



APPLICATION ACCEPTED: January 30, 2012  
Moved at applicant's request  
BOARD OF ZONING APPEALS: May 23, 2012  
TIME: 9:00 a.m.

## County of Fairfax, Virginia

---

May 16, 2012

### STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SPA 2009-MA-097

### MASON DISTRICT

**APPLICANT & OWNER:** Iftikhar Khan

**SUBDIVISION:** Aura Heights

**STREET ADDRESS:** 3321 Wilkins Drive, Falls Church, 22041

**TAX MAP REFERENCE:** 61-1 ((13)) 24

**LOT SIZE:** 13,275 square feet

**ZONING DISTRICT:** R-3

**ZONING ORDINANCE PROVISIONS:** 8-918

**SPECIAL PERMIT PROPOSAL:** To amend SP 2009-MA-097 previously approved for an accessory dwelling unit to permit modification of development conditions

**STAFF RECOMMENDATION:** Staff recommends denial of SPA 2009-MA-097.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

*O:\dhedr\Special Permit Amendments(5-23) SPA 2009-MA-097 Khan\SPA 2009-MA-097 Khan staff report.doc*

Deborah Hedrick

---

Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703-324-1290 FAX 703-324-3924  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



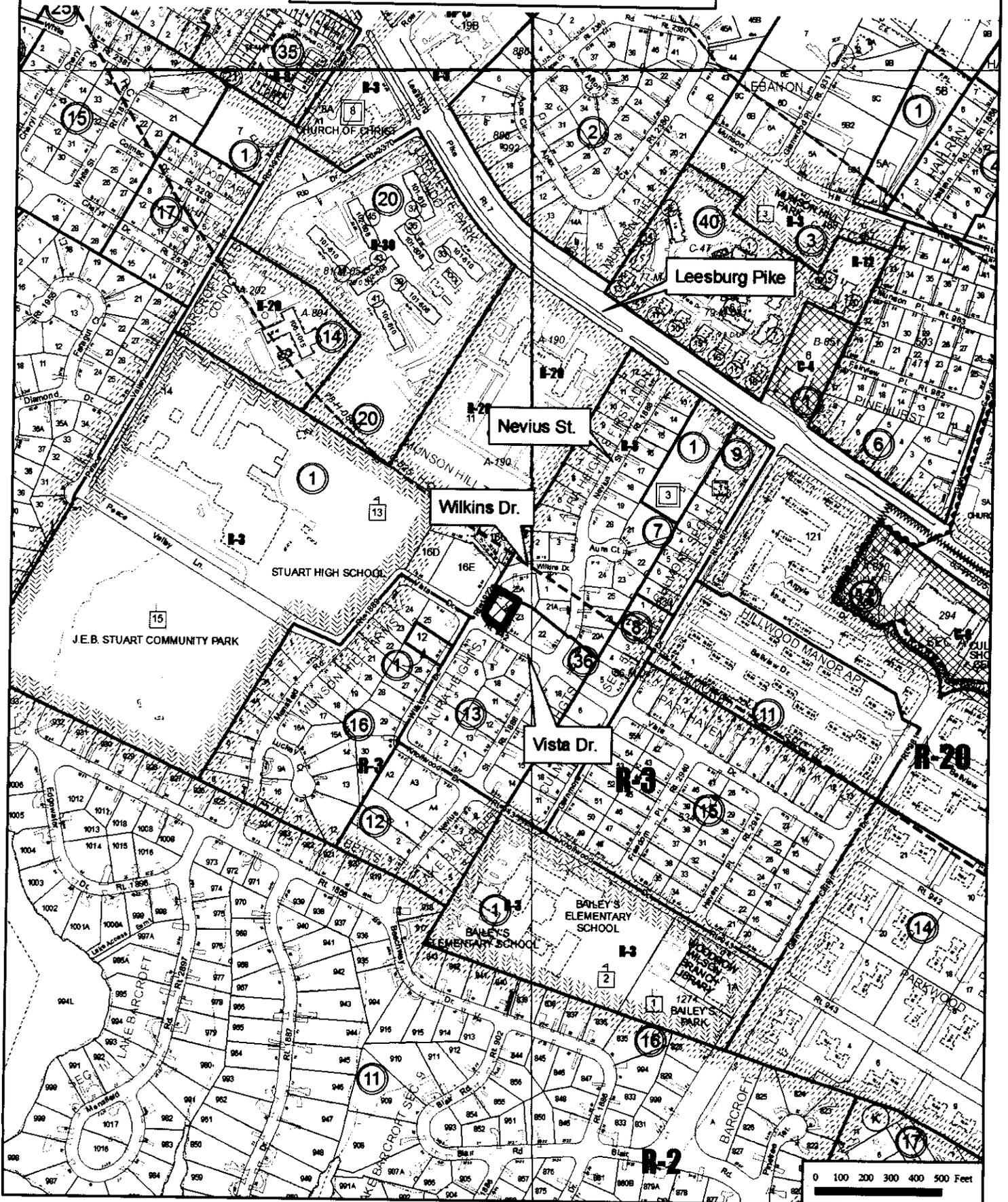
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



# Special Permit Amendment

SPA 2009-MA-097

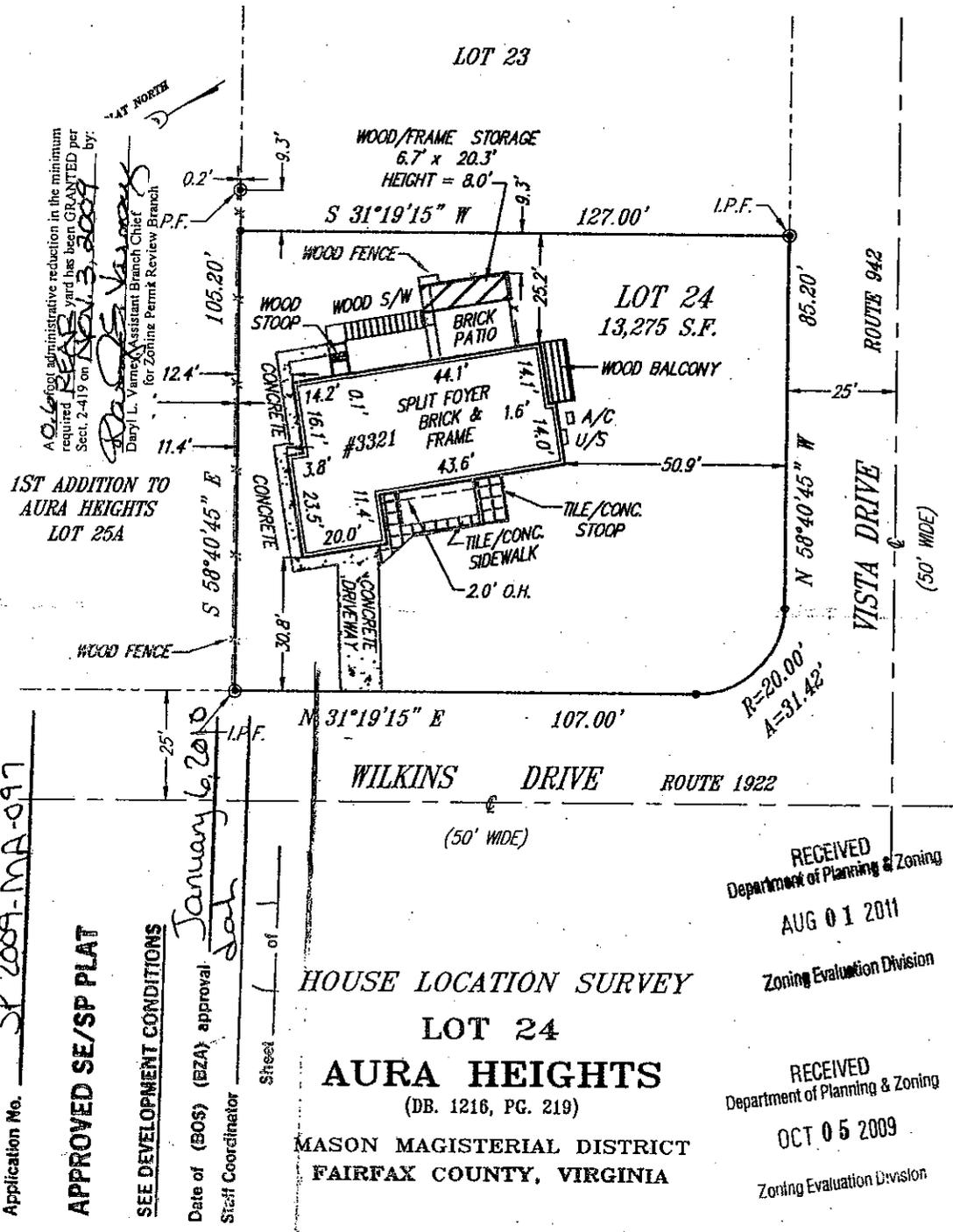
IFTIKHAR KHAN



**NOTES**

NO TITLE REPORT FURNISHED; SUCH REPORT MAY REFLECT ADDITIONAL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THIS PROPERTY.

THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND / OR OTHER IMPROVEMENTS.



A 2-foot administrative reduction in the minimum required yard setback has been GRANTED per Sect. 2-419 on 1/3/2007 by: *[Signature]*  
Daryl L. Varney, Assistant Branch Chief for Zoning Permit Review Branch

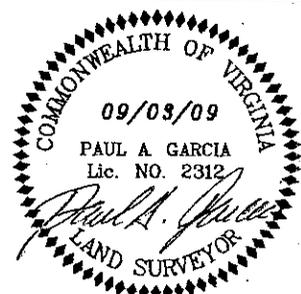
Application No. **SP 2009-MA-097**  
**APPROVED SE/SP PLAT**  
SEE DEVELOPMENT CONDITIONS  
Date of (BOS) (EZA) approval: **January 6, 2010**  
Staff Coordinator: *[Signature]*

**HOUSE LOCATION SURVEY**  
**LOT 24**  
**AURA HEIGHTS**  
(DB. 1216, PG. 219)  
MASON MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

RECEIVED  
Department of Planning & Zoning  
AUG 01 2011  
Zoning Evaluation Division

RECEIVED  
Department of Planning & Zoning  
OCT 05 2009  
Zoning Evaluation Division

*Paul A. Garcia*  
LAND SURVEYOR  
6131 SHERBORN LANE  
SPRINGFIELD, VIRGINIA 22152-1632  
PHONE: 703-866-0644 FAX: 703-866-9946



**LEGEND**  
I.P.F. = IRON PIPE FOUND  
O.H. = OVERHANG  
A/C = AIR CONDITIONER  
C/S = CONCRETE STOOP  
C.O. = SANITARY CLEANOUT  
€ = CENTERLINE  
CONC. = CONCRETE  
U/S = UTILITY SERVICES  
S/W = SIDEWALK

DATE: 10/11/03  
SCALE: 1" = 30'  
OWNER: IFTIKHAR KHAN  
DB. 15294  
PG. 0084

**CODE ANALYSIS**

PROPERTY LOCATION  
3923 WILKINS DR.  
FALLS CHURCH, VA 22041  
ALEXANDRIA  
LOT 24

LEGAL DESCRIPTION  
DEMOLISHED EX. GARAGE  
2.1 STORY WEST SIDE ADDITION  
TO EX. HOUSE

USE GROUP  
RE

APPLICABLE CODES  
RE 2006  
2009

APPLICABLE AREA  
2009

**DRAWING INDEX**

A1 COVER SHEET, EX/NEW FLOOR PLAN  
A2 DEMOLITION & SECTION, STRUCTURAL DRAWING

**GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AREA OF WORK SHALL BE FULLY UNDERSTOOD AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.
2. THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.
4. ALL CONTRACTOR WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.
6. ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.
7. ALL TRADES SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.
8. FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF THE MANUFACTURER'S PRODUCTS.
9. MANUFACTURER'S PRODUCT AND WARRANTY INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE CONTRACTOR AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.
10. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER TRADES AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.
11. THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS AND SHALL BE RESPONSIBLE FOR VERIFYING THE CONTRACTOR'S WORKING CONDITIONS.

**CONSTRUCTION NOTES**

- A. DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ALL CODES SHALL COMPLY WITH RE 2006.
- B. PROVIDE NEARBY EXISTING WALLS AT EXTERIOR CORNERS AS REQUIRED.
- C. DEMOLITION WORK SHALL BE PERFORMED WITH MINIMUM THICKNESS.
- D. PROVIDE 1" MINIMUM OF 3" JOISTS FOR JAMB PROFILES. 2" JOISTS FOR DOORS OVER 7'-0" WIDE.
- E. APPLY MORTAR AGAINST THE EXISTING WALLS AND PROVIDE DOOR PROFILES AGAINST APPLICATION AT INTERIOR DOOR THRESHOLS. THE GAP BETWEEN THE WALL SURFACE AND THE FRAME SHALL NOT EXCEED 1/8" AT THE JUNCTION.
- F. ALL CORNERS SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. ALL CORNERS SHALL COMPLY WITH RE 2006.

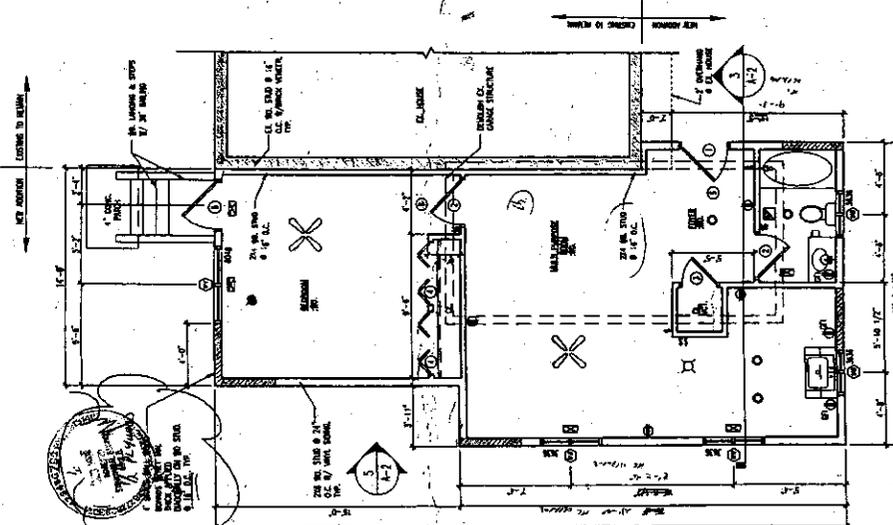
**DEMOLITION NOTES**

- A. CONTRACTOR SHALL DEMOLISH AND CAP ALL EXISTING UTILITIES AT THE EXISTING GARAGE.
- B. ALL EXISTING MATERIAL AND CONSTRUCTION REMAINS SHALL BE MAINTAINED AWAY FROM THE SITE.

