

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JERRY V. & ELIZABETH ANNE PENDER, SP 2011-SU-086 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 17.8 ft. from rear lot line. Located at 14120 Sorrel Chase Ct., Centreville, 20121, on approx. 8,991 sq. ft. of land zoned R-5 and WS. Sully District. Tax Map 65-3 ((4)) 115. 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 November 30, 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 staff recommendation of approval in the staff report, and the Board adopts that rationale contained therein.
3. Looking at the plat, this is a fairly small lot for a house of this size, even at R-5.
4. The house is rotated to the lot line such that the back left corner of the house is the closest corner to the rear line.
5. On this house functionally, that is where the porch addition would need to go, and so that makes that corner that much closer to the rear.
6. If you can see from the photographs, it is very well screened by large vegetation.
7. There would not be any significant negative impact on anyone.
8. The Board determined that the criteria in the standard Sect. 8-922 motion have been satisfied.

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 of an enclosed porch addition (288 square feet), as shown on the plat prepared by B.W Smith and Associates, Inc., dated January 12, 2011, revised through July 7, 2011, as 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

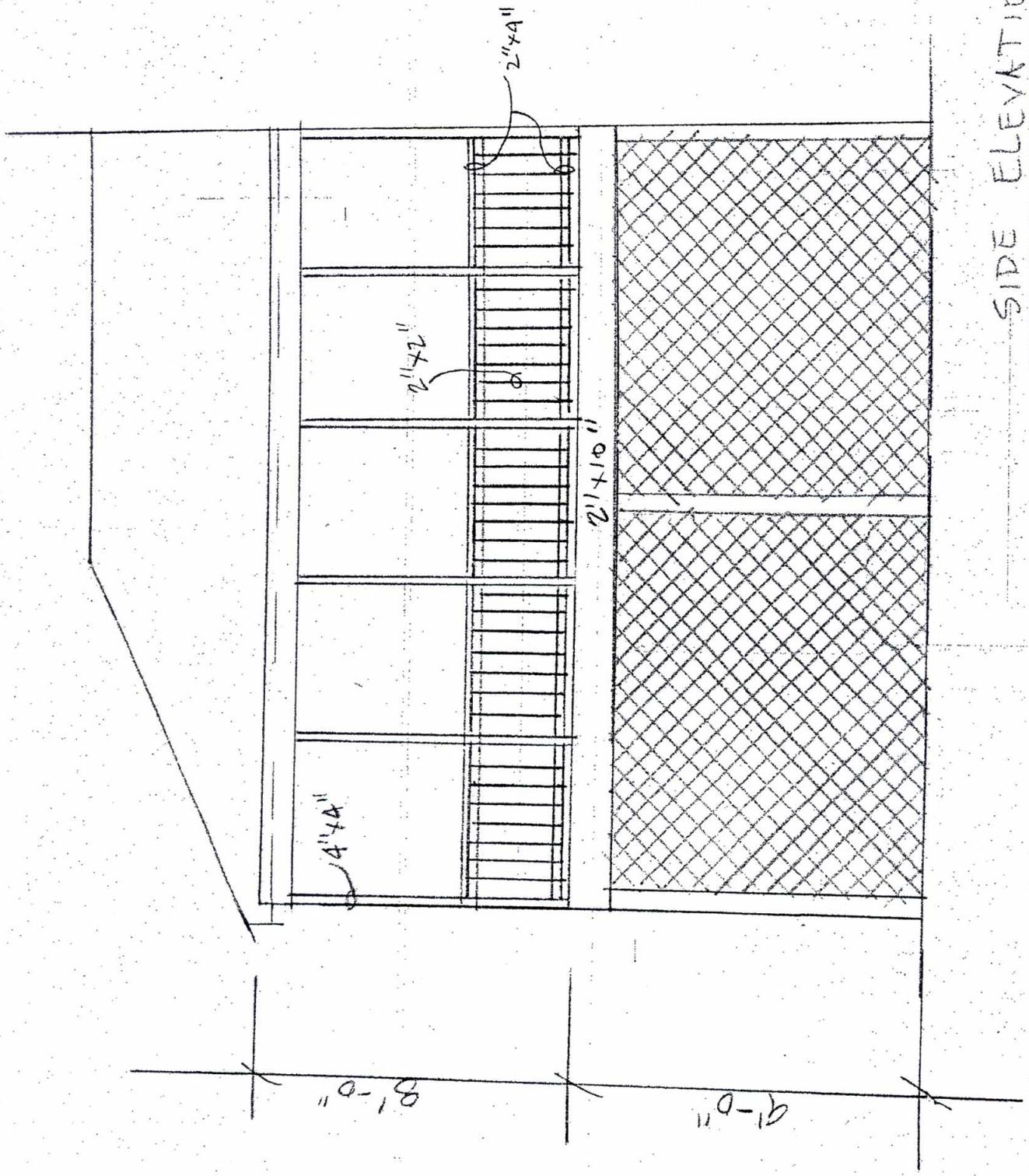
floor area of the dwelling that existed at the time of the first expansion [2,142 square feet existing + 3,213 square feet (150%) = 5,355 square feet maximum permitted on lot] regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction 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 be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
5. Notwithstanding what is shown on the architectural renderings, the privacy fence along Green Trails Boulevard shall be limited to a height of seven (7) feet.
6. The applicant shall complete a Resource Protection Area (RPA) Exception application for review and approval, if required, by the Department of Public Works and Environmental Services (DPWES), prior to approval of a building permit.

