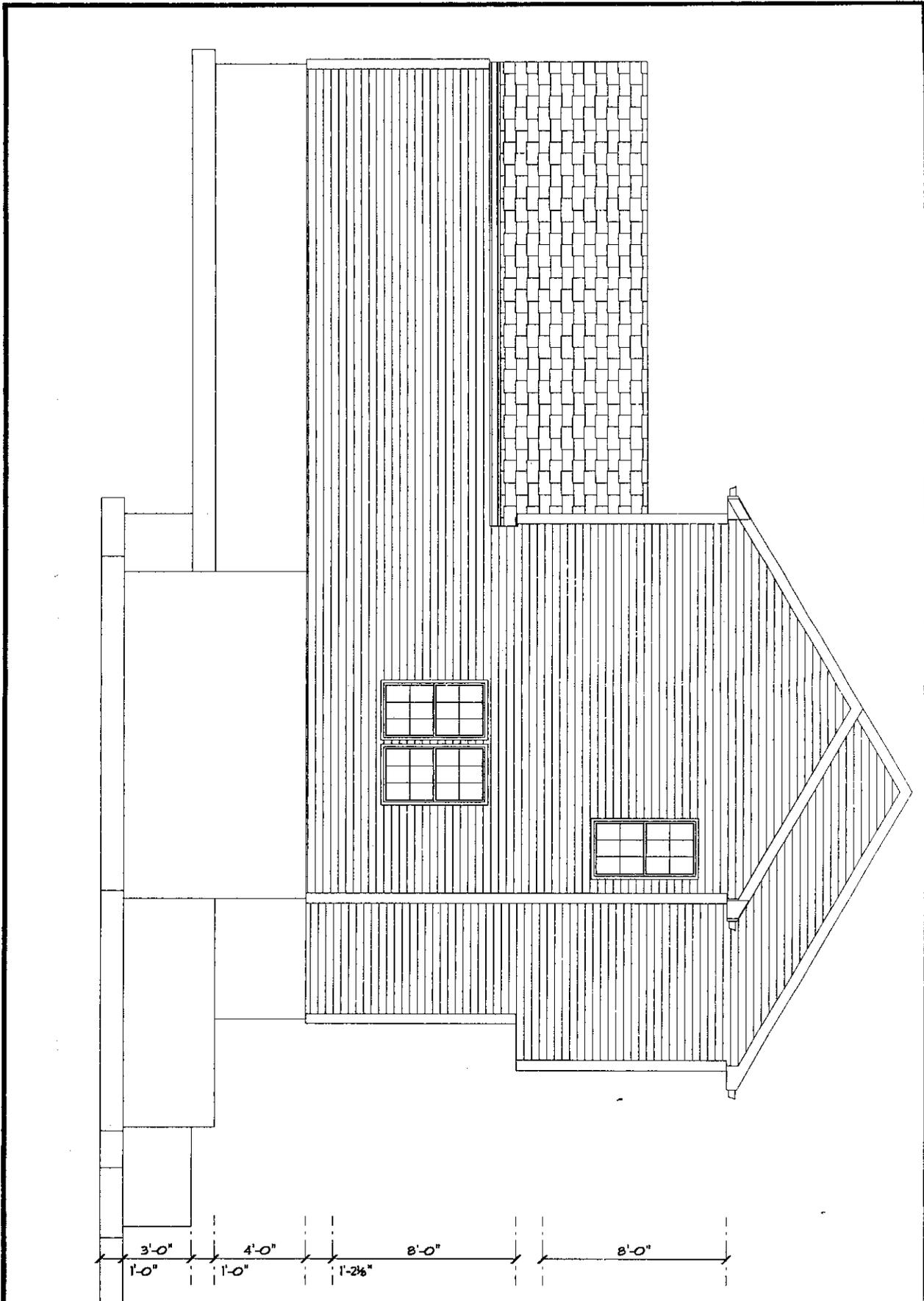
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

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.

Mr. Beard seconded the motion, which carried by a vote of 5-0. Ms. Gibb and Mr. Byers were absent from the meeting.



