APPLICATION ACCEPTED: July 18, 2012
BOARD OF ZONING APPEALS: October 17, 2012
MOVED AT THE APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 10, 2012

STAFF REPORT

VARIANCE AMENDMENT APPLICATION NO. VCA 2011-MV-010

MOUNT VERNON DISTRICT

APPLICANT/OWNER:	Bernadette M. Keany
SUBDIVISION:	Gunston Manor
STREET ADDRESS:	5736 Mallow Trail
TAX MAP REFERENCE:	119-4 ((2)) (20) 15 and 17
LOT SIZE:	7,500 square feet
ZONING DISTRICT:	R-E
ZONING ORDINANCE PROVISION:	18-401
VARIANCE PROPOSAL:	To permit construction of a dwelling 25.3 feet from front lot line, 5.2 feet and 12.1 feet from side lot lines, a roofed deck 21.3 from front lot line, a deck 9.9 feet from side lot line and existing fence greater than 4 feet in height to remain in front yard.

A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

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.

O:\rhorner\Vairances\VCA Keany\VCA 2011-MV-010 Staff report.doc **Rebecca Horner**

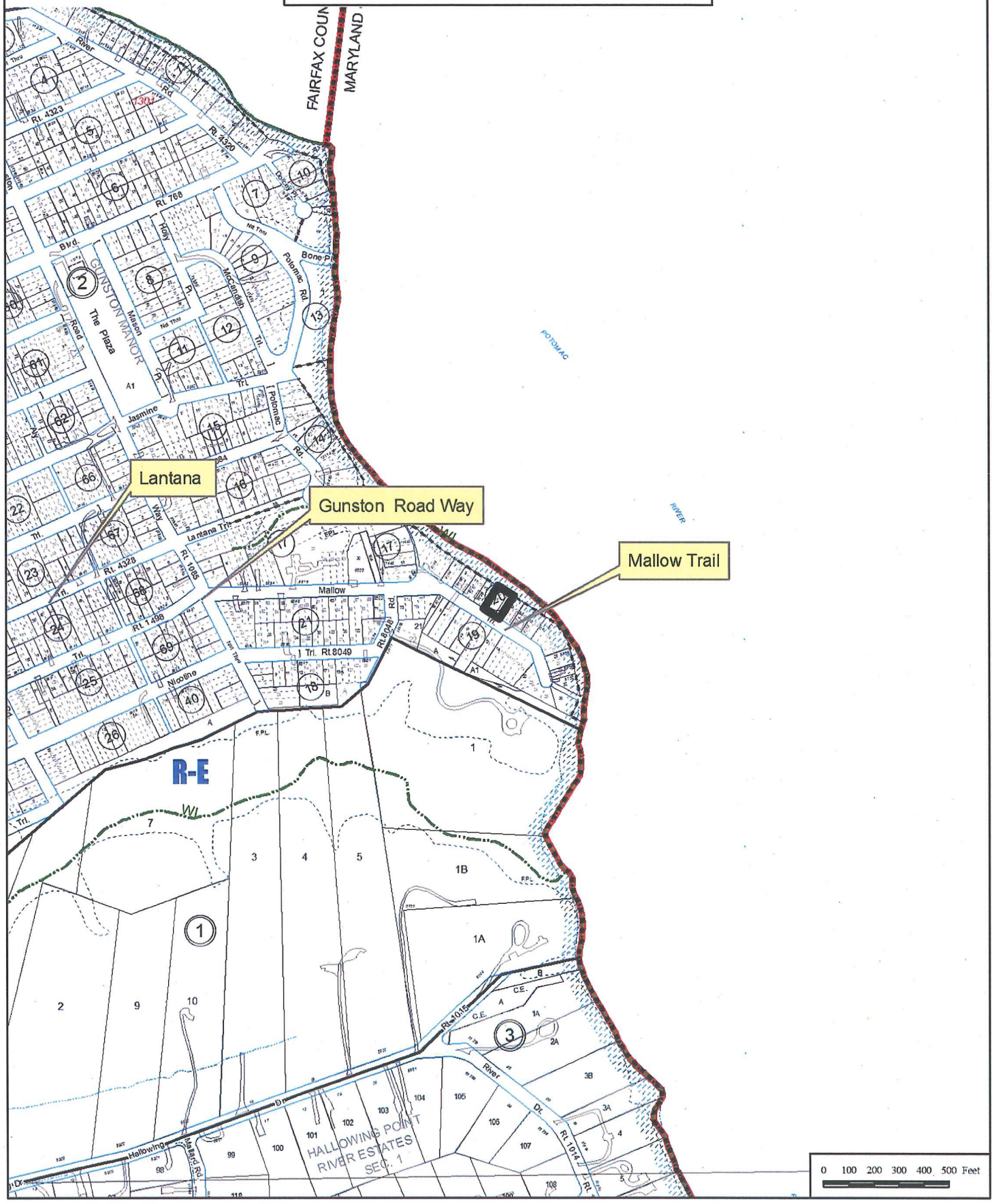
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government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

Variance Amendment

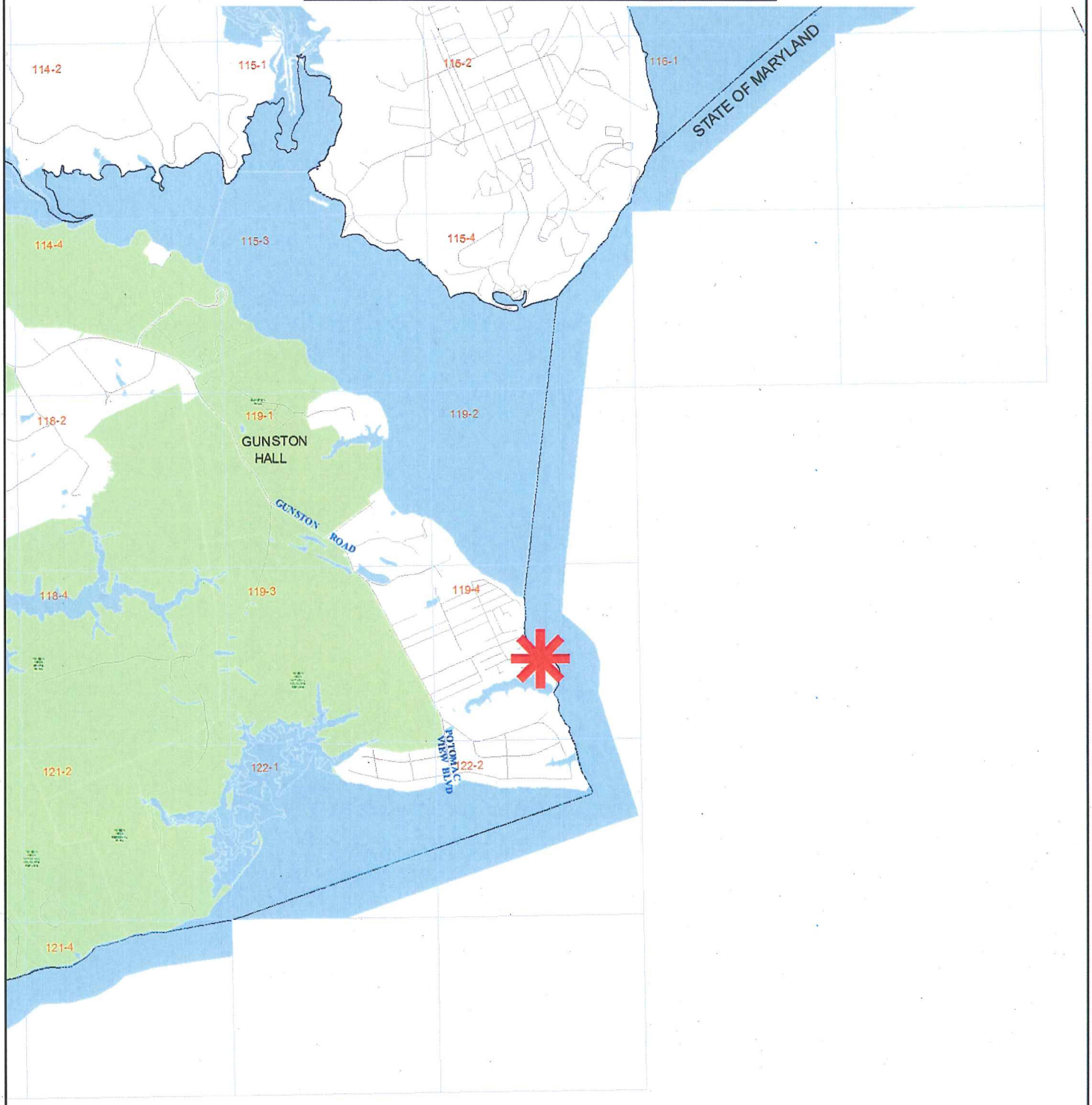
VCA 2011-MV-010

BERNADETTE KEANY

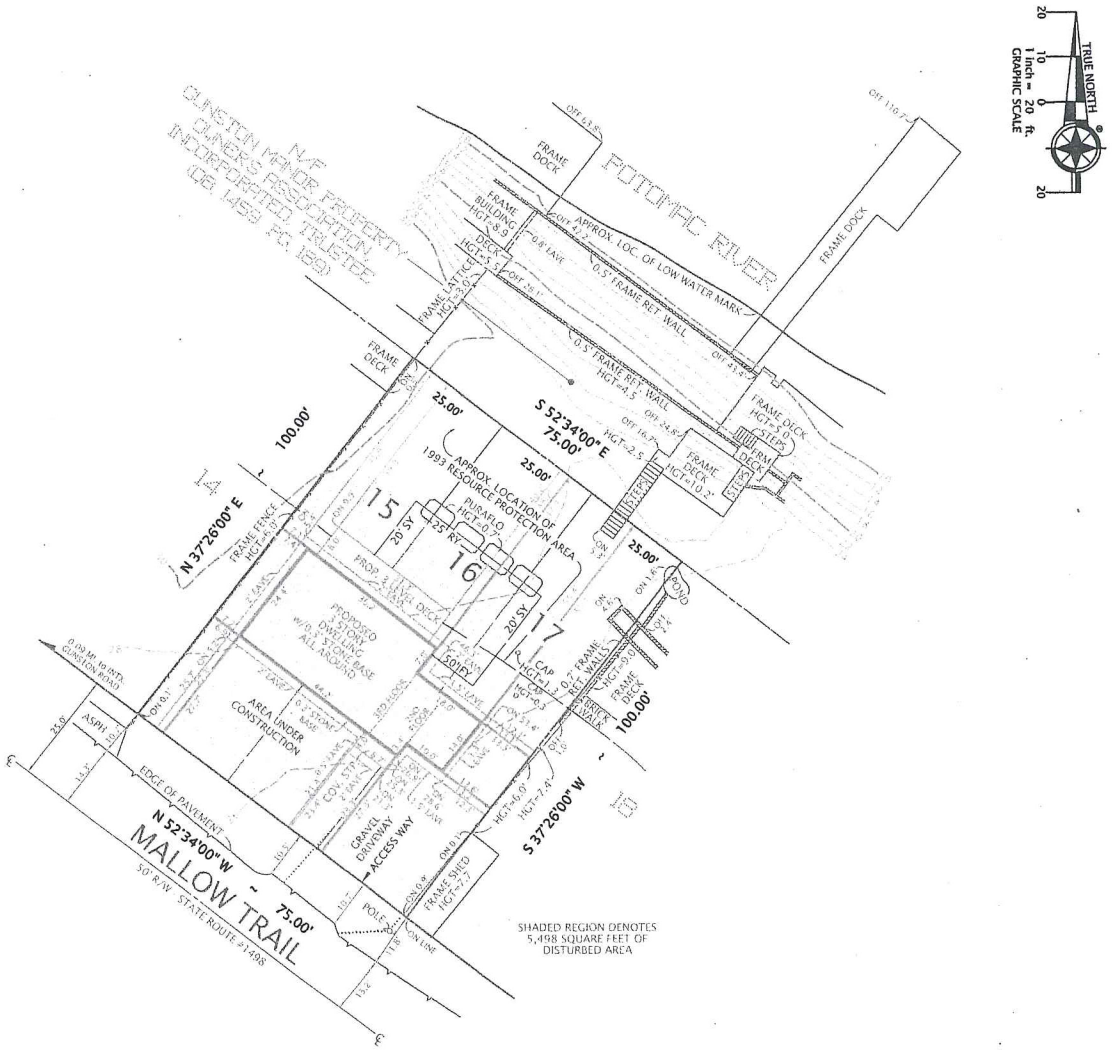


Variance Amendment

VCA 2011-MV-010
BERNADETTE KEANY



0 1,000 2,000 3,000 4,000 Feet



NOTES:

1. TAX MAP: 119-4-002-020-0015 & 119-4-002-020-0017
2. ZONE: RE (RES ESTATE 1DU/2AC)
3. LOT AREA: 7,500 SF (0.1148 ACRE)
4. REQUIRED YARDS:

FRONT:	=	50.0 FEET
SIDE:	=	20.0 FEET
REAR:	=	25.0 FEET

5. HEIGHTS:

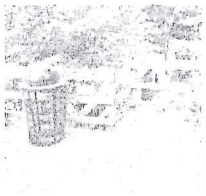
EX. DWELLING	=	UNDER CONSTRUCTION
EX. SHED	=	AS NOTED
EX. DECKS	=	AS NOTED
FENCES	=	AS NOTED
PROP. ADDN.	=	31.4 FEET
PROP. 3 LEVEL DECK	=	20.0 FEET

6. THIS PROPERTY IS SERVED BY PUBLIC WATER. (NOT SEWER)
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED. THE PROPOSED DWELLING IS UNDER CONSTRUCTION.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
11. THERE IS A RESOURCE PROTECTION AREA ON THIS PROPERTY.
12. PROPOSED DWELLING AREA:

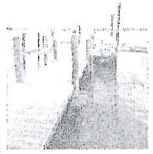
PROP. FIRST FLOOR	=	1,163 SF
PROP. SECOND FLOOR	=	1,023 SF
PROP. THIRD FLOOR	=	883 SF
PROP. GROSS FLOOR AREA		3,069 SF

PROP. FLOOR AREA RATIO: (3069) / (7500) = 0.41

DECK & STAIRS (5-22-12)


DECK & STAIRS (5-22-12)

FENCES (5-22-12)


FRAME DOCK (5-22-12)

PLAT

SHOWING THE IMPROVEMENTS ON
LOTS 15, 16, & 17, BLOCK 20, SECTION A

GUNSTON MANOR

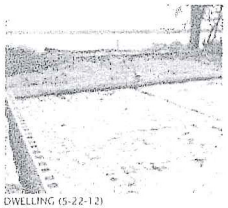
(DEED BOOK N-10, PAGE 501)

FAIRFAX COUNTY, VIRGINIA

MOUNT VERNON DISTRICT

SCALE: 1" = 20' MAY 22, 2012

DWELLING (5-22-12)


DWELLING (5-22-12)

DWELLING (5-22-12)

DWELLING (5-22-12)

0.5' FRM RET WALL (5-22-12)

DECK (5-22-12)

DECK & STAIRS (5-22-12)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
05/22/2012
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

CASE NAME:

BERNADETTE M. KEANY

POTOMAC CONSTRUCTION & RENOVATION, INC.

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

CASE NAME: KEANY #51-12 #80625017-4

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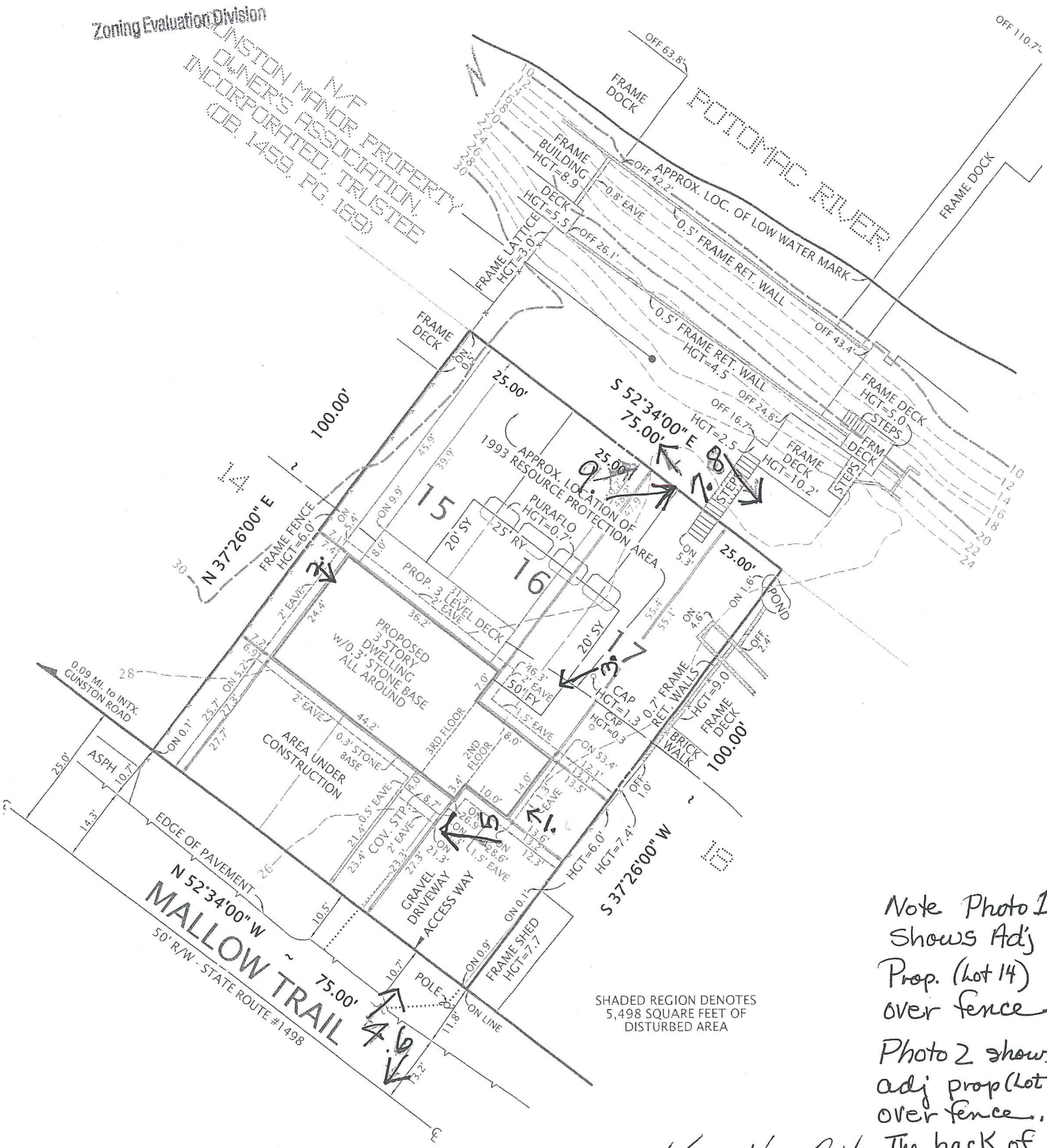
Department of Planning & Zoning

JUN 13 2012

Zoning Evaluation Division



Note Photo 1 Shows Adj Prop. (Lot 14) over fence

Photo 2 shows adj prop (Lot 18) over fence. The back of that prop is shown in Photo 8.