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 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.

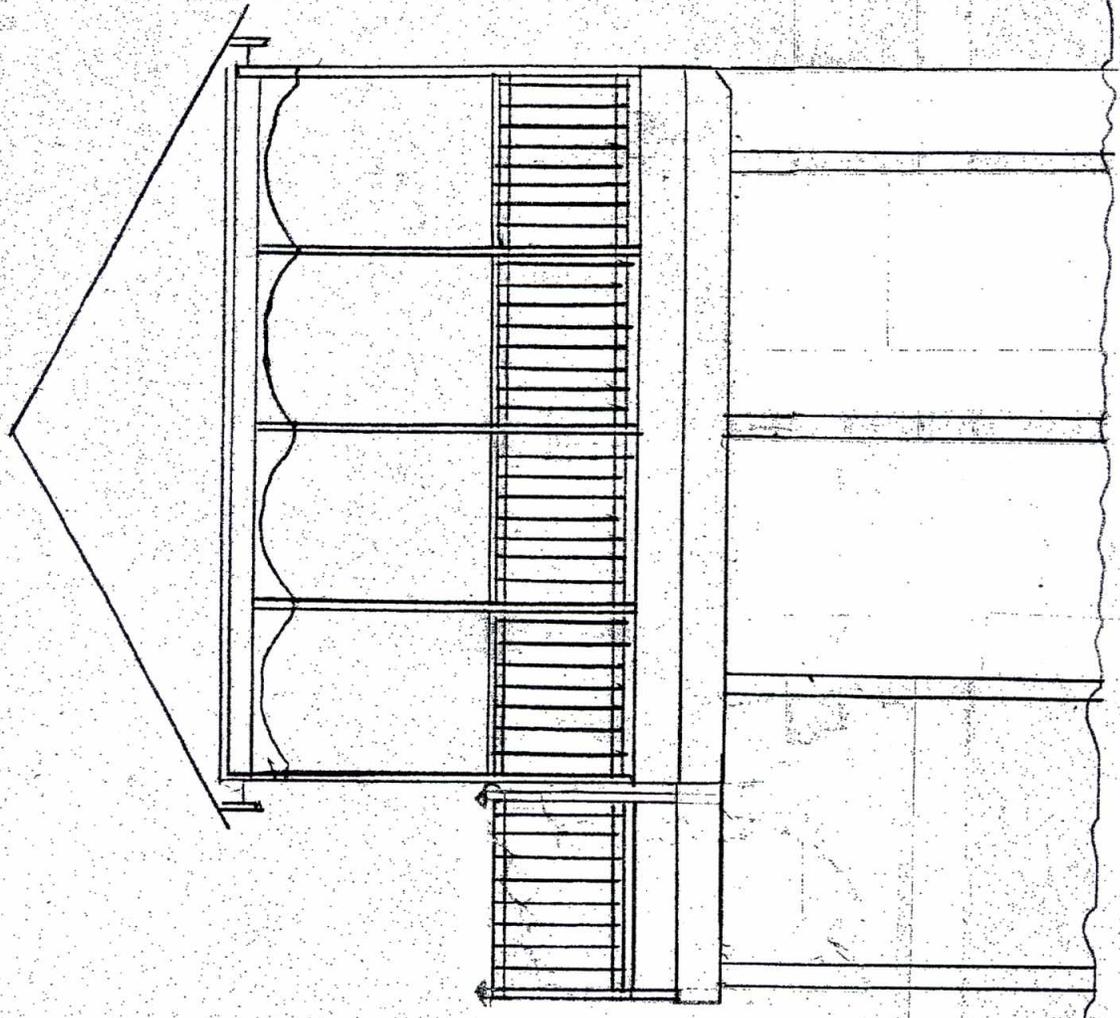
Ms. Gibb seconded the motion, which carried by a vote of 4-0. Mr. Smith was not present for the vote. Mr. Byers and Mr. Hammack were absent from the meeting.