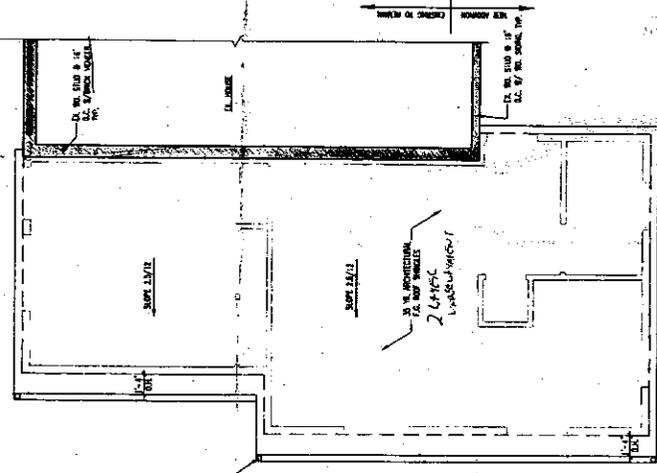
PROJECT:  
ADDITION TO MR. IFTIKHAR RESIDENCE

**SYMBOLS**

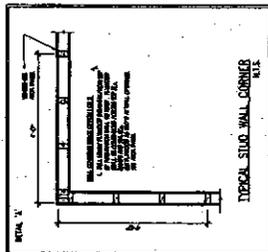
EXISTING WALL TO REMAIN	NEW 12" STUD WALL
RECESSED LIGHT	POWER OUTLET
SWITCH	SMOKE DETECTOR
WALL MOUNT LIGHTING	PROGRAM LIGHTING
SUPPLY AIR REGISTER	RETURN AIR REGISTER



1 EX/NEW FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"

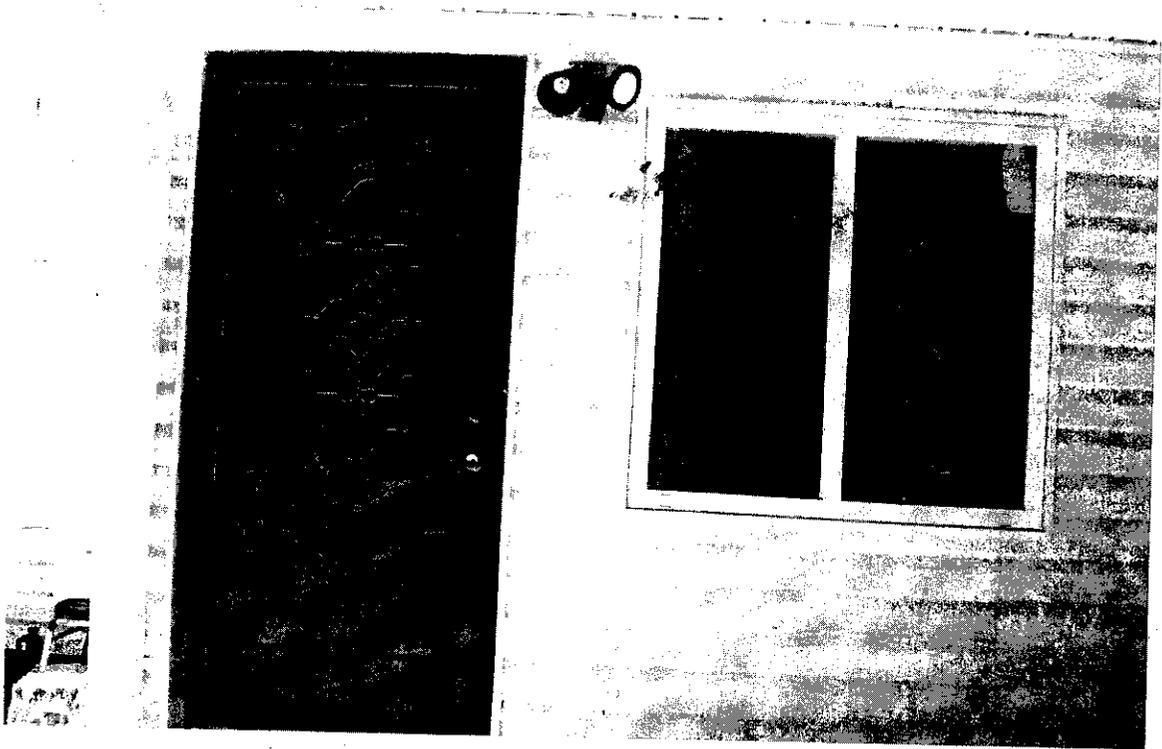
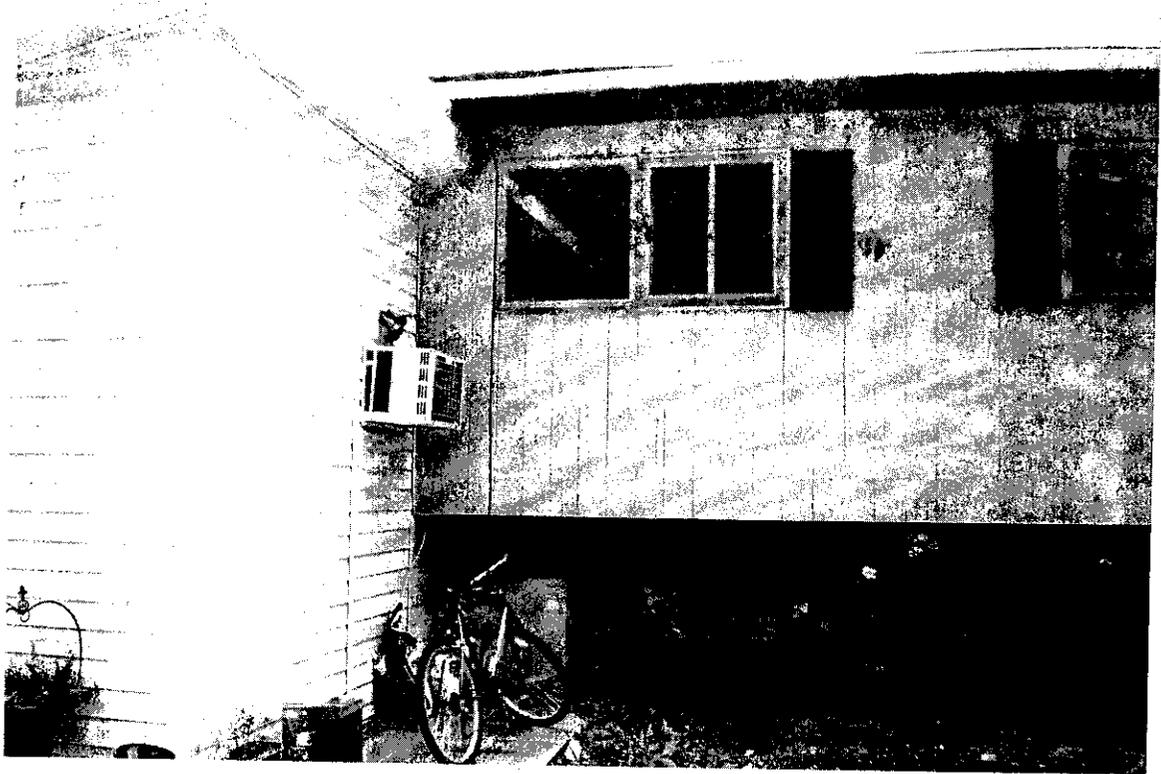


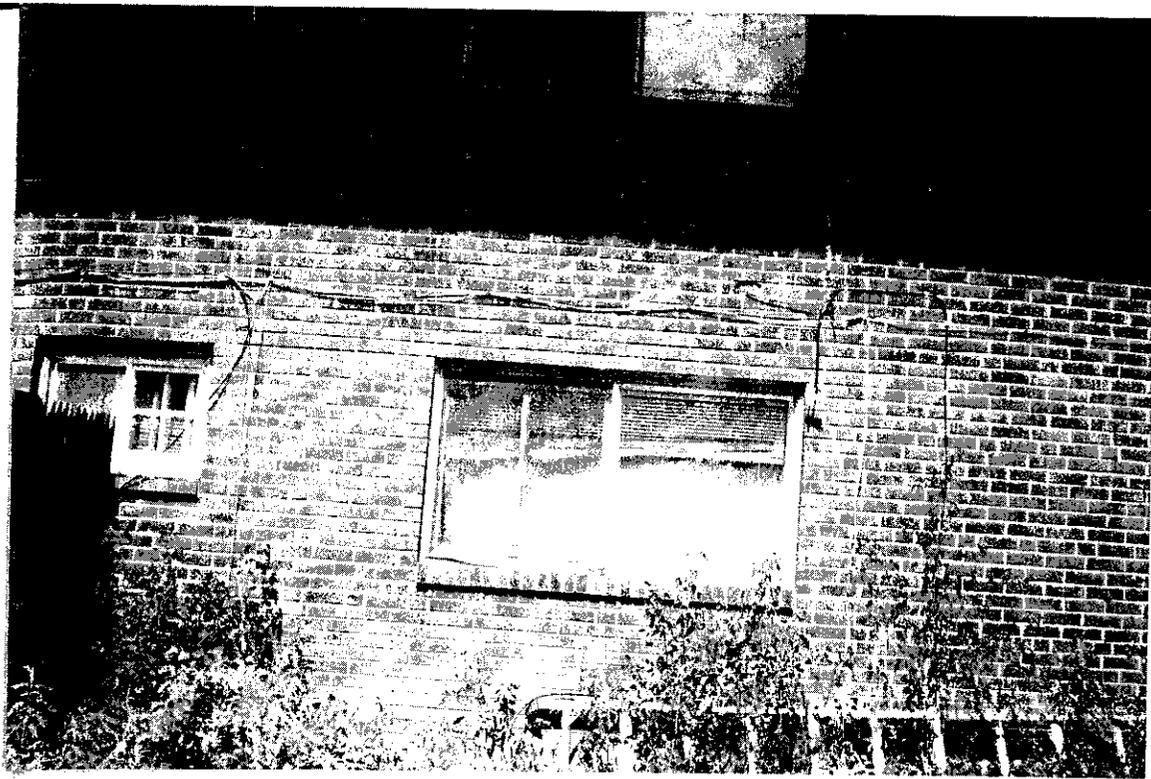
TYPICAL STUD WALL CORNER  
D.E.S.



