

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

WILLIAM A. WALKER, SP 2011-SP-016 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 22.95 ft. and deck 12.76 ft. from rear lot line. Located at 7203 Sontag Way on approx. 12,524 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 88-4 ((6)) 11. Mr. Byers 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 May 18, 2011; and

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

1. The applicant is the owner of the land.
2. The Board has determined the application meets all the submission requirements set forth in Sect. 8-922.
3. Staff recommends approval.
4. Staff's rationale is supported.

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

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

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

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size (approximately 304 square feet) of the screen porch addition and deck, as shown on the plat prepared by Bruce C. Landes, Land Surveyor, Landmark-fleet Surveyors, P.C., dated September 9, 2010 and signed February 16, 2011, 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 (2,484 square feet existing + 3,726 square feet (150%) = 6,210 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.

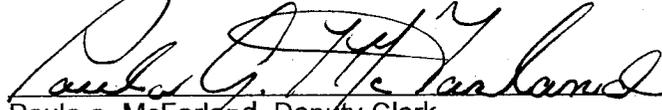
- 4. The addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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. Hart seconded the motion, which carried by a vote of 4-0. Ms. Gibb, Mr. Hammack, and Mr. Smith were absent from the meeting.

A Copy Teste:


 Paula a. McFarland, Deputy Clerk
 Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 19 day of

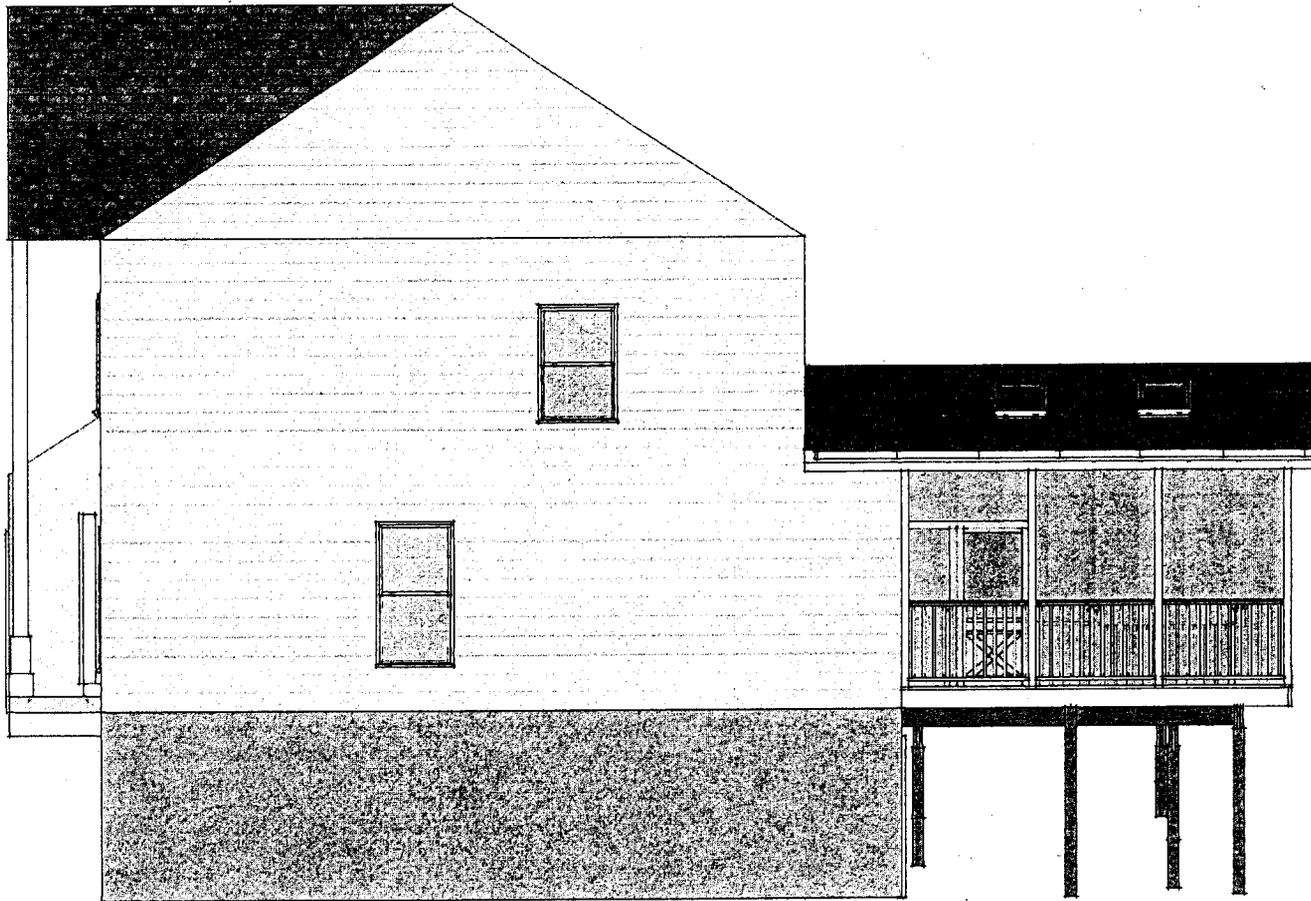
May, 2011.



