

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

RALPH A. BIANCANIELLO, SP 2011-PR-090 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.7 ft. from rear lot line. Located at 3059 Bohicket Ct., Fairfax, 22031, on approx. 9,376 sq. ft. of land zoned R-3 (Cluster). Providence District. Tax Map 48-3 ((34)) 49. Mr. Byers 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 December 14, 2011; and

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

1. The applicant is the owner of the property.
2. The Board has determined that the application meets all of the submission requirements as set forth in Sect. 8-922.
3. Staff recommends approval, and the Board adopts its rationale.

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 a screened porch addition (approximately 260 square feet), as shown on the plat prepared by William E. Ramsey, dated August 16, 2011, as revised through August 22, 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 (2,000 square feet existing + 3000 square feet (150%) = 5,000 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.

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

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

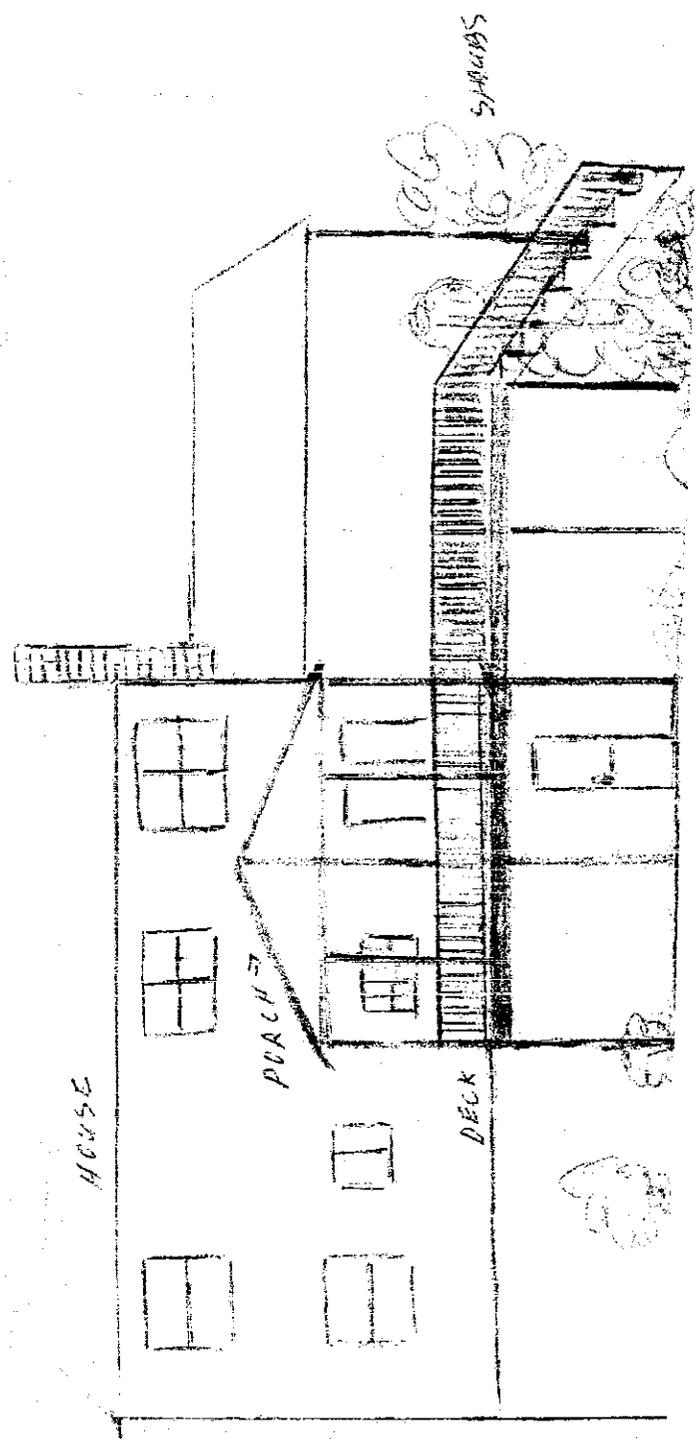
Mr. Smith seconded the motion, which carried by a vote of 5-0. Chairman Ribble was not present for the vote. Ms. Gibb was absent from the meeting.