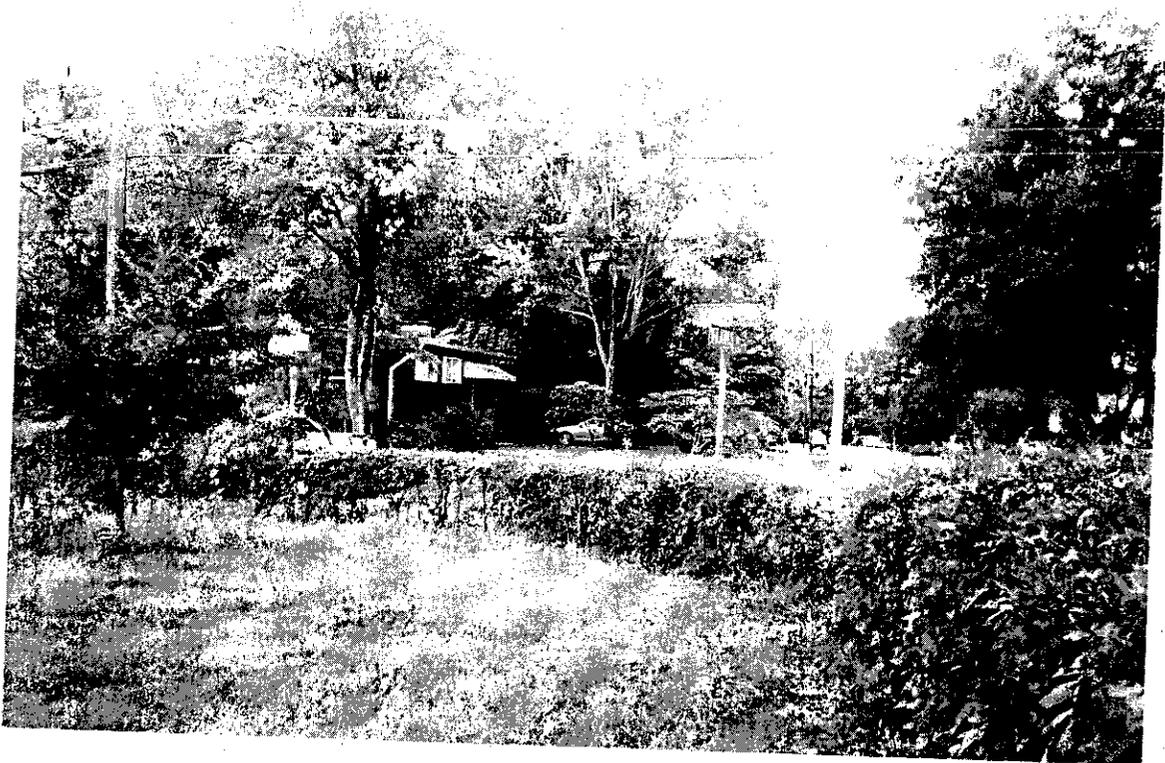


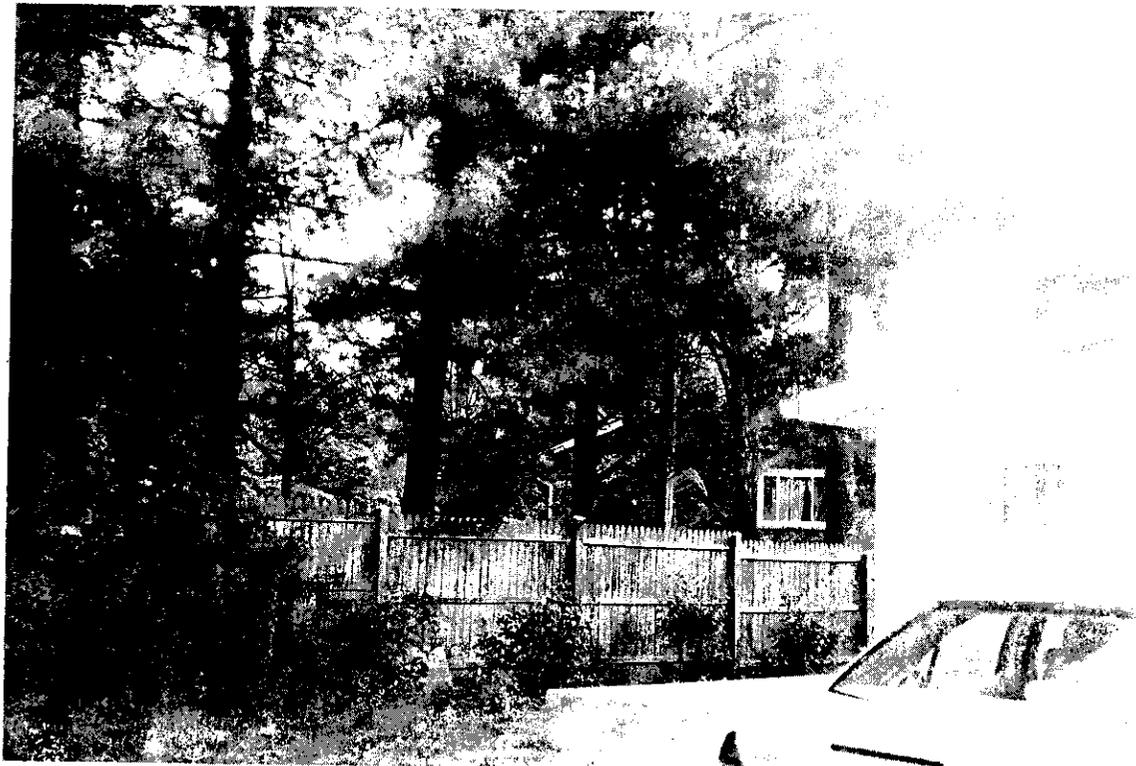


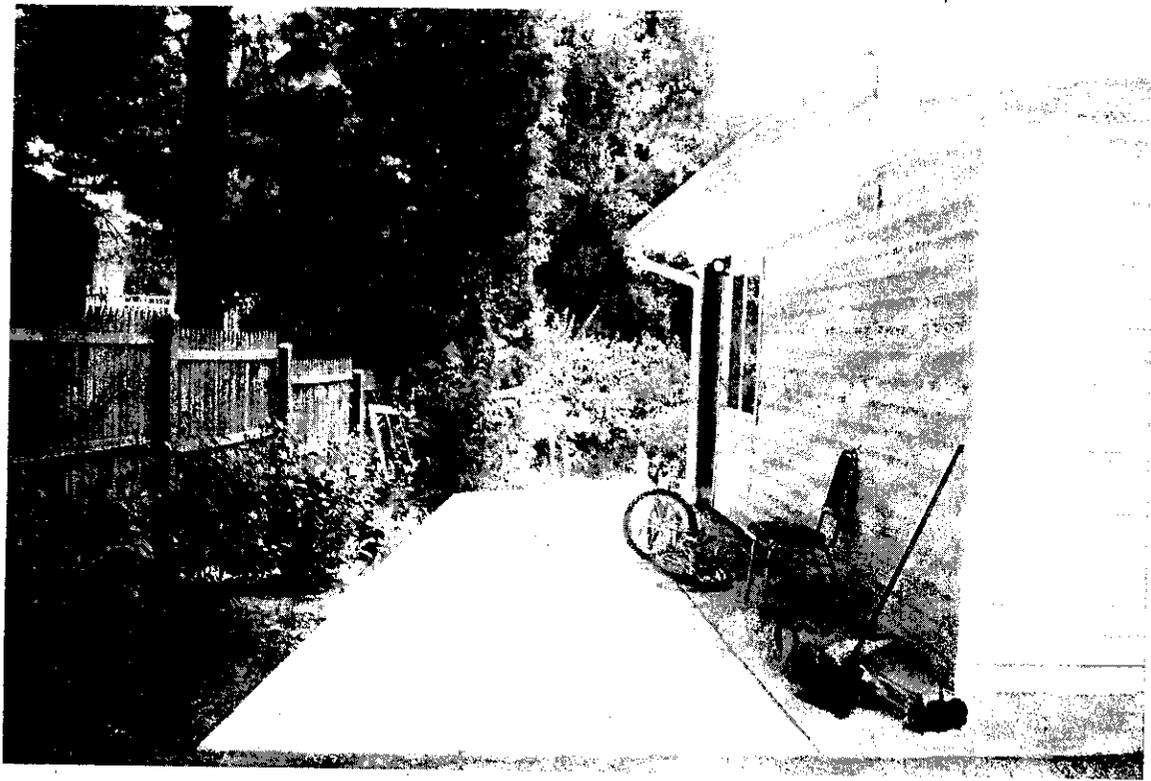














## DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of an amendment to a previously approved special permit for an accessory dwelling unit located within a portion of the existing dwelling to permit a modification of development conditions. Specifically, to permit the deletion of Development Condition #4, which limits the occupancy of the accessory dwelling unit to the applicant's father only.

### Size of Principal

**Dwelling:** 2,012 square feet (above ground floor area)

### Size of Accessory

**Dwelling Unit:** 696 square feet (34.5%)

**Lot Size:** 13,275 square feet

## LOCATION AND CHARACTER OF THE AREA

### Existing Site Description

The 13,275 square foot corner lot is developed with a two-story, single family detached dwelling which was originally constructed in 1957. Vehicular access is provided via a paved driveway from Wilkins Drive. Parking is provided by the existing driveway as the original garage was converted to the accessory dwelling unit. The house is situated to the far north on the lot. The lot is flat with evergreen trees along portions of the northern and eastern lot lines. A few deciduous trees are scattered throughout the property. The accessory unit has both side and rear entrances.

### Surrounding Area Description

Direction	Use	Zoning
North	Single Family Detached Dwellings	R-3
South	Single Family Detached Dwellings	R-3
East	Single Family Detached Dwellings	R-3
West	Single Family Detached Dwellings	R-3

## BACKGROUND

The site is currently zoned R-3 and developed with a two-story single family detached dwelling constructed in 1957. Tax assessment records indicate an above grade living area of 2,012 square feet. An existing garage was enclosed into living space, of which a building permit and final inspections were approved for the enclosure. Subsequent to the approval, a kitchen was constructed within the space. A Notice of Violation (NOV) was issued on August 3, 2009, for an accessory dwelling unit.

On January 6, 2010, the Board of Zoning Appeals approved SP 2009-MA-097 to permit the accessory dwelling unit to remain subject to approved development conditions. A copy of the approved Resolution and plat are included as Appendix 4. During the original public hearing, testimony was provided by neighbors in opposition regarding excessive vehicles parked in the neighborhood. The applicant testified that the vehicles were routinely parked on Wilkins Drive by residents of the nearby apartment complex and were not from the occupants of his home. The applicant stated that the accessory dwelling unit would be occupied by his elderly father, who did not drive and the BZA imposed a specific development condition restricting the occupant of the accessory dwelling unit to the applicant's father, Mr. Abdul Khan.

In November 2010, a complaint was reported to the Department of Code Compliance (DCC) for multiple dwellings on the application site. Subsequent to an inspection, the inspector, not realizing the special permit was approved specifically for the applicant's father only, closed the complaint noting that it was unfounded since an accessory dwelling unit application had been approved and a member of the applicant's family was residing within the space (however the family member was not the applicant's father.)

In June 2011, another complaint was reported to DCC for the same reason. On July 11, 2011, an NOV was issued to the applicant subject to a July 6, 2011 inspection, which revealed that the applicant was in violation of Development Condition #4 since subsequent to the special permit approval Mr. Abdul Khan had passed away, and the applicant permitted other family members to reside within the accessory dwelling unit. A copy of the NOV is attached as Appendix 5. According to the inspector, during his inspection he was informed by the occupants of the accessory dwelling unit that it was occupied by the applicant's sister-in-law, her husband and their four children.

Development Condition #5 required all applicable permits and final inspections for the accessory dwelling unit including the kitchen components to be obtained and approved. On January 25, 2010, the applicant obtained a permit, a copy of which is attached as Appendix 6; however, according to County records he did not receive the required final inspections for the kitchen components. Subsequent to the submission of this application, the applicant pursued final inspections and obtained those approvals on April 10, 2012, as shown in the Fairfax Inspections Database Online (FIDO), a copy of which is attached as Appendix 7.

As required by Development Condition #7, the applicant relocated the front door of the accessory unit to the north side of the home and retained the back entrance; therefore, this condition has been satisfied.

Development Condition #8 has also been satisfied as the applicant planted multiple rose bushes in front of the dwelling as well as small trees along the new entrance of the accessory dwelling unit on the north side of the dwelling and placed potted plants alongside the front of the driveway.

Development Condition #9 has also been satisfied since approval of the original special permit request and therefore if the Board chooses to approve the application the above mentioned conditions have been removed from the Proposed Development Conditions contained in Appendix 1 of this staff report.

## **COMPREHENSIVE PLAN PROVISIONS**

**Plan Area:** Bailey's Planning District; Area I  
**Planning Sector:** Glenn Forest Community Planning Sector (B2)  
**Plan Map:** Residential Development

## **ANALYSIS**

### **Special Permit Plat (Copy at front of staff report)**

**Title of SP Plat:** House Location Survey, Lot 24, Aura Heights  
**Prepared By:** Paul A. Garcia, Land Surveyor, dated October 11, 2003, revised and signed September 3, 2009

### **Proposed Use**

The applicant is requesting approval of a special permit amendment to modify the adopted development conditions to permit the accessory dwelling unit to remain and to delete Development Condition 4. The accessory unit is proposed to remain at 695.72 square feet, or 34.5% of the total size of the home which is 2,012 square feet. The accessory unit consists of one bedroom, a living room, bathroom and a full eat-in kitchen. The unit also has its own private entrances from the side of the dwelling as well as the rear. The dwelling has a one car width driveway which can accommodate a maximum of two vehicles.

The applicant now proposes to have his father-in-law reside within the unit. The applicant is not 55 years of age or older; however, according to him his father-in-law is 62 years of age and currently resides within the accessory dwelling unit along with the applicant's sister who helps provide daily care.

## **ZONING ORDINANCE PROVISIONS**

The existing single family dwelling with accessory dwelling unit on site currently meets all bulk regulations for the R-3 Zoning District except for the northern side of the dwelling. A minimum yard of 12 feet is required; the yard is 11.4 feet. An administrative reduction was granted on November 3, 2009, by the Zoning Administration Division.

### **Special Permit Requirements**

General Special Permit Standards (Sect. 8-006)  
Group Standards for All Group 9 Uses (Sect. 8-903)  
Additional Standards for Accessory Dwelling Units (Sect. 8-918)

### **Summary of Zoning Ordinance Provisions**

This special permit is subject to Sects. 8-006, 8-903 and 8-918 of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 8. Subject to development conditions, the special permit must meet these standards.

Sect. 8-006, Standards 1, 2, 3 and 7 require, among other things, that the use be in harmony with the adopted Comprehensive Plan, in harmony with the general purpose and intent of the zoning district regulations, be harmonious with and not adversely affect the use or development of neighboring properties and that adequate parking be provided to serve the use. Sect. 8-918, Standard 7 also requires that the BZA review all existing and/or proposed parking to determine if parking is sufficient to meet the needs of the principal and accessory dwelling units.

The complaints noted previously in this report center around multiple occupancy issues on site, with multiple families entering and exiting both the principal and accessory dwellings. The applicant has indicated to staff that he resides in the principal dwelling with his wife and their four children, and rents space within his basement to two female tenants and their two children. In addition his father-in-law and his sister reside within the accessory dwelling unit. The applicant's sister-in-law, her husband and their four children, who were residing within the accessory dwelling unit at the time of the initial inspection in July 2011, currently reside within the principal dwelling as well. This information was verified by a site visit conducted on May 10, 2012, by DCC staff. The applicant does indicate that his sister-in-law and her family will be moving out of the home once the school year ends. During the site visit by DCC staff, the inspector noted that the accessory dwelling unit contained bunk beds within the bedroom space along with a queen size bed, although supposedly it is occupied by the applicant's father-in-law and sister.

Sect. 8-918, Standard 7 states:

- “C. The accessory dwelling unit may be occupied by not more than two (2) persons not necessarily related by blood or marriage. The principal single family dwelling unit *may be occupied by not more than one (1) of the following* (emphasis added):
- (1) One (1) family, which consists of one (1) person or two (2) or more persons related by blood or marriage and with any number of natural children, foster children, step children or adopted children.
  - (2) A group of not more than four (4) persons not necessarily related by blood or marriage.”

Based on this Standard, the applicant cannot continue to have both the space for the accessory dwelling unit and renters within the principal dwelling unit, in addition to family members.

Additionally, since acceptance of this amendment application, staff has received complaints about multiple cars parked in and around the applicant's property, with up to 12 vehicles at a time. The applicant admits that he has a car and each of his two renters have cars. Given that the property only provides for a one car width driveway which is able to accommodate a maximum of two vehicles, it appears that adequate on-site parking cannot be provided, especially given the amount of related and non-related people who currently reside within the principal and accessory dwelling units.

