COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

RUSSELL L. BROWN, SP 2011-MV-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit within an existing dwelling. Located at 3801 Quisenberry Dr., Alexandria, 22309, on approx. 20,869 sq. ft. of land zoned R-2 and R-3. Mt. Vernon District. Tax Map 101-4 ((23)) 15 and 101-4 ((1)) 55. 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 January 25, 2012; and

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

1. The owner of the property is Russell L. Brown and Cynthia A. Brown.
2. The present zoning is R-2 and R-3.
3. The total area of the lots is 20,869 square feet.
4. The staff recommended approval, and the Board adopted their conclusions and rationale.
5. This is a one-story addition, 968 square feet, appropriately used as contemplated by the Ordinance for a mother-in-law in this case.

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 for the kitchen. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.

2. This approval is granted to the applicant and title owners only, Russell L. Brown and/or Cynthia A. Brown, and is not transferable without further action of this Board, and is for the location indicated on the application, 3801 Quisenberry Drive, (20,869 square feet), and is not transferable to other land.

3. This special permit is granted only for the purposes, structures and/or uses indicated on the plat prepared by Dominion Surveyors, Inc., dated September 28, 2011, revised through November 2, 2011, as signed and sealed by George M. O'Quinn, Land Surveyor, and approved with this application, as qualified by these development conditions.

4. A copy of this special permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

5. The occupants of the principal dwelling and the accessory dwelling unit shall be in accordance with Par. 5 of Sect. 8-918 of the Zoning Ordinance which states in part that one of the dwelling units shall be occupied by a person or persons who qualify as elderly (55 years of age or older) and/or permanently and totally disabled.

6. The accessory dwelling unit shall contain a maximum of 968 square feet, and the layout shall be generally as depicted on the floor plan included as Attachment 1 to these conditions.

7. All applicable building permits and final inspections shall be obtained for the construction, including kitchen, in the accessory dwelling unit.

8. Provisions shall be made for the inspection of the property by County personnel during reasonable hours upon prior notice and the accessory dwelling unit shall meet the applicable regulation for building, safety, health and sanitation.

9. The accessory dwelling unit shall be approved for a period of five (5) years from the final approval date of the special permit and may be extended for five (5) year periods with prior approval of the Zoning Administrator in accordance with Section 8-012 of the Zoning Ordinance.

10. If the use of the accessory dwelling unit ceases and/or the property is sold or otherwise conveyed, the accessory dwelling unit shall be converted to a use permitted by the Zoning Ordinance or if the property is sold or conveyed, a special permit amendment may be submitted to permit the continued use of an accessory dwelling unit.

11. All parking shall be provided on site as shown on the special permit plat.

12. The existing two car garage on the property may not be converted to anything other than parking spaces and must be kept clear of debris at all times in order to accommodate off street parking demands for the subject parcel.

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

14. Three new trees (a mixture of evergreen and deciduous), at a minimum size of 2" caliper at planting, shall be planted east of the proposed addition in order to provide screening of the adjacent dwelling prior to occupancy of the accessory dwelling unit.

This approval, contingent on 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 use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use 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 6-0. Mr. Hammack was absent from the meeting.

A Copy Teste:

Suzanne Frazier

Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 2 day of February, 2012.