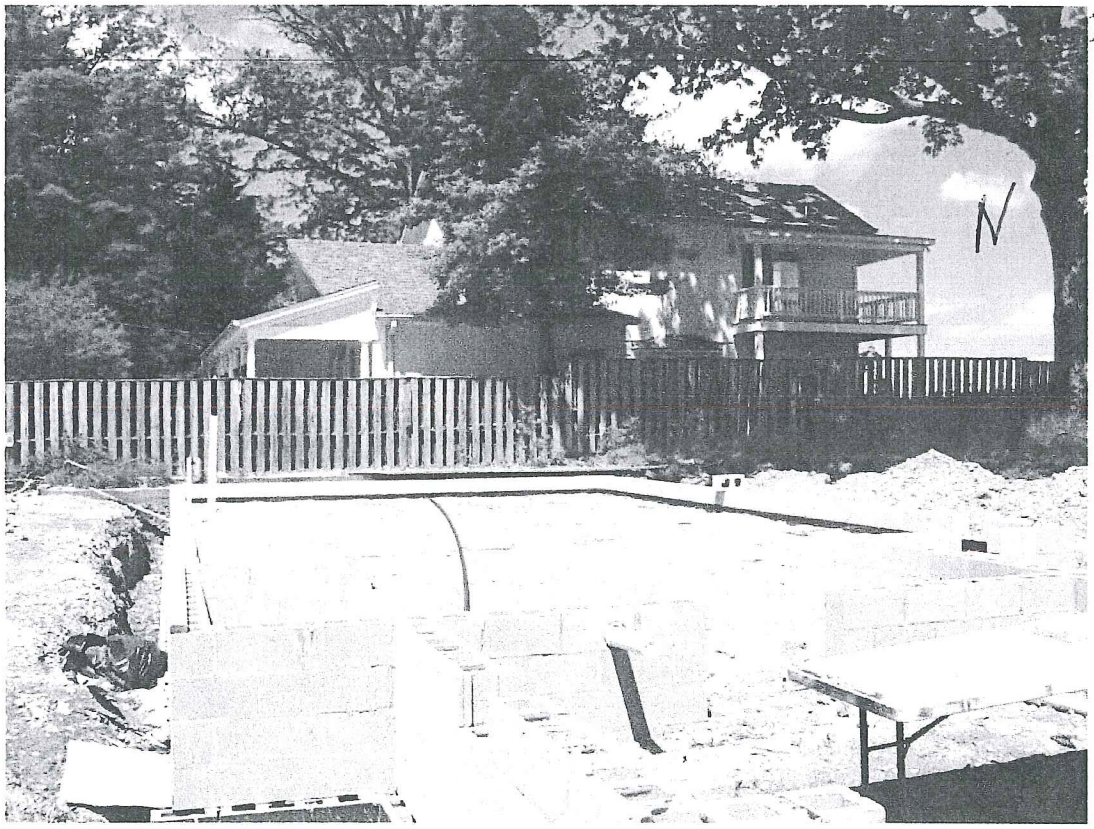
Photo Key Use Only

Property Surrounded by fences on side
Trees on front. Water on Back

Photo 1

W

N



No 1 Over all view of most of the foundation area to be the 1st floor concrete slab,no water/sewer connections. Looking north-northwest . Area to the right is bank of Potomac River

E

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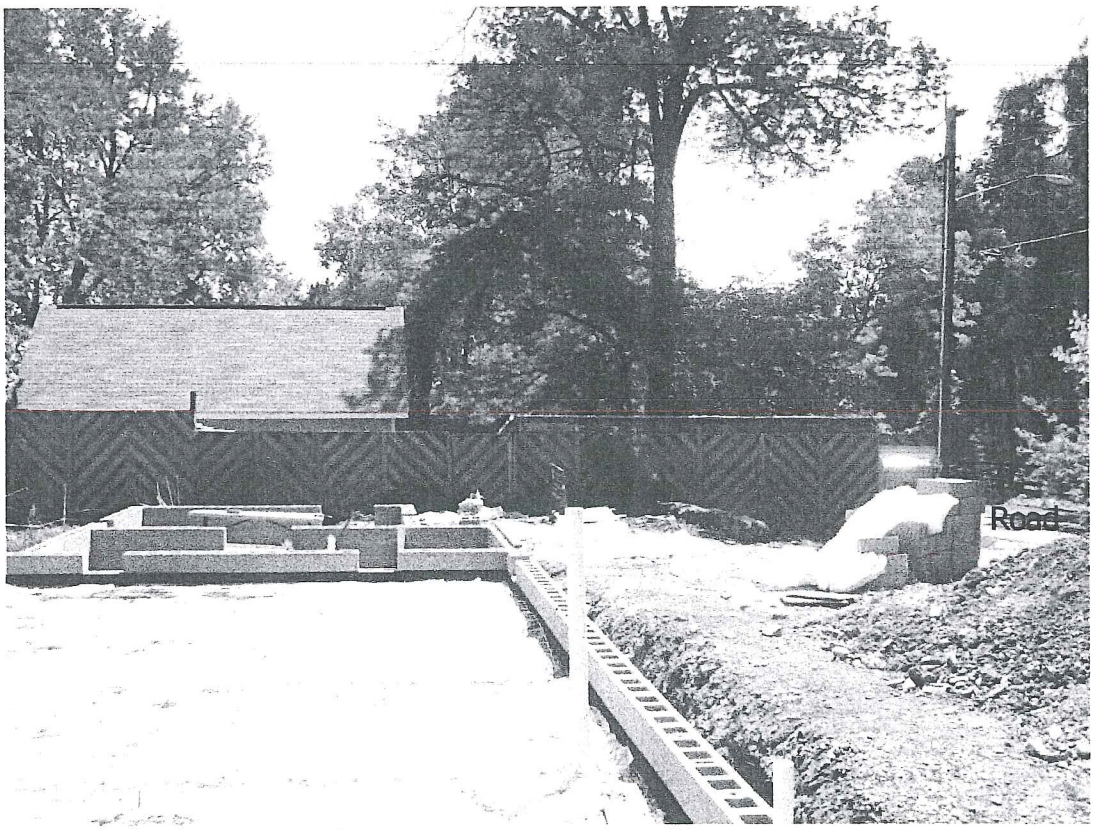
JUN 15 2009
Zoning Evaluation Division

Photo 2

S

East



2. A reverse view of No. 1 looking southeast. Dwelling on southeast side.,

West

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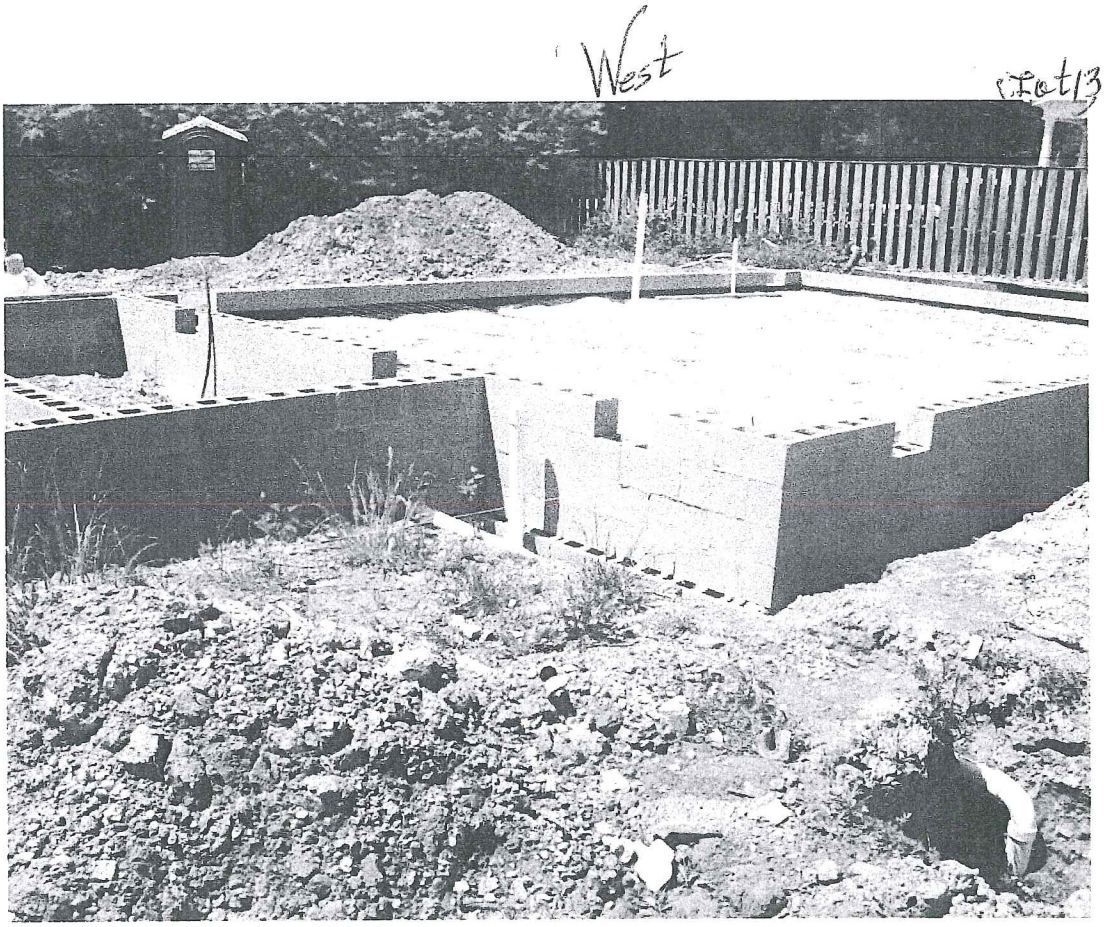
JUN 13 2012
Zoning Evaluation Division

Photo 3



Nos 3 ~~and 4~~: These two pictures show the first floor area to be over a crawl space to accommodate water & sewer systems. Forming for concrete first floor slab visible in both pics is foundation ventilation & the shelf for exterior brick face. No. 4 also depicts the wall facing SE.

Photo 4

No. ~~5~~ 4 Entrance from Mallow Trail looking into the subject property.

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Department of Planning & Zoning
JUN 18 2012
Zoning Evaluation Division

Photo 6

Property directly across Mallow Trail
Photo No. 6

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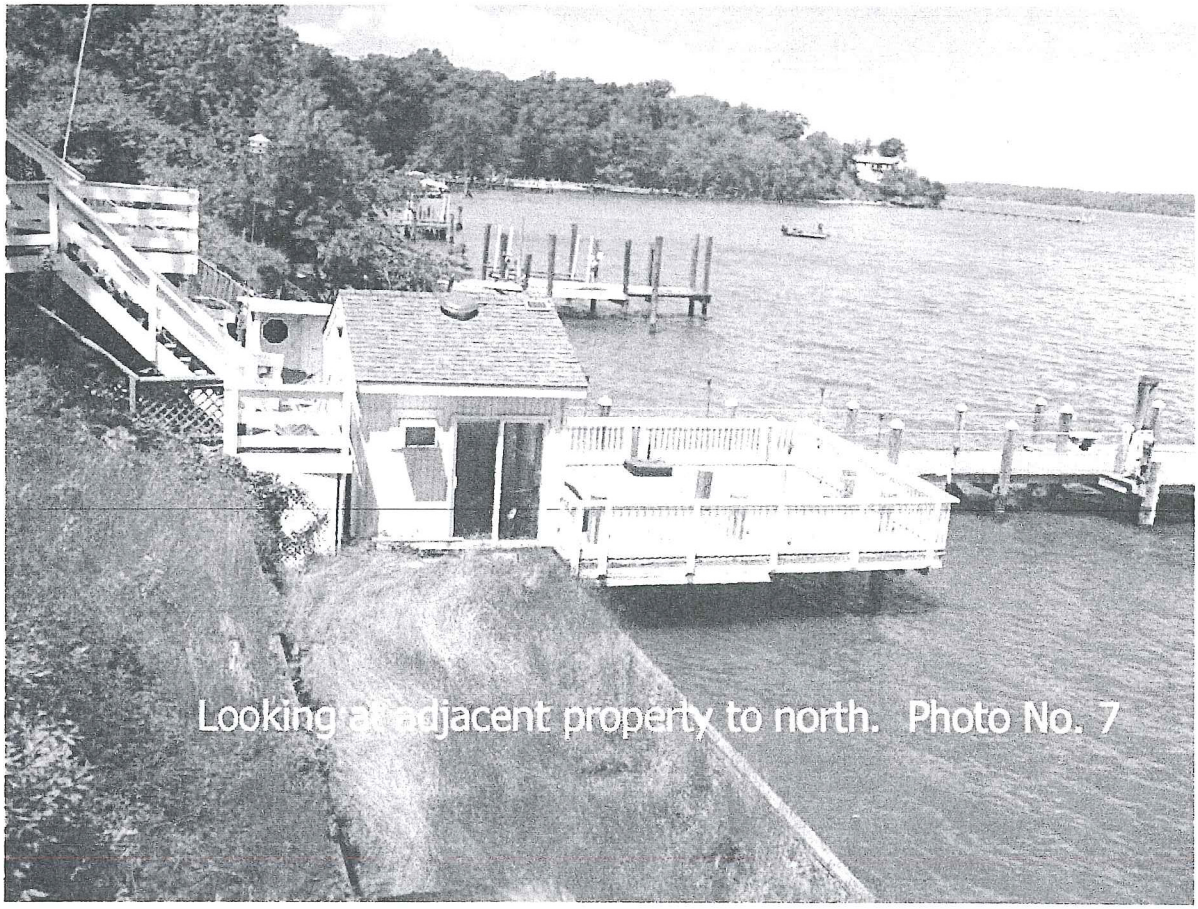
JUN 18 2012
Site Evaluation Division

Photo 5

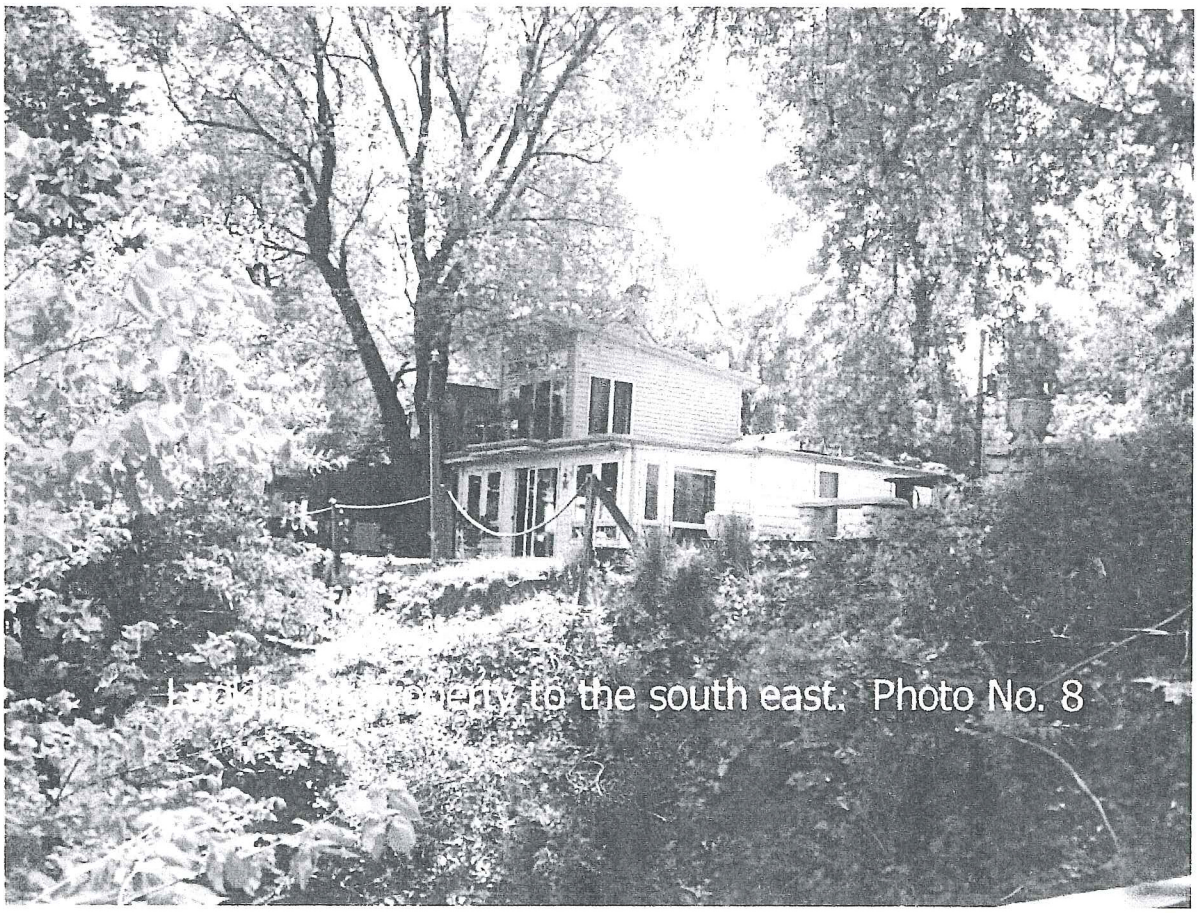
Taken from front foundation of house looking toward Mallow Trail on the left of picture where bushes located and to the northwest Lot 13 (yellow house) which is on other side of fence.

Photo 7



Looking at adjacent property to north. Photo No. 7

Photo 8



Looking at property to the south east. Photo No. 8

Photo of subject property's steps leading to private pier also shows adjacent property to east pier. Taken from top of slope on subject property. Photo 9.