RECEIVED
Department of Planning & Zoning
AUG 23 2011
Zoning Evaluation Division

POACH WILL BE BUILT USING:
PRESSURE TREATED LUMBER
STANDARD ASPHALT SHINGLES
SCREENED CLOSING SIDES
SCREENED WOOD DOORS
A SKYLIGHTS
A FRAME ROOF LINE
(EAVE)

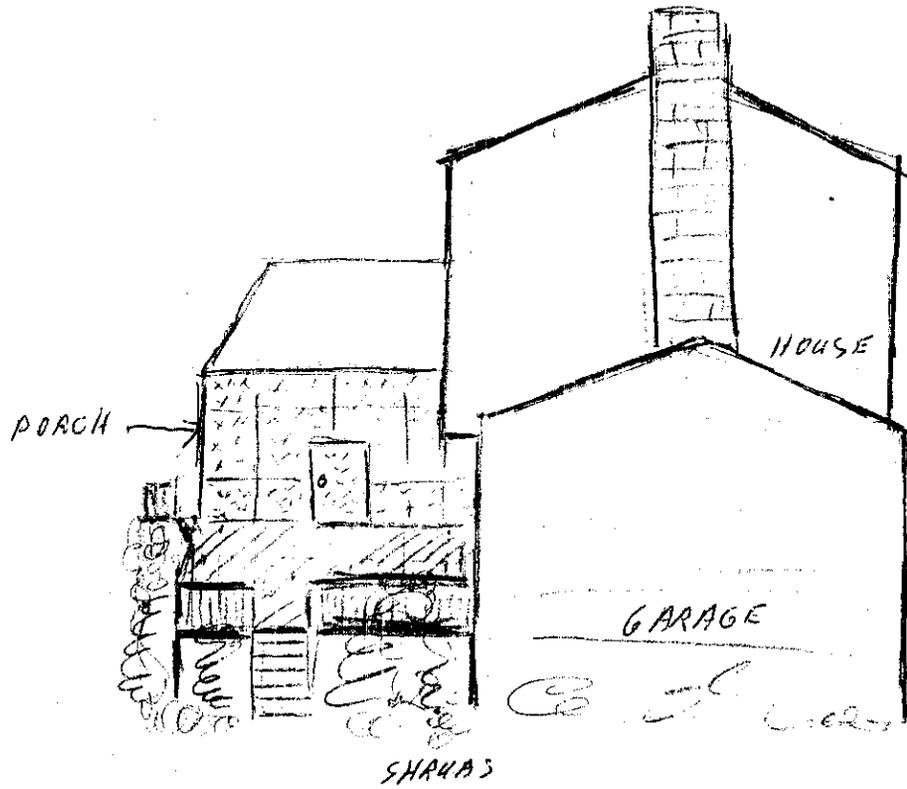
SEE ATTACHED SHEETS
FOR GARGER DETAIL

SPECIAL PERMIT APPLICATION
FOR POACH ADDITION TO
3059 BOCHICKET CT
DRAWING SHOWING PROPOSED POACH
LOOKING FROM SOUTH LOT LINE
"A" PARCEL "D"