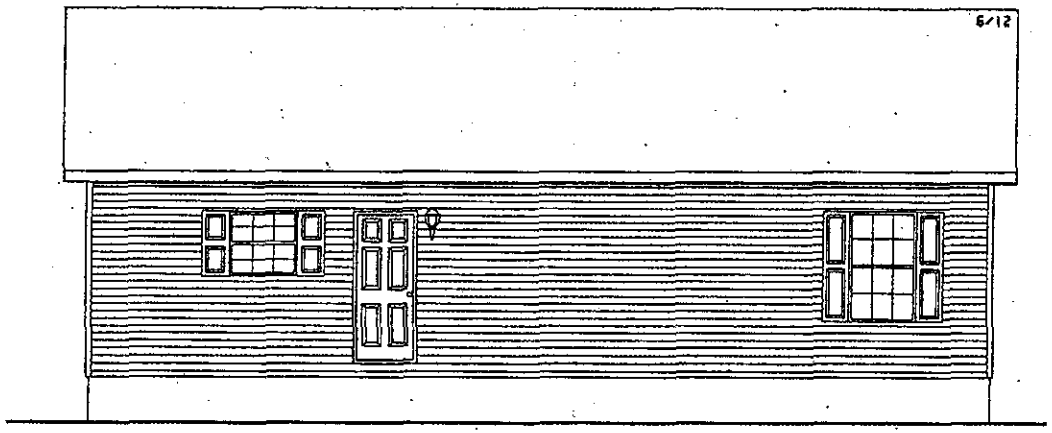
Robert Wyatt Harrison

Notary Public

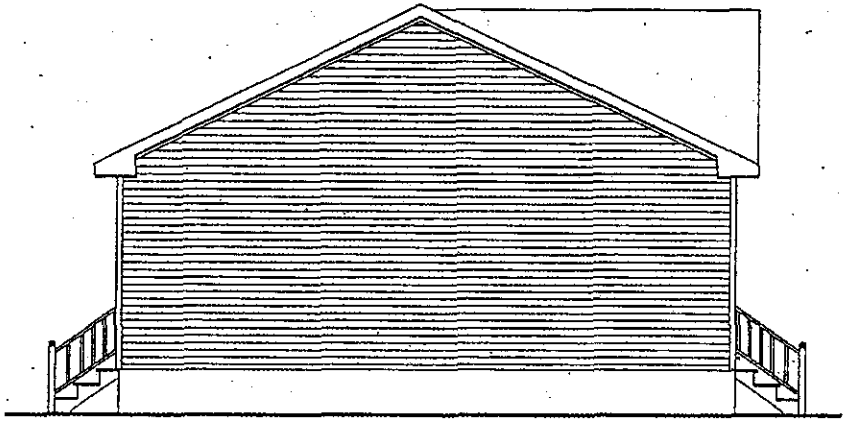
My commission expires: 9-30-2013

Robert Wyatt Harrison
Commonwealth of Virginia
Notary Public
Commission No. 7260104
My Commission Expires 09/30/2013

Attachment 1



BACK ELEVATION



LEFT SIDE ELEVATION

APPROVED BY
NTA INC.
07/20/2011
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BRAND	SERIES
SCHULT	HD28

CMH MANUFACTURING, INC.