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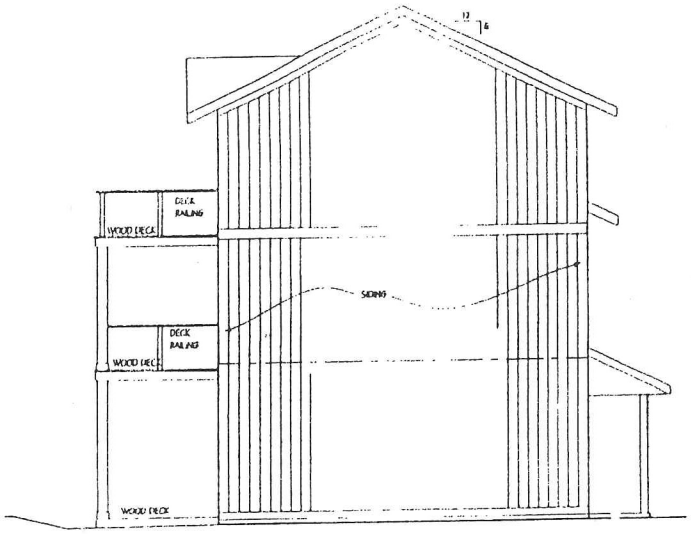
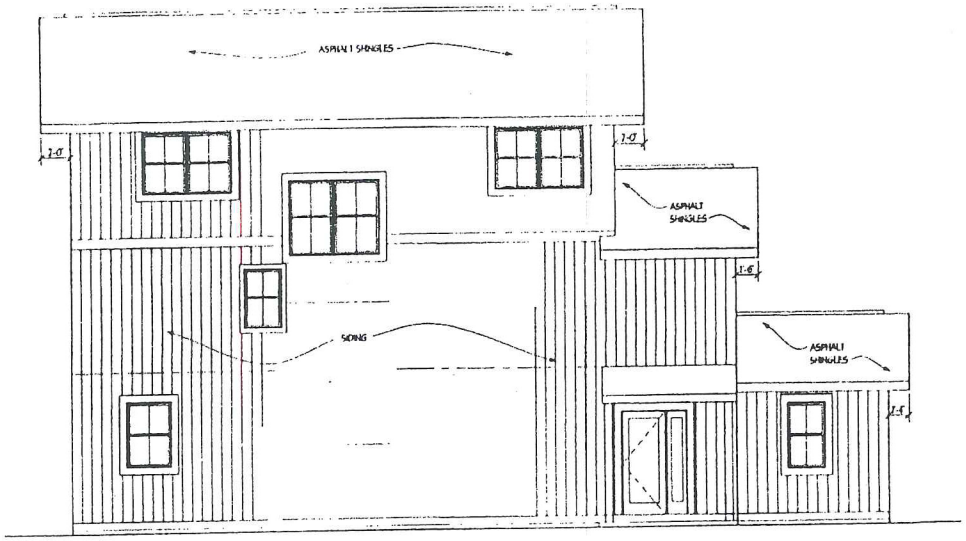
Department of Planning & Zoning

JUN 13 2012

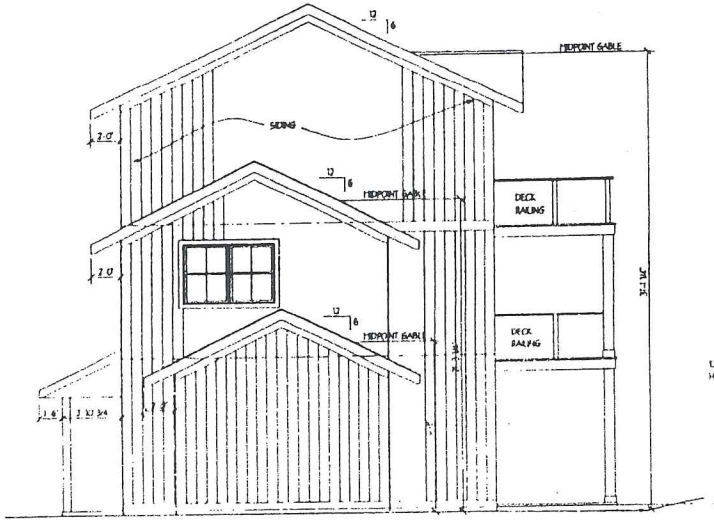
Zoning Evaluation Division



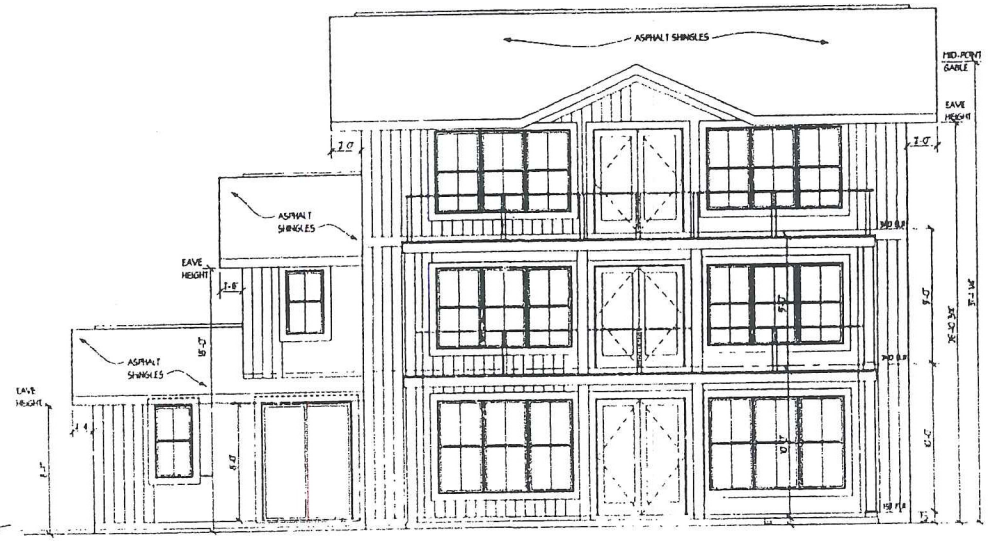
A/A3 SIDE/END ELEVATION
1/4"=1'-0"



B/A3 FRONT ELEVATION
1/4"=1'-0"



C/A3 END/SIDE ELEVATION
1/4"=1'-0"



D/A3 REAR ELEVATION
1/4"=1'-0"

Addition to the
KEANY RESIDENCE
5736 MATTOW TRAIL FORTON VA 22079

REBECCA L.G. BOSTICK, AIA
ARCHITECT
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307

A3
SHEET 3 OF 3
DATE 3/31/01

44

18

SECTION 1 - GENERAL REQUIREMENTS
1.1 Work performed shall comply with the following: These general notes, plans, and specifications in this set of drawings, 2009 IRC- International Residential Code, all applicable local and state codes, ordinances, regulations, and all authorities having jurisdiction.

1.2 In areas where drawings do not address methodology, the Contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations and industry standards.

1.3 The Contractor shall maintain the job site free of trash and debris. The Contractor shall protect the existing house and landscaping and shall repair any damage caused by his operations.

1.4 The existing house shall remain unoccupied during construction. The Contractor shall keep the house in a weathertight and secure condition at all times.

1.5 The Contractor shall verify all field conditions and dimensions prior to proceeding with work. The Contractor shall compare and coordinate all drawings with field conditions. Any discrepancies shall be reported to the Architect before proceeding. DO NOT SCALE DRAWINGS.

1.6 The Architect accepts no responsibility for changes or deviations from these plans unless made by written change order. No substitutions for products and materials identified by brand or manufacturer's name shall be accepted without prior approval by the Owner and Architect. Installation of all products shall follow manufacturer's recommended procedures.

SECTION 2 - SITE WORK
2.1 All debris and excess earth material shall be disposed of off-site in accordance with all codes and ordinances. Site shall be left in a properly graded, seeded condition.

2.2 Locate existing utilities by hand excavation and provide protection from damage. Cooperate with the Owner and Utility Companies for establishing and maintaining services. Call MISS UTILITY 48 hours before excavating.

SECTION 3 - CONCRETE
3.1 Concrete: The minimum strength of concrete at 28 days shall be 2500 psi, 3500 psi at exterior locations, Max. slump 4"+/-1 %. Provide 95% dry backfill compaction of all footings.

3.2 Reinforcing Steel shall be intermediate grade new billet deformed bars conforming to ASTM A-615 Grade 60; welded wire fabric shall conform to ASTM A-185. Protective cover for reinforcing steel shall be as follows: Footings: 3" Slabs on grade 3/4".

3.3 Foundation: Footings shall bear a minimum of 1'-0" into original undisturbed soil and a minimum of 2'-0" below finished grade. All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given proper notification for this observation.

SECTION 4 - MASONRY
4.1 Mortar - Type S for exterior walls, ASTM C270. Hollow CMU - ASTM C-90-93. Provide hot-dipped galvanized horizontal wall reinforcing at 16" o.c. vertically.

4.2 All masonry work shall conform to applicable requirements of NCMA. Fill all head, bed and collar joints solid. All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 38degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.

SECTION 5 - STEEL
5.1 All required steel anchor straps, caps, or joist hangers shall be constructed of code approved galv. steel. Joist hangers shall be top mounted hangers.

SECTION 6 - WOOD
6.1 No structural member shall be omitted, notched, cut, blocked out, or relocated without prior approval by the Architect. Do not alter size of members noted without written approval of the Architect.

6.2 Pipes in Stud - Bearing Walls - Notches or bored holes in studs of bearing walls or partitions shall not be more than one-third (1/3) the depth of the stud. When the stud is cut or bored in excess of the above, it shall be reinforced to the load carrying capacity of a stud notched not more than one-third its depth.

6.3 Framing Lumber: All lumber shall be SPF, No. 2 grade or better with the Following minimum allowable stresses and modulus of elasticity:

Extreme Fiber Stress: Fb= 1150 psi (repetitive use) Fb= 1050 psi (single member)- for 2x12
Horizontal Shear: Fv= 75 psi Modulus of Elasticity: E= 1,400,000 psi
Compression perp. to Grain: Fc= 385 psi Compression parallel to Grain: 850 psi

Moisture Content: All lumber shall have a moisture content no greater than 19 %. Air dry lumber is desired, but not necessary, lumber may be kiln dried, however the drying process must be slow and regulated to cause a minimum amount of checking, compatible with air dried stock.

6.4 Wood beams: Micro-Lam beams shall be installed per manufacturer's recommendations and applicable codes and shall be as sized on the plans as manufactured by Trus-Joist Corporation with the following minimum allowable stresses and modulus of elasticity:
Extreme Fiber Stress: Fb= 2900psi
Horizontal Shear: Fv= 285psi
Modulus of Elasticity: E= 1,900,000 psi

6.5 Preservative Treated Lumber: All lumber in contact with the earth, concrete or masonry, or exposed to outside unprotected shall be preservative treated lumber.

6.6 Walls: Exterior and interior bearing walls shall be 2x4 studs at 16" o.c. Provide double trimmers under all headers larger than 2 -2x8's. Provide a continuous double top plate at all bearing walls.

6.7 Plywood: All plywood sheets shall bear the "APA" grade trademark. Roof Sheathing shall be 1/2" C.D.X. plywood with hold down "H" clips. Exterior wall sheathing shall be ½" plywood. Interior subfloor shall be 3/4" tongue and groove exterior grade plywood and shall be glued and screw applied.

6.8 Bridging and Blocking: There shall be not less than one line of bridging in every eight feet of span in the attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing or equal rigidity. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all walls over 8 feet and all load bearing walls at midheight with a minimum of 2x solid material with tight joints.

SECTION 7 - THERMAL AND MOISTURE PROTECTION
7.1 Flashing: Code approved corrosion resistive flashing shall be provided at top and sides of all exterior window and door openings in such manner as to be leakproof. Similar flashing shall be installed at the intersection of chimney and other masonry construction with frame walls; under and at the ends of masonry, wood or metal copings or sills; continuously above all projecting wood trim; at wall and roof intersections; at junctions of chimney and roof; and in all roof valleys and around all roof openings.

A. All flashing, counter flashing, and sheet metal shall be sized as recommended by SMACNA and installed as recommended in the Architectural Sheet Metal Manual by SMACNA. Metal shall not be less than No. 26 U.S. gauge corrosive resistant metal.

7.2 All roofing to be Class "C" Min. The new roof shall be asphalt shingle as selected by Owner. Provide waterproof ice-dam shingle underlayment 3'-0" wide - equal to Certainteed WinterGuard. Provide prefin. alum gutters & downspouts to splash blocks.

7.3 Insulation: High Density, Walls R-18; Floor R-38; Roof R-38 Batt Insulation. Provide insulation stops at eaves.

7.4 Siding: Siding shall be hardiplank vertical siding equal to James Hardie fiber cement siding, pattern as selected by owner. Provide trim as necessary for a complete installation. Provide solid PVC trim for all trim noted, as well as soffits, rakes, etc.

SECTION 8 - DOORS AND WINDOWS
8.1 Windows shall be double hung, size as indicated on plans. Windows shall be vinyl or aluminum clad, a clad or painted wood finish on the interior, with insulating glass. All windows shall be complete with weatherstripping, insect screens and operating hardware. Quality, size, and manf. # of windows are based on Anderson Windows, 400 series. Contractor shall verify opening sizes. Provide safety glass as indicated or required by codes. Coordinate window mullion pattern with the Owner.

8.2 Interior doors shall be wood painted doors to match existing doors or as selected by the Owners. Exterior doors shall be equal to solid wood or equal to Anderson Patio doors.

SECTION 9 - FINISHES
9.1 All gypsum board shall be in accordance with U.S. Gypsum Specifications SA-924. Provide 1/2" tapered-edge gypsum board for all walls. All gypsum board shall be screw applied per USG recommendations. Provide water resistant tile in bathrooms, cement backer board in tub and shower surrounds.

9.2 All new painted surfaces shall receive primer and two coats of latex paint. Existing painted surfaces shall receive one coat of paint. Coordinate with Owner on extent of interior painting. Trim work shall receive glossy finish, interior walls and ceiling shall receive flat or eggshell finish. Exterior paint shall be all-weather exterior based house paint.

9.3 Floor finish shall be as selected by Owner.

9.4 All wood trim work at windows, doors, and baseboards shall be as selected by Owner.

SECTION 10- SPECIALTIES
10.1 Provide kitchen cabinets/countertops and bathroom vanities/countertops as selected by the Owner.

10.2 The Owner shall provide all bathroom accessories for the GC installation.

SECTION 14 - NOT USED
SECTION 15 - MECHANICAL
15.1 The Contractor shall provide heating and cooling to the new additions. Coordinate heat and cooling requirements with the Owner. The Contractor shall ensure that this house is properly heated and cooled.

15.2 Provide new plumbing for bathrooms & kitchen location. Provide all plumbing fixtures for Owner's approval.

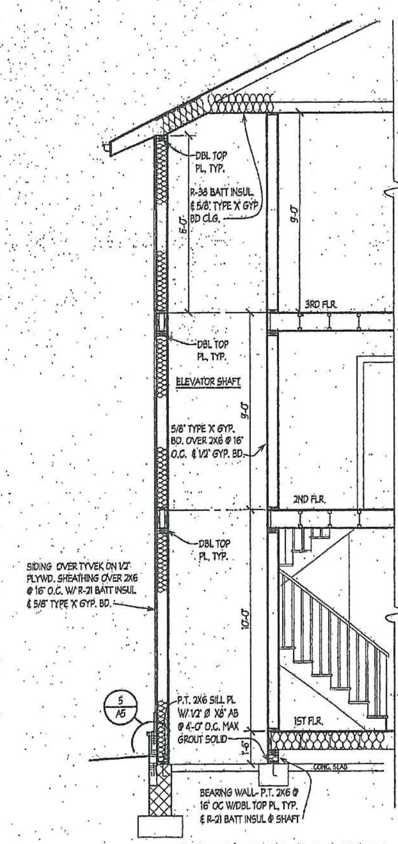
SECTION 16 - ELECTRICAL

16.1 The Contractor shall verify the existing electrical service to ensure capacity for the new addition. All electrical work shall be completed by a licensed electrician.

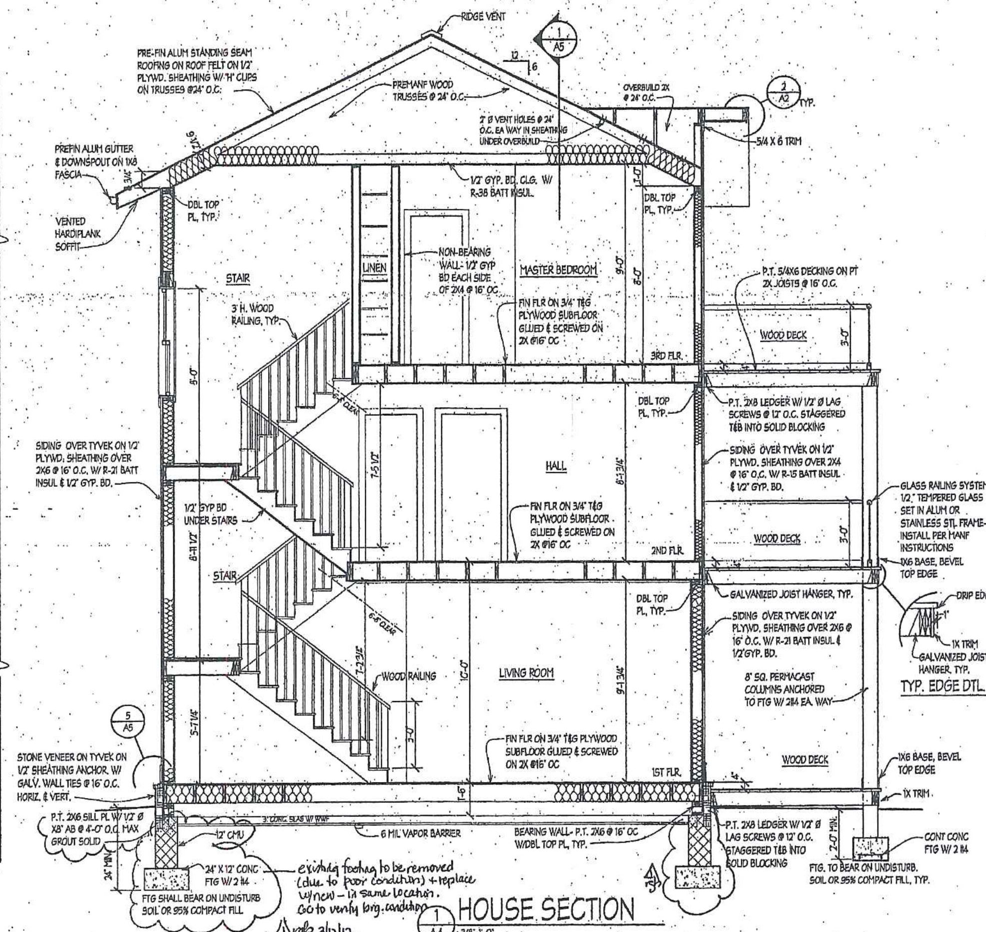
16.2 Provide all electrical connections for wall receptacles as indicated. Provide electrical connections for all appliances shown including refrigerator, under counter refrigerator, dishwasher, disposal, range, and microwave. All kitchen and exterior receptacles shall be GFI protected. All bedroom outlets, including switches, lights, smoke detectors, receptacles, etc shall be AFCI protected.

16.3 Provide all recessed light fixtures for the Owner's approval. Owner shall provide all other fixtures and ceiling fans/lights for GC installation. Coordinate all light fixture and switch locations with the Owner.

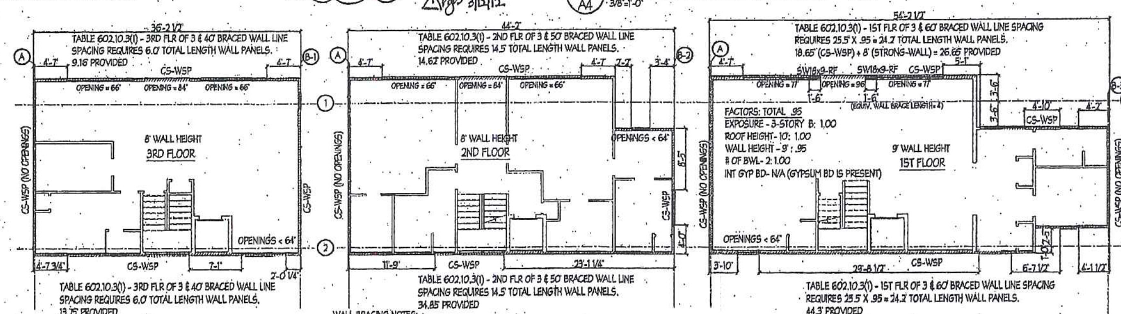
DESIGN LOADS
Roof ——— 25 psf live + 17 psf dead = 42 psf
First Flr. —— 40 psf live + 10 psf dead = 50 psf
Second Flr. — 30 psf live + 10 psf dead = 40 psf
Porch/Deck — 40 psf live + 10 psf dead = 50 psf
Soil Bearing Capacity: 2000 psf
Wind Speed – 90 mph
Snow Load – 25 psf



2 / A4 ELEVATOR SECTION
3/8"=1'-0"

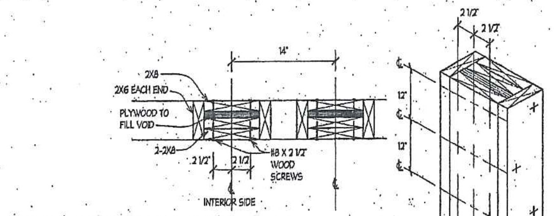


1 / A4 HOUSE SECTION
3/8"=1'-0"



BRACED WALL DIAGRAM
1/8" = 1'-0"

WALL BRACING NOTES:
1. CS-WSP (CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL) IS DESCRIBED IN IRC-TABLE R602.10.4 & INCLUDES CONNECTION CRITERIA.
2. IT IS THE GC RESPONSIBILITY TO PROVIDE THE CORRECT PANEL LOCATIONS AND CONNECTIONS IN ACCORDANCE WITH THIS DIAGRAM & IRC REQUIREMENTS. WSP IS 1/2" THICK PLYWOOD OR OSB.
3. GC MUST ENSURE THAT NAILS HEADS DO NOT PUNCTURE THRU FACE OF SHEATHING.
4. SW18X9 IS STRONG WALL PANEL BY SIMPSON. MANF INSTALLATION DETAILS SHALL BE FOLLOWED.



