

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

CHRIS ROBBINS, SP 2011-MA-110 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 7859 Thor Dr., Annandale, 22003, on approx. 15,563 sq. ft. of land zoned R-3 (Cluster). Mason District. Tax Map 59-4 ((17)) 45. (Admin. moved from 3/14/12 at appl. req.) Mr. Hammack 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 March 28, 2012; 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 applicant has satisfied the six required subsections set forth under Sect. 8-922 of the Zoning Ordinance.
3. The Board has a favorable staff recommendation.

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 130 square feet) of the addition, as shown on the plat prepared by Harold A. Logan Associates P.C., dated December 6, 2011, signed by Harold A. Logan, 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 (2,450 square feet existing + 3,675 square feet (150%) = 6,125 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.

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

A Copy Teste:

K.A. Knoth

Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

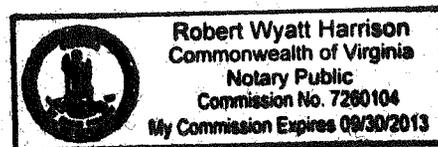
ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

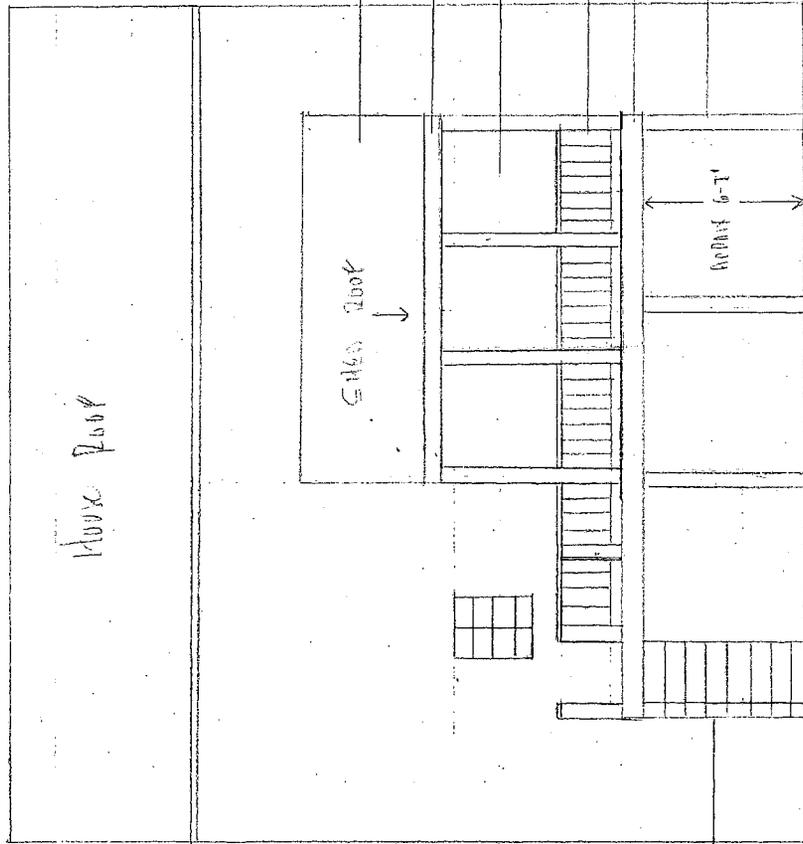
The foregoing instrument was acknowledged before me this 4th day of April, 2012.