A-5 SHEET	WATSON ADDITION FRONT ELEVATION	 MONTICELLO HOMES <i>M Mantel Carpentry Company</i> <small>703 Main Street, Suite 100, York, PA 17403 www.MantelCarpentry.com 717-421-6661 717-793-421-6670</small>	<small>Monticello Homes, Inc. graciously reserves its dominant copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of Monticello Homes, Inc.</small>	DRAIN 4/28/2011 BY JUC
	PRINT DATE APRIL 27, 2011 SCALE 1/4" = 1'-0"			REVISIONS 4/27/2011 JUC



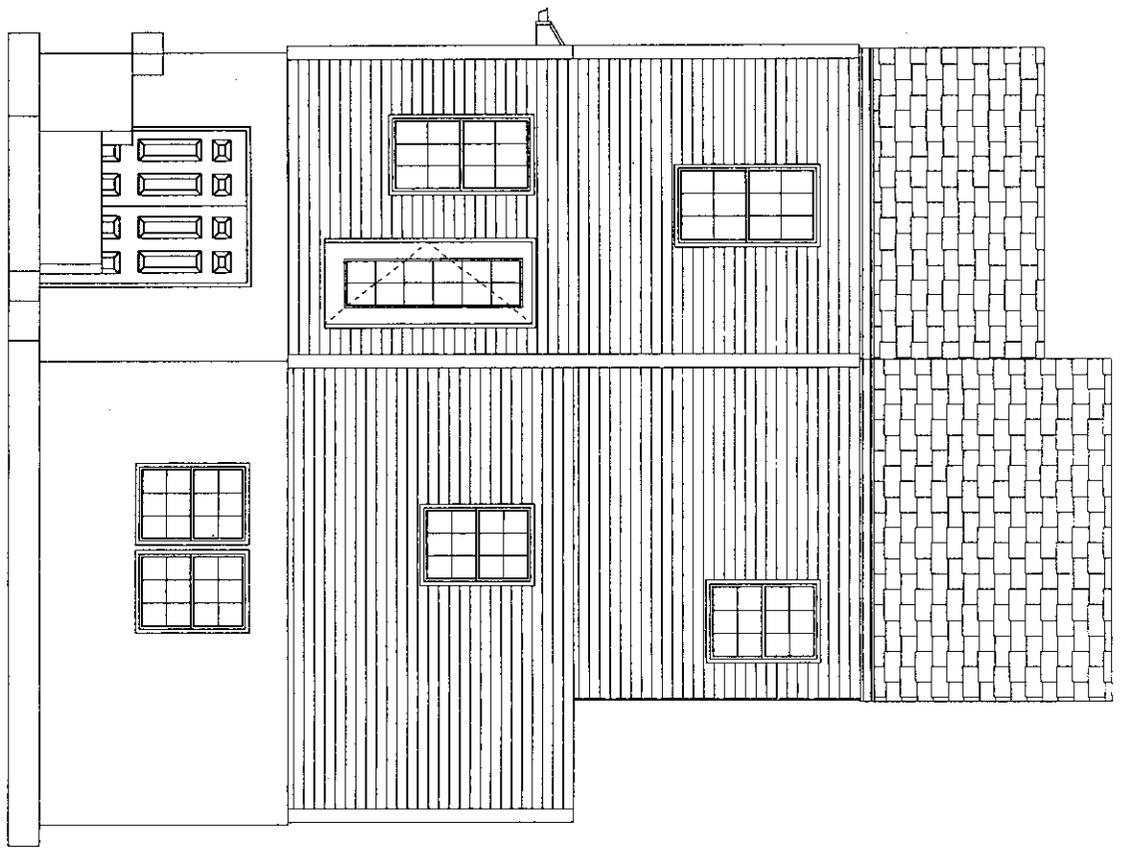
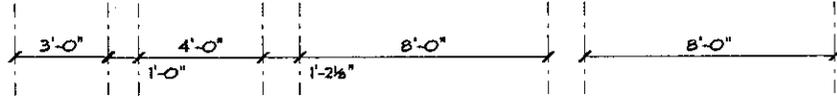
A-5.1
 SHEET

**WATSON
 ADDITION**
 RIGHT SIDE ELEVATION

MONTICELLO HOMES
The Jeffrey W. Carpenter Company
 787 Mount Pleasant Drive, Falls Church, Virginia 22046
 www.MonticelloHomes.com 703-425-9911 Fax: 703-425-6478

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A-5.3

6 SHEET
1/2" = 1'-0"
APR 21, 2011
PRINT DATE

**WATSON
ADDITION**
REAR ELEVATION



MONTICELLO HOMES

A Jeffrey D. Carpenter Company
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