Staff discussed in detail the requirements set forth in Sect. 8-918 of the Zoning Ordinance with the applicant and informed him of the existing violations on the site. Specifically, that the accessory dwelling unit cannot be occupied by more than two people, that either the occupant of the principal dwelling, or the accessory dwelling must be 55 years of age or older or permanently or totally disabled, and that he cannot have both renters in the main dwelling and an accessory dwelling unit. Additionally, staff has explained to the applicant that all vehicles associated with the use must be parked within the application property. The applicant has indicated verbally to staff his compliance with these requirements and insists that the accessory dwelling unit will be occupied by his father-in-law, who is over the age of 55.

Based on the issues discussed above, staff does not believe that all applicable standards for the accessory dwelling unit as outlined in Sects. 8-006, 8-903 and 8-918, and the currently approved development conditions are being met, nor that they can or will be met. Specifically, according to the applicant he has at least eight adults residing between the two dwelling units even after receiving an NOV and having verbally been told he is in violation. The site can only accommodate a maximum of two vehicles; therefore, adequate parking cannot be established on the application.

## **CONCLUSTIONS AND RECOMMENDATIONS**

For the reasons outlined above, staff recommends denial of SPA 2009-MA-097.

If it is the intent of the Board to approve this application, staff recommends the adoption of the proposed development conditions contained in Appendix 1 of this staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

## **APPENDICES**

1. Proposed Development Conditions with Attachment 1
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Approved Resolution and Plat for SP 2009-MA-097
5. Notice of Violation
6. Building Permit History
7. Fairfax Inspections Database Online
8. Applicable Zoning Ordinance Provisions

**PROPOSED DEVELOPMENT CONDITIONS****SPA 2009-MA-097****May 16, 2012**

If it is the intent of the Board of Zoning Appeals to approve SPA 2009-MA-097 located at Tax Map 61-1 ((13)) 24, to permit an accessory dwelling unit under Section 8-918 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

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.
- ~~4.~~ 2. This approval for the accessory dwelling unit is granted to the applicant only, Iftikhar Khan, and is not transferable without further action of this Board, and is for the location indicated on the application, 3321 Wilkins Drive, Falls Church, 22041 (13,275 square feet), and is not transferable to other land.\*
- ~~2.~~ 3. This special permit is granted only for the purposes, structures and/or uses indicated on the house location survey plat prepared by Paul A. Garcia, Land Surveyor, dated October 11, 2003, signed September 3, 2009, as qualified by these development conditions.\*
- ~~3.~~ 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.\*
- ~~4.~~ The occupant of the accessory dwelling unit shall be limited to the applicant's father, Mr. Abdul Khan.
- ~~5.~~ All applicable permits and final inspections for the accessory dwelling unit, including the kitchen, shall be approved prior to occupancy of the unit.
5. The occupant(s) 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 occupants of the accessory dwelling unit shall be limited to the applicant's immediate family members only.

7. The accessory dwelling unit shall contain a maximum of 696 square feet with a maximum of one bedroom and a maximum of two people as depicted on the floor plan included as Attachment 1 to these conditions.\*
- ~~7. Outside access to the accessory dwelling unit shall be provided only through the rear entrance. Within 60 days of approval of this special permit, the existing front entrance shall be removed and the door replaced with materials consistent with the existing unit's exterior. The applicant may provide an entrance on the north side of the accessory dwelling unit.~~
- ~~8. As soon as reasonable based on weather conditions, foundation plantings consisting of evergreen shrubs and evergreen and/or deciduous trees shall be installed along the front foundation of the house, including the accessory unit.~~
- ~~9. Within 60 days of approval of this special permit, the outdoor storage shall be brought into compliance with the Zoning Ordinance as determined by the Zoning Inspector.~~
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 structure 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. Parking shall be provided on site as shown on the special permit plat.\*

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, six (6) 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.

ADDITION TO  
MR. IFTIKHAR  
RESIDENCE

DESIGNER

CONTRACTOR

COVER  
FLOOR & ROOF

**CODE ANALYSIS:**

PROPERTY LOCATION: 9922 WELLES DR. FALLS CHURCH VA 22041  
 LEGAL DESCRIPTION: ABA W/PHOTOS LOT 2A  
 EXISTING OF WORK: DEMOLISHED EX. GARAGE & 1 STORY WEST SIDE ADDITION TO EX. HOUSE  
 USE GROUP: R9  
 APPLICABLE CODES: REC 2006  
 APPOINTMENT AREA: 700 SF.

**DRAWING INDEX:**

A-1 COVER SHEET EX. NEW FLOOR PLAN  
 A-2 DEMOLITION & SECTIONS STRUCTURAL PLAN

**GENERAL NOTES:**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPROVING THE AREA OF WORK TO COMPLY WITH ALL REQUIREMENTS OF THE CONTRACTOR'S PROJECT TO BE SUBMITTED TO THE CITY OF FALLS CHURCH FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.
- THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.
- THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.
- ALL CONNECTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE LOCAL AND NATIONAL CODES AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.
- ALL SUB-COMPONENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.
- ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.
- FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF THE FURNISHED PRODUCTS.
- MANUFACTURER'S WARRANTY AND LIMITATION ON PRODUCT WARRANTIES DOES NOT RELIEVE THE CONTRACTOR OF THE WARRANTY ON THE WORK SHOWN IN THIS DRAWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.
- THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.

**CONSTRUCTION NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FALLS CHURCH AND THE STATE OF VIRGINIA.
- PROVIDE REINFORCING STEEL AT EXTERIOR DOORS AS REQUIRED.
- CONCRETE DOOR THRESHOLD SHALL BE WITH DOOR BUSH AND WITH MULTIPURPOSE THRESHOLD.
- PROVIDE 1" HEIGHT OF 3" JOISTS FOR JAIL. PROVIDE 6" JOISTS FOR JAIL FOR DOORS OVER 7'-0" WIDE.
- JOIST BRACKET ALONG THE ENTIRE FRAME PERIMETER OF ALL EXTERIOR AND INTERIOR DOOR FRAMES SHALL BE APPLIED TO THE JOIST AND SHOULD NOT BE LOCATED AT THE JOIST JOINT.
- ALL DOORS SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. ALL DOORS SHALL COMPLY WITH REC 2006.

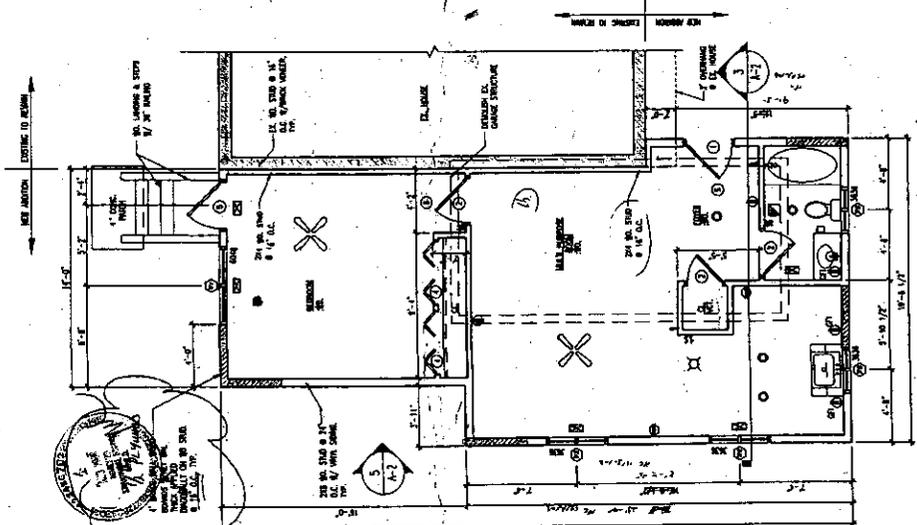
**DEMOLITION NOTES:**

- CONTRACTOR SHALL DEMOLISH AND CAP ALL EXISTING UTILITIES AT THE EXISTING GARAGE.
- ALL GROUND MATERIAL AND CONSTRUCTION DEBRIS SHOULD BE HAULAWAY FROM THE SITE.

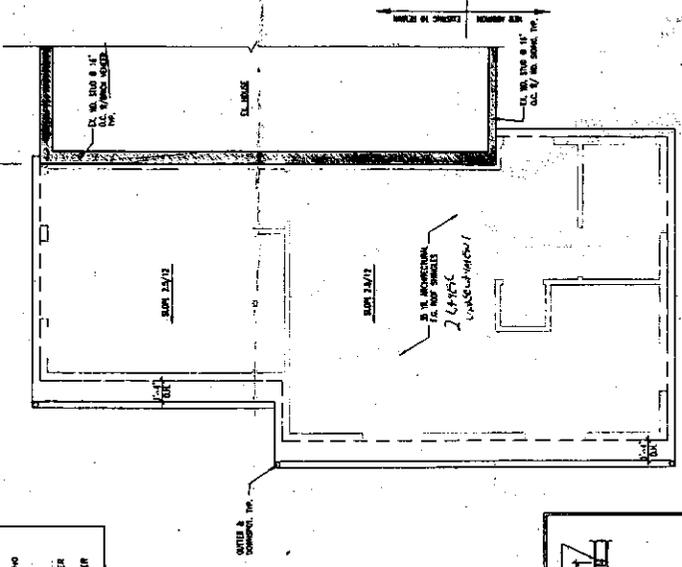
**SYMBOLS:**

EXISTING WALL TO REMAIN	NEW 8" STUD WALL
RECESSED LIGHT	POWER OUTLET
SWITCH	SINGLE DETECTOR
SMALL MOUNT LIGHTING	PENDANT LIGHTING
SUPPLY AIR REGISTER	RETURN AIR REGISTER

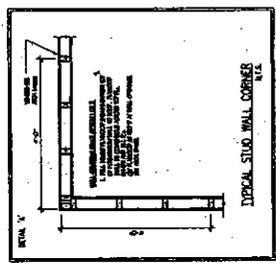
PROJECT:  
ADDITION TO MR. IFTIKHAR RESIDENCE



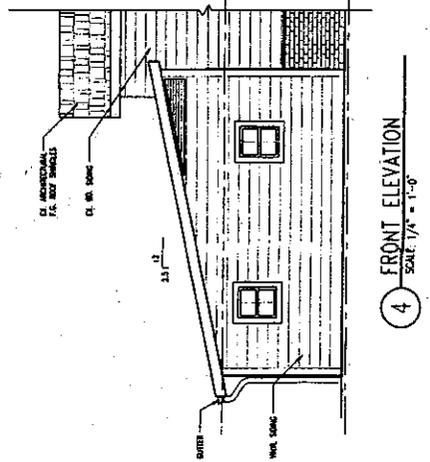
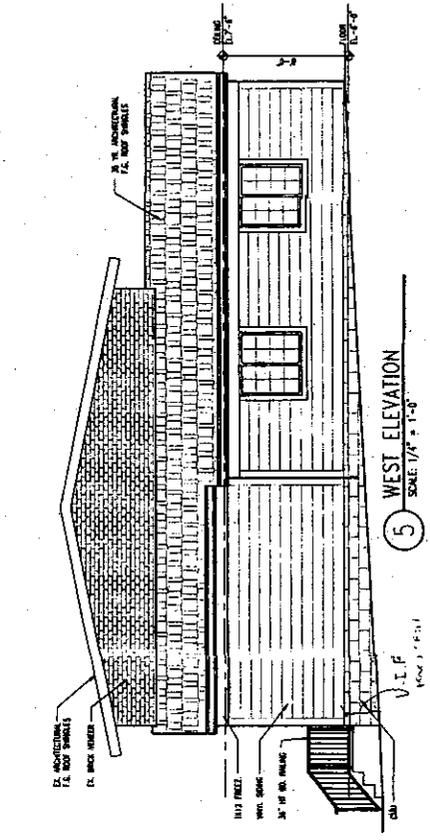
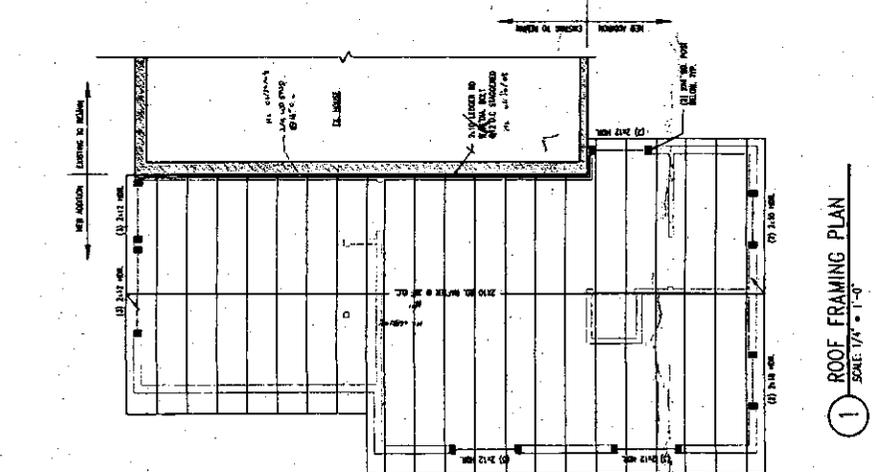
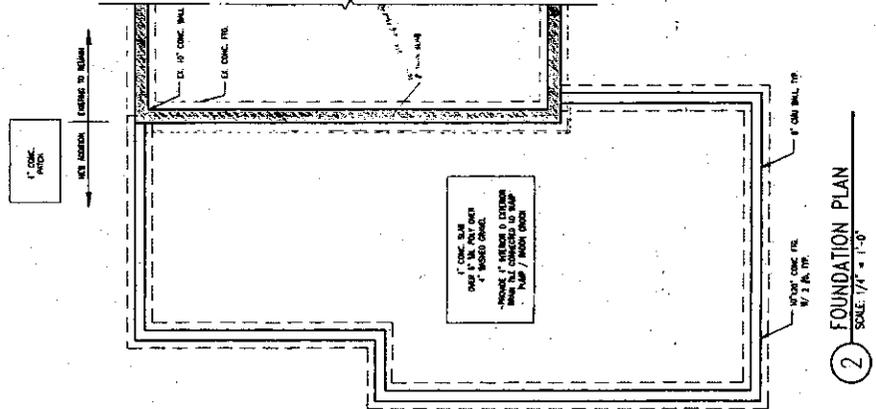
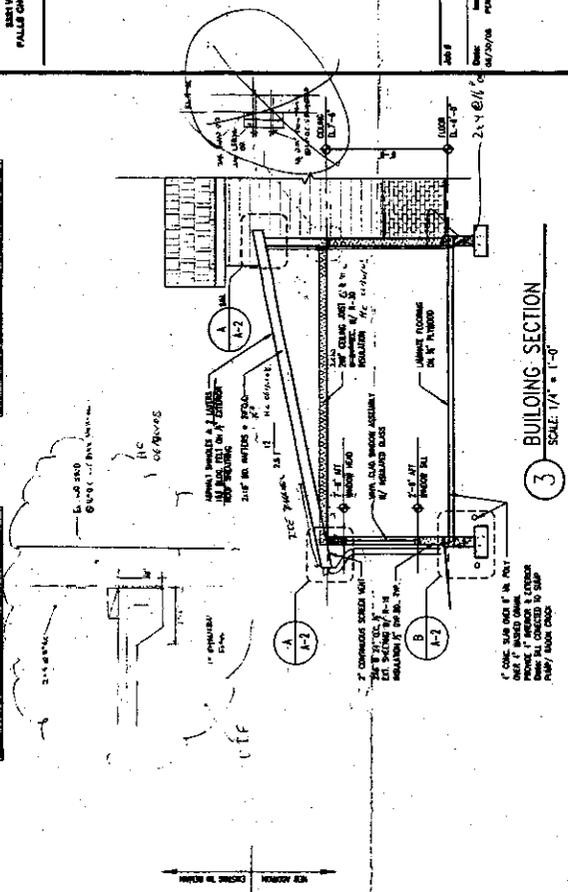
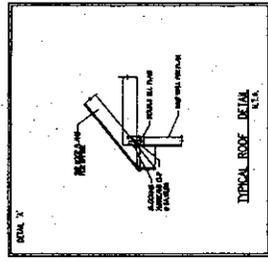
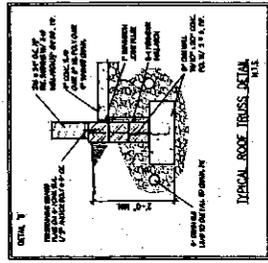
1 EX/NEW FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