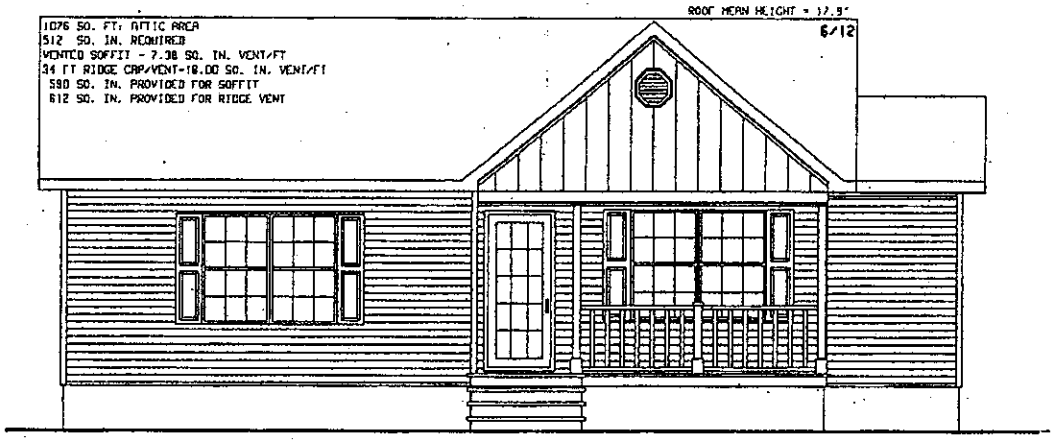
REVISIONS	BY	DATE

GENERAL NOTES

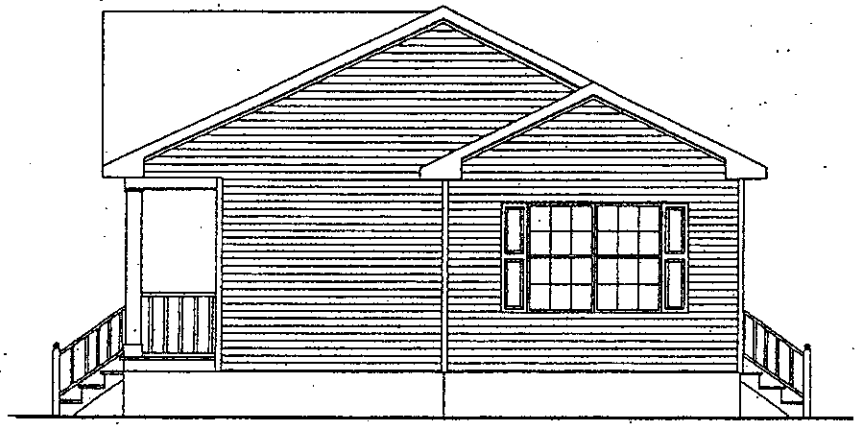
DRAWING TITLE
EXTERIOR ELEVATION
BACK & LEFT SIDE

MODEL NAME			SQ. FT.
			98
PLANT	DESCRIPTION	MODEL NO.	
958	28X40 2BR-2BA	SN245021JM795	
DRAWN BY	ORIG. DATE	DATE PRINTED	SHEET NO.
DAC	07/11/2011	07/14/2011	28-2

ATTACHMENT 1



FRONT ELEVATION.



RIGHT SIDE ELEVATION

APPROVED BY
NTA INC.
07/20/2011
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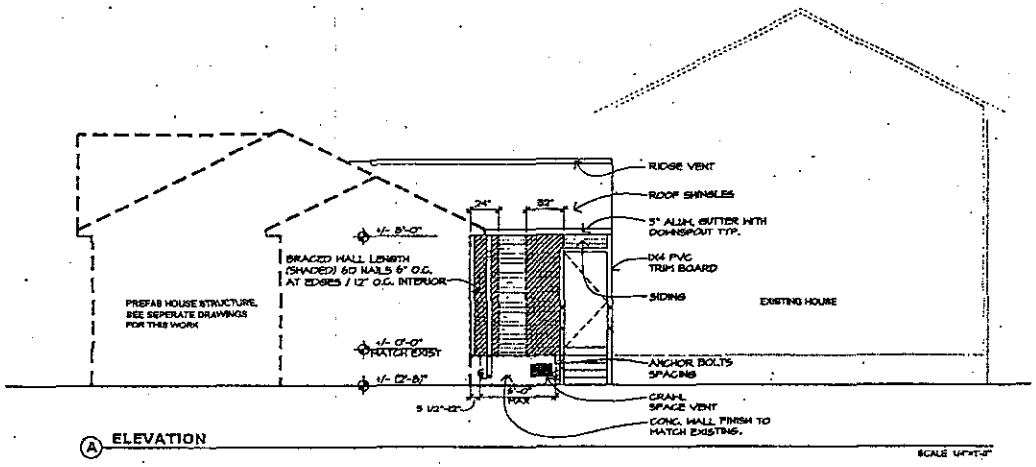
BRAND	SERIES	REVISIONS	BY	DATE	GENERAL NOTES	DRAWING TITLE	MODEL NAME	SQ. FT.
SCHULT	MD28					EXTERIOR ELEVATION FRONT & RIGHT SIDE		986

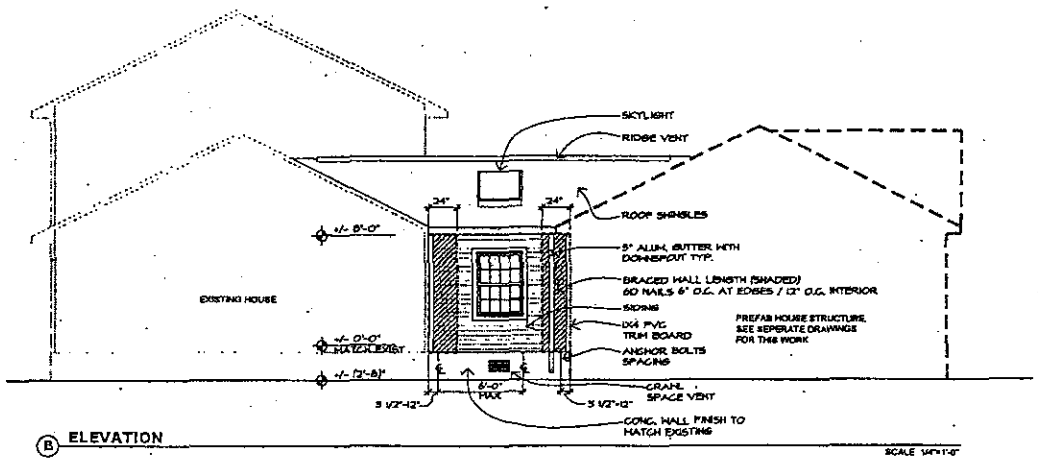
CMH MANUFACTURING, INC.