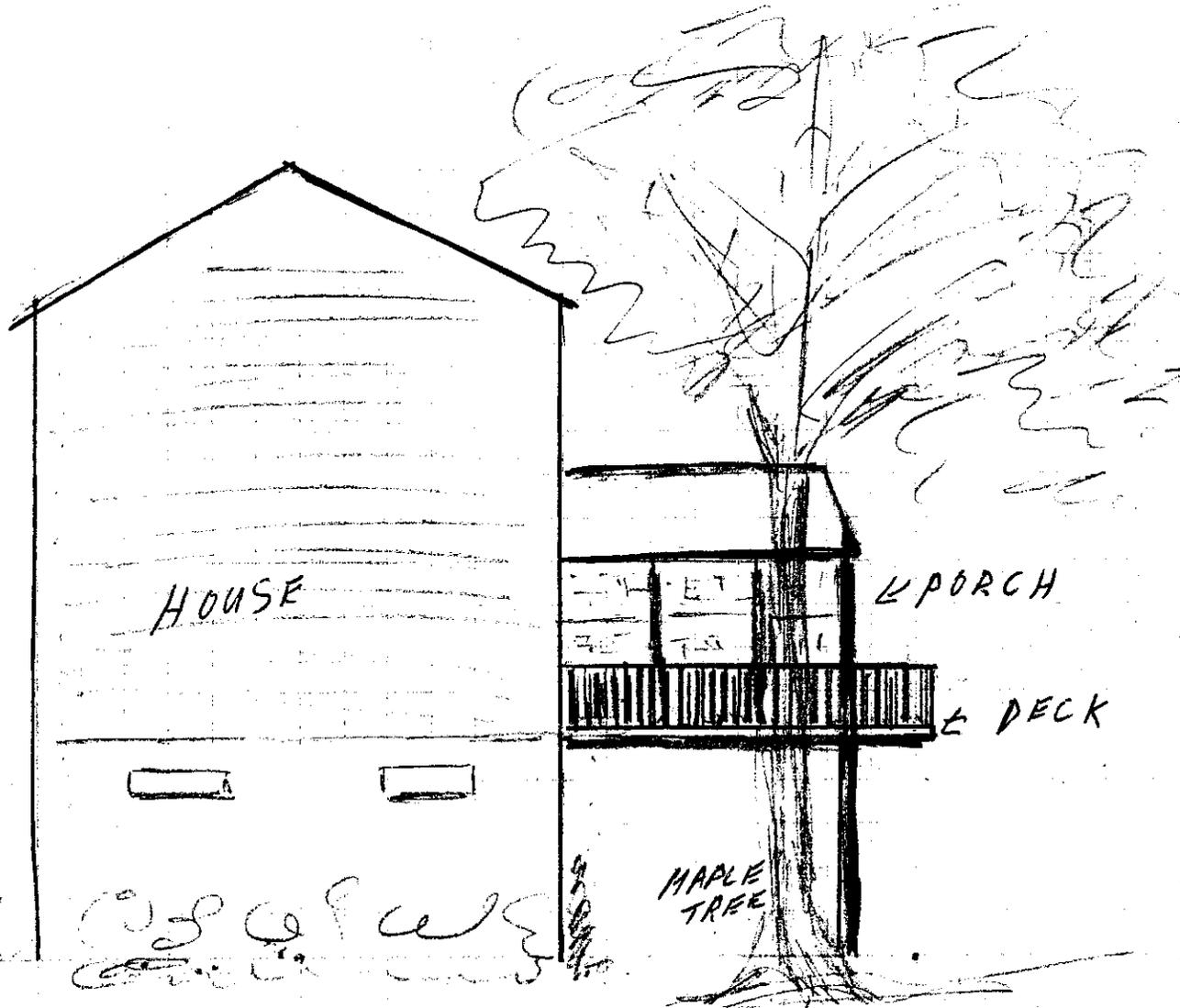
SPECIAL PERMIT APPLICATION
FOR 3059 BOHICKET COURT

DRAWING OF PROPOSED PORCH
LOOKING FROM EAST LOT LINE



SPECIAL PERMIT APPLICATION
FOR 3059 BOHICKEE
COURT

DRAWING SHOWING PROPOSED