TYPICAL STUD WALL CORNER  
SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE				INFORMATION	
NO.	COUNT	FRAME S.D.	TYPE	NO.	INFO.
1	1	4'-0"	DH	1	WD/ 6\"/>
2	2	4'-0"	DH	2	WD/ 6\"/>
3	2	3'-0"	DH	3	WD/ 6\"/>

DOOR SCHEDULE				REMARKS	
NO.	TYPE	MAT	COUNT	TYPE	EXT.
1	6'-0"	6'-0"	1	HD	0
2	2'-0"	6'-0"	2	HD	0
3	2'-0"	6'-0"	1	HD	0
4	4'-0"	6'-0"	2	HD	0
5	3'-0"	6'-0"	1	HD	0

Application No.(s): SPA 2009-MA-097  
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9.09.11  
(enter date affidavit is notarized)

I, IFTIKHAR KHAN, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)  applicant  
 applicant's authorized agent listed in Par. 1(a) below

112944

and that, to the best of my knowledge and belief, the following is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
IFTIKHAR KHAN	3321 WILKINS DR FALLS CHURCH VA 22041	<b>APPLICANT</b> <b>TITLE OWNERS</b>

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPA 2009-MA-097

Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 9-09-11  
(enter date affidavit is notarized)

112944

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

**CORPORATION INFORMATION**

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s):

SPA 2009-MA-097

(county-assigned application number(s), to be entered by County Staff)

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 09.09.2011  
(enter date affidavit is notarized)

112944

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

**PARTNERSHIP INFORMATION**

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state, and zip code)

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s):

SPA 2009-MA-097

(county-assigned application number(s), to be entered by County Staff)

Page Four

**SPECIAL PERMIT/VARIANCE AFFIDAVIT**

DATE: 09.09.2011  
(enter date affidavit is notarized)

112944

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

*NONE*

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s):

SPA 2009-MA-097

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 09.09.2011  
(enter date affidavit is notarized)

112944

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

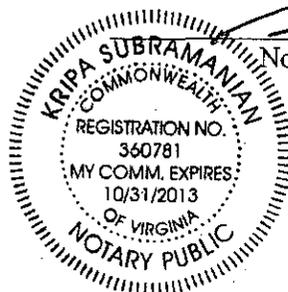
(check one)

[X] Applicant [ ] Applicant's Authorized Agent

IFTIKHAR KHAN / OWNER  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 9th day of Sept 2011, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

My commission expires: Oct 31, 2013



County of Fairfax, Virginia

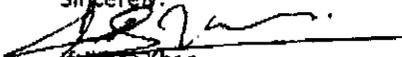
MAR 23 2012

Department of Planning and Zoning

Dear Miss Debbie Hedrick,

I am Iftikhar Khan, Property owner of 3321 Wilkins Dr Falls Church VA 22041. I received a letter from Forest Conservation branch UFMD. According to the letter, I don't have any evergreen plant in front of my house. I want to inform you that I have five roses' plants in front of my main dwelling and five evergreen plants in front door of my accessory unit. I cannot have any plant in front of my accessory unit because the front of accessory unit has concord drive way. I can put there some potting plants only.

Sincerely:

  
Iftikhar Khan

3321 wilkins drive

falls church Va 22041

cell phone # 202-250-4323.

3.23.2012

County of Fairfax, Virginia

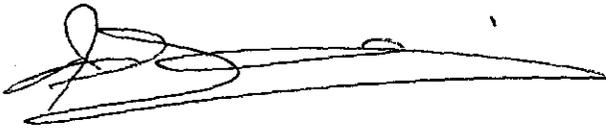
11/04/2011

Department of Planning and Zoning

Dear Sir/Madam,

I am Sftikhar Khan, Property owner of 3321 Wilkins Dr. Falls Church, VA22041. I was approved a Special Permit for accessory dwelling unit for my father on September 3, 2009. My father has now passed away. Please give me a waiver for a floor plan and to use a previous plot I do not store any hazardous or toxic substances.

Sincerely,



Sftikhar Khan

202-250-4323

File = SP2011-0233

RECEIVED  
Department of Planning & Zoning

DEC 28 2011

Zoning Evaluation Division

County of Fairfax, Virginia

11/04/2011

Department of Planning and Zoning

Dear Sir/Madam,

I am Iftikhar Khan, property owner of 3321 Wilkins Dr. Falls Church, VA 22041. I was approved a special permit for accessory dwelling unit for my father on September 3, 2009. My father has now passed away. Please give me a waiver for a floor plan and to use a previous plot. I conform to the provisions of all applicable ordinances, regulations and adopted standards.

Sincerely,



Iftikhar Khan

202-250-4323

File: SP 2011-0233

RECEIVED  
Department of Planning & Zoning

DEC 28 2011

Zoning Evaluation Division

RECEIVED  
Department of Planning & Zoning  
NOV 01 2011  
Zoning Evaluation Division

County of Fairfax, Virginia  
Department of planning and zoning

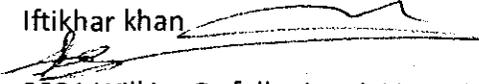
Date: 10/27/11

Dear Sir/Madam,

I am Iftikhar khan property owner of 3321 Wilkins Dr Falls Church VA 22041. I was approved a special permit for an accessory dwelling unit for my father on sept3, 2009. Please give me wavier for floor plan to use previous.

Sincerely,

Iftikhar khan

  
3321 Wilkins Dr falls church VA 22041

Ph# 202-250-4323.

County of Fairfax, Virginia

Department of planning and zoning

RECEIVED  
Department of Planning & Zoning  
NOV 01 2011  
Zoning Evaluation Division

Date: 10/27/11

Dear Sir/Madam,

I am Iftikhar khan property owner of 3321 Wilkins Dr Falls Church Va 22041. I was approved a special permit for an accessory dwelling unit for my father on sept3, 2009. Now my father is passed away, but I still want to keep that accessory dwelling unit for my family member .My father in law needs an accessory dwelling unit to live. Please approve me for special permit. I will be very thankful to you.

1. Total area of dwelling 2568.34.
2. Area of accessory is 695.72.
3. Total 3264.06.
4. Percentage is 21.32%.
5. Accessory unit has only one bedroom.
6. I have two parking spaces on site and my father in law does not drive.
7. This accessory dwelling will not constitute sufficient changes to modify or disrupt the predominant character of the neighborhood. In no instance shall the approval of a special permit for an accessory dwelling unit deemed a subdivision of the principal dwelling unit or lot.
8. The accessory dwelling unit shall meet the applicable regulation for building, safety, health, and sanitation.

Sincerely,

  
Iftikhar khan

3321 Wilkins Dr falls church VA 22041

Ph# 202-250-4323.

County of Fairfax, Virginia  
Department of Planning and zoning

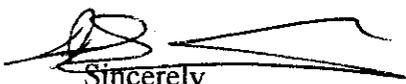
8-01-11

Date:

Dear Sir/Madam

I am Iftikhar Khan, Property's owner of 3321 Wilkins Dr Falls Church VA 22041; I live in the main dwelling with my children and wife. I need special permit for accessory dwelling unit. It is for my father. He is 74 years old, heart patient, and he also has multiple medical problems. He cannot take steps and he needs his own privacy. I converted my carport into an enclose addition on the ground floor; it is best place for my father. Please give me permission to make me second kitchen in my addition. I will be very thankful to you.

1. Total area of dwelling 2568.34
2. area of accessory is 695.72
3. total 3264.06
4. percentage is 21.32%
5. Accessory unit has only one bedroom
6. my father is 74 years old
7. I have two parking spaces on site and my father dose not drive.
8. This accessory dwelling unit will not constitute sufficient change to modify or disrupt the predominant character of the neighborhood. In no instance shall the approval of a special permit for an accessory dwelling unit deemed a subdivision of the principal dwelling unit or lot.
9. The accessory dwelling unit shall meet the applicable regulations for building, safety, health, and sanitation

  
Sincerely,

Iftikhar  
3321 Wilkins Dr falls church Va 22041.  
Ph# 202-250-4323

RECEIVED  
Department of Planning & Zoning

AUG 01 2011

Zoning Evaluation Division

RECEIVED  
Department of Planning & Zoning

Zoning Evaluation Division

County of Fairfax, Virginia

Department of planning and zoning

Date 07/25/11

Dear Sir/Madam,

I am Iftikhar Khan, Property owner of 3321 Wilkins Dr falls church Va 22041. I was approved a special permit for an accessory dwelling unit for my father on sept 3, 2009. Now my father is passed away, but I still want to keep that accessory dwelling unit for my family member only. My father in law needs an accessory dwelling unit to live. Please approve me to the special permit. I will be very thankful to you.

IIC  
10-13-11

Sincerely:

  
Iftikhar Khan

3321 wilkins Dr falls church Va 22041

Ph# 202-250-4323

RECEIVED  
Department of Planning & Zoning

AUG 01 2011

Zoning Evaluation Division

## COUNTY OF FAIRFAX, VIRGINIA

## SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

IFTIKHAR KHAN, SP 2009-MA-097 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 3321 Wilkins Dr. on approx. 13,274 sq. ft. of land zoned R-3. Mason District. Tax Map 61-1 ((13)) 24. 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 6, 2010; and

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

1. The applicant is the owner of the property.
2. The present zoning is R-3.
3. The area of the lot is 13,275 square feet.
4. The applicant has presented testimony indicating compliance with the standards for an accessory dwelling unit under Sect. 8-918 of the Zoning Ordinance.

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. This approval for the accessory dwelling unit is granted to the applicant only, Iftikhar Khan, and is not transferable without further action of this Board, and is for the location indicated on the application, 3321 Wilkins Drive (13,275 square feet), and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the house location survey plat prepared by Paul A. Garcia, Land Surveyor, dated October 11, 2003, signed September 3, 2009, as qualified by these development conditions.
3. 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.
4. The occupant of the accessory dwelling unit shall be limited to the applicant's father, Mr. Abdul Khan.
5. All applicable permits and final inspections for the accessory dwelling unit, including the kitchen and the wood balcony shall be approved prior to occupancy of the unit.

6. The accessory dwelling unit shall contain a maximum of 696 square feet with a maximum of one bedroom as depicted on the floor plan included as Attachment 1 to these conditions.
7. Outside access to the accessory dwelling unit shall be provided through the rear entrance. Within 60 days of approval of this special permit, the existing front entrance shall be removed and the door replaced with materials consistent with the existing unit's exterior. The applicant may provide an entrance on the north side of the accessory dwelling unit.
8. As soon as reasonable based on weather conditions, foundation plantings consisting of evergreen shrubs and evergreen and/or deciduous trees shall be installed along the front foundation of the house, including the accessory unit.
9. Within 60 days of approval of this special permit, the outdoor storage shall be brought into compliance with the Zoning Ordinance as determined by the Zoning Inspector.
10. 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.
11. 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.
12. If the use of the accessory dwelling unit ceases for the applicant's father and/or the property is sold or otherwise conveyed, the accessory structure 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.
13. Parking shall be provided on site as shown on the special permit plat.

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, six (6) 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 5-0. Mr. Hammack and Ms. Gibb were absent from the meeting.

NOV 9 2009

SPECIAL PERMIT &  
VARIANCE BRANCH

PROJECT:  
ADDITION TO MR. IFTIKHAR RESIDENCE

**A&I**  
Design

ADDITION TO  
MR. IFTIKHAR  
RESIDENCE

**SYMBOLS**

○	Existing wall to remain
○	New wall to remain
○	Demolished wall
○	Point marker
○	Survey marker
○	Small window opening
○	Point marker
○	Survey marker
○	Survey marker

**CONSTRUCTION NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**DENOLITION NOTES**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).