PLANT	DESCRIPTION	MODEL NO.
958	28X40 2BR-2BA	SN245021JM799

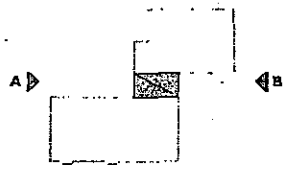
DRAWN BY	ORIG. DATE	DATE PRINTED	SHEET NO.
DAC	07/11/2011	07/14/2011	20-1



A ELEVATION



B ELEVATION



KEY PLAN

ARCHITECTS GROUP PRACTICE

PROJECT: BROWN'S RESIDENCE

SHEET TITLE: ELEVATIONS

SHEET NUMBER: A3

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07/20/2011

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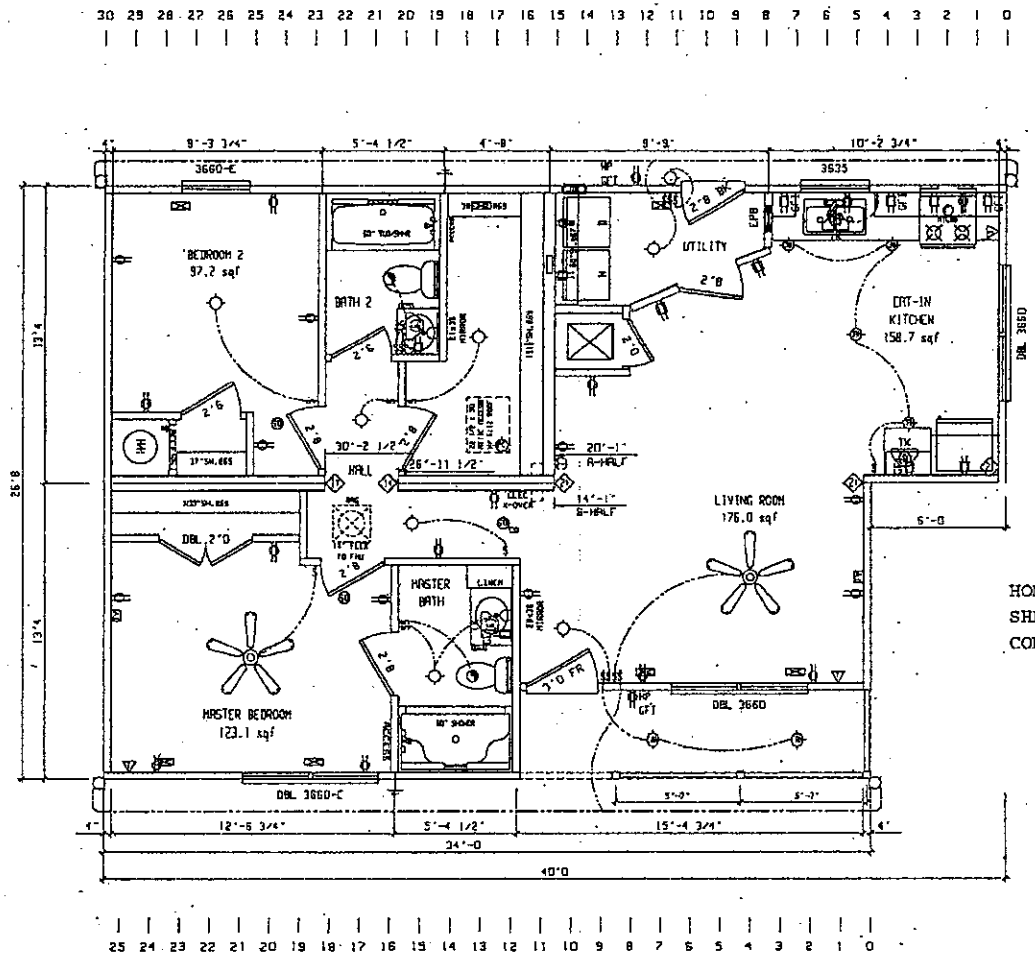


