

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ROBERT GRIMS & YUNG HAE KIM, SP 2011-PR-083 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of additions 17.1 ft. and 15.2 ft. from rear lot line. Located at 9750 Hatmark Ct., Vienna, 22181, on approx. 7,571 sq. ft. of land zoned R-4 (Cluster). Providence District. Tax Map 48-1 ((25)) 10. Mr. Beard 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 owners of the property are the applicants.
2. The lot size is 7,571 square feet in an R-4 Cluster zoning.
3. The applicant meets all the submission requirements pursuant to Section 8-922 as listed in the special permit resolution, 1 through 6.

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 one-story addition (234 gross square feet) and a deck with lattice (222 gross square feet), as shown on plat prepared by Larry N. Scartz, dated June 28, 2011, as revised through September 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 (2,176 square feet existing + 3,264 square feet (150%) = 5,440 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.

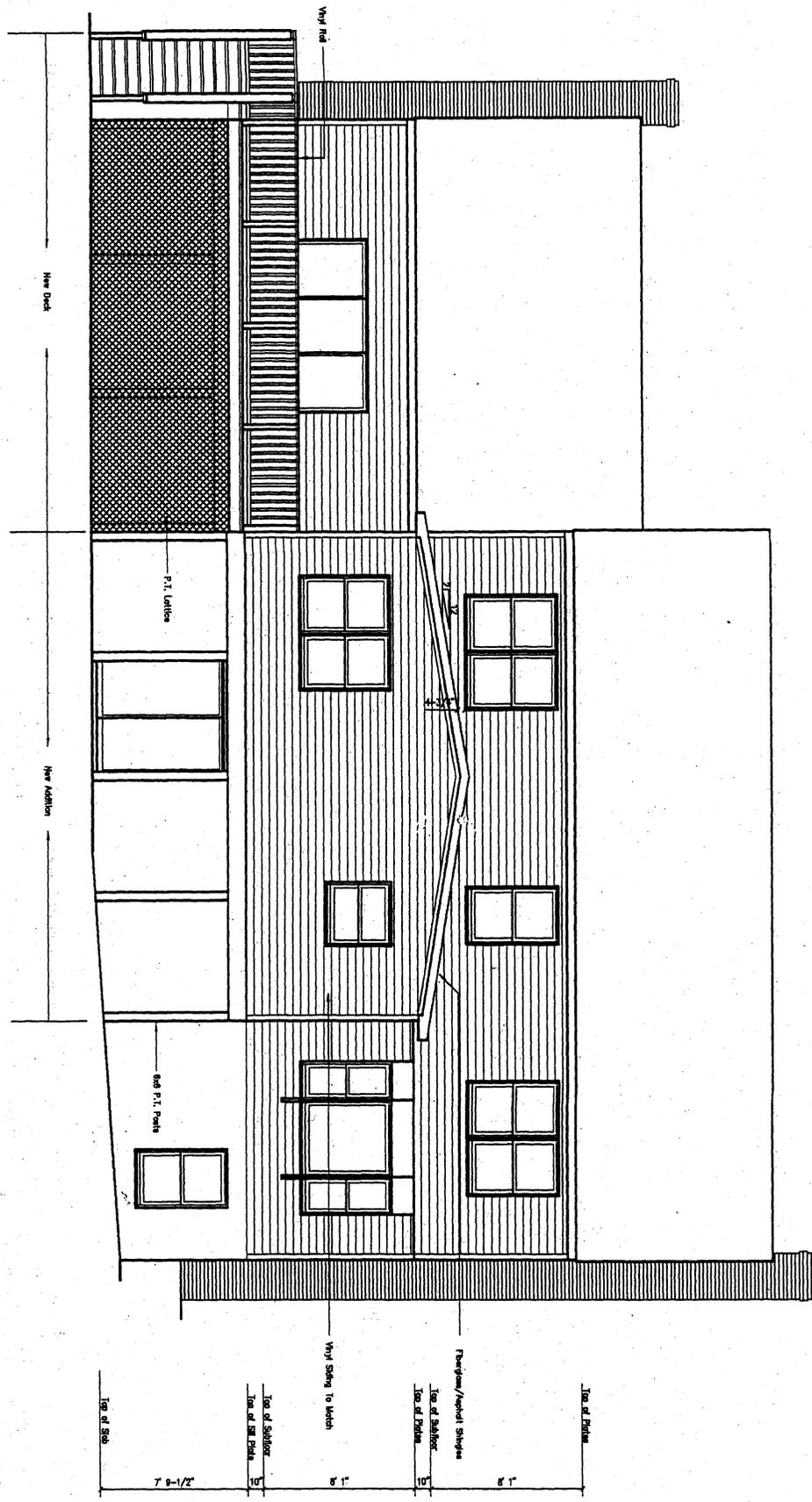
4. The additions shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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.