PORCH LOOKING FROM WEST LOT
LINE



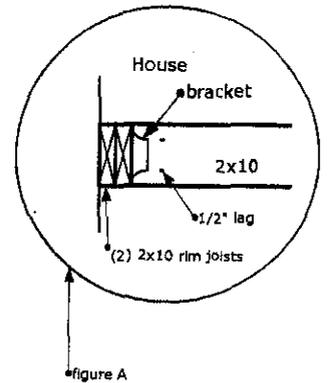
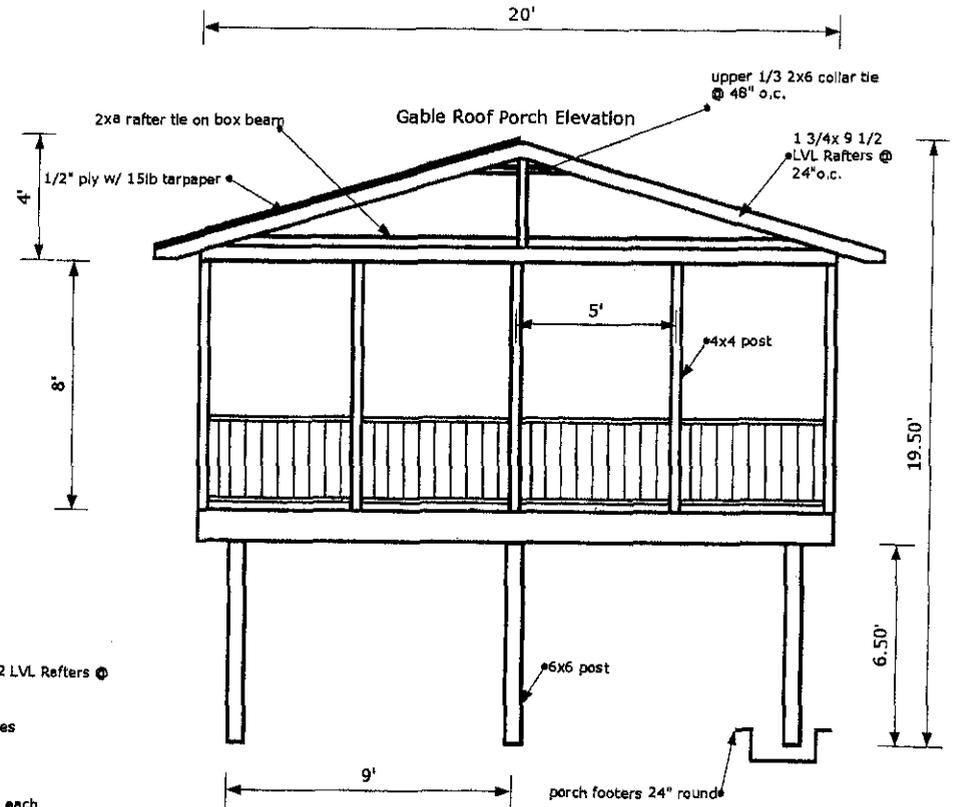
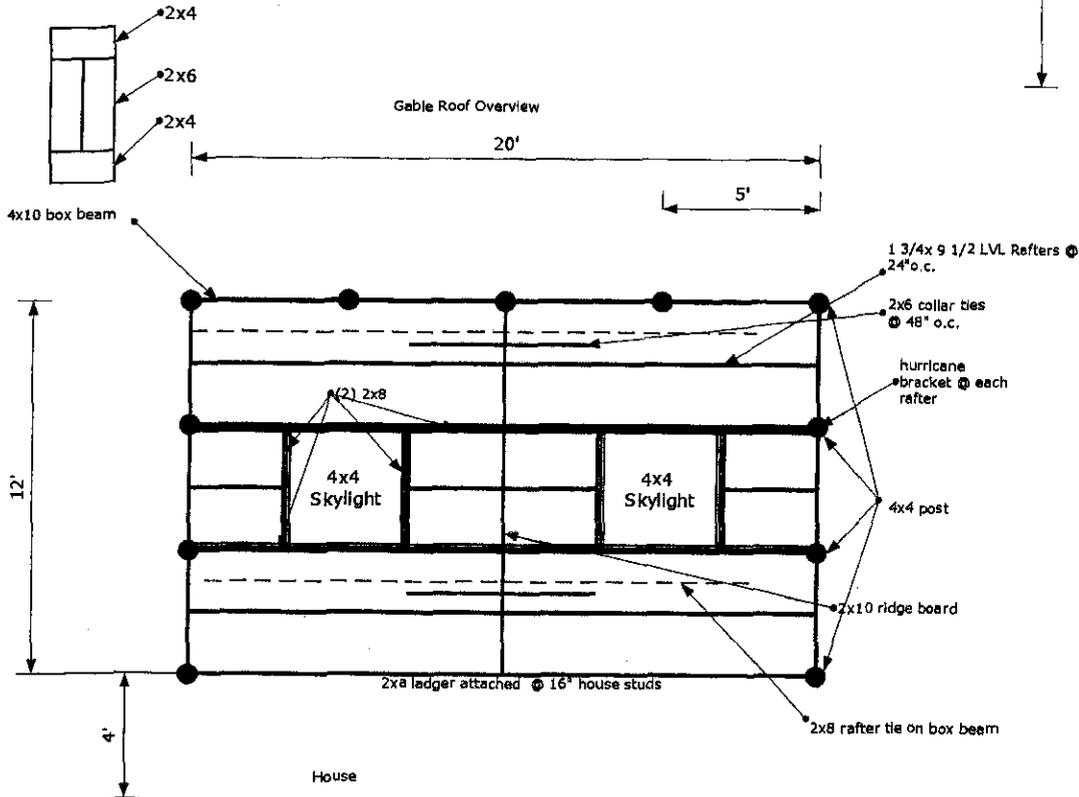
2849 Zimpel Lane
 Fairfax, Va 22031
 703-385-2525
 703-352-8185 Fax