HOME IS BUILT TO 90 MPH
SHEAR IS OUT OF THE NEW APPROVED
CONSTRUCTION MANUAL.

STRAWALL	DESIGN PLT	STRAWARCH - SHEAR PNEL	PLT JOISTS	STRAWALL	DESIGN PLT	STRAWARCH - SHEAR PNEL	PLT JOISTS	STRAWALL	DESIGN PLT	STRAWARCH - SHEAR PNEL	PLT JOISTS	STRAWALL	DESIGN PLT	STRAWARCH - SHEAR PNEL	PLT JOISTS	STRAWALL	DESIGN PLT	STRAWARCH - SHEAR PNEL	PLT JOISTS	STRAWALL	DESIGN PLT	STRAWARCH - SHEAR PNEL	PLT JOISTS	DESIGN LOADS WIND-ROOF	PSF
A				A				A				A				A				A				20-30	
B				B				B				B				B				B				170-30	
C				C				C				C				C				C				170-30	
D				D				D				D				D				D					
E				E				E				E				E				E					
F				F				F				F				F				F					
G				G				G				G				G				G					

RETURN AIR REQUIREMENTS

1. 20"x25" GRILL REQUIRED
2. 1"x10" GRILL W/ 2 1/2" DOOR UNDERCUT
3. DOOR(S) MUST BE UNDERCUT 2 1/2" MIN.
4. 4"x24" OR 6"x14" GRILL REQUIRED

◇1 INDICATES REQUIRED NUMBER OF STUDS IN COLUMN

◇2 THE # SPECIFIES THAT THERE CAN BE NO HOLES IN STUDS IN COLUMNS

BRAND	SERIES
SCHULT	M028

CMH MANUFACTURING, INC.

