

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ROBERT D. AND LYDIA M. HACKETT, SP 2012-PR-024 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.6 ft. from side lot line. Located at 8225 McNeil St., Vienna, 22180, on approx. 10,830 sq. ft. of land zoned R-3. Providence District. Tax Map 39-3 ((16)) 341. Ms. Gibb 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 July 18, 2012; and

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

1. The applicants are the owners of the land.
2. The Board adopts the staff report which recommends approval.
3. The applicant's testimony indicates that the reason for the addition is to have one-level living to accommodate the family and his wife's needs.
4. The impact will be minimal; it seems to blend in with the neighborhood scheme.
5. The house is skewed in its location on the lot so that is partially why it necessitates this special permit.
6. The applicants have met Standards 1 through 6 of the required Sect. 8-922.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.

2. This special permit is approved for the location and size of a one-story addition (approximately 847 square feet), as shown on the plat prepared by B.W. Smith and Associates, Inc., sealed by Timothy J. Farrell on February 17, 2012, as revised through February 28, 2012 and sealed by Christine A. Kelly, Architect, on April 24, 2012, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,059 square feet existing + 3,088.5 square feet (150%) = 5,147.5 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

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

Mr. Beard seconded the motion, which carried by a vote of 5-0. Mr. Smith and Mr. Byers were absent from the meeting.

A Copy Teste:

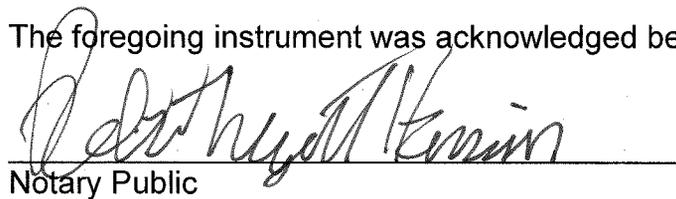


John W. Cooper, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

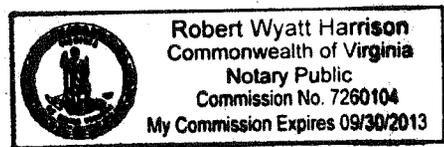
County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 24 day of July, 2012.



Notary Public

My commission expires: 9-30-2013



CRAFTED ARCHITECTURE LLC
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PROJECT

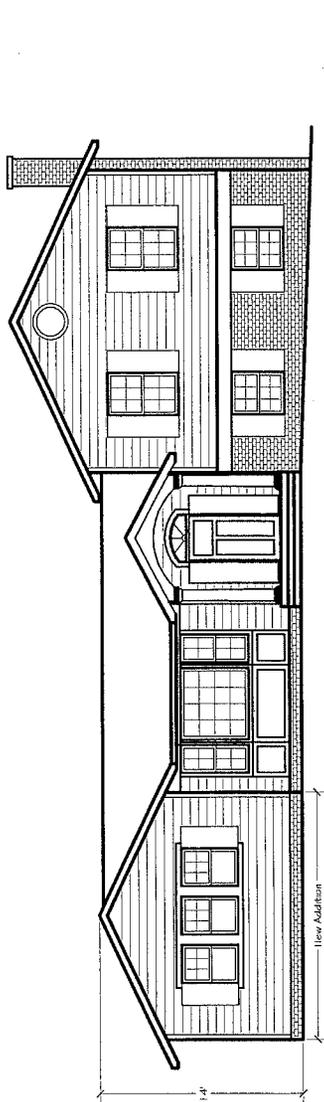
Hackett Residence
6225 Meikel Street
Vienna, Virginia 22180

Drawing
Exterior Elevations

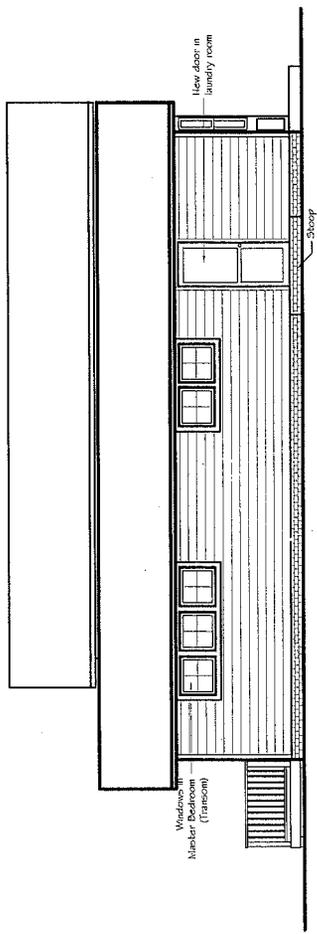
Submission
Board of Zoning
Application

Date
March 1, 2012

Sheet No. A2

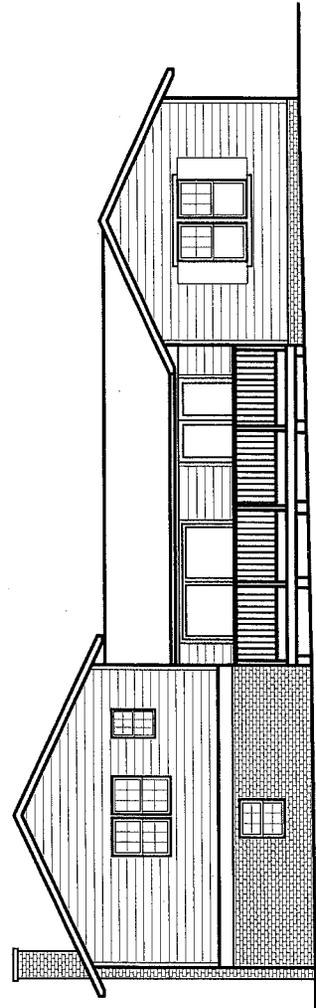


① Front (North West) Elevation
Scale: 1/8" = 1'-0"



Side (East) Elevation

② Side (North East) Elevation
Scale: 1/8" = 1'-0"



Rear (South) Elevation

③ Rear (South East) Elevation
Scale: 1/8" = 1'-0"

RECEIVED
Department of Planning & Zoning
APR 10 2012
Zoning Evaluation Division