SIDE ELEVATION

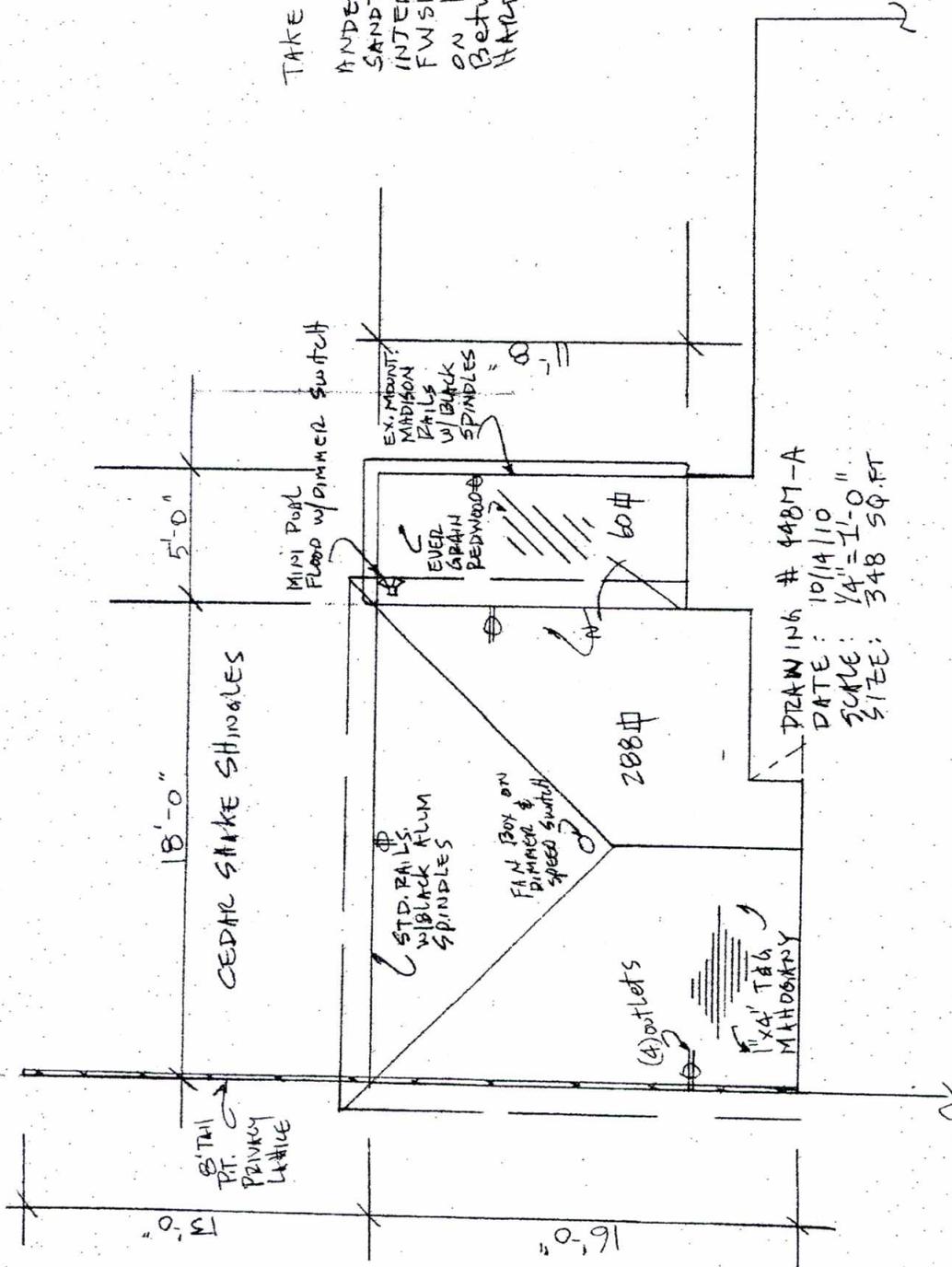
Footage: _____ Scale: 1/4" = 1'-0"

FRONT ELEVATIONS

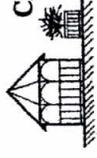


Anne & Jerry Pender
 14120 Sorrel Chase Court
 Centreville, VA 20121

TAKE OUT WINDOW AND APP
 ANDERSEN FRENCH WOOD INSURING
 SANDSTONE EXTERIOR UNFINISHED
 INTERIOR FWH SILLAR WITH
 FWSL BGL SIDELIGHT MOUNTED
 ON HINGE SIDE ALL W/ GRILLS
 BETWEEN THE GLASS, BRASS LEVER
 HARDWARE SET.