1. LAMINATE 2X8'S, PLYWD & 2X6 (AT EACH END) W/ GLUE & #8 X 2-1/2" SCREWS @ 12" OC VERTICAL STAGGERED.
2. OVERLAP JOINTS AS NECESSARY TO PROVIDE STRUCTURAL INTEGRITY.
3. COORDINATE LOCATION & SIZES WITH ELEVATOR MANF.

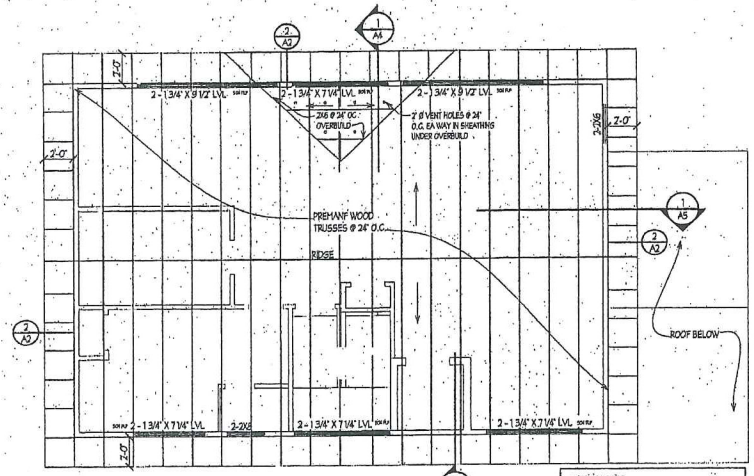
3 / A4 ELEVATOR DTL.
NO SCALE

Addition to the
KEANY RESIDENCE
5736 MALLOW TRAIL, LORTON, VA 22079

REBECCA L.G. BOSTICK, AIA
A R C H I T E C T
1819 DRURY LANE, SUITE 101
ALEXANDRIA, VA 22307
(703) 768-2250

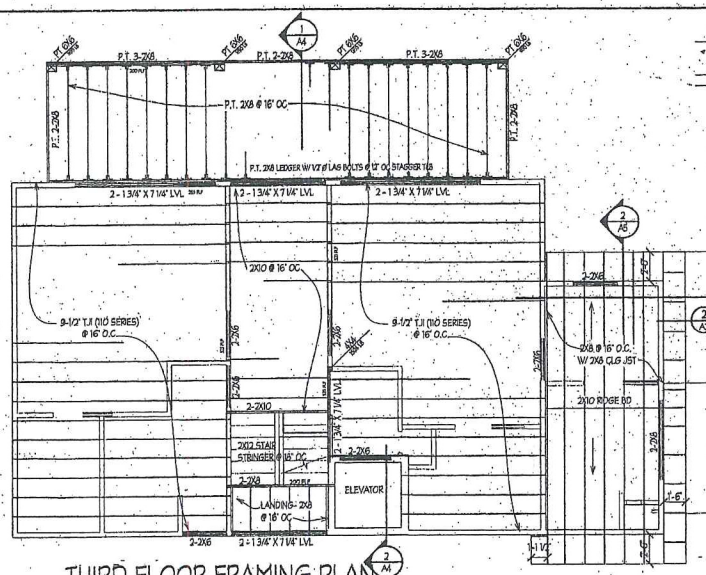
A4
SHEET 4 OF 5
DATE 10/27/11
REVISED △3/12/12

19



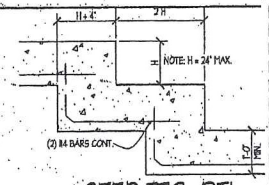
ROOF FRAMING PLAN

1/4" = 1'-0"



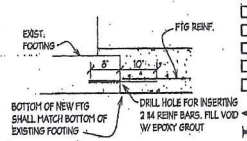
THIRD FLOOR FRAMING PLAN

1/4" = 1'-0"



STEP FTG. DTL.

3/4"=1'-0"



FOOTING DTL.

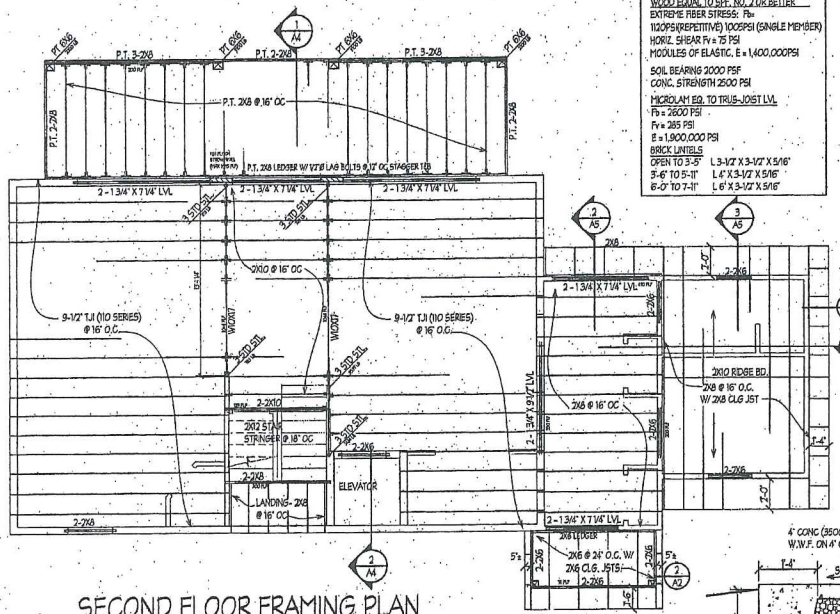
3/4"=1'-0"

DESIGN LOADS
1ST. FLOOR: LIVE 40 + DEAD 10
2ND. FLOOR: LIVE 30 + DEAD 10
PORCH: LIVE 40 + DEAD 10
ROOF: LIVE 25 + DEAD 17

WOOD EQUAL TO SPF. NO. 2 OR BETTER
EXTREME FIBER STRESS: Fb=
1120PSI(REPETITIVE) 1005PSI (SINGLE MEMBER)
HORIZ. SHEAR Fv = 75 PSI
MODULES OF ELASTIC. E = 1,400,000PSI

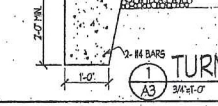
SOIL BEARING 2000 PSF
CONC. STRENGTH 2500 PSI

MICROLAM EQ. TO TRUS-JOIST LVL
Fb = 2600 PSI
Fv = 285 PSI
E = 1,900,000 PSI
BRICK LINTELS
OPEN TO 3'-5" L 3-1/2" X 3-1/2" X 5/16"
3'-6" TO 5'-11" L 4" X 3-1/2" X 5/16"
6'-0" TO 7'-11" L 6" X 3-1/2" X 5/16"



SECOND FLOOR FRAMING PLAN

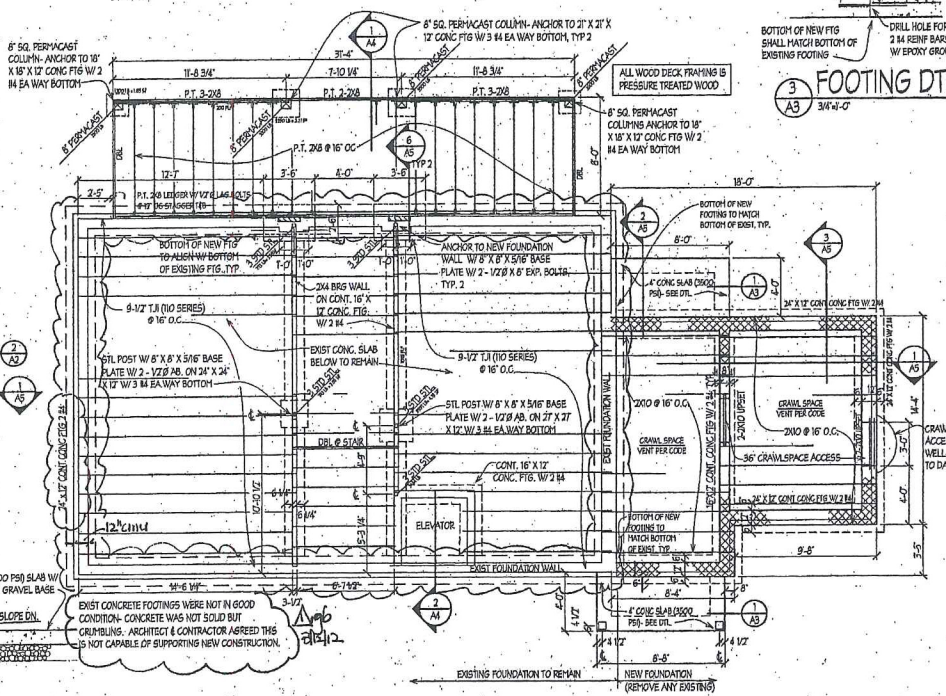
1/4" = 1'-0"



TURN DOWN DTL.

3/4"=1'-0"

EXIST CONCRETE FOOTINGS WERE NOT IN GOOD CONDITION- CONCRETE WAS NOT SOLID BUT CRUMBLING. ARCHITECT & CONTRACTOR AGREED THIS IS NOT CAPABLE OF SUPPORTING NEW CONSTRUCTION.



FOUNDATION & 1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

Addition to the

KEANY RESIDENCE

5736 MALLOW TRAIL, LORTON, VA 22079

REBECCA L.G. BOSTICK, AIA
ARCHITECT
1819 DRURY LANE, SUITE 101
ALEXANDRIA, VA 22307
(703) 768-2250

A3

SHEET 4 OF 5

DATE 10/27/11

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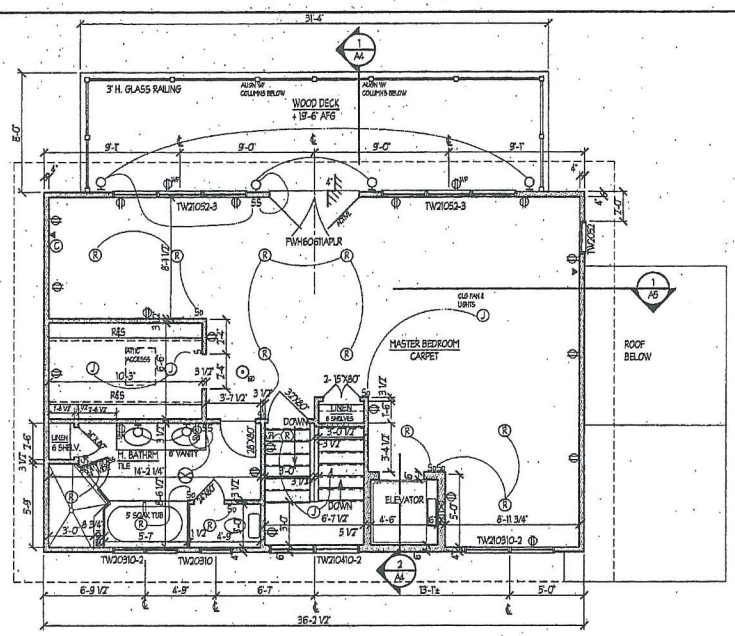
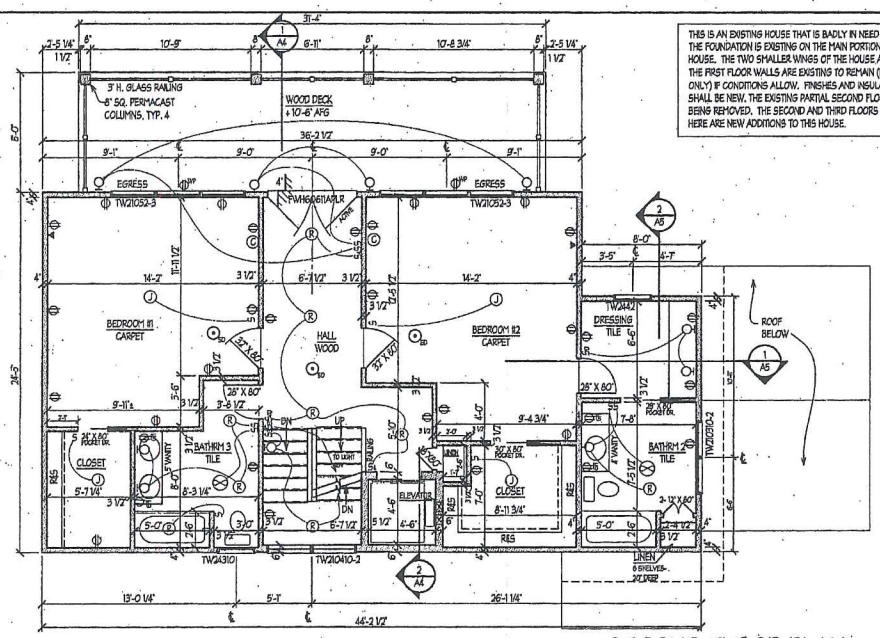


THIRD FLOOR PLAN

1/4" = 1'-0"



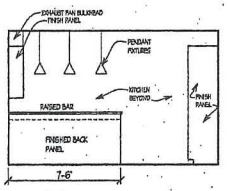
THIS IS AN EXISTING HOUSE THAT IS BADLY IN NEED OF REPAIR. THE FOUNDATION IS EXISTING ON THE MAIN PORTION OF THE HOUSE. THE TWO SMALLER WINGS OF THE HOUSE ARE NEW. THE FIRST FLOOR WALLS ARE EXISTING TO REMAIN (FRAMING ONLY) IF CONDITIONS ALLOW. FINISHES AND INSULATION SHALL BE NEW. THE EXISTING PARTIAL SECOND FLOOR IS BEING REMOVED. THE SECOND AND THIRD FLOORS SHOWN HERE ARE NEW ADDITIONS TO THIS HOUSE.

SECOND FLOOR PLAN

1/4" = 1'-0"

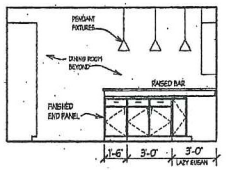
DRAWING LEGEND

- HB — HOSE BIBB
- ELEC. RECEPTACLE
- WP — EXT. WEATHERPROOF RECEPTACLE
- SD — SMOKE DETECTOR
- EXHAUST FAN
- LIGHT
- S — WALL SWITCH
- S_3 — 3-WAY LIGHT SWITCH
- S_D — DIMMER SWITCH
- J — JUNCTION BOX
- FL — FLOODLIGHTS
- R — RECESSED LIGHTS
- TELEPHONE
- C — CABLE
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION



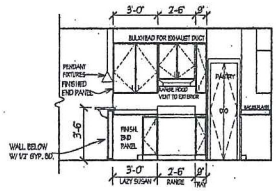
A/A1 KITCHEN ELEVATION

1/4"=1'-0"



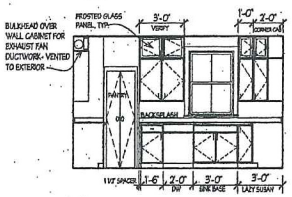
B/A1 KITCHEN ELEVATION

1/4"=1'-0"



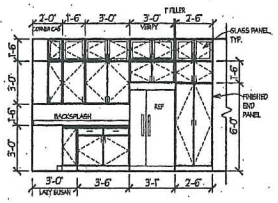
C/A1 KITCHEN ELEVATION

1/4"=1'-0"



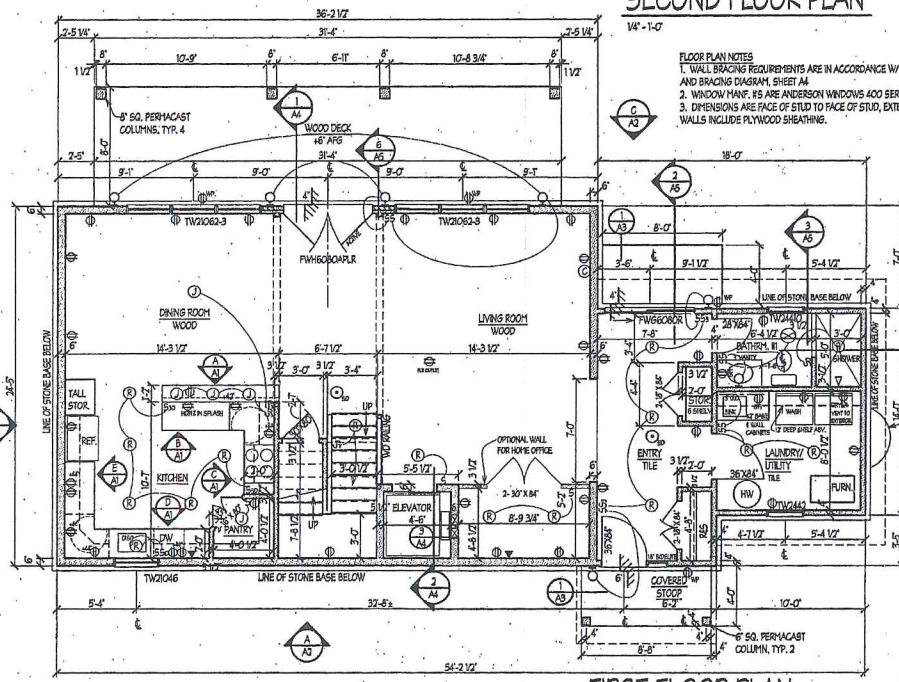
D/A1 KITCHEN ELEVATION

1/4"=1'-0"



E/A1 KITCHEN ELEVATION

1/4"=1'-0"



FLOOR PLAN NOTES

1. WALL BRACING REQUIREMENTS ARE IN ACCORDANCE W/ R602.10 AND BRACING DIAGRAM, SHEET A4
2. WINDOW MANF. #'S ARE ANDERSON WINDOWS 400 SERIES.
3. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD, EXTERIOR WALLS INCLUDE PLYWOOD SHEATHING.

FIRST FLOOR PLAN

1/4" = 1'-0"

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS WITH FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.