Robert Wyatt Harrison
Notary Public

My commission expires: 9-30-2013



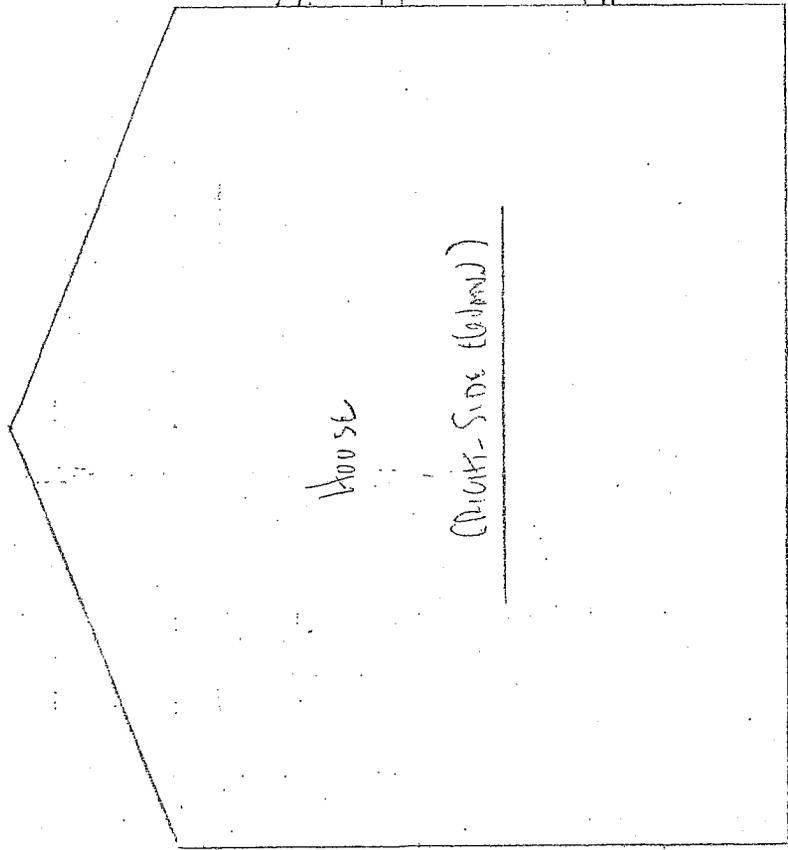
REAR ELEVATION



ROBBINS RESIDENCE
 1859 THOR AVE, ANNANDALE VA
 BNL CONSTRUCTION HOMES LLC
 SEPT 2011

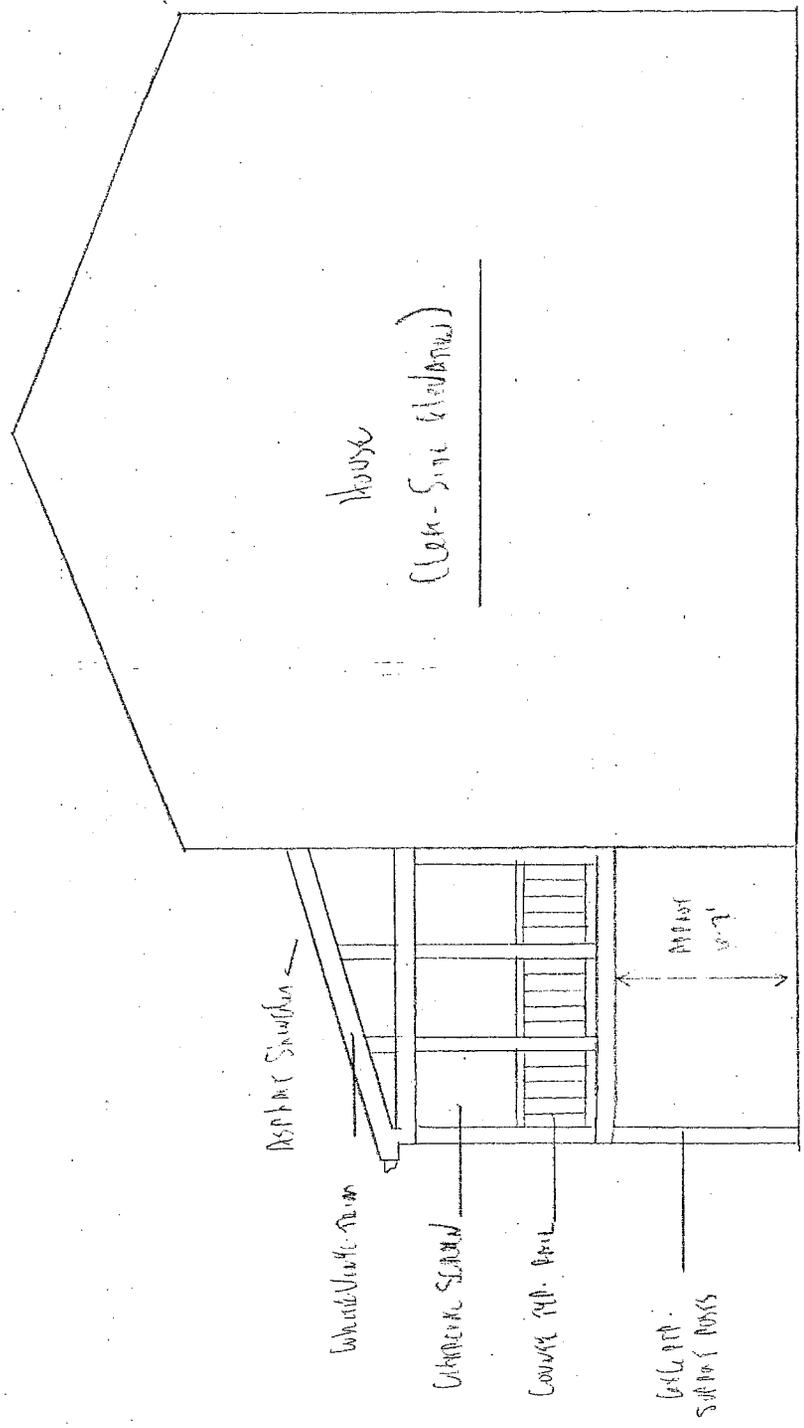
RECEIVED
 Department of Planning & Zoning
 NOV 17 2011
 Zoning Enforcement Division

RIGHT SIDE ELEVATION



ROBINNS DESIGN LLC
7959 TRON AVE, APT. 100, FALLS CHURCH, VA
703-271-1111
SEP 2011

Less-Side Elevation



Planning Permission
7154 APPROVAL PROVIDED BY
MR WILLIAM HOWES LLC
SEPT 2011