 Notary Public

My commission expires: 07-31-2012

Commonwealth of Virginia
 Homaira Armin - Notary Public
 Commission No. 7196278
 My Commission Expires 07/31/2012



RECEIVED
Department of Planning & Zoning
OCT 26 2010
Zoning Evaluation Division

RIGHT ELEVATION
1/8" = 1'
William A. Walker
7203 Sontag Way
Springfield, VA 22153

RECEIVED
Department of Planning & Zoning
OCT 26 2010
Zoning Evaluation Division



LEFT ELEVATION

1/8" = 1'

William A. Walker
7203 Sontag Way
Springfield, VA 22153



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JAN 25 2011
Zoning Evaluation Division

REAR ELEVATION #2

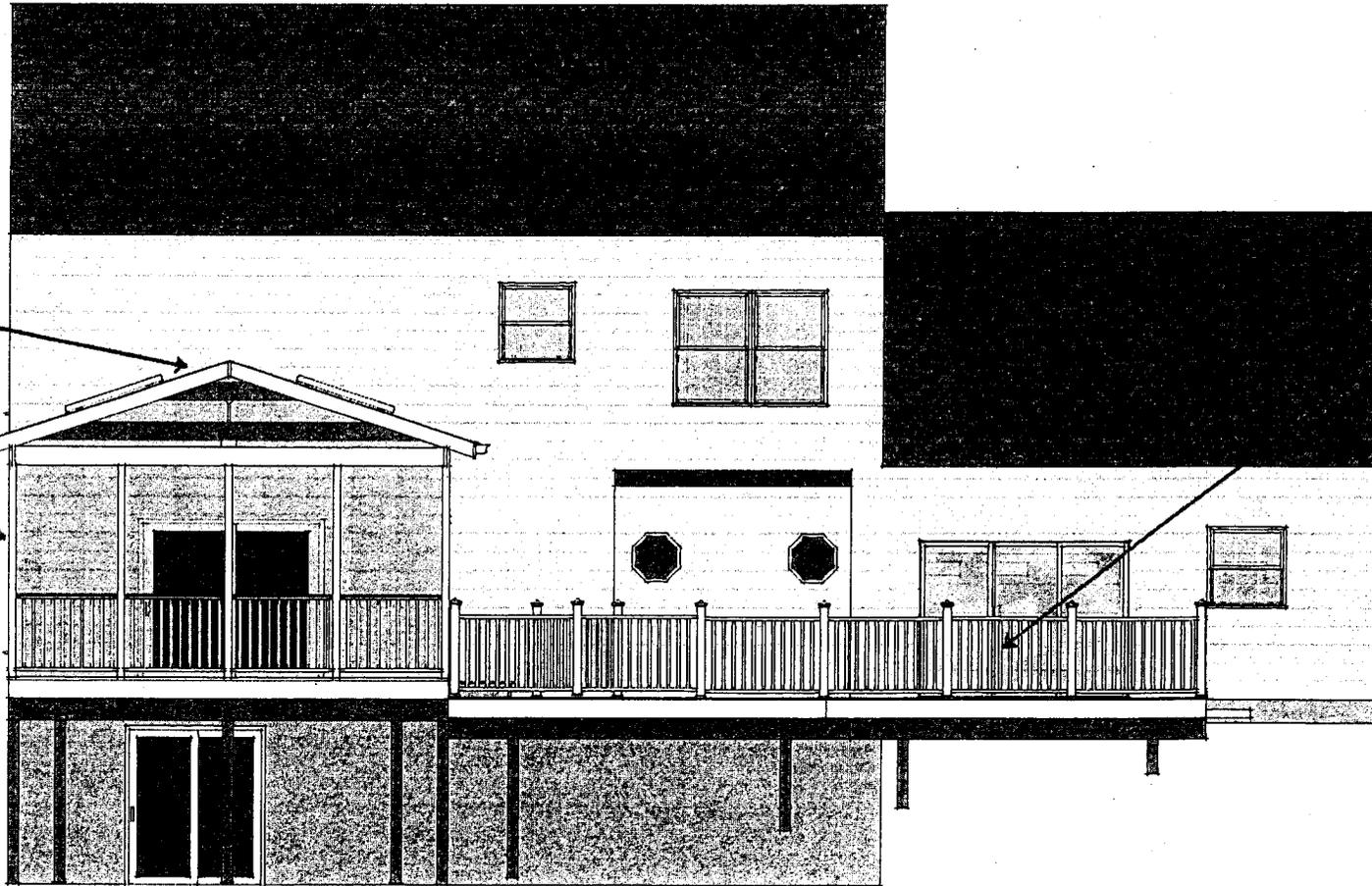
1/8 in. = 1 ft.