Addition to the KEANY RESIDENCE

5736 MALLOW TRAIL, LORTON, VA 22079

REBECCA L.G. BOSTICK, AIA
ARCHITECT
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
(703) 768-2250

A1

SHEET 1 OF 5

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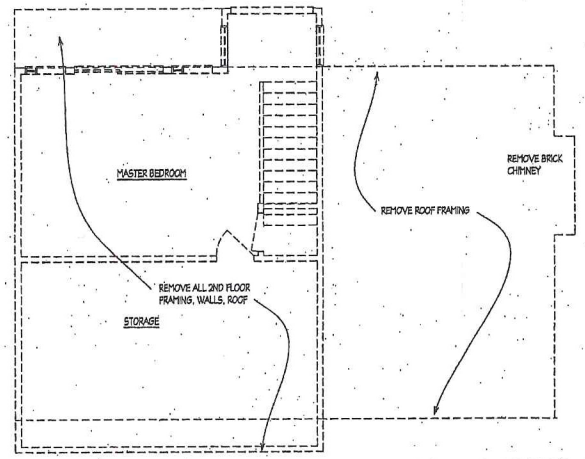
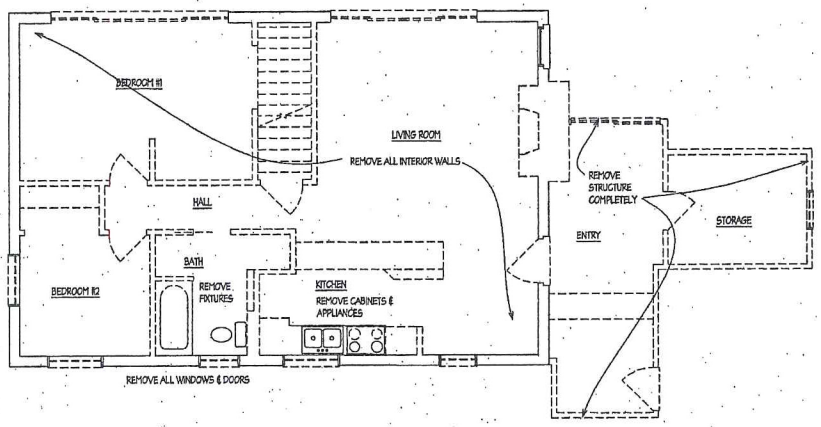


EXIST SECOND FLOOR PLAN- DEMO

1/4" - 1'-0"



EXISTING FIRST FLOOR PLAN- DEMO

1/4" - 1'-0"

REBECCA L.G. BOSTICK, AIA
A R C H I T E C T
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
(703) 768-2250

Addition to the
KEANY RESIDENCE
5736 MALLOW TRAIL, LORTON, VA 22079

A1.5

SHEET 1.5 OF 5

DATE 10/27/11

REVISED

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DESCRIPTION OF THE APPLICATION

The applicant is requesting a variance to allow construction of a new three story dwelling 25.3 feet from the front lot line and 5.2 feet from the western side lot line and 12.1 feet from the eastern side lot line. In addition, the applicant is requesting approval to construct a roofed deck 21.3 feet from the front lot line and a deck 9.9 feet from the western side lot line. The applicant also requests an existing fence, greater than 4 feet in height, to remain in the front yard.

The bulk regulations for the R-E District in Par. 2 of Sect. 3-E07 of the Zoning Ordinance require a minimum front yard of 50 feet and a minimum side yard of 20 feet. The propsed dwelling will meet the rear yard requirements, as well as the maximum permitted height.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Variance	Dwelling	Front	50.0 feet	25.3 feet	24.7 feet	49.4%
		Side (West)	20.0 feet	5.2 feet	14.8 feet	74%
		Side (East)	20.0 feet	12.1 feet	7.9 feet	40%
	Roofed Deck	Front	50.0 feet	21.3 feet	28.7 feet	57%
	Deck	Side (West)	20.0 feet	9.9 feet	10.1 feet	50%

	Type	Yard	Maximum Height*	Existing Height	Proposed increase	Percentage of Reduction Requested
Variance	Fence	Front	4.0 feet	6.0 feet	2.0 feet	50%

EXISTING SITE DESCRIPTION

The subject site measures 7,500 square feet in area and contains a foundation where a previously existing brick and frame single-family detached dwelling existed. The original dwelling was constructed in 1954 and demolished in 2012. In addition to the foundation, the lot contains wood fencing along the lot lines, and steps and a frame deck adjacent

to the river at the rear of the property. The existing fencing ranges from 6' to 7.4' in height and the 6' portion extend into the front yard along both side lot lines. The lot width measures 75 feet, and the length is 100 feet. The site is zoned Residential-Estate (R-E). Under the R-E standards in the current Zoning Ordinance, a minimum lot size of 75,000 square feet and a minimum lot width of 200 feet are required. The lot is accessible via Mallow Trail and is located in a residential neighborhood.

CHARACTER OF THE AREA

	Zoning	Use
North	-	Potomac River
South	R-E	Single Family Detached Dwelling
East	R-E	Single Family Detached Dwelling
West	R-E	Single Family Detached Dwelling

BACKGROUND

VC 2011-MV-010 was approved by the BZA on August 10, 2011. The variance requested approval of second and third story additions over the existing first floor of the home, 21.1 feet from the front lot line, 5.2 feet from the west side lot line and 11.7 feet from the east side lot line. The request also included a deck 7.2 feet from a side lot line. The applicant represented that they would rebuild the existing second floor and add a new third floor, and would retain the first floor of the dwelling. The plat stated the first floor masonry walls would remain and that new walls would be built on existing masonry walls/foundation. The resolution and findings of fact for VC 2011-MV-010 are included as Appendix 4.

Following the approval of VC 2011-MV-010, the applicant received a building permit which noted "replace footers for existing first floor entry way, laundry room and bathroom area/demolish existing 2nd floor and build new 2nd floor addition over existing structure and build attic level addition over new 2nd level addition and interior alterations to existing main level."

Subsequent to the approval of that building permit, the applicant removed the entire structure rather than just the second floor, in order to reinforce the footings. Following

the removal of the entire structure, the applicant applied for a building permit to replace the entire structure. Staff in the Zoning Permit Review Branch did not believe the removal of the first floor was in conformance with the variance approval and requested the applicant get a determination from the Special Permit/Variances Branch of the Zoning Evaluation Division on the conformance of the request. Due to the original request under VC 2011-MV-010 for the construction of a second and third floor addition, the representation that the first floor would remain and the specificity of the findings of fact during the BZA hearing, it was determined that the removal and reconstruction of the entire structure was not in substantial conformance with VC 2011-MV-010 and an amendment to the variance was required. A copy of the above-mentioned building permit is included as Appendix 5.

Following the adoption of the current Ordinance, the BZA has heard the following similar variances in the vicinity of the application parcel:

- Variance VC 85-V-030 was approved on July 9, 1985 for Tax Map 119-4 ((2)) (12) 1-5, zoned R-E at 13375 Holy Place to permit construction of a dwelling 41.81 feet, 46.0 feet and 49.33 feet from the front lot lines of a corner lot.

- Variance VC 86-V-051 was approved on September 9, 1986 for Tax Map 119-4 ((2)) (21) 51-59, zoned R-E at 5845 Mallow Trail to permit construction of a modular home 47.25 feet from the front lot line.

- Variance VC 86-V-033 was approved on December 30, 1987 for Tax Map 119-4 ((2)) (53) 5-12, 14, 16, 18, and 20, zoned R-E at 11300 Gunston Road Way to permit construction of a dwelling 38.0 feet from the front lot line of a corner lot.

- Variance VC 88-V-122 was approved on October 19, 1988 for Tax Map 119-4 ((2)) (1) 15-21, zoned R-E at 11345 River Road to permit construction of an addition to a dwelling 16.2 feet from the front lot line.

- Variance VC 90-V-096 was approved on October 31, 1990 for Tax Map 119-4 ((2)) (21) 34-40, zoned R-E to permit construction of a dwelling 25.0 feet from the front lot line.

- Variance VCA 90-V-096 was approved on August 13, 2002 for Tax Map 119-4 ((2)) (21) 34-40, zoned R-E at 5860 Nicotine trail to permit construction of an accessory structure in the minimum required front yard of a lot containing 36,000 square feet or less, and to permit an existing dwelling to remain 29.4 feet from the front lot line.

- Variance VC 93-V-026 was approved on June 8, 1993 for Tax Map 119-4 ((2)) (17) 31-34, zoned R-E at 5766 Mallow Trail and 11445 Potomac Road to permit construction of an addition to a dwelling 46.5 and 41.2 feet from the front lot lines of a corner lot, a deck 13.8 feet from the front and 5.6 feet from the rear lot lines, and a dwelling to remain 5.3 feet from the rear and 26.3 feet from the front lot lines.

- Variance VC 94-V-062 was approved on July 13, 1994 for Tax Map 119-4 ((2)) (1) 15-21, zoned R-E at 11345 River Road to permit construction of an addition to a dwelling 25.5 feet from the front lot line.

- Variance VC 94-V-125 was approved on December 21, 1994 for Tax Map 119-4 ((2)) (10) 1-4, zoned R-E at 5901 Mount Vernon Boulevard to permit construction of additions to a dwelling 46.0 and 47.0 feet from the front lot line, 10.0 feet from the side lot line, and an accessory structure 0.0 feet from the side lot line.

- Variance VC 94-V-135 was approved on December 23, 1994 for Tax Map 119-4 ((2)) (17) 30, zoned R-E at 5808 Mallow Trail to permit the enclosure of a structure located 21.2 feet from the front lot line.

- Variance VC 96-V-026 was approved on June 18, 1996 for Tax Map 119-4 ((2)) (6) 1-10, zoned R-E at 11374 River Road to permit construction of additions to a dwelling 34.4 feet, 29.4 feet, 32.5 feet, and 40.0 feet from the front lot lines of a corner lot and permit an existing dwelling to remain 34.4 feet from the front lot line, and an accessory structure to remain in the front yard.

- Variance VC 97-V-038 was approved on June 18, 1997 for Tax Map 119-4 ((2)) (5) 1 and 9, zoned R-E at 11352 River Road to permit construction of an addition to a dwelling 9.4 and 17.6 feet from the front lot lines of a corner lot and for a pump house and shed to remain in a minimum required front yard.

- Variance VC 00-V-064 was approved on August 16, 2000 for Tax Map 119-4 ((2)) (6) 24A, 26, 28, 30, 32 and 34, zoned R-E at 5919 Fox Glove Trail to permit construction of an addition to a dwelling 24.6 feet from the front lot line.

- Variance VC 01-V-039 was approved on June 6, 2001 for Tax Map 119-4 ((2)) (5) 1 and 9, zoned R-E at 11352 River Road to permit construction of a dwelling 8.0 feet and 18.5 feet from the front lot lines of a corner lot.

- Variance VC 01-V-088 was approved on August 15, 2001 for Tax Map 119-4 ((2)) (1) 6A, zoned R-E at 11371 River Road to permit construction of an addition to a dwelling 14.3 feet from the rear lot line.

- Variance VC 2002-MV-149 was approved on December 4, 2002 for Tax Map 119-4 ((2)) (40) 11, zoned R-E to permit construction of a dwelling 30.0 feet from the front lot line.

- Variance VC 2002-MV-197 was approved on March 12, 2003 for Tax Map 119-4 ((2)) (3) 12, zoned R-E at 5933 Clematis Trail to permit construction of an addition to

a dwelling 12.0 feet from the side lot line, and a fence greater than 4.0 feet in a front yard.

- Variance VC 2004-MV-112 was approved on June 15, 2005 for Tax Map 119-4 ((2)) (1) 34, zoned R-E at 11317 River Road to permit construction of a dwelling 19.0 feet with eave 17.0 feet and stoop 17.0 feet from the front lot line.

VARIANCE PLAT (Copy at front of staff report)

- **Title of Plat:** Plat Showing the improvements on Lots 15, 16, & 17, Block 20, Section A, Gunston Manor
- **Prepared by:** Dominion Surveyors Inc.
- **Dated:** Dated May 22, 2012, and sealed by George M. O'Quinn, Land Surveyor.

ZONING ORDINANCE REQUIREMENTS

This variance application must satisfy all of the nine (9) enumerated requirements contained in Sect. 18-404, Required Standards for Variances. If the BZA determines that a variance can be justified, it must then decide the minimum variance, which would afford relief as set forth in Sect. 18-405. A copy of these provisions is included as Appendix 4.

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. VC 2011-MV-010, Resolution
5. Building Permit for work related to VC 2011-MV-010
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

VCA 2011-MV-010

October 10, 2011

1. This variance is approved for the maximum size and location of a single-family detached dwelling, as shown on the plat prepared by Dominion Surveyors Inc., dated May 22, 2012, and signed by George M. O'Quinn, Land Surveyor, as submitted with this application and is not transferable to other land.

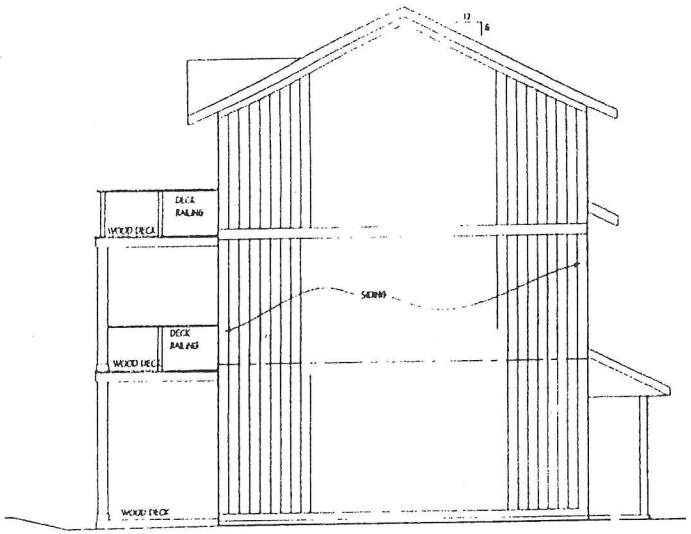
2. All applicable building permits and final inspections shall be obtained for the single-family detached dwelling.

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

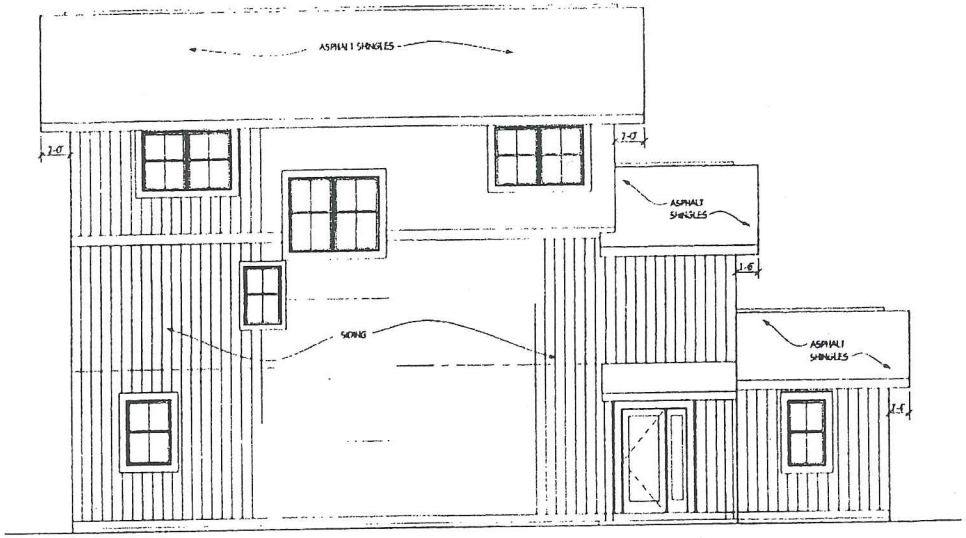
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards including requirements for building permits.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance 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 variance. 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.

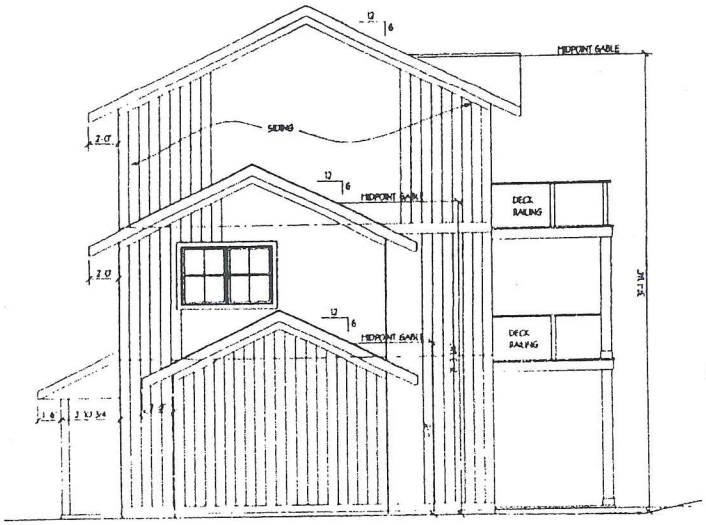
ATTACHMENT 1



A/A3 SIDE/END ELEVATION



B/A3 FRONT ELEVATION



C/A3 END/SIDE ELEVATION

D/A3 REAR ELEVATION

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1819 DRURY LANE, SUITE 101
ALEXANDRIA, VA 22307

A3
SHEET 3 OF 3
DATE 3/31/11

HH

SECTION 1 - GENERAL REQUIREMENTS
1.1 Work performed shall comply with the following: These general notes, plans, and specifications in this set of drawings, 2009 IRC- International Residential Code, all applicable local and state codes, ordinances, regulations, and all authorities having jurisdiction.

1.2 In areas where drawings do not address methodology, the Contractor shall be bound to perform in strict compliance with manufacturer's specifications and/or recommendations and industry standards.

1.3 The Contractor shall maintain the job site free of trash and debris. The Contractor shall protect the existing house and landscaping and shall repair any damage caused by his operations.

1.4 The existing house shall remain unoccupied during construction. The Contractor shall keep the house in a weathertight and secure condition at all times.

1.5 The Contractor shall verify all field conditions and dimensions prior to proceeding with work. The Contractor shall compare and coordinate all drawings with field conditions. Any discrepancies shall be reported to the Architect before proceeding. DO NOT SCALE DRAWINGS.

1.6 The Architect accepts no responsibility for changes or deviations from these plans unless made by written change order. No substitutions for products and materials identified by brand or manufacturer's name shall be accepted without prior approval by the Owner and Architect. Installation of all products shall follow manufacturer's recommended procedures.

SECTION 2 - SITE WORK
2.1 All debris and excess earth material shall be disposed of off-site in accordance with all codes and ordinances. Site shall be left in a properly graded, seeded condition.

2.2 Locate existing utilities by hand excavation and provide protection from damage. Cooperate with the Owner and Utility Companies for establishing and maintaining services. Call MISS UTILITY 48 hours before excavating.

SECTION 3 - CONCRETE
3.1 Concrete: The minimum strength of concrete at 28 days shall be 2500 psi, 3500 psi at exterior locations, Max. slump 4"+/-1 %. Provide 95% dry backfill compaction of all footings.

3.2 Reinforcing Steel shall be intermediate grade new billet deformed bars conforming to ASTM A-615 Grade 60; welded wire fabric shall conform to ASTM A-185. Protective cover for reinforcing steel shall be as follows: Footings: 3" Slabs on grade 3/4".

3.3 Foundation: Footings shall bear a minimum of 1'-0" into original undisturbed soil and a minimum of 2'-0" below finished grade. All footing excavations shall be inspected by the building official prior to the placing of any concrete. The building official shall be given proper notification for this observation.

SECTION 4 - MASONRY
4.1 Mortar - Type S for exterior walls, ASTM C270. Hollow CMU - ASTM C-90-93. Provide hot-dipped galvanized horizontal wall reinforcing at 16" o.c. vertically.

4.2 All masonry work shall conform to applicable requirements of NCMA. Fill all head, bed and collar joints solid. All masonry shall be protected from freezing for not less than 48 hours after installation and shall not be constructed below 35degrees F without precautions necessary to prevent freezing. No anti-freeze admixtures shall be added to the mortar.

SECTION 5 - STEEL
5.1 All required steel anchor straps, caps, or joist hangers shall be constructed of code approved galv. steel. Joist hangers shall be top mounted hangers.

SECTION 6 - WOOD
6.1 No structural member shall be omitted, notched, cut, blocked out, or relocated without prior approval by the Architect. Do not alter size of members noted without written approval of the Architect.

6.2 Pipes in Stud - Bearing Walls - Notches or bored holes in studs of bearing walls or partitions shall not be more than one-third (1/3) the depth of the stud. When the stud is cut or bored in excess of the above, it shall be reinforced to the load carrying capacity of a stud notched not more than one-third its depth.

6.3 Framing Lumber: All lumber shall be SPF, No. 2 grade or better with the Following minimum allowable stresses and modulus of elasticity:

Extreme Fiber Stress: Fb= 1160 psi (repetitive use) Fb= 1050 psi (single member)- for 2x12
Horizontal Shear: Fv= 75 psi Modulus of Elasticity: E= 1,400,000 psi
Compression perp. to Grain: Fc= 385 psi Compression parallel to Grain: 850 psi

Moisture Content: All lumber shall have a moisture content no greater than 19 %. Air dry lumber is desired, but not necessary, lumber may be kiln dried, however the drying process must be slow and regulated to cause a minimum amount of checking, compatible with air dried stock.