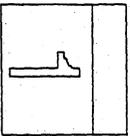
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction 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.

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.

Rear Elevation



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 Department of Planning & Zoning
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 Zoning Administration Division



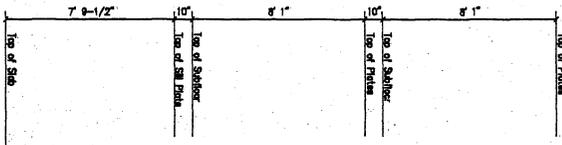
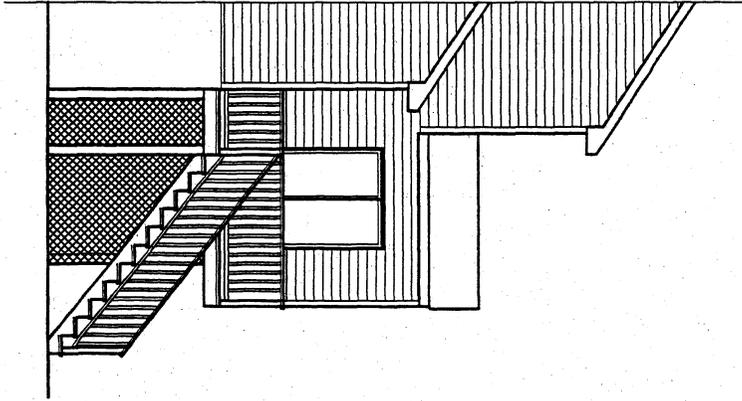
Scale: 1/4" = 1'-0"
 © Copyright
 Kim Residence
 1-10-11

Permit
 Set

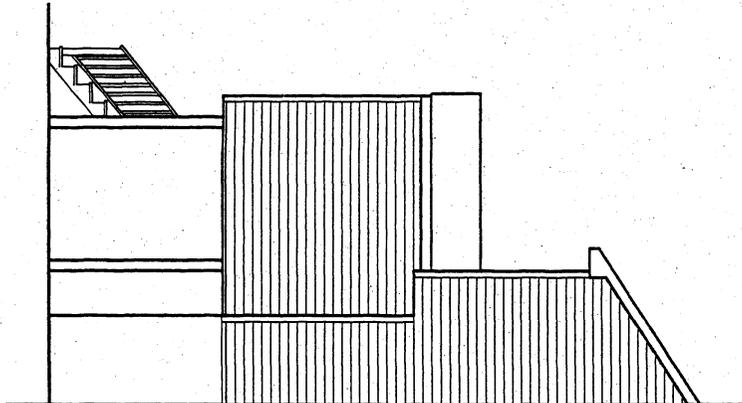
NVS Kitchen & Bath, Inc.
 8982 Hornbaker Rd. Manassas, Va. 20109
 Phone: 703-378-2600 Fax: 703-378-9560