**PROPERTY INFORMATION**

593 WILSON DR.  
FALLS CHURCH VA 22048  
LOT 2A

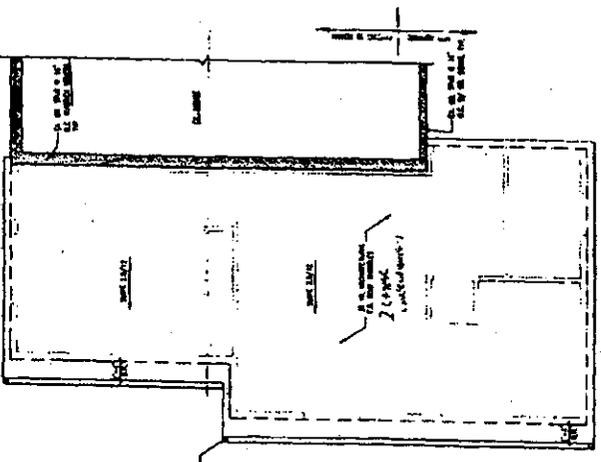
**LEGAL DESCRIPTION**

REMOVAL OF EX. DRIVE  
1.1 ACRES ±, S.W. 1/4 SEC. 16, T. 10 N., R. 10 W., S. 10 E., DISTRICT OF FREDERICKSBURG

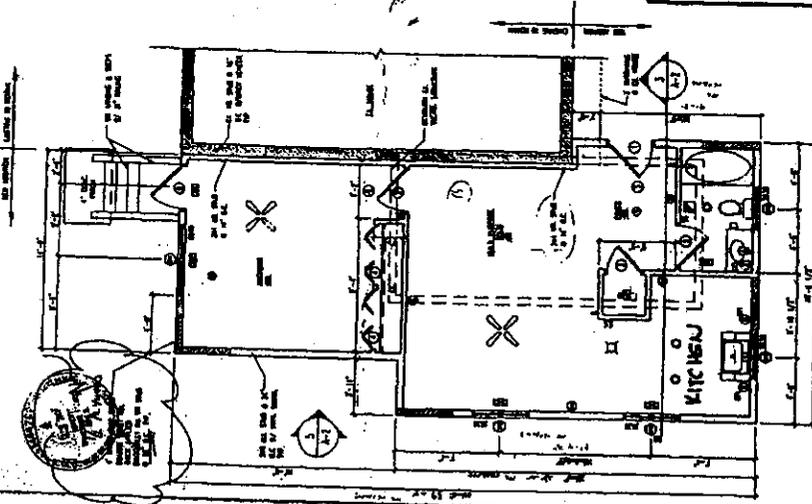
**USE GROUP** R-1  
**APPLICABLE CODES** IRC 2006  
**APPROX. AREA** 700 SQ. FT.

**DRAWING NOTES**

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC).



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"

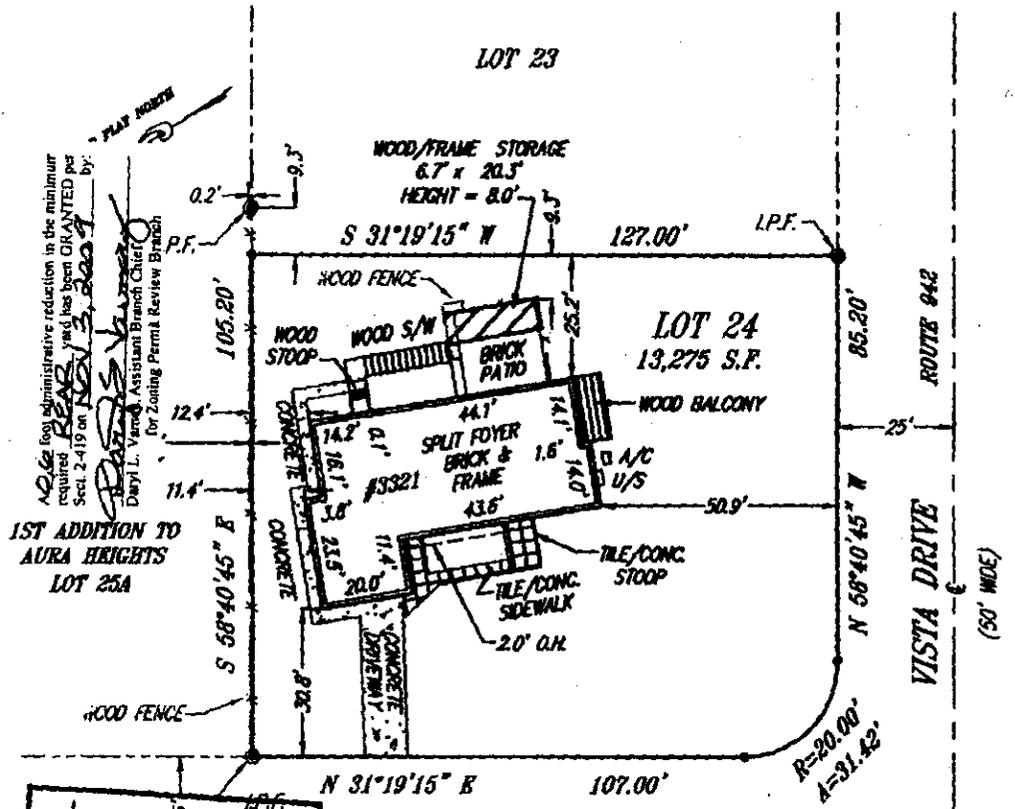


1 EX/NEW FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**NOTES**

NO TITLE REPORT FURNISHED; SUCH REPORT MAY REFLECT ADDITIONAL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THIS PROPERTY.

THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND / OR OTHER IMPROVEMENTS.



NO fee administrative reduction in the minimum required. **PEARSON** has been GRANTED per Sect. 2-419 on **NOV 5, 2009** by **Daryl L. Vance, Assistant Branch Chief** for Zoning Permit Review Branch.

1ST ADDITION TO AURA HEIGHTS LOT 25A

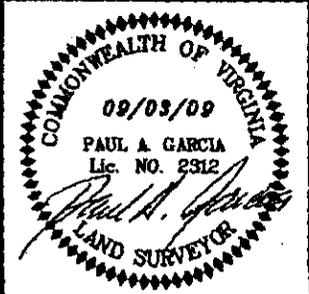
Application No. **SP 2009-MA-097**  
*Approved*  
*John J. Miller*  
 Chairman, Board of Zoning Appeals

**WILKINS DRIVE ROUTE 1922**  
 (50' WIDE)

**HOUSE LOCATION SURVEY**  
**LOT 24**  
**AURA HEIGHTS**  
 (DB. 1216, PG. 219)  
**MASON MAGISTERIAL DISTRICT**  
**FAIRFAX COUNTY, VIRGINIA**

RECEIVED  
 Department of Planning & Zoning  
**OCT 05 2009**  
 Zoning Evaluation Division

**Paul A. Garcia**  
 LAND SURVEYOR  
 6131 SHERBORN LANE  
 SPRINGFIELD, VIRGINIA 22158-1632  
 PHONE: 703-866-0844 FAX: 703-866-9946



DATE: 10/11/03  
 SCALE: 1" = 30'  
 OWNER: IFTIKHAR KHAN  
 DB. 15294  
 PG. 0084

LEGEND L.P.F. = IRON PIPE FOUND  
 O.H. = OVERHANG  
 A/C = AIR CONDITIONER  
 C/S = CONCRETE STOOP  
 O = SANITARY CLEANOUT  
 E = CENTERLINE  
 CONC. = CONCRETE  
 U/S = UTILITY SERVICES  
 S/W = SIDEWALK



# County of Fairfax, Virginia

AUG 01 2011

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County.

Zoning Evaluation Division

## NOTICE OF VIOLATION

**DATE OF ISSUANCE:** July 11, 2011

### SHERIFF'S LETTER

**CASE #:** 201103841 **SR#:** 72924

**SERVE:** Iftikhar Khan  
3321 Wilkins Drive  
Falls Church, Virginia 22041

**LOCATION OF VIOLATION** 3321 Wilkins Drive  
Falls Church, Virginia 22041-1719  
Tax Map #: 61-1 ((13)) 24  
Zoning District: R-3

Dear Property Owner:

An inspection of the above referenced property on July 06, 2011 revealed the following violations of the Fairfax County Zoning Ordinance.

On September 3, 2009 the Board of Zoning Appeals approved a Special Permit for the property located at 3321 Wilkins Drive Falls Church, Virginia 22041 for an accessory dwelling unit. The special permit was granted subject to a number of development conditions. The owner is violating condition #4 of the Special Permit, SP 2009- MA-097 which states the occupant of the accessory dwelling unit shall be limited to the applicant's father, Mr. Abdul Khan. The owner of the property Iftikhar Khan is allowing his sister in-law, her husband and their children to live in the accessory dwelling unit.

Violation: SPECIAL PERMIT CONDITIONS

8-004 Status of Special Permit Uses;

2. Once established, the use shall be conducted in substantial conformance with the permit, any conditions or restrictions imposed by the BZA, and all other requirements of this Ordinance. Except as may be permitted under Paragraphs 3 and 4 below, no use shall be enlarged, expanded, increased in intensity or relocated and no condition of the special permit shall be modified unless

---

Department of Code Compliance  
12055 Government Center Parkway, Suite 1016  
Fairfax, Virginia 22035-5508  
Phone 703-324-1300 FAX 703-324-9346  
[www.fairfaxcounty.gov/code](http://www.fairfaxcounty.gov/code)

Iftikhar Khan

July 11, 2011

Page 2

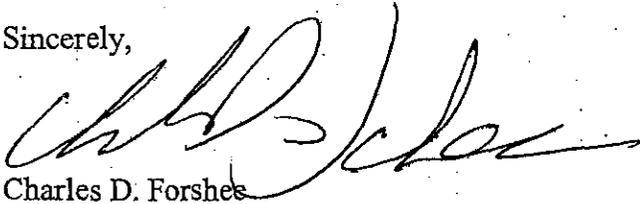
an application is made and approved for an amendment to the special permit in accordance with Sect. 014 below or a new special permit is approved.

A follow-up inspection will be made at the expiration of the time period outlined in this Notice. Failure to comply with the Notice will result in the initiation of appropriate legal action to gain compliance with the Zoning Ordinance.

You may have the right to appeal this Notice of Zoning Violation within thirty (30) days of the date of this letter in accordance with Sec. 15.2-2311 of the Code of Virginia. This decision shall be final and unappealable if it is not appealed within such thirty (30) days. Should you choose to appeal, the appeal must be filed with the Zoning Administrator and the Board of Zoning Appeals (BZA) in accordance with Part 3 of Article 18 of the Fairfax County Zoning Ordinance. Those provisions require the submission of an application form, a written statement setting forth the decision being appealed, the date of decision, the grounds for the appeal, how the appellant is an aggrieved party and any other information that you may wish to submit and a \$600.00 filing fee. Once an appeal application is accepted, it will be scheduled for public hearing and decision before the BZA.

Should you have any questions or need additional information, please do not hesitate to contact me at (703)324-1348 or 703-324-1300.

Sincerely,



Charles D. Forshee  
Code Compliance Investigator

CDF/

**BUILDING PERMIT APPLICATION**

FAIRFAX COUNTY GOVERNMENT  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504  
 Telephone: 703-222-0801  
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # 100250046

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)  
 OR VISIT US ON THE WEB AT  
[http://www.fairfaxcounty.gov/ismet/inspection\\_sched.asp](http://www.fairfaxcounty.gov/ismet/inspection_sched.asp)

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

**JOB LOCATION**

ADDRESS 3321 WILKINS DR  
 LOT # 24 BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION Aura Heights  
 TENANT'S NAME \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**OWNER INFORMATION** OWNER  TENANT

NAME IFTIKHAR KHAN  
 ADDRESS 3321 WILKINS DR  
 CITY FALLS CHURCH STATE VA ZIP 22041  
 TELEPHONE 703-250-4323  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**CONTRACTOR INFORMATION** SAME AS OWNER

CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPOL # \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**APPLICANT**

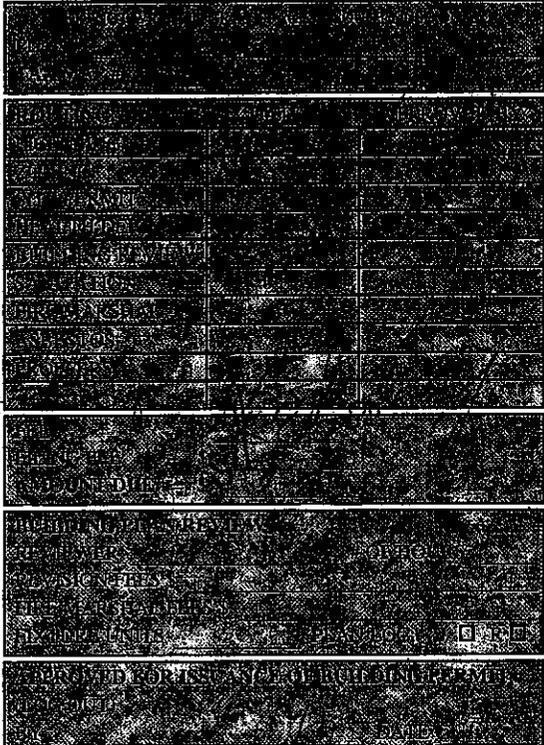
NAME IFTIKHAR KHAN  
 ADDRESS 3321 WILKINS DR  
 CITY FALLS CHURCH STATE VA ZIP 22041  
 TELEPHONE 703-250-4323  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

**DESCRIPTION OF WORK**

ADDITIONAL UNIT  
on main level

**HOUSE TYPE**

ESTIMATED COST OF CONSTRUCTION 4000-  
 USE GROUP OF BUILDING \_\_\_\_\_  
 TYPE OF CONSTRUCTION \_\_\_\_\_  
 DESIGNATED MECHANICS' LIEN AGENT  
 (Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 NONE DESIGNATED  PHONE \_\_\_\_\_



**ZONING REVIEW**

USE SFD  
 ZONING DISTRICT R-3 HISTORICAL DISTRICT N/A  
 ZONING CASE # SP 2009-MA-097  
 GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_

YARDS:	GARAGE	1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	
FRONT	OPTIONS	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>			
FRONT	REMARKS	<u>Adding</u>						
L SIDE		<u>Second kitchen to</u>						
R SIDE		<u>main floor per plans</u>						
REAR								

REMARKS Will result in accessory dwelling unit. That unit may only be occupied by Mr. Abdul Khan.