DRAWING # 4487-A
 DATE: 10/14/10
 SCALE: 1/4" = 1'-0"
 SIZE: 348 SQ. FT.



**CRAIG SUNDECKS
 AND PORCHES**
 James W. Craig
 President

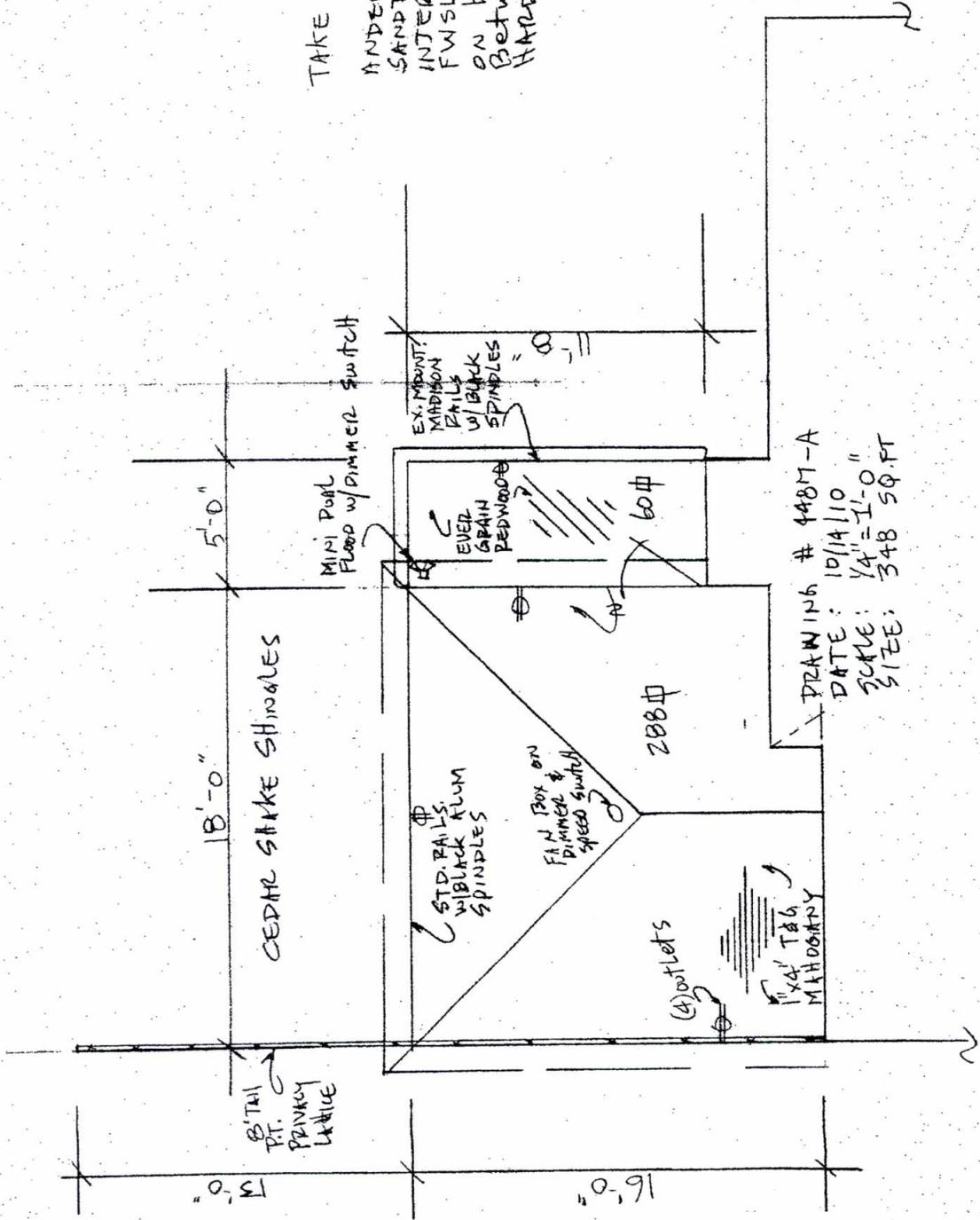
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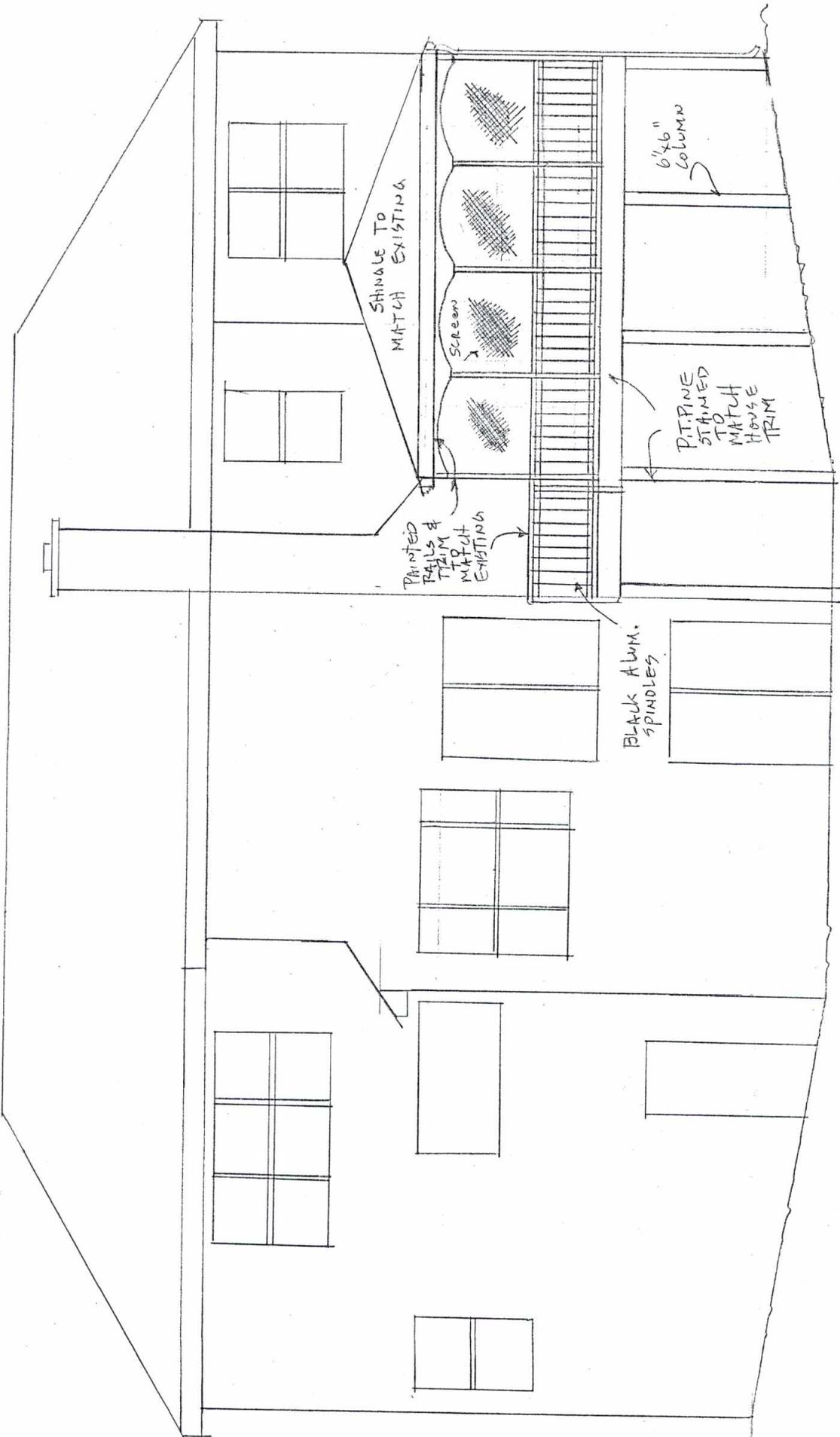
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SHINGLE TO MATCH EXISTING

SCREENS

PAINTED RAILS & TRIM TO MATCH EXISTING

BLACK ALUM. SPINDLES

PIT. PINE STAINED TO MATCH HOUSE TRIM

6" x 6" COLUMN