6.4 Wood beams: Micro-Lam beams shall be installed per manufacturer's recommendations and applicable codes and shall be as sized on the plans as manufactured by Trus-Joist Corporation with the following minimum allowable stresses and modulus of elasticity:
Extreme Fiber Stress: Fb= 2900psi
Horizontal Shear: Fv= 285psi
Modulus of Elasticity: E= 1,800,000 psi

6.5 Preservative Treated Lumber: All lumber in contact with the earth, concrete or masonry, or exposed to outside unprotected shall be preservative treated lumber.

6.6 Walls: Exterior and Interior bearing walls shall be 2x4 studs at 16" o.c. Provide double trimmers under all headers larger than 2 -2x8's. Provide a continuous double top plate at all bearing walls.

6.7 Plywood: All plywood sheets shall bear the "APA" grade trademark. Roof Sheathing shall be 1/2" C.D.X. plywood with hold down "h" clips. Exterior wall sheathing shall be ½" plywood. Interior subfloor shall be 3/4" tongue and groove exterior grade plywood and shall be glued and screw applied.

6.8 Bridging and Blocking: There shall be not less than one line of bridging in every eight feet of span in the attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing or equal rigidity. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block all walls over 8 feet and all load bearing walls at midheight with a minimum of 2x solid material with tight joints.

SECTION 7 - THERMAL AND MOISTURE PROTECTION
7.1 Flashing: Code approved corrosion resistive flashing shall be provided at top and sides of all exterior window and door openings in such manner as to be leakproof. Similar flashing shall be installed at the intersection of chimney and other masonry construction with frame walls; under and at the ends of masonry, wood or metal copings or sills; continuously above all projecting wood trim; at wall and roof intersections; at junctions of chimney and roof; and in all roof valleys and around all roof openings.

A. All flashing, counter flashing, and sheet metal shall be sized as recommended by SMACNA and installed as recommended in the Architectural Sheet Metal Manual by SMACNA. Metal shall not be less than No. 26 U.S. gauge corrosive resistant metal.

7.2 All roofing to be Class "C" Min. The new roof shall be asphalt shingle as selected by Owner. Provide waterproof ice-dam shingle underlayment 3'-0" wide - equal to Certainteed WinterGuard. Provide prefin. alum gutters & downspouts to splash blocks.

7.3 Insulation: High Density, Walls R-15; Floor R-38; Roof R-38 Batt Insulation. Provide insulation stops at eaves.

7.4 Siding: Siding shall be hardiplank vertical siding equal to James Hardie fiber cement siding, pattern as selected by owner. Provide trim as necessary for a complete installation. Provide solid PVC trim for all trim noted, as well as soffits, rakes, etc.

SECTION 8 - DOORS AND WINDOWS
8.1 Windows shall be double hung, size as indicated on plans. Windows shall be vinyl or aluminum clad, a clad or painted wood finish on the interior, with insulating glass. All windows shall be complete with weatherstripping, insect screens and operating hardware. Quality, size, and manf. # of windows are based on Anderson Windows, 400 series. Contractor shall verify opening sizes. Provide safety glass as indicated or required by codes. Coordinate window mullion pattern with the Owner.

8.2 Interior doors shall be wood painted doors to match existing doors or as selected by the Owners. Exterior doors shall be equal to solid wood or equal to Anderson Patio doors.

SECTION 9 - FINISHES
9.1 All gypsum board shall be in accordance with U.S. Gypsum Specifications GA-224. Provide 1/2" tapered-edge gypsum board for all walls. All gypsum board shall be screw applied per USG recommendations. Provide water resistant tile in bathrooms, cement backer board in tub and shower surrounds.

9.2 All new painted surfaces shall receive primer and two coats of latex paint. Existing painted surfaces shall receive one coat of paint. Coordinate with Owner on extent of interior painting. Trim work shall receive glossy finish, interior walls and ceiling shall receive flat or eggshell finish. Exterior paint shall be all-weather exterior based house paint.

9.3 Floor finish shall be as selected by Owner.

9.4 All wood trim work at windows, doors, and baseboards shall be as selected by Owner.

SECTION 10 - SPECIALTIES
10.1 Provide kitchen cabinets/countertops and bathroom vanities/countertops as selected by the Owner.

10.2 The Owner shall provide all bathroom accessories for the GC installation.

SECTION 14 - NOT USED
SECTION 15 - MECHANICAL
15.1 The Contractor shall provide heating and cooling to the new additions. Coordinate heat and cooling requirements with the Owner. The Contractor shall ensure that this house is properly heated and cooled.

15.2 Provide new plumbing for bathrooms & kitchen location. Provide all plumbing fixtures for Owner's approval.

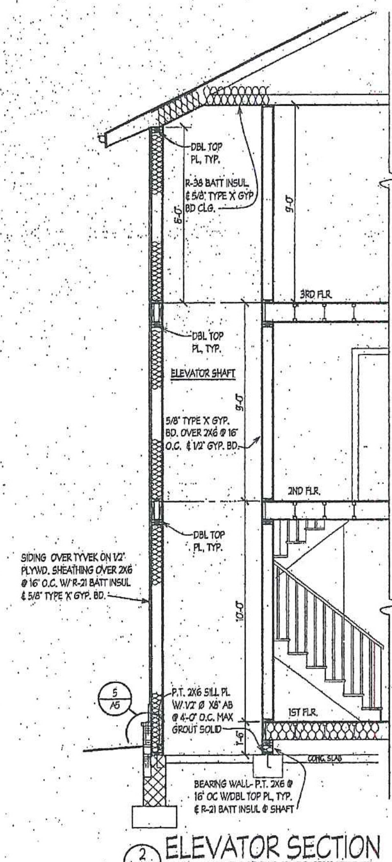
SECTION 16 - ELECTRICAL

16.1 The Contractor shall verify the existing electrical service to ensure capacity for the new addition. All electrical work shall be completed by a licensed electrician.

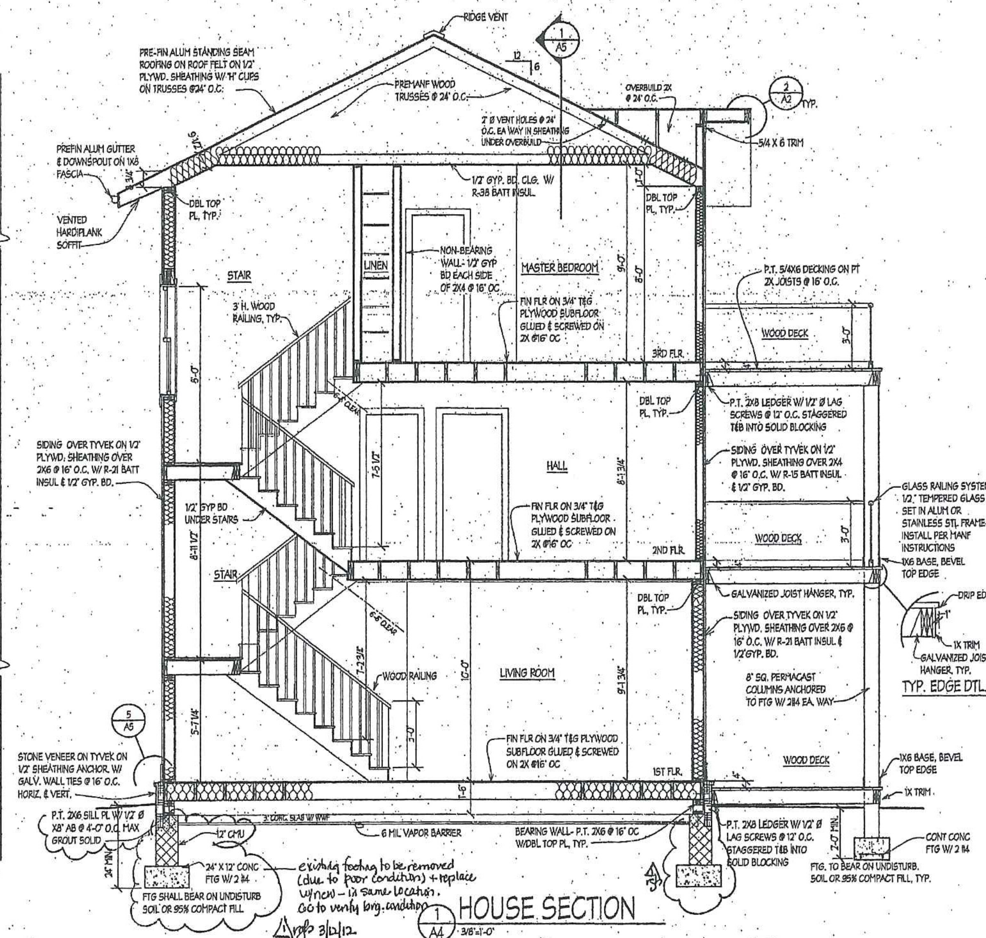
16.2 Provide all electrical connections for wall receptacles as indicated. Provide electrical connections for all appliances shown including refrigerator, under counter refrigerator, dishwasher, disposal, range, and microwave. All kitchen and exterior receptacles shall be GFI protected. All bedroom outlets, including switches, lights, smoke detectors, receptacles, etc shall be AFCI protected.

16.3 Provide all recessed light fixtures for the Owner's approval. Owner shall provide all other fixtures and ceiling fan/lights for GC installation. Coordinate all light fixture and switch locations with the Owner.

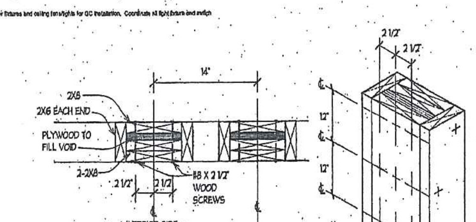
DESIGN LOADS
Roof ——— 25 psf live + 17 psf dead = 42 psf
First Flr. —— 40 psf live + 10 psf dead = 50 psf
Second Flr. — 30 psf live + 10 psf dead = 40 psf
Porch/Deck — 40 psf live + 10 psf dead = 50 psf
Soil Bearing Capacity: 2000 psf
Wind Speed— 90 mph
Snow Load— 25 psf



2 / A4 ELEVATOR SECTION
3/8"=1'-0"

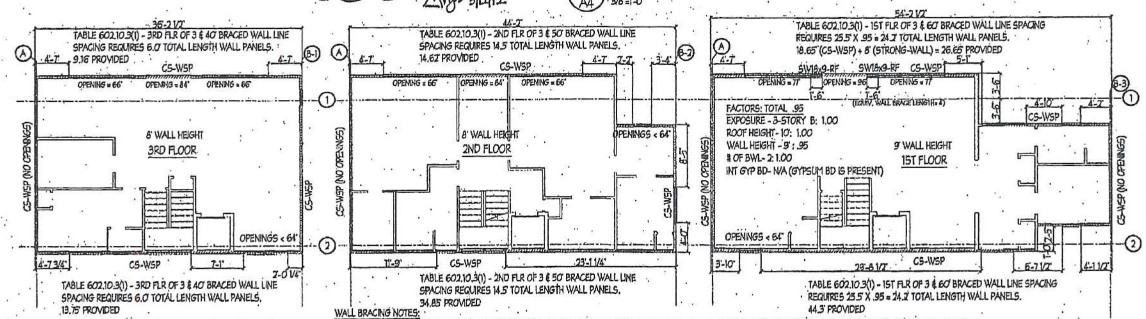


1 / A4 HOUSE SECTION
3/8"=1'-0"



1. LAMINATE 2X8'S, PLYWD & 2X6 (AT EACH END) W/ GLUE & #8 X 2-1/2" SCREWS @ 12" OC VERTICAL STAGGERED.
2. OVERLAP JOINTS AS NECESSARY TO PROVIDE STRUCTURAL INTEGRITY.
3. COORDINATE LOCATION & SIZES WITH ELEVATOR MANF.

3 / A4 ELEVATOR DTL.
NO SCALE



BRACED WALL DIAGRAM
1/8" = 1'-0"

WALL BRACING NOTES:
1. CS-WSP (CONTINUOUS SHEATHING- WOOD STRUCTURAL PANEL) IS DESCRIBED IN IRC-TABLE R602.10.4 & INCLUDES CONNECTION CRITERIA.
2. IT IS THE GC RESPONSIBILITY TO PROVIDE THE CORRECT PANEL LOCATIONS AND CONNECTIONS IN ACCORDANCE WITH THIS DIAGRAM & IRC REQUIREMENTS. WSP IS 1/2" THICK PLYWOOD OR OSB.
3. GC MUST ENSURE THAT NAILS HEADS DO NOT PUNCTURE THRU FACE OF SHEATHING.
4. SW18X9 IS STRONG WALL PANEL BY SIMPSON. MANF INSTALLATION DETAILS SHALL BE FOLLOWED.

Addition to the
KEANY RESIDENCE
5736 MALLOW TRAIL, LORTON, VA 22079

REBECCA L.G. BOSTICK, AIA
ARCHITECT
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
(703) 768-2250

A4
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DATE 10/27/11
REVISED △ 3/12/12

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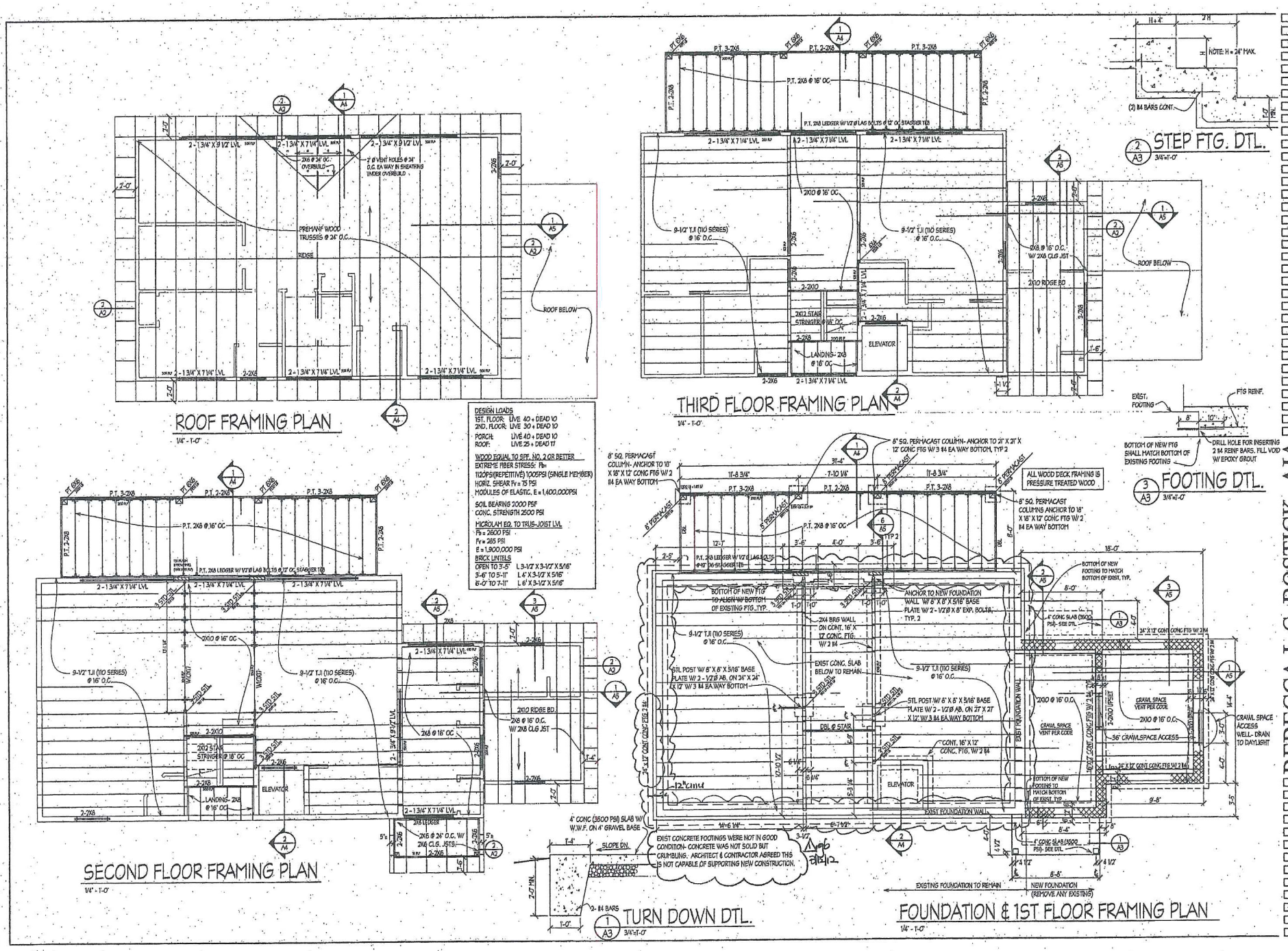

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ALEXANDRIA, VA 22307
(703) 768-2250

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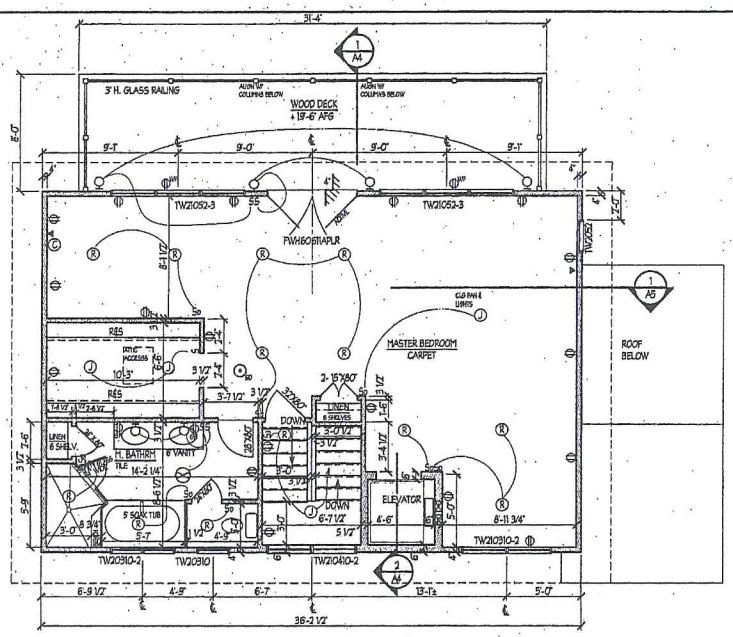
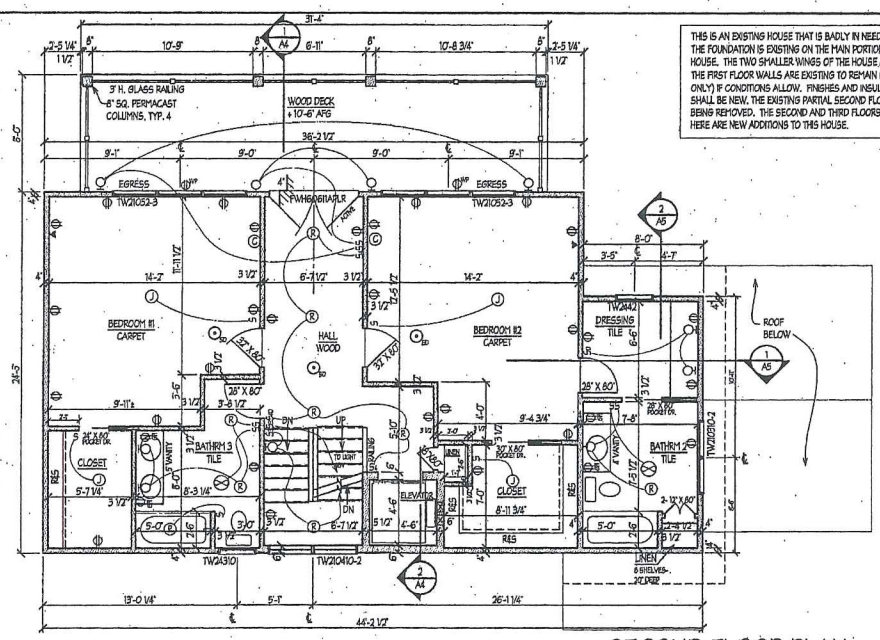