REVISIONS	BY	DATE

GENERAL NOTES

CEILING HEIGHT = 96.00

FLOOR FRAMING SPACING = 16

TOTAL WINDOW SQFT = ENTER TOTAL CALCULATED

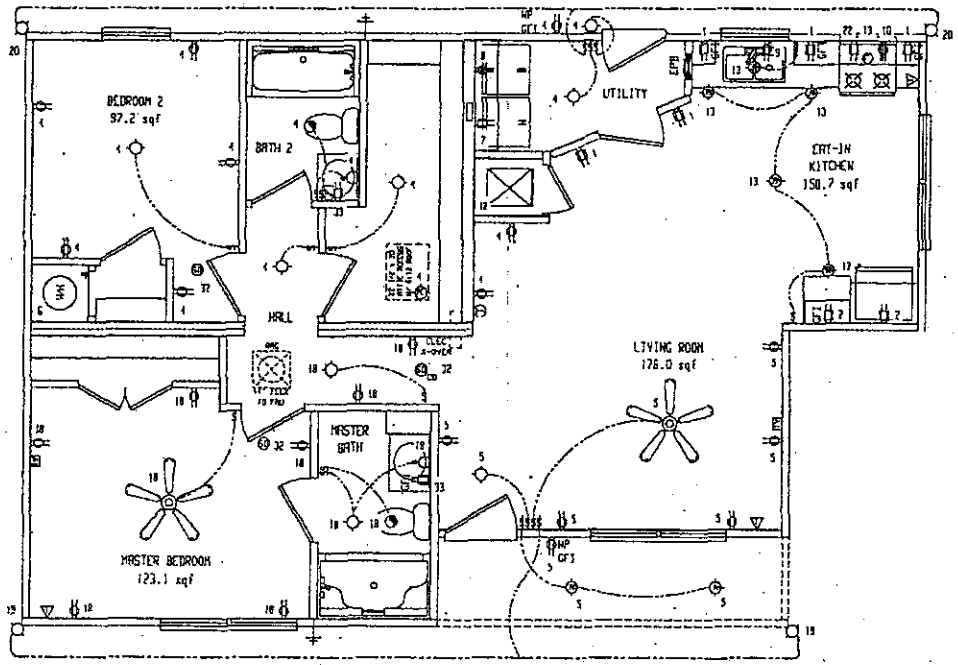
DRAWING TITLE

MASTER PLAN

MODEL NAME		SQ. FT.
		986

PLANT	DESCRIPTION	MODEL NO.
958	28X40 2BR-2BA	SN245021JM799

DRAWN BY	ORIG. DATE	DATE PRINTED	SHEET NO.
DAC	07/11/2011	07/14/2011	1-1



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ALL FAMILY, DINING, LIVING, PARLOR, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR SPACES SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERUPTER.

ELECTRICAL SCHEDULE

CIR. NO.	DESCRIPTION	AMP.	VOLTS	COND. SIZE
1	PORTABLE APPLIANCES	20	120	12
2	PORTABLE APPLIANCES	20	120	12
3	PORTABLE APPLIANCES	20	120	12
4	GEN. LIGHTING GFI RCPT.	15	120	14
5	GEN. LIGHTING GFI RCPT.	15	120	14
6	ELEC. WATER HEATER	CIRCUITS VARY, SEE DAPIN PAGE PLN-3.1 FOR HUB, PLN-1.1 FOR MOD		
7	WASHER RECEPT.	20	120	12
8	DRYER RECEPT.	30	240	10
9	OPT. DISHWASHER	15	120	14
10	ELECT. RANGE/COTOP	40	240	8
11	GAS FURNACE	15	120	14
12	ELECTRIC FURNACE	CIRCUITS VARY, SEE DAPIN PAGE PLN-3.5 FOR HUB, PLN-1.5 FOR MOD		
13	GEN. LIGHTING GFI RCPT.	15	120	14
14	OPT. COOLER BOX	15	120	14
15	OPT. GARBAGE DISPOSAL	15	120	14
16	FREEZER	20	120	12
17	OPT. WHIRLPOOL	20	120	12
18	GEN. LIGHTING GFI RCPT.	15	120	14
19	GEN. LIGHTING GFI RCPT.	15	120	14
20	GEN. LIGHTING GFI RCPT.	15	120	14
21	GEN. LIGHTING GFI RCPT.	15	120	14
22	OPT. MICROWAVE	20	120	12/2
24	ELECT. BUILT-IN OVEN	20	240	12/2
25	GENERAL LIGHTING	15	120	14
26	GENERAL LIGHTING	15	120	14
27	GENERAL LIGHTING	15	120	14
28	GENERAL LIGHTING	15	120	14
29	GENERAL LIGHTING	15	120	14
30	GENERAL LIGHTING	15	120	14
31	SITE INSTALLED HEAT PUMP	40	240	8/3
32	SMOKE ALARM	15	120	14
33	BATH GFI	20	120	12

BRAND	SERIES	REVISIONS	BY	DATE
SCHULT	M028			

CMH MANUFACTURING, INC.