In addition, must comply with all other limitation of the Special Permit SP 2009-MA-097.  
\* Need signature in ZEP block above from \*Danny Forshae or other inspector or supervisor. Want to make absolutely sure that there are no violations from the Special Permit won't resolve.

Any and all information and/or stamps on the reverse side of this form are part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent \_\_\_\_\_ Date 1-25-10

Printed Name and Title \_\_\_\_\_  
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

**NOTARIZATION (if required)**

State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_, to-wit: I, \_\_\_\_\_

Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

(Notary Signature)

# BUILDING PERMIT APPLICATION

FAIRFAX COUNTY GOVERNMENT  
 PERMIT APPLICATION CENTER  
 12055 Government Center Parkway, 2nd Floor  
 Fairfax, Virginia 22035-5504  
 Telephone: 703-222-0801  
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # 81820105

FOR INSPECTIONS CALL 703-222-0455 (see back for more information)  
 OR VISIT US ON THE WEB AT  
[http://www.fairfaxcounty.gov/sisnet/inspection\\_sched.asp](http://www.fairfaxcounty.gov/sisnet/inspection_sched.asp)

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN  
 (PLEASE PRINT OR TYPE)

### JOB LOCATION

ADDRESS 3321 Wilkins Dr.  
 LOT # 2A BUILDING \_\_\_\_\_  
 FLOOR \_\_\_\_\_ SUITE \_\_\_\_\_  
 SUBDIVISION Palma Heights  
 TENANT'S NAME \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

### OWNER INFORMATION

OWNER  TENANT   
 NAME Khan Ifaitihar  
 ADDRESS 3321 Wilkins Dr.  
 CITY Falls Church STATE VA ZIP 22041  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

### CONTRACTOR INFORMATION

SAME AS OWNER   
 CONTRACTORS MUST PROVIDE THE FOLLOWING:  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 TELEPHONE \_\_\_\_\_  
 EMAIL \_\_\_\_\_  
 STATE CONTRACTORS LICENSE # \_\_\_\_\_  
 COUNTY BPO# \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

### APPLICANT

NAME Hyun cha  
 ADDRESS 5919 Grandstaff  
 CITY Springfield STATE VA ZIP 22153  
 TELEPHONE 703-997-7937  
 EMAIL \_\_\_\_\_  
 CONTACT ID \_\_\_\_\_

### DESCRIPTION OF WORK

Demolish existing Garage  
Addition to Existing House

### HOUSE TYPE

SED  
 ESTIMATED COST OF CONSTRUCTION 40,000  
 USE GROUP OF BUILDING B5  
 TYPE OF CONSTRUCTION VD

### DESIGNATED MECHANICS' LIEN AGENT

(Residential Construction Only)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 NONE DESIGNATED  PHONE \_\_\_\_\_

This permit is approved with the understanding that the wet bar will not contain permanent cooking facilities and will not be used in conjunction with a bedroom, bathroom and other living space in a manner that would constitute the establishment of a separate dwelling unit.

PLANNING DEPARTMENT  
 PLAN NO. \_\_\_\_\_  
 TAX NO. \_\_\_\_\_

PROPOSING	DATE	APPROVED BY
ENGINEERING		
ZONING		
PERMITS		
HEALTH DEPT.		
BUILDING REVIEW		
SEWERATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE  
 FILING FEE \_\_\_\_\_  
 AMOUNT DUE = \$550

BUILDING PLAN REVIEW  
 REVIEWER \_\_\_\_\_ # OF HOURS \_\_\_\_\_  
 REVISION FEES \$ \_\_\_\_\_  
 FIRE MARSHAL FEES \$ \_\_\_\_\_  
 FIXTURE UNITS \_\_\_\_\_ PLAN EOC

APPROVED FOR ISSUANCE OF BUILDING PERMIT  
 (LOG ONLY)  
 BY \_\_\_\_\_ DATE \_\_\_\_\_

### ZONING REVIEW

USE SED R-3  
 ZONING DISTRICT \_\_\_\_\_ HISTORICAL DISTRICT \_\_\_\_\_  
 ZONING CASE # \_\_\_\_\_  
 GROSS FLOOR AREA OF TENANT SPACE \_\_\_\_\_

YARDS:	GARAGE	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
FRONT <u>30</u>	OPTIONS	YES <input type="checkbox"/>	NO <input type="checkbox"/>	
FRONT <u>nc</u>	REMARKS	<u>Build 40x20</u>		
L SIDE <u>12</u>		<u>one shy road</u>		
R SIDE <u>nc</u>		<u>per plans</u>		
REAR <u>nc</u>				

REMARKS 12.6' tall  
Phot attached  
Corner  
with wet bar  
demolish

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

[Signature] 6/30/08  
 Signature of Owner or Agent Date

Hyun cha  
 Printed Name and Title

(Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

### NOTARIZATION (if required)

State (or territory or district) of \_\_\_\_\_  
 County (or city) of \_\_\_\_\_ to wit: I, \_\_\_\_\_

Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

(Notary Signature)

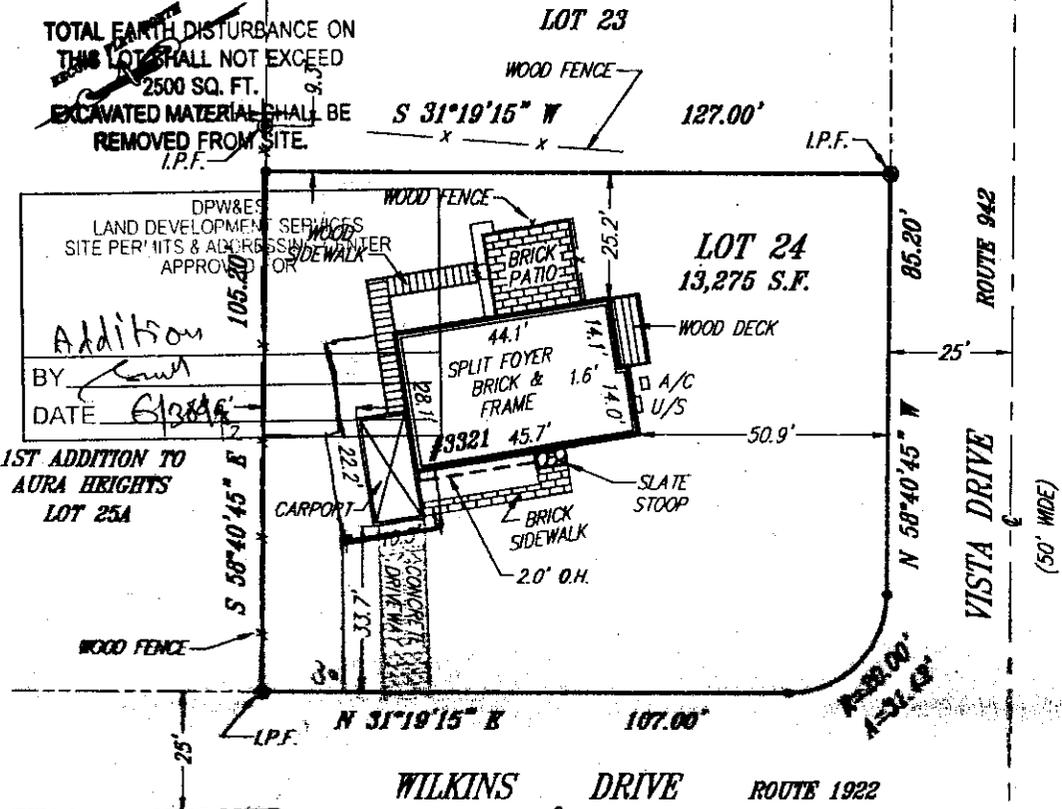
**NOTES**

NO TITLE REPORT FURNISHED; SUCH REPORT MAY REFLECT ADDITIONAL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THIS PROPERTY.

THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND / OR OTHER IMPROVEMENTS.

FOOTINGS AND PIERS MUST BE PLACED ON COMPETENT MATERIAL

TOTAL EARTH DISTURBANCE ON THIS LOT SHALL NOT EXCEED 2500 SQ. FT. EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE.

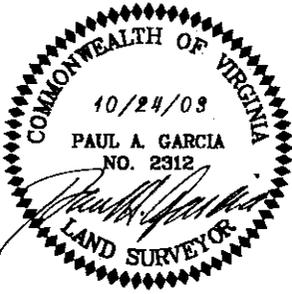


ADDISON  
BY: [Signature]  
DATE: 6/28/03

DPW&ES  
LAND DEVELOPMENT SERVICES  
SITE PERMITS & ADDRESS CENTER  
APPROVED FOR

APPROVED

6-20-03  
[Signature]  
Zoning Administrator



HOUSE LOCATION SURVEY  
LOT 24  
AURA HEIGHTS  
(DB. 1216, PG. 219)  
MASON MAGISTERIAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**Paul A. Garcia**  
LAND SURVEYOR  
6131 SHERBORN LANE  
SPRINGFIELD, VIRGINIA 22152-1632  
PHONE: 703-866-0644 FAX: 703-866-9948



Lewis Settlement Group, Inc.  
8001 Braddock Road, Suite 101-A  
Springfield, VA 22151-0560  
Phone: 703-766-2747  
Fax: 703-425-8300

DATE: 10/11/03

SCALE: 1" = 30'

OWNER: FALAIYE

LEGEND  
I.P.F. = IRON PIPE FOUND  
C/W = CURB/WALK  
A/C = AIR CONDITIONER  
C/S = CONCRETE STOOP  
C.O. = SANITARY CEMENT  
E = CENTERLINE  
D/W = DRIVEWAY  
U/S = UTILITY SERVICES  
W/M = WATER METER



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Web Permits

[homepage](#) > [fairfax inspections database online, fido](#) > dynamic portal

Apply for a Permit

Inspection Status for: 100250054  
 Address: 3321 WILKINS DR  
 Permit Information  
 Permit Status

View Plan Status By

Permit #	Inspections	Inspection #	Scheduled Date	Completed Date	Inspector	Status
Applicant Name						
Address						
Project Name	FINAL INSPECTION	4995523				None
	RES PLUMBING CONCEALMENT INSPECTION	5658484				None
View Review Comments						
View Inspection Status By	FINAL INSPECTION	5656485	04/10/2012	04/10/2012	BRYANT WILKERSON	Passed
Permit #	RES PLUMBING CONCEALMENT INSPECTION	5621385	04/10/2012	04/10/2012	BRYANT WILKERSON	Cancelled
Applicant Name						
Address						
Project Name	RES PLUMBING CONCEALMENT INSPECTION	4995524	02/28/2012	02/28/2012	BRYANT WILKERSON	Failed Detail



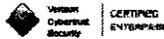
View Permits By

Permit #  
 Applicant Name  
 Address  
 Project Name

Schedule, Modify or Cancel an Inspection

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
 Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
 Official site of the County of Fairfax, Virginia, © Copyright 2011



[Website Survey](#) [Language Translations](#)



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Web Permits

[homepage](#) > [fairfax inspections database online\\_fido](#) > dynamic portal

Apply for a Permit

Inspection Status for: 100250049  
 Address: 3321 WILKINS DR  
 Permit Information  
 Permit Status

View Plan Status By

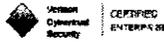
Permit #	Inspections	Inspection #	Scheduled Date	Completed Date	Inspector	Status
Applicant Name						
Address						
Project Name	FINAL INSPECTION	4995520				None
	RES ELECTRICAL CONCEALMENT INSPECTION	5656487				None
View Review Comments						
View Inspection Status By	FINAL INSPECTION	5656488	04/10/2012	04/10/2012	BRYANT WILKERSON	Passed
Permit #	RES ELECTRICAL CONCEALMENT INSPECTION	5621389	04/10/2012	04/10/2012	BRYANT WILKERSON	Cancelled
Applicant Name						
Address						
Project Name	ROUTINE INSPECTION	5645327		03/27/2012	SUSAN WEYANT	Passed
View Permits By	RES ELECTRICAL CONCEALMENT INSPECTION	4995521	02/28/2012	02/28/2012	BRYANT WILKERSON	Failed <a href="#">Detail</a>
Permit #						
Applicant Name						
Address						
Project Name						



Schedule, Modify or Cancel an Inspection

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
 Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
 Official site of the County of Fairfax, Virginia, © Copyright 2011



[Website Survey](#) [Language Translations](#)



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Web Permits

[homepage](#) > [fairfax inspections database online](#) [fido](#) > dynamic portal

Apply for a Permit

Inspection Status for: 100250046  
 Address: 3321 WILKINS DR  
 Permit Information  
 Permit Status

View Plan Status By

Permit #	Inspections	Inspection #	Scheduled Date	Completed Date	Inspector	Status
Applicant Name	FINAL INSPECTION	4995518				None
Address	FINAL INSPECTION	5656482	04/10/2012	04/10/2012	BRYANT WILKERSON	Passed
Project Name	FRAMING INSPECTION	5621387	04/10/2012	04/10/2012	BRYANT WILKERSON	Closed
View Review Comments	FRAMING INSPECTION	5620162	02/28/2012	02/28/2012	BRYANT WILKERSON	Failed Detail
View Inspection Status By						
Permit #						
Applicant Name						
Address						
Project Name						



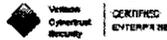
View Permits By

Permit #  
 Applicant Name  
 Address  
 Project Name

Schedule, Modify or Cancel an Inspection

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administration\)](#) | [Directed Inquiries \(County Agencies\)](#)  
 Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
 Official site of the County of Fairfax, Virginia, © Copyright 2011





Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Web Permits

[homepage](#) > [fairfax inspections database online](#), [fido](#) > dynamic portal

Apply for a Permit

Inspection Status Lookup  
For:3321 WILKINS DR

View Plan Status By

► To view Inspection Status:  
1) Select the Permit # from the list.  
2) Click the Permit #.