THIRD FLOOR PLAN

1/4" - 1'-0"



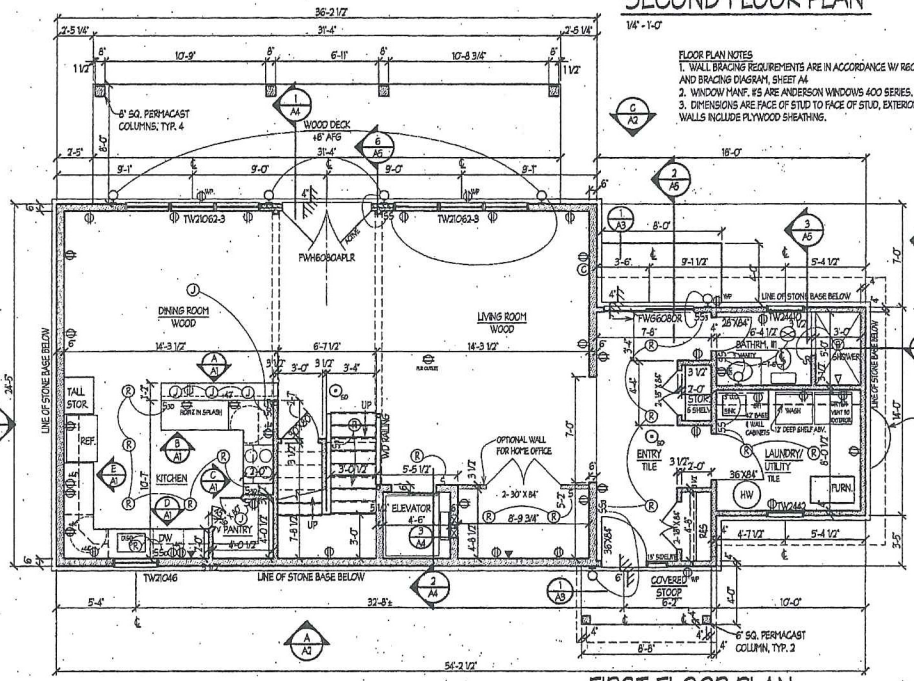
THIS IS AN EXISTING HOUSE THAT IS BADLY IN NEED OF REPAIR. THE FOUNDATION IS EXISTING ON THE MAIN PORTION OF THE HOUSE. THE TWO SMALLER WINGS OF THE HOUSE ARE NEW. THE FIRST FLOOR WALLS ARE EXISTING TO REMAIN (FRAMING ONLY) IF CONDITIONS ALLOW. FINISHES AND INSULATION SHALL BE NEW. THE EXISTING PARTIAL SECOND FLOOR IS BEING REMOVED. THE SECOND AND THIRD FLOORS SHOWN HERE ARE NEW ADDITIONS TO THIS HOUSE.

SECOND FLOOR PLAN

1/4" - 1'-0"

DRAWING LEGEND

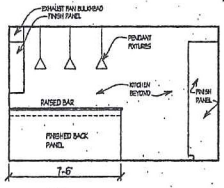
- HB — HOSE BIBB
- ELEC. RECEPTACLE
- WP — EXT. WEATHERPROOF RECEPTACLE
- SD — SMOKE DETECTOR
- EXHAUST FAN
- LIGHT
- S — WALL SWITCH
- S_3 — 3-WAY LIGHT SWITCH
- S_D — DIMMER SWITCH
- JUNCTION BOX
- FLOODLIGHTS
- RECESSED LIGHTS
- TELEPHONE
- C — CABLE
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION



FLOOR PLAN NOTES
1. WALL BRACING REQUIREMENTS ARE IN ACCORDANCE W/ R602.10 AND BRACING DIAGRAM, SHEET A4
2. WINDOW MANF. #'S ARE ANDERSON WINDOWS 400 SERIES.
3. DIMENSIONS ARE FACE OF STUD TO FACE OF STUD, EXTERIOR WALLS INCLUDE PLYWOOD SHEATHING.

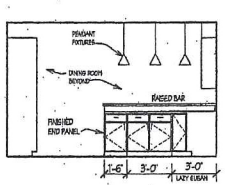
FIRST FLOOR PLAN

1/4" - 1'-0"



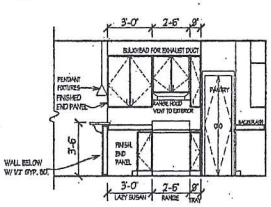
KITCHEN ELEVATION

A/A1 1/4"=1'-0"



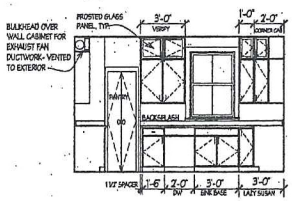
KITCHEN ELEVATION

B/A1 1/4"=1'-0"



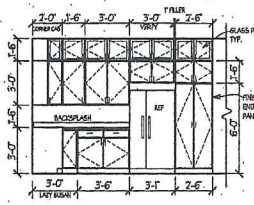
KITCHEN ELEVATION

C/A1 1/4"=1'-0"



KITCHEN ELEVATION

D/A1 1/4"=1'-0"



KITCHEN ELEVATION

E/A1 1/4"=1'-0"

THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS WITH FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING. DO NOT SCALE DRAWINGS.

Addition to the KEANY RESIDENCE

5736 MALLOW TRAIL, LORTON, VA 22079

REBECCA L.G. BOSTICK, AIA
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1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
(703) 768-2250

A1

SHEET 1 OF 5

DATE 10/27/11

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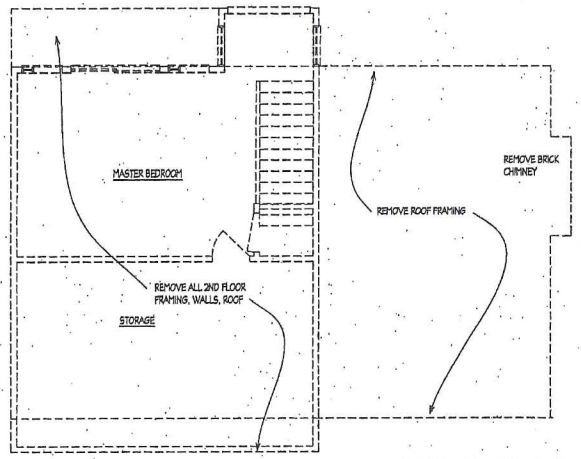
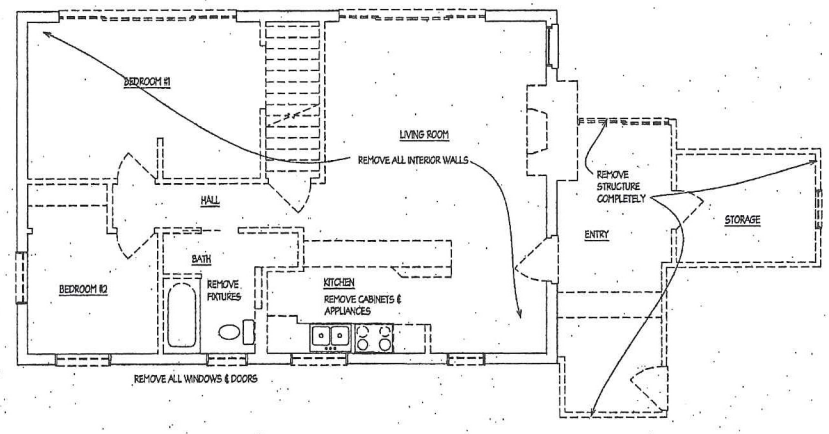


EXIST SECOND FLOOR PLAN- DEMO

1/4" - 1'-0"



EXISTING FIRST FLOOR PLAN- DEMO

1/4" - 1'-0"

Addition to the

KEANY RESIDENCE

5736 MALLOW TRAIL, LORTON, VA 22079

REBECCA L.G. BOSTICK, AIA

ARCHITECT

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A1.5

SHEET 1.5 OF 5

DATE 10/27/11

REVISED

Application No.(s): VCA 2011-MV-010
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: July 12, 2012
(enter date affidavit is notarized)

I, Jane Kelsey, 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

116694

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 **BOLD** above)
Bernadette M. Keany	8312 Collingwood Court Alexandria, VA 22308	Title Owner, Applicant
Potomac Construction &Renovation Inc. William B. Vaughan, (aka Bill), Agent	1601 Collingwood Rd Alexandria, VA 22308	Building Contractor/Agent for Applicant/Title Owner
Jane Kelsey & Associates, Inc. Jane Kelsey, Agent Donald E. Lucas, Agent Bruce E. Kelsey, Agent	4041 Autumn Court Fairfax, VA 22030 " "	Agent for Title Owner/Applicant Agent for Title Owner/Applicant Agent for Title Owner/Applicant
Lawson, Tartar, & Charvet, P.C. William B. Lawson, Jr., Attorney/Agent	6045 Wilson Blvd, Suite 100 Arlington, VA 22205	Attorney/Agent for Title Owner/Applicant

(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).

Application No.(s): VCA 2011-MV-010
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116694

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)
Potomac Construction & Renovation, Inc.
1601 Collingwood Road
Alexandria, VA 22308

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)
William B. Vaughan (aka Bill)
Jan S. Vaughan

(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): VCA 2011-MW-010

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

Special Permit/Variance Attachment to Par. 1(b)

DATE: July 12, 2012 116694

(enter date affidavit is notarized)

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

Jane Kelsey & Associates, Inc.
4041 Autumn Court
Fairfax, VA 22030-5168

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Jane Kelsey

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

Lawson, Tartar, & Charvet P.C.
6045 Wilson Blvd., Suite 100
Arlington, VA 22205

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 THE SHAREHOLDERS: (enter first name, middle initial, and last name)

William B. Lawson, Jr.
P. David Tartar

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

Application No.(s): VCA 2011-MW-010
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: July 12, 2012
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116694

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)**

N/A

(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): VCA 2011-MV-010

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: July 12, 2012

(enter date affidavit is notarized)

116694

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): VCA 2011 - NW - 010
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: July 12, 2012 116694
(enter date affidavit is notarized)

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: Jane Kelsey

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12th day of July 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Amy L. Bain
Notary Public

My commission expires: 4/30/16

AMY L. BAIN
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 122107
MY COMM. EXPIRES 4-30-16
NOTARY PUBLIC

FORM SP/VC-1 Updated (7/1/06)

RECEIVED

APPENDIX 3

Zoning Evaluation Division

Justification for Variance Amendment
Bernadette M. Keany

The following is justification for an amendment to variance, VC 2011-MV-010. This variance was approved by the Board of Zoning Appeals (BZA) on August 10, 2011 at the request of Bernadette M. Keany, title owner of the property. Building Permit Zoning Review for Building Permit 113070128 was approved on November 22, 2011 for Multi work stating:

> **"replace footers for existing first floor entry way laundry room and bathroom area/demolish existing 2nd floor and build new 2nd floor addition over existing structure and build attic level addition over new 2nd level addition and interior alterations to existing main level."**

During this demolition and construction, the builder found that the foundation footings were lacking reinforcing steel and were in a deteriorated condition. Deterioration of the concrete footings/foundation is suspected to have been caused by an inadequate cement/sand/gravel mixture when initially poured over fifty (50) years ago. In addition, neither the footings nor concrete wall contained any steel reinforcing rod or wire.

There has been no change to the **eighteen (18) Findings of Fact cited by the Board of Zoning Appeals (BZA) in the Attached Resolution of Approval** of the original variance, **nor to the Standards for a Variance** as set forth in Section 18-404 of the Zoning Ordinance which are also the same as those cited in the original variance application and BZA Resolution of Approval. The original variance was approved for the maximum size and location within the building envelope of a single-family detached dwelling as shown on the plat prepared by Dominion Surveyors, Inc., originally certified and dated July 9, 2008, and recertified by Rebecca Bostick dated Jan 17, 2011. This plat contained notes on the deteriorating condition of the house and stated that "**previous additions – wood frame will be removed. 2nd floor wood frame w/cantilevered structure will be removed. New walls will be built on existing masonry walls/foundation.**"

In addition to the Justification for the previously approved Variance, since the previous house is no longer there, if a variance is not approved, a new house even half the size of the original house could not be constructed on this property. The septic system failed and had to be replaced during the time the previous house was occupied. It was constructed at the only place on the lot recommended by the Fairfax County Health Department. The documents relating to those approvals are attached. The previous and the proposed new dwelling both contained three (3) bedrooms. The building permit for the new house was reviewed and approved by the Health Department. The new system is a new and innovative type. Any structure must be set back from that system. The combination of setbacks, yard and septic, leave very little buildable area, therefore approaching confiscation of the property, as opposed to a convenience.

Fortunately, the builder checked the existing building foundation prior to beginning the construction of new walls and found that the then existing concrete footings and

foundation were insufficient to carry the weight of two additional stories. At this point, he consulted with the County's Dept. of Environmental Services to determine what should be done. On advice of the County Staff from DPWES, the builder revised the construction drawings to show the removal and replacement of the footings and foundation and submitted these drawings/plans to the County. These drawings were approved on March 14, 2012. New concrete footers were poured in the same footprint as the original footers with adequate steel reinforcing to support the three stories as shown on the architect's elevation drawing contained in the BZA package supporting the original request. Confirmation that new footings are in the original footprint was determined by a licensed surveyor, George M. O'Quinn, Dominion Surveyors, Inc., by "setting brick points" prior to the removal of the old footings and construction of the new footings and foundation. It was after the completion of the new footers and foundation that a Plumbing Inspector advised the On-Site Construction Manager that he felt that since the footings and foundation were new, it would be considered a new house, not a renovation. The builder called the County and was told he now needed a site grading plan for new construction. He was also advised to speak with the Zoning Administration Division, Deputy Zoning Administrator, Ms. Diane Johnson-Quinn. Ms. Johnson-Quinn then questioned whether the removal of the original footings would be in conformance with the approved variance and sought the advice of Ms. Langdon. Upon receipt of Ms. Langdon's response, dated April 11, 2012, County Staff advised the builder that the revised site grading plan or any other plan would not be approved until zoning requirements were met.

In summary, the building currently in process of being built will be essentially the same building that would have been built if the existing foundation had been suitable to accommodate the increased weight of the additional floors. A copy of the architectural plans for the previous and new house is attached. While we believe that VC 2011-MV-010 was being executed in conformance with the variance and BZA imposed conditions, on advice of Staff we are requesting a variance amendment to recognize replacement of substandard footings and foundation and the fact that the foot print has not been changed from that approved by the BZA.

The circumstances in which the builder now finds himself was not known at the time of the application for the variance, and he in good faith contacted the County, was advised by the County what needed to be done and revised the plans accordingly. He obtained approval of those plans and then constructed the new footings and foundation walls in accordance with the County approved plans.

Once the builder found the deteriorating condition, he could not in good conscious go forward using the old foundation and footings. In our effort to be sure we have not overlooked any problems, we noticed that what appear to be the neighbors' fences are partially on this property and exceed 4 feet in height in a front yard. A variance is also requested to allow these fences to remain as they currently exist.

Jane Kelsey
Jane Kelsey & Associates, Inc.

Jane Kelsey

Gunst APPENDIX 4

COUNTY OF FAIRFAX, VIRGINIA

VARIANCE RESOLUTION OF THE BOARD OF ZONING APPEALS

BERNADETTE M. KEANY, VC 2011-MV-010 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of additions 21.1 feet from front lot line, 5.2 feet from one side lot line and 11.7 feet from other side lot line and deck 7.2 feet from side lot line. Located at 5736 Mallow Trail on approx. 7,500 sq. ft. of land zoned R-E. Mt. Vernon District. Tax Map 119-4 ((2)) (20) 15 and 17. (Converted from an SP and admin. moved from 7/27/11) Mr. Hart 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 August 10, 2011; and

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

1. The applicant is the owner of the land.
2. The property has an extraordinary condition in that it is zoned R-E, but the lot is only 75 feet wide and 100 feet deep.
3. It is a very tiny lot in an area that requires minimum two-acre lots.
4. This is an old subdivision from the 1920s with small lots and predate the Zoning Ordinance.
5. Many of the homes in the subdivision do not meet the current requirements.
6. It would be very difficult to engineer homes that meet the setbacks for R-E on lots as small as this.
7. The requests are relatively modest in that the existing house and the existing footprint of the house are almost identical to what is being requested.
8. The principal change in the house is basically going up, getting taller.
9. It is unusual that the Board would be approving a three-story house with an eave that is 5.2 feet from the side line, but the existing house is in a very similar situation.
10. Looking at the photographs, adding a third story to this house is not going to have a significant negative impact on the neighbors.
11. To the contrary, from the drawings, it appears that the upgrade of this property would be an improvement and not a negative impact on the neighbors.
12. Many of the homes in this neighborhood are also quite close to the lot line and have other discrepancies from what the current requirements would be.
13. As the older homes become obsolete and are upgraded or redeveloped, there are going to have to be similar modifications on some of these properties.
14. In order to make use of a lot that is as small as this, there is going to have to be some flexibility with respect to the setbacks.
15. The Board has concluded that the applicant has presented testimony showing compliance with the required standards for a variance.
16. This is not necessarily just a convenience for the applicant based on the evidence that has been presented to the Board.
17. It would be a hardship for the applicant to have to rebuild an old house, but on a smaller footprint than what they already had and a footprint which is consistent with many of the homes around it with respect to these nonconforming old lots.
18. The Board has concluded that the application meets the standard in the amended state code provision.

This application meets all of the following Required Standards for Variances in Section 18-404 of the Zoning Ordinance:

1. That the subject property was acquired in good faith.
2. That the subject property has at least one of the following characteristics:
   A. Exceptional narrowness at the time of the effective date of the Ordinance;
   B. Exceptional shallowness at the time of the effective date of the Ordinance;
   C. Exceptional size at the time of the effective date of the Ordinance;
   D. Exceptional shape at the time of the effective date of the Ordinance;
   E. Exceptional topographic conditions;
   F. An extraordinary situation or condition of the subject property, or
   G. An extraordinary situation or condition of the use or development of property immediately adjacent to the subject property.
3. That the condition or situation of the subject property or the intended use of the subject property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.
4. That the strict application of this Ordinance would produce undue hardship.
5. That such undue hardship is not shared generally by other properties in the same zoning district and the same vicinity.
6. That:
   A. The strict application of the Zoning Ordinance would effectively prohibit or unreasonably restrict all reasonable use of the subject property, or
   B. The granting of a variance will alleviate a clearly demonstrable hardship as distinguished from a special privilege or convenience sought by the applicant.
7. That authorization of the variance will not be of substantial detriment to adjacent property.
8. That the character of the zoning district will not be changed by the granting of the variance.
9. That the variance will be in harmony with the intended spirit and purpose of this Ordinance and will not be contrary to the public interest.

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

THAT the applicant has satisfied the Board that physical conditions as listed above exist which under a strict interpretation of the Zoning Ordinance would result in practical difficulty or unnecessary hardship that would deprive the user of reasonable use of the land and/or buildings involved.