REVISED : 1/8/2011

William A. Walker
7203 Sontag Way
Springfield, VA 22153

PORCH ROOF
ASPHALT SHINGLES
TO MATCH HOUSE.
4x SKYLIGHTS.

PORCH
PRESSURED TREATED
LUMBER WITH
WHITE VINYL CLAD TO
MATCH HOUSE.
AZEZ BROWNSTONE
FLOOR.
WHITE VINYL
RAILINGS TO MATCH
HOUSE.
PRESSURE TREATED
LUMBER FRAMING.



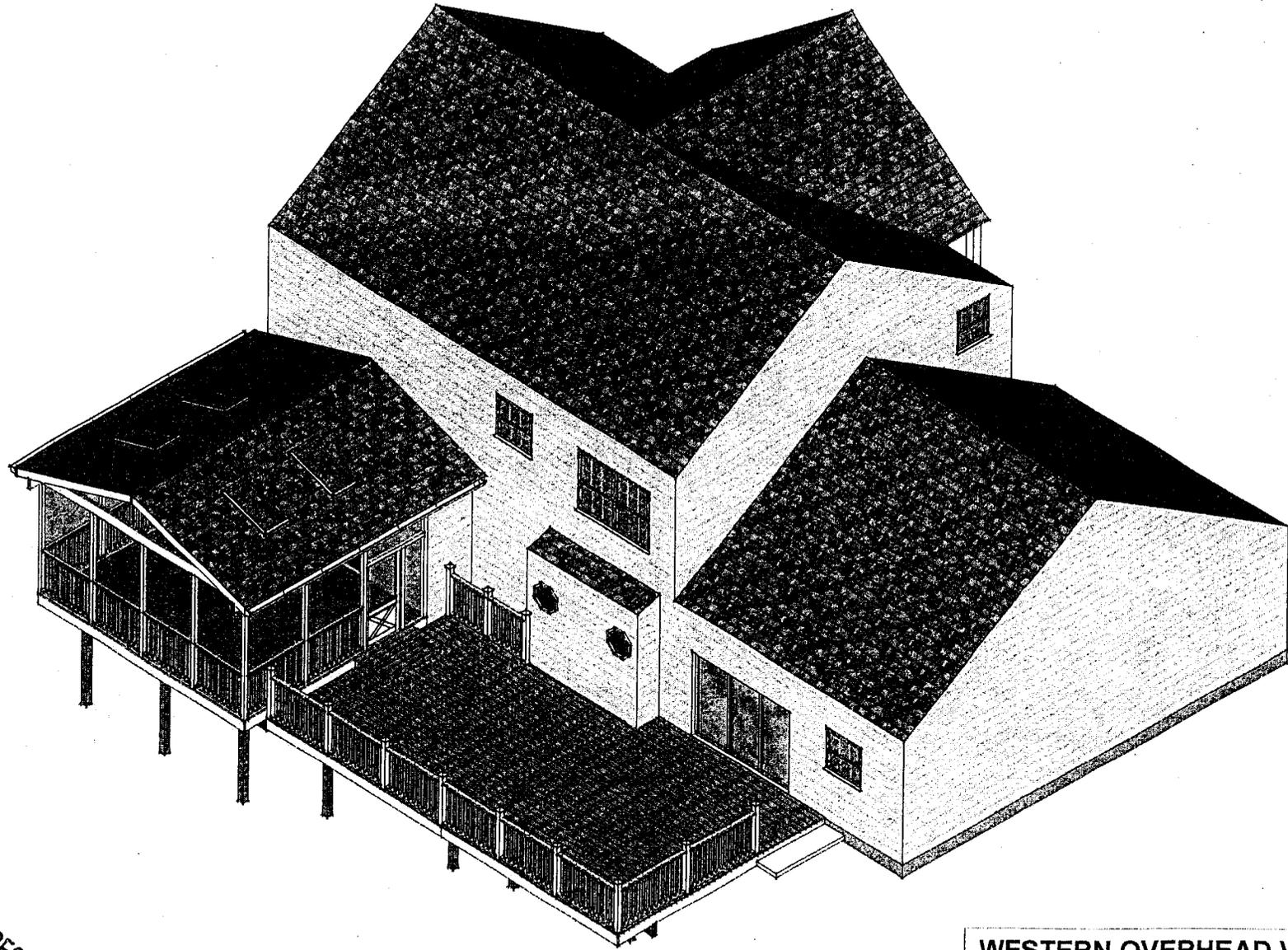
DECK
AZEZ BROWNSTONE
DECKING.
WHITE VINYL
RAILINGS TO MATCH
HOUSE.
PRESSURE TREATED
LUMBER FRAMING.