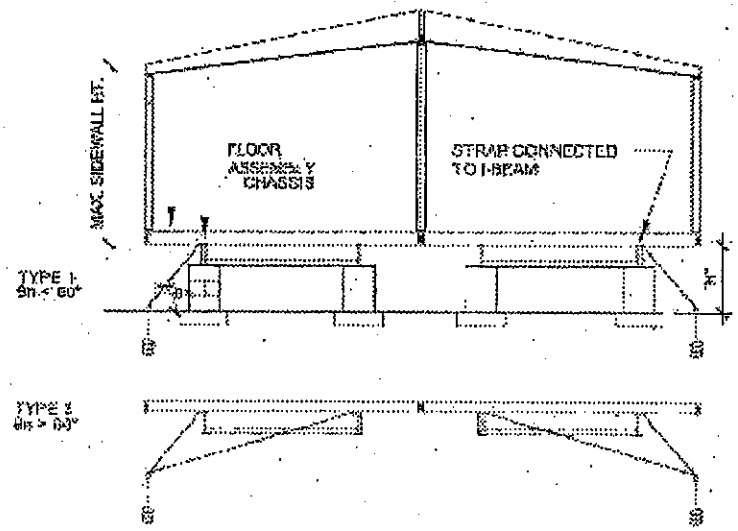
GENERAL NOTES

LOCK-OUT BREAKER ON CIRCUIT 46

DRAWING TITLE: ELECTRICAL PLAN

MODEL NAME			SQ. FT.
			986
PLANT	DESCRIPTION	MODEL NO.	
958	28X40 2BR-2BA	SN24502IJM799	
DRAWN BY	ORIG. DATE	DATE PRINTED	SHEET NO.
DAC	07/11/2011	07/14/2011	11-1

2-SECTION MODULAR



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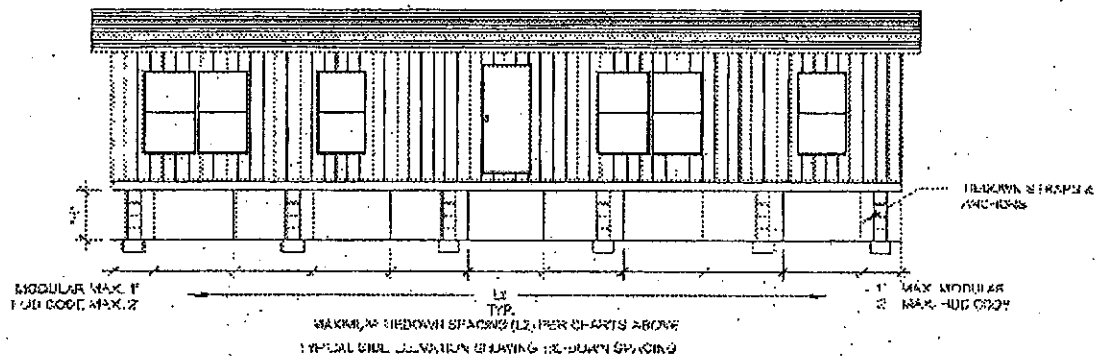
HEIGHT "H"	(2) BOX 160" UNIT WIDTHS CONFIG. TYPE	MAX. SPACING (L2) 6/12	
20 in	1	16 ft	
30 in	1	16 ft	
40 in	1	16 ft	
50 in	3	11.98*	
60 in	3	11.98*	

** Additional strap must be attached to far beam frame tiedown installed since near beam strap angle*



Model: 245021
Customer: Brown
Fairfax county
Virginia

NOTES:
1 MAXIMUM SIDEWALL HEIGHT OF 105.25 Inches. & MAXIMUM OVERHANG OF 12 ".
2 MAXIMUM ANCHOR INSET OF 6".
3 DESIGNED TO THE IRC (2009)
4 MAXIMUM WIND SPEED OF 90 MPH.
5 ANCHOR EQUIPMENT & STRAPS SHALL HAVE A LISTED DESIGN CAPACITY OF : ANCHORS=3150LBS. STRAPS=3150 LBS. & VERTICAL SIDEWALL ATTACHMENTS=1062 LBS.
6 CHASSIS BEAM SPACE =99.5".
7 RESERVED
8 ANCHORING EQUIPMENT SHALL BE INSTALLED PER MFG. INSTRUCTIONS AND SHALL BE CERTIFIED FOR SITE CONDITIONS INCLUDING SOIL TYPE FOR DESIGN CAPACITY OF 3150 LBS. WITH PULL APPLIED AT A 30 DEGREE MINIMUM ANGLE FROM HORIZONTAL.
9 SEE SETUP MANUAL FOR ALL OTHER SETUP REQUIREMENTS INCLUDING SHEARWALL TIEDOWN REQUIREMENTS.
10 SPACING (L2) MAY NOT BE LESS THEN TWICE THE EMBEDMENT DEPTH OF THE ANCHOR.

Clayton Homes
a Clayton Company

TRANSVERSE TIEDOWN ANCHORAGE REQUIREMENTS

DATE 8/28/08 | 958N-8.R.F.C.16.3.210(4)

PAGE #: Page 15 OF 16

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