Permit #

Applicant Name

Address

Project Name

Permit #

Type

Status

Address

Applicant

Description

100250054	PLUMBING/GAS RESIDENTIAL	Final	3321 WILKINS DR	KHAN IFTIKHAR	
100250049	ELECTRIC RESIDENTIAL	Finalized	3321 WILKINS DR	KHAN IFTIKHAR	
100250046	INTERIOR ALT. RESIDENTIAL	Finalized	3321 WILKINS DR	KHAN IFTIKHAR	

View Review Comments

Items 1 Thru 3 of 3

View Inspection Status By

Permit #

Applicant Name

Address

Project Name

View Permits By

Permit #

Applicant Name

Address

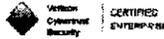
Project Name

Schedule, Modify or Cancel an Inspection



Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia, © Copyright 2011



Website Survey



Language Translations



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Complaints

homepage > fairfax inspections database online\_fido > community complaint inquiry

Submit a Complaint  
Complaint Search

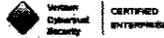
Community Complaints for 3321 Wilkins Dr, Falls Church

Complaint Number	Description	Status	Opened	Closed	Disposition
34734	Unpermitted Addition	Closed	06/12/2008	08/13/2009	Compliance
35005	Overcrowding	Closed	06/16/2008	09/05/2008	Compliance
40892	Sight Distance Obstr	Closed	09/30/2008	12/02/2008	Compliance
41910	Multiple Dwelling	Closed	11/03/2008	11/20/2008	Unfounded (No Problem Found)
44344	Outdoor Storage	Closed	02/25/2009	05/11/2009	Compliance
51869	Sight Distance Obstr	Closed	07/08/2009	03/26/2010	Compliance
66931	Multiple Dwelling	Closed	11/22/2010	12/18/2010	Unfounded (No Problem Found)
72924	Multiple Dwelling	Under Investigation	06/17/2011		

[Back](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7328), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia, © Copyright 2011



[Website Survey](#) [Language Translations](#)



[Home](#) [Living Here](#) [Doing Business](#) [Visiting](#) [Departments & Agencies](#)

Search Site:

**Complaints**

[Submit a Complaint](#)  
[Complaint Search](#)

[homepage](#) > [fairfax inspections database online fido](#) > [community complaint inquiry](#)

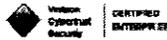
**Community Complaint Result**

<b>Complaint #</b>	34734
<b>Street Address</b>	3321 Wilkins Dr
<b>Magisterial District</b>	Mason
<b>Complaint Description</b>	Unpermitted Addition
<b>Agency</b>	Public Works and Environmental Services
<b>Status</b>	Closed
<b>Opened Date</b>	06/12/2008
<b>Closed Date</b>	08/13/2009
<b>Disposition</b>	Compliance
<b>Inspector Assigned</b>	Francis Miller, 703-324-1937
<b>Notice of Violation and/or Corrective Work Order</b>	Yes
<b>Litigation</b>	No

[Previous](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7328), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia, © Copyright 2011



[Website Survey](#)



[Language Translations](#)



Home Living Here Doing Business Visiting Departments & Agencies

Search Site: [input field]

Complaints

[homepage](#) > [fairfax inspections database online fido](#) > [community complaint inquiry](#)

[Submit a Complaint](#)  
[Complaint Search](#)

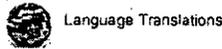
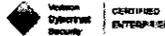
**Community Complaint Result**

<b>Complaint #</b>	35005
<b>Street Address</b>	3321 Wilkins Dr
<b>Magisterial District</b>	Mason
<b>Complaint Description</b>	Ovarcrowding
<b>Agency</b>	Planning and Zoning
<b>Status</b>	Closed
<b>Opened Date</b>	06/16/2008
<b>Closed Date</b>	09/05/2008
<b>Disposition</b>	Compliance
<b>Inspector Assigned</b>	James Ciampini, 703-324-1300
<b>Notice of Violation and/or Corrective Work Order</b>	Yes
<b>Litigation</b>	No

[Previous](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia, © Copyright 2011





Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Complaints

[homepage](#) > [fairfax inspections database online fido](#) > [community complaint inquiry](#)

[Submit a Complaint](#)  
[Complaint Search](#)

**Community Complaint Result**

Complaint #	40892
Street Address	3321 Wilkins Dr
Magisterial District	Mason
Complaint Description	Sight Distance Obstr
Agency	Planning and Zoning
Status	Closed
Opened Date	09/30/2008
Closed Date	12/02/2008
Disposition	Compliance
Inspector Assigned	Peggy Delean, 703-324-1300
Notice of Violation and/or Corrective Work Order	Yes
Litigation	No

[Previous](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia, © Copyright 2011



Website Survey Language Translations



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Complaints

Submit a Complaint  
Complaint Search

[homepage](#) > [fairfax inspections database online](#) | [fido](#) > [community complaint inquiry](#)

Community Complaint Result

Complaint #	41910
Street Address	3321 Wilkins Dr
Magisterial District	Mason
Complaint Description	Multiple Dwelling
Agency	Planning and Zoning
Status	Closed
Opened Date	11/03/2008
Closed Date	11/20/2008
Disposition	Unfounded (No Problem Found)
Inspector Assigned	Peggy Delean, 703-324-1300
Notice of Violation and/or Corrective Work Order	No
Litigation	No

[Previous](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: [County Main Number - 703-FAIRFAX \(783-324-7329\)](#), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
official site of the County of Fairfax, Virginia, © Copyright 2011



Language Translations



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Complaints

homepage > [fairfax inspections database online fido](#) > [community complaint inquiry](#)

Submit a Complaint  
Complaint Search

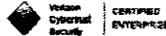
Community Complaint Result

<b>Complaint #</b>	44344
<b>Street Address</b>	3321 Wilkins Dr
<b>Magisterial District</b>	Mason
<b>Complaint Description</b>	Outdoor Storage
<b>Agency</b>	Planning and Zoning
<b>Status</b>	Closed
<b>Opened Date</b>	02/25/2009
<b>Closed Date</b>	05/11/2009
<b>Disposition</b>	Compliance
<b>Inspector Assigned</b>	Danny Forshee, 703-324-1300
<b>Notice of Violation and/or Corrective Work Order</b>	Yes
<b>Litigation</b>	No

[Previous](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia, © Copyright 2011



Website Survey



Language Translations



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Complaints

[homepage](#) > [fairfax inspections database online fido](#) > [community complaint inquiry](#)

[Submit a Complaint](#)  
[Complaint Search](#)

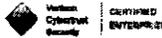
**Community Complaint Result**

<b>Complaint #</b>	51869
<b>Street Address</b>	3321 Wilkins Dr
<b>Magisterial District</b>	Mason
<b>Complaint Description</b>	Sight Distance Obstr
<b>Agency</b>	Planning and Zoning
<b>Status</b>	Closed
<b>Opened Date</b>	07/08/2009
<b>Closed Date</b>	03/26/2010
<b>Disposition</b>	Compliance
<b>Inspector Assigned</b>	Danny Forshee, 703-324-1300
<b>Notice of Violation and/or Corrective Work Order</b>	Yes
<b>Litigation</b>	No

[Previous](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7328), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia, © Copyright 2011



[Website Survey](#) [Language Translations](#)



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Complaints

[homepage](#) > [fairfax inspections database online, fido](#) > [community complaint inquiry](#)

[Submit a Complaint](#)  
[Complaint Search](#)

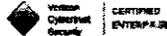
**Community Complaint Result**

<b>Complaint #</b>	66931
<b>Street Address</b>	3321 Wilkins Dr
<b>Magisterial District</b>	Mason
<b>Complaint Description</b>	Multiple Dwelling
<b>Agency</b>	Code Compliance
<b>Status</b>	Closed
<b>Opened Date</b>	11/22/2010
<b>Closed Date</b>	12/18/2010
<b>Disposition</b>	Unfounded (No Problem Found)
<b>Inspector Assigned</b>	Danny Forshee, 703-324-1300
<b>Notice of Violation and/or Corrective Work Order</b>	No
<b>Litigation</b>	No

[Previous](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia, © Copyright 2011



Website Survey



Language Translations



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Complaints

[homepage](#) > [fairfax inspections database online fido](#) > [community complaint inquiry](#)

[Submit a Complaint](#)  
[Complaint Search](#)

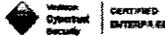
### Community Complaint Result

<b>Complaint #</b>	72924
<b>Street Address</b>	3321 Wilkins Dr
<b>Magisterial District</b>	Mason
<b>Complaint Description</b>	Multiple Dwelling
<b>Agency</b>	Code Compliance
<b>Status</b>	Under Investigation
<b>Opened Date</b>	06/17/2011
<b>Closed Date</b>	
<b>Disposition</b>	
<b>Inspector Assigned</b>	Danny Forshee, 703-324-1300
<b>Notice of Violation and/or Corrective Work Order</b>	Yes
<b>Litigation</b>	No

[Previous](#)

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)  
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

[ADA Accessibility](#) | [Website Accessibility](#)  
[Awards](#) | [FOIA](#) | [Mobile](#) | [Using this Site](#) | [Web Disclaimer & Privacy Policy](#) | [Get Adobe Reader](#)  
Official site of the County of Fairfax, Virginia. © Copyright 2011



[Website Survey](#)



[Language Translations](#)

**8-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

**8-903 Standards For All Group 9 Uses**

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

**8-918 Additional Standards for Accessory Dwelling Units**

As established by the Fairfax County Board of Supervisors' Policy on Accessory Dwelling Units (Appendix 5), the BZA may approve a special permit for the establishment of an accessory dwelling unit with a single family detached dwelling unit but only in accordance with the following conditions:

1. Accessory dwelling units shall only be permitted in association with a single family detached dwelling unit and there shall be no more than one accessory dwelling unit per single family detached dwelling unit.
2. Except on lots two (2) acres or larger, an accessory dwelling unit shall be located within the structure of a single family detached dwelling unit. Any added external entrances for the accessory dwelling unit shall be located on the side or rear of the structure.

On lots two (2) acres or greater in area, an accessory dwelling unit may be located within the structure of a single family detached dwelling unit or within a freestanding accessory structure.
3. The gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the total gross floor area of the principal dwelling unit. When the accessory dwelling unit is located in a freestanding accessory structure, the gross floor area of the accessory dwelling unit shall not exceed thirty-five (35) percent of the gross floor area of the accessory freestanding structure and the principal dwelling unit.
4. The accessory dwelling unit shall contain not more than two (2) bedrooms.
5. The occupancy of the accessory dwelling unit and the principal dwelling unit shall be in accordance with the following:
  - A. One of the dwelling units shall be owner occupied.
  - B. One of the dwelling units shall be occupied by a person or persons who qualify as elderly and/or disabled as specified below:
    - (1) Any person fifty-five (55) years of age or over and/or
    - (2) Any person permanently and totally disabled. If the application is made in reference to a person because of permanent and total disability, the application shall be accompanied by a certification by the Social Security

Administration, the Veterans Administration or the Railroad Retirement Board. If such person is not eligible for certification by any of these agencies, there shall be submitted a written declaration signed by two (2) medical doctors licensed to practice medicine, to the effect that such person is permanently and totally disabled. The written statement of at least one of the doctors shall be based upon a physical examination of the person by the doctor. One of the doctors may submit a written statement based upon medical information contained in the records of the Civil Service Commission which is relevant to the standards for determining permanent and total disability.

For purposes of this Section, a person shall be considered permanently and totally disabled if such person is certified as required by this Section as unable to engage in any substantial gainful activity by reasons of any medically determinable physical or mental impairment or deformity which can be expected to result in death or can be expected to last for the duration of the person's life.

- C. The accessory dwelling unit may be occupied by not more than two (2) persons not necessarily related by blood or marriage. The principal single family dwelling unit may be occupied by not more than one (1) of the following:
  - (1) One (1) family, which consists of one (1) person or two (2) or more persons related by blood or marriage and with any number of natural children, foster children, step children or adopted children.
  - (2) A group of not more than four (4) persons not necessarily related by blood or marriage.
  
- 6. Any accessory dwelling unit established for occupancy by a disabled person shall provide for reasonable access and mobility as required for the disabled person. The measures for reasonable access and mobility shall be specified in the application for special permit. Generally, reasonable access and mobility for physically disabled persons shall include:
  - A. Uninterrupted access to one (1) entrance; and
  - B. Accessibility and usability of one (1) toilet room.

7. The BZA shall review all existing and/or proposed parking to determine if such parking is sufficient to meet the needs of the principal and accessory dwelling units. If it is determined that such parking is insufficient, the BZA may require the provision of one (1) or more off-street parking spaces. Such parking shall be in addition to the requirements specified in Article 11 for a single family dwelling unit.
8. The BZA shall determine that the proposed accessory dwelling unit together with any other accessory dwelling unit(s) within the area will not constitute sufficient change to modify or disrupt the predominant character of the neighborhood. In no instance shall the approval of a special permit for an accessory dwelling unit be deemed a subdivision of the principal dwelling unit or lot.
9. Any accessory dwelling unit shall meet the applicable regulations for building, safety, health and sanitation.
10. Upon the approval of a special permit, the Clerk to the Board of Zoning Appeals shall cause to be recorded among the land records of Fairfax County a copy of the BZA's approval, including all accompanying conditions. Said resolution shall contain a description of the subject property and shall be indexed in the Grantor Index in the name of the property owners.
11. The owner shall make provisions to allow inspections of the property by County personnel during reasonable hours upon prior notice.
12. Special permits for accessory dwelling units shall be approved for a period not to exceed five (5) years from the date of approval; provided, however, that such special permits may be extended for succeeding five (5) year periods in accordance with the provisions of Sect. 012 above.
13. Notwithstanding Par. 5 of Sect. 9-012, any accessory dwelling unit approved prior to July 27, 1987 and currently valid may be extended in accordance with the provisions of this Section and Sect. 012 above.