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JAN 25 2011
Zoning Evaluation Division

REAR ELEVATION #1

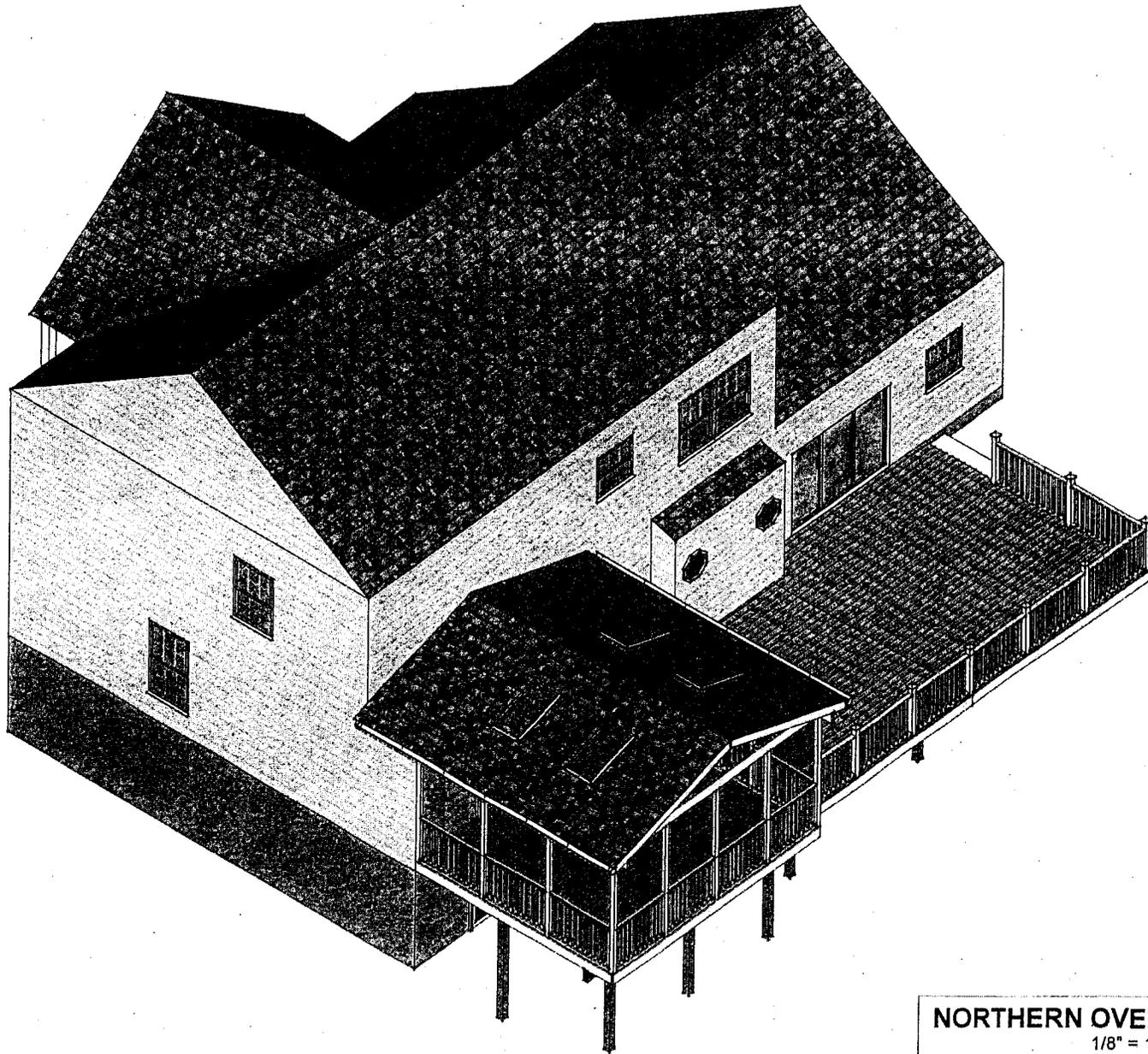
1/8 in. = 1 ft.
REVISED : 1/8/2011

William A. Walker
7203 Sontag Way
Springfield, VA 22153



WESTERN OVERHEAD VIEW
1/8" = 1'
William A. Walker
7203 Sontag Way
Springfield, VA 22153

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NORTHERN OVERHEAD VIEW

1/8" = 1'

William A. Walker
7203 Sontag Way
Springfield, VA 22153

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OCT 26 2010
Zoning Evaluation D