- ◆ Licensed
- ◆ Bonded
- ◆ Insured

Drawing by: Omar Ruiz - Manager

Tony & Rose Biancanello
 3059 Bohicket Ct
 Fairfax, VA 22031
 703-281-5626



Scale: 1/4" = 1'

Roof Framing and Porch Elevation



- Licensed
- Bonded
- Insured

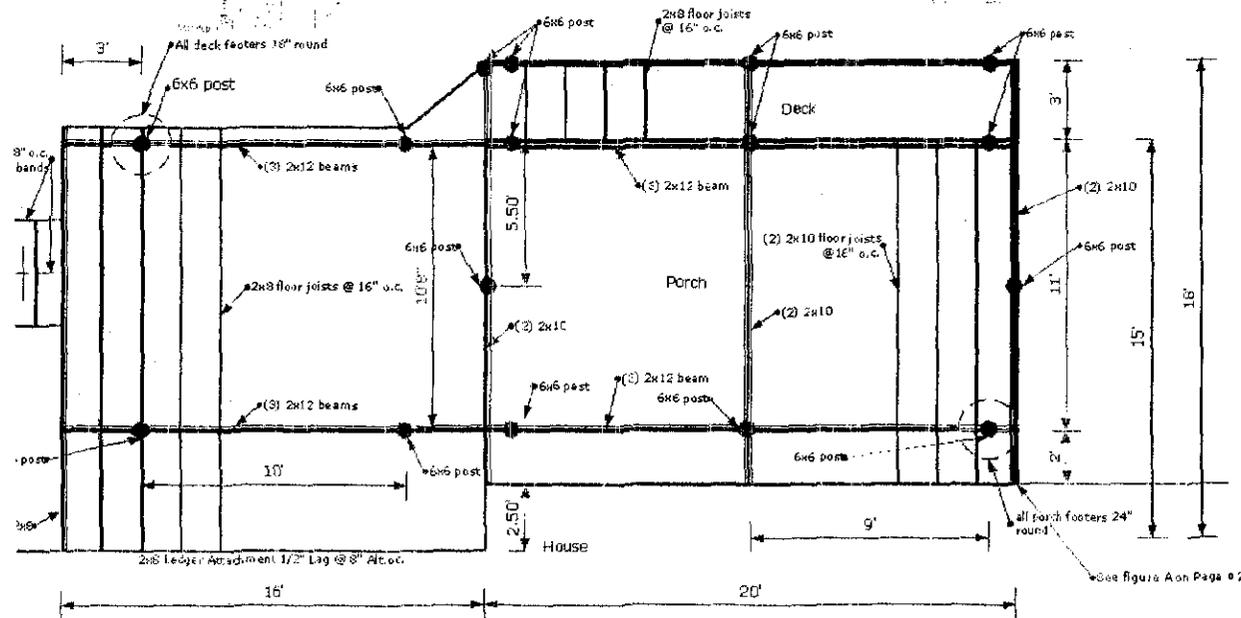
Manager

Tony & Rose Brancatello
 3059 Bohicket Ct.
 Fairfax, VA 22031
 703-281-5626

Deck & Porch Framing

- Notes:
1. Guardrails are required for decks & porches more than 30" above grade or floor.
 2. Guardrails must extend 36" above floor level.
 3. The greatest riser height shall not exceed the smallest by more than 3/8".
 4. Secure the pickets at top & bottom with 1-#8 corrosion resistant screws or 2-8d galv. nails.
 5. Stairs with 3 or more risers require frost footings & handrails.
 6. Graspable handrails to be continuous the full length of the stairs ends to be returned to post.

fastened to bottom 2x8 riser
 and 4x4 posts which sits on concrete



See figure A on Page #2