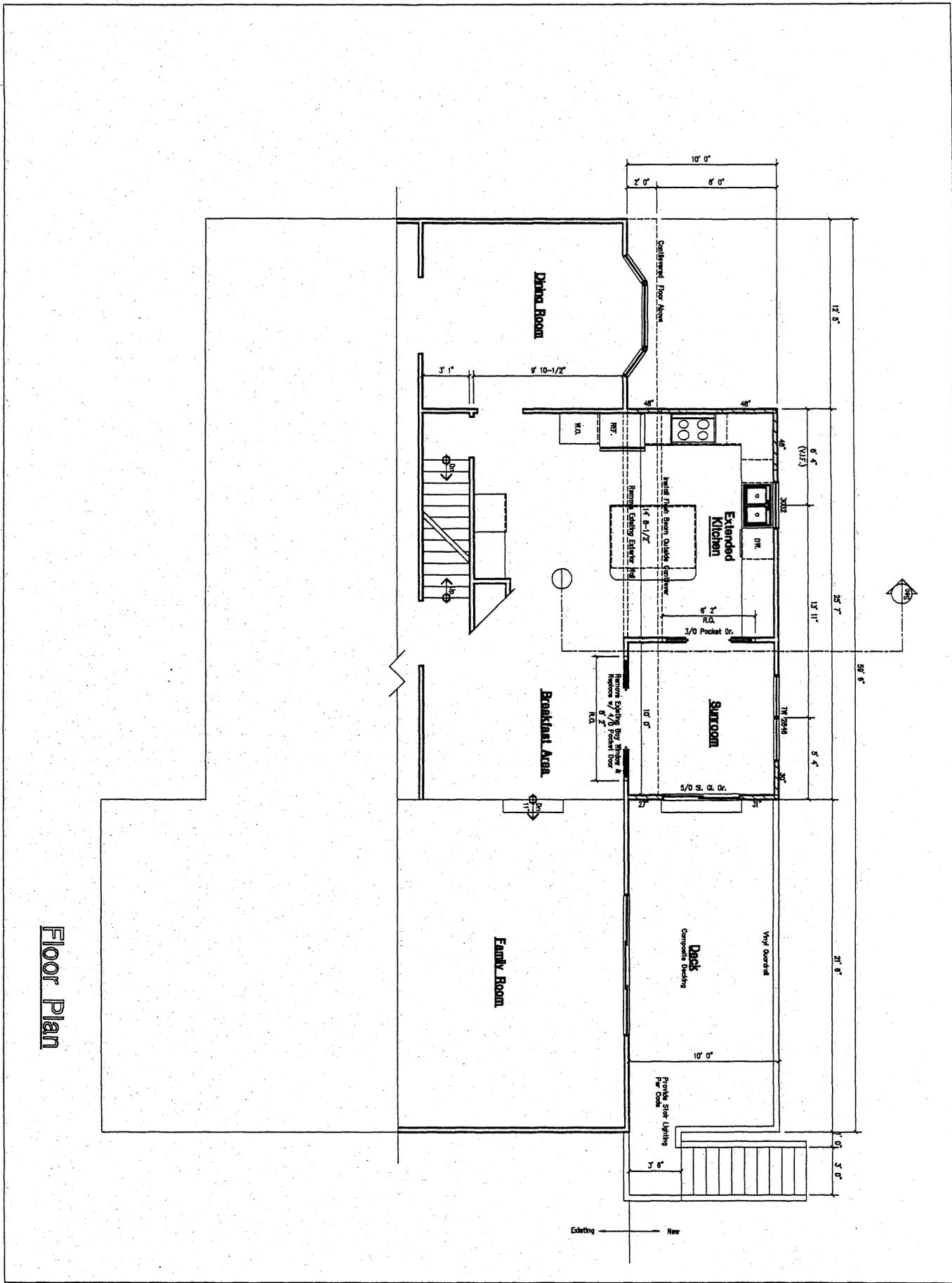
Kim Residence
 9750 Hatmark Ct.
 Vienna, Va. 22181

Left Side Elevation



Right Side Elevation





Floor Plan

<p style="font-size: 2em; font-weight: bold;">3</p>	<p>Per Date Drawn: 1-10-11 Per Date Check: 1-10-11</p>	<p>Scale: 1/4" = 1'-0" © Copyright</p>	<p>Permit 581</p>	<p>NVS Kitchen & Bath, Inc. 8982 Hornbaker Rd. Manassas, Va. 20109 Phone: 703-378-2600 Fax: 703-378-9560</p>	<p>Kim Residence 9750 Hatmark Ct. Vienna, Va. 22181</p>
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