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

1. This variance is approved for the maximum size and location within the building envelope of a single-family detached dwelling, as shown on the plat prepared by Dominion Surveyors Inc., dated (originally certified) July 9, 2008, and signed (recertified) by Rebecca Bostick, dated June 17, 2011, and for the purposes of depicting the septic field, the plat prepared by Rebecca Bostick dated May 17, 2011 (for that purpose only), as submitted with this application and is not transferable to other land.

2. All applicable building permits and final inspections shall be obtained for the single-family detached dwelling.

3. 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 including requirements for building permits.

Pursuant to Sect. 18-407 of the Zoning Ordinance, this variance 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 variance. 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.

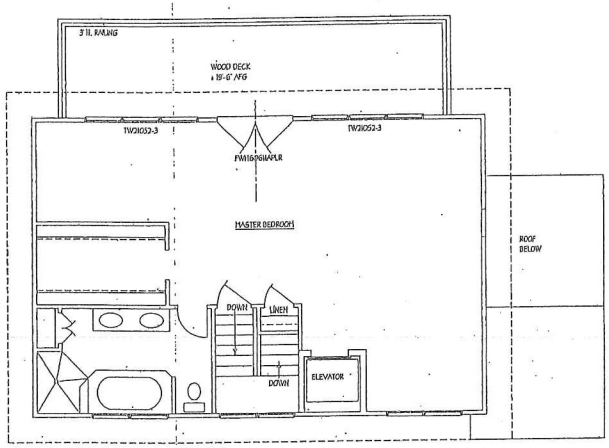
Mr. Hammack seconded the motion, which carried by a vote of 6-0. Ms. Gibb was absent from the meeting.

A Copy Teste:

K. A. Knoth

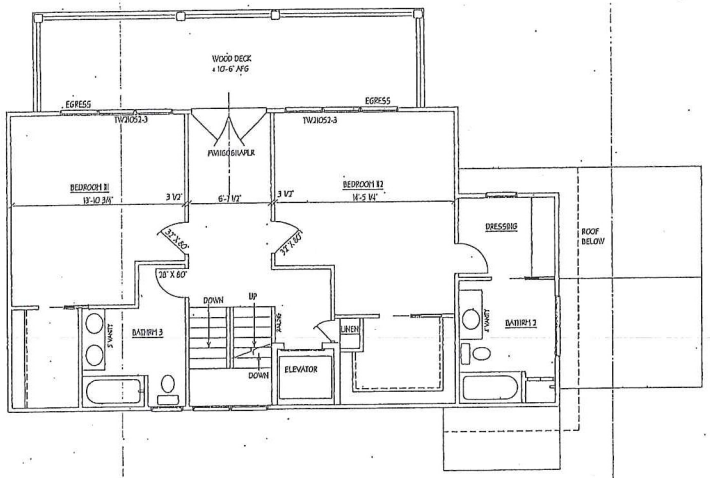
Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

ATTACHMENT 1



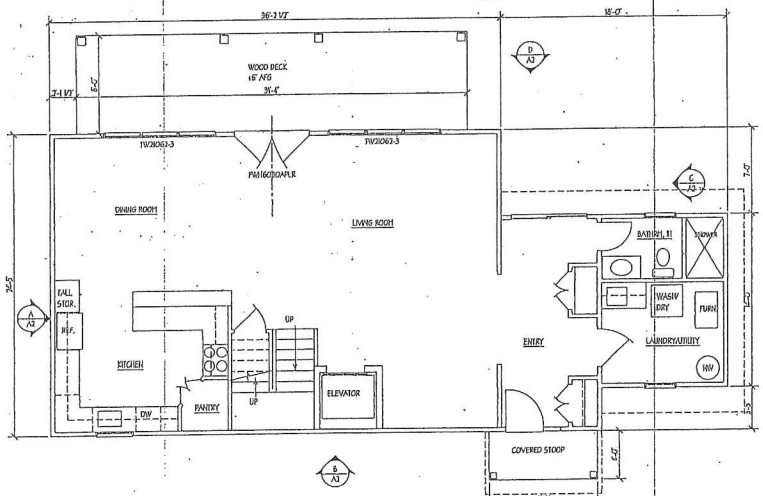
THIRD FLOOR PLAN

1/4" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

REBECCA L.G. BOSTICK, AIA
A R C H I T E C T
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
(703) 768-2250

Addition to the
KEANY RESIDENCE
5736 MALLOW TRAIL, LORTON, VA 22079

A2

SHEET 2 OF 3

DATE 3/31/11

REVISED

Addition to the

KEANY RESIDENCE

5736 MALLOW TRAIL, LORTON, VA 22079

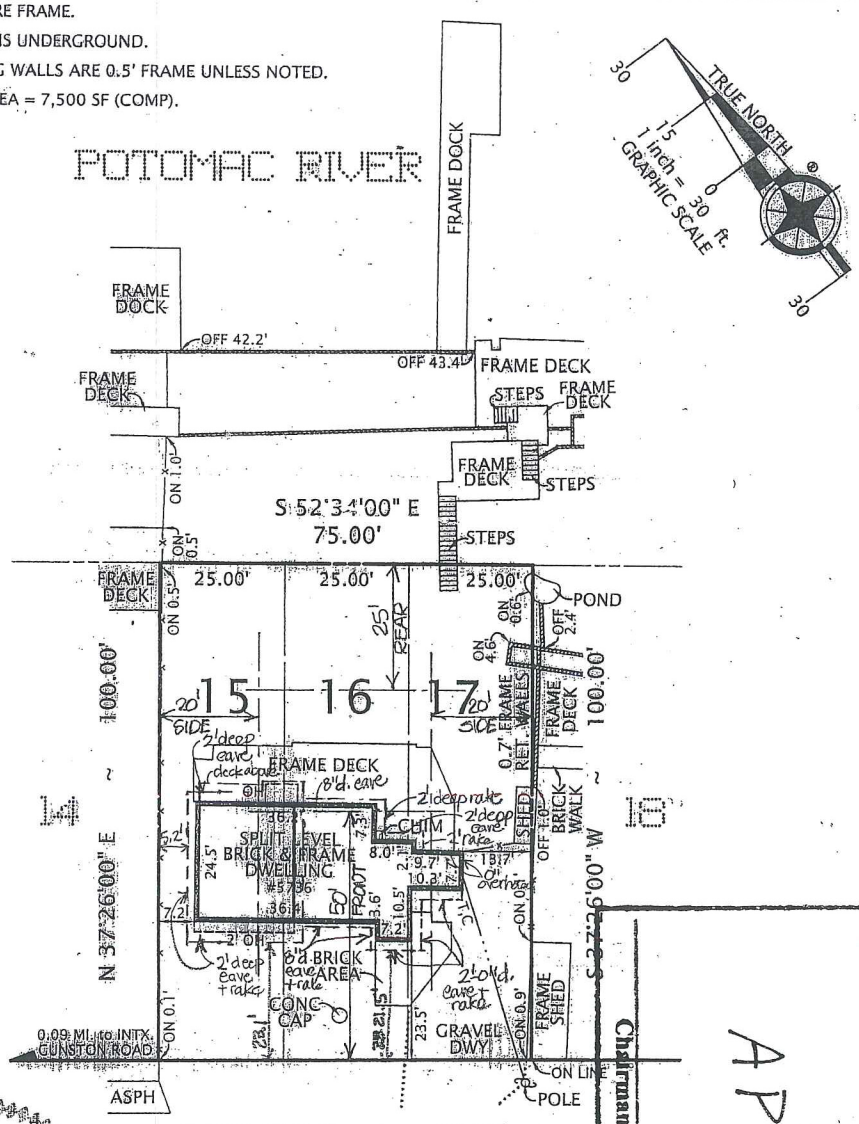
REBECCA L.G. BOSTICK, AIA
A R C H I T E C T
1819 DRURY LANE, SUITE 101 ALEXANDRIA, VA 22307
(703) 768-2250

A3

SHEET 3 OF 3

DATE 3/31/11

NOTES: 1. FENCES ARE FRAME.
2. ELECTRIC IS UNDERGROUND.
3. RETAINING WALLS ARE 0.5' FRAME UNLESS NOTED.
4. TOTAL AREA = 7,500 SF (COMP).



N 52°34'00" W ~ 75.00'

MALLOW TRAIL

50' R/W - STATE ROUTE #1498

PLAT
SHOWING HOUSE LOCATION ON
LOTS 15, 16 & 17, BLOCK 20, SECTION A

GUNSTON MANOR

(DEED BOOK N-10, PAGE 501)

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
SCALE: 1" = 30' JULY 9, 2008

COMMONWEALTH OF VIRGINIA
REBECCA L.G. BOSTICK
Lic. No. 6285
ARCHITECT
certified eave/rake locations/she 6/17/11

Application No. VC 2011-MV-010
APPROVED
7/18/11
Chairman, Board of Zoning Appeals
1 of 2

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
07/09/2008
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

Ordered By:
MONUMENT TITLE COMPANY, INC.
Real Estate Settlement Services
601 North Fairfax Street, Suite 150
Alexandria, Virginia 22314
703-548-8666

DOMINION Surveyors Inc.
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

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CASE NAME: PARKER ESTATE ~ KEANY CASE NO: 08-396M #80625017

Previously Approved V/C Plat

Tax Map # 1194-02200015

APPENDIX 5

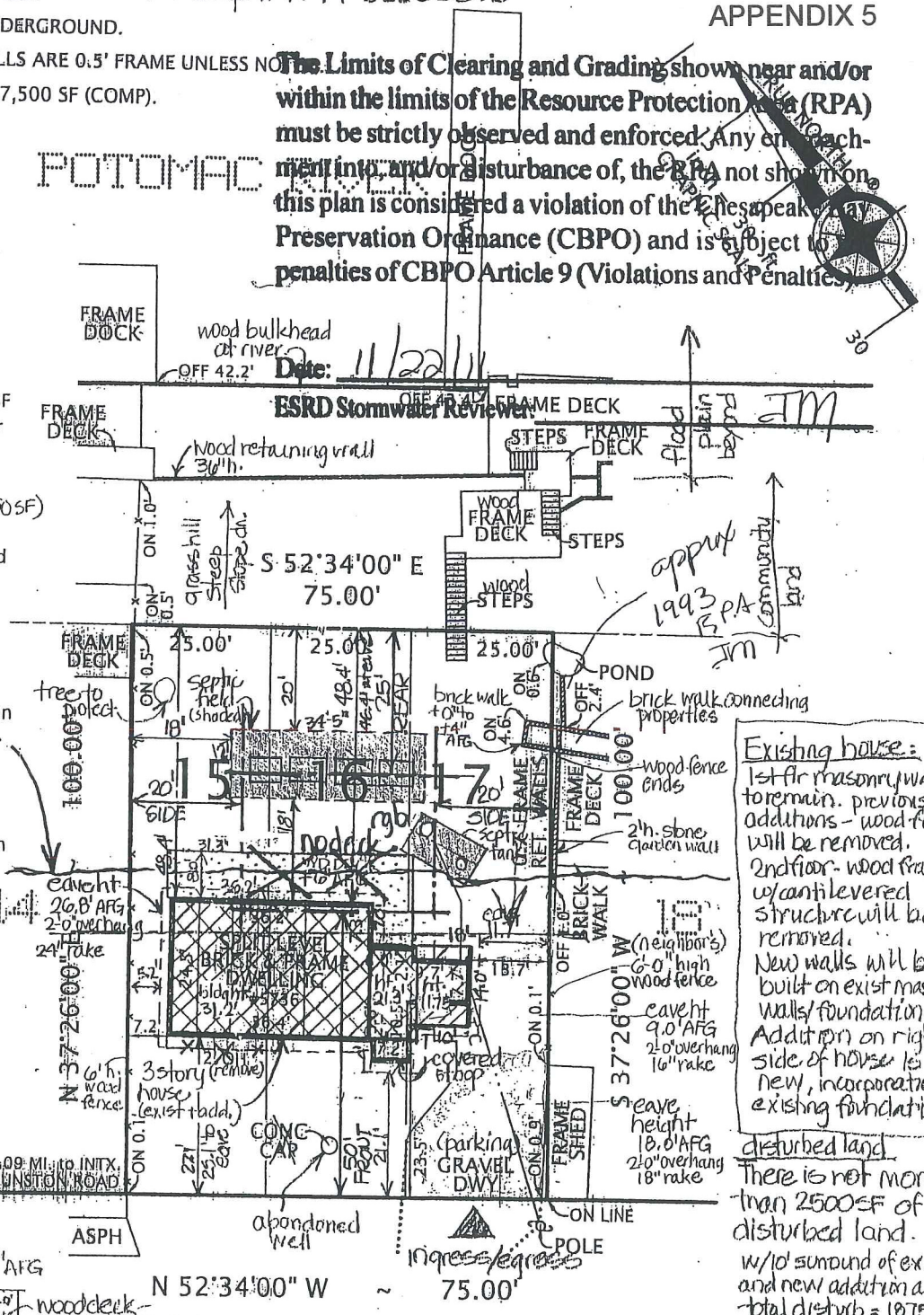
NOTES: 1. FENCES ARE FRAME.
2. ELECTRIC IS UNDERGROUND.
3. RETAINING WALLS ARE 0.5' FRAME UNLESS NOTED.
4. TOTAL AREA = 7,500 SF (COMP).

The Limits of Clearing and Grading shown near and/or within the limits of the Resource Protection Area (RPA) must be strictly observed and enforced. Any encroachment into, and/or disturbance of, the RPA not shown on this plan is considered a violation of the Chesapeake Bay Preservation Ordinance (CBPO) and is subject to penalties of CBPO Article 9 (Violations and Penalties).

Date: 11/22/11

ESRD Stormwater Reviewer: JM

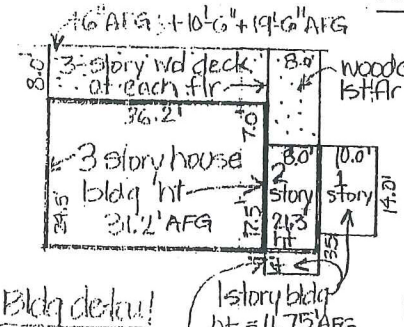
1. This property is zoned RE.
2. This property is served by public water and there is a new septic system on site for sewer.
3. There is no storm water management on this property.
4. Existing Gross square footage of this house is 1682 SF (1-1/2 stories)Existing footprint is 1114 SF. New square footage is 3061 SF (3 stories), increase of 1379 SF or 82%. New footprint is 1163 SF, increase of 49sf or 4%. Deck space is not included. (deck is 250 SF)
5. Building height is 31'-8" to mid-point of gable roof. Grade around house is fairly level.
6. There is no flood plain, although this property abuts a flood plain area adjacent to the Potomac River.
7. There is ~~not~~ a Resource Protection Area on this property ~~although this property abuts a 1993 RPA~~.
8. There is ~~not~~ a Resource Management Area, ~~or~~ and no environmental quality corridor on this property.
9. There are no easements on this property.
10. There are no graves, objects or structures marking a place of burial on this property.



Existing house:
1st flr masonry walls to remain. previous additions - wood frame will be removed.
2nd floor - wood frame w/cantilevered structure will be removed.
New walls will be built on exist masonry walls/foundation.
Addition on right side of house is new, incorporating existing foundation.

disturbed land
There is not more than 2500 SF of disturbed land.
w/10' surround of exist and new addition area
total disturb = 1075 SF

drainage:
exist house has down-spouts to underground drainage system which spills at daylight into the river. New structure will connect to existing underground drainage system.



Bldg detail

delete deck.
rgb 11/18/11

MALLOW TRAIL

50' R/W - STATE ROUTE #1498

PLAT
SHOWING HOUSE LOCATION ON
LOTS 15, 16 & 17, BLOCK 20, SECTION A

GUNSTON MANOR

(DEED BOOK N-10, PAGE 501)

FAIRFAX COUNTY, VIRGINIA
MOUNT VERNON DISTRICT
SCALE: 1" = 30' 1"=20' JULY 9, 2008

COMMONWEALTH OF VIRGINIA
10/27/11
Rebecca L.G. Bostick
REBECCA L.G. BOSTICK
Lic. No. 6285

addn APPROVED 11-22-11

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Fairfax County Government
12055 Government Center Parkway
Fairfax, VA 22035

Building Permit Zoning Review

This document does not reflect the final Building Permit approval.

11/22/11 3:00:16PM

Bldg Permit #: 113070128 **MULTIPLE WORK PERMIT**

Address: 5736 Mallow Tr Lorton VA 22079-4208
Bldg: N/A **Floor:** **Suite:** N/A

Subdiv: Gunston Manor Lts 15 16 Blk 20 Sec A **Sub Census:** 163.01 **Lot Size:** 5,000.00
Tax Map: 1194 02200015
Owner: Keany Bernadette M
Phone Day: (703)765-9234 x **Evening:**

Contractor:
POTOMAC CONSTRUCTION & RENOVAT
1601 Collingwood Rd
Alexandria, Va 22308-0000
(703) 768-4520

Type of Work: MULTI WORK
Description of Work: replace footers for existing first floor entry way,laundry room and bathroom area/demolish existing 2nd floor and build new 2nd floor addition over existing structure and build attic level addition over new 2nd level addition and interior alterations to existing main level.

ZPRB Review:

Date		Status
11/22/11	RGOOD3	Approved

Zoning Detail Review TAB:

Zoning Dist.	Cluster Subdiv	Exceeds 30%	Height	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback	Parking Requirement
R-E	N	N	31.00	N	N	N	N	Y	Y

Zoning Case:

Type	Case Number
VC	2011-MV-010

Zoning Use
SFD

Yard/Setbacks:

Structure	Front (A)	Front (B)	Front (C)	Left	Right	Rear
Addition(s)	0.00	0.00	21.10	5.20	11.70	47.00

DETAILS COMMENTS:
Setback Certification required prior to approval of final building inspection. Minimum yards required as per VC 2011-MV-010 are front yard: 21.1', and side yards are 5.2' and 11.7'.

This building permit does not include the deck.

8

18-404 Required Standards for Variances

To grant a variance the BZA shall make specific findings based on the evidence before it that the application satisfies all of the following enumerated requirements:

1. That the subject property was acquired in good faith.
2. That the subject property has at least one of the following characteristics:
   - A. Exceptional narrowness at the time of the effective date of the Ordinance;
   - B. Exceptional shallowness at the time of the effective date of the Ordinance;
   - C. Exceptional size at the time of the effective date of the Ordinance;
   - D. Exceptional shape at the time of the effective date of the Ordinance;
   - E. Exceptional topographic conditions;
   - F. An extraordinary situation or condition of the subject property; or
   - G. An extraordinary situation or condition of the use or development of property immediately adjacent to the subject property.
3. That the condition or situation of the subject property or the intended use of the subject property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted by the Board of Supervisors as an amendment to the Zoning Ordinance.
4. That the strict application of this Ordinance would produce undue hardship.
5. That such undue hardship is not shared generally by other properties in the same zoning district and the same vicinity.
6. That:
   - A. The strict application of the Zoning Ordinance would effectively prohibit or unreasonably restrict all reasonable use of the subject property, or
   - B. The granting of a variance will alleviate a clearly demonstrable hardship as distinguished from a special privilege or convenience sought by the applicant.
7. That authorization of the variance will not be of substantial detriment to adjacent property.
8. That the character of the zoning district will not be changed by the granting of the variance.
9. That the variance will be in harmony with the intended spirit and purposes of this Ordinance and will not be contrary to the public interest.

18-405 Conditions

Upon a determination by the BZA that the applicant has satisfied the requirements for a variance as set forth in Sect. 404 above, the BZA shall then determine the minimum variance that would afford relief. In authorizing such variance the BZA may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest and may require a guarantee or bond to insure that the conditions imposed are being and will continue to be met.