



APPLICATION FILED: August 22, 2012
DATE OF PUBLIC HEARING: October 31, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

October 24, 2012

**STAFF REPORT
SPECIAL PERMIT APPLICATION NO. SP 2012-SU-055
SULLY DISTRICT**

APPLICANT: William Krakat

OWNERS: William C. Krakat
Beverly J. Krakat

SUBDIVISION: Weltman Estates

STREET ADDRESS: 15521 Eagle Tavern Lane, Centreville, 20120

TAX MAP REFERENCE: 53-3 ((4)) (1) 23

LOT SIZE: 13,376 square feet

ZONING DISTRICT: R-C, WS

ZONING ORDINANCE PROVISION: 8-913

SPECIAL PERMIT PROPOSAL: To permit modification to certain R-C lots to permit construction of deck 8.6 ft. from side lot line.

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 special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 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.**

O:\gumk2\SP Cases\SP 2012-SU-055 Krakat (RC Lot)

Laura Gumkowski



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

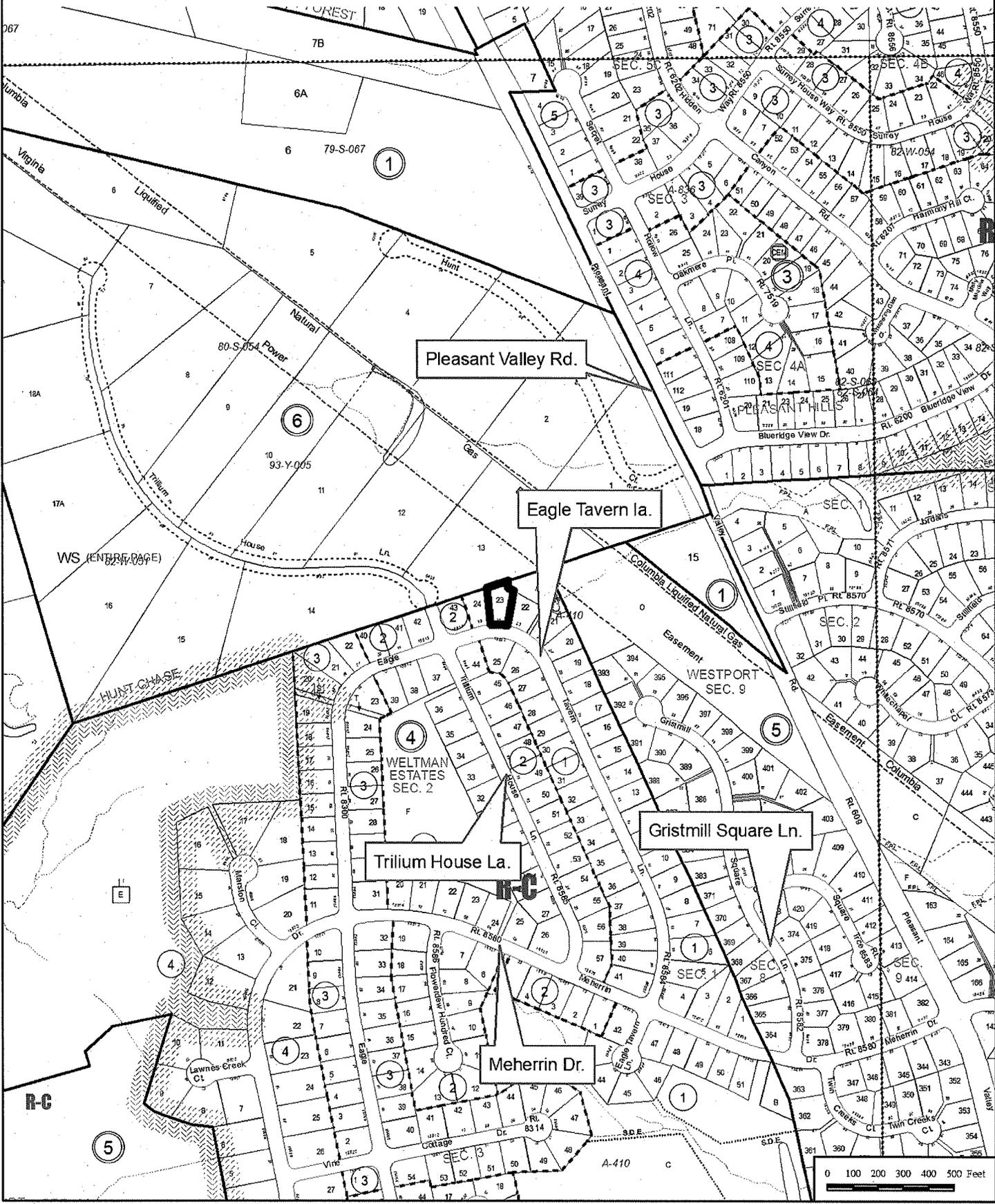
Special Permit

SP 2012-SU-055

WILLIAM KRAKAT

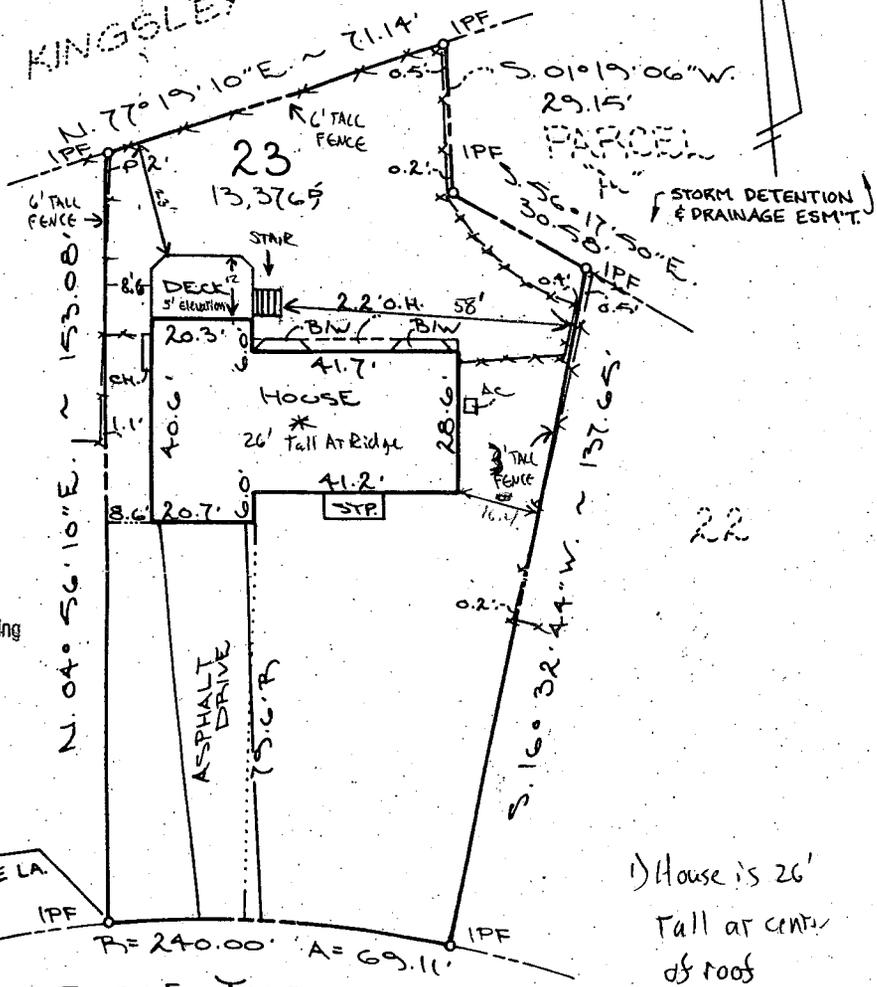


Special Permit
SP 2012-SU-055
WILLIAM KRAKAT



- NOTES:
- 1) BOUNDARY BY OTHERS.
 - 2) ALL ENCUMBRANCES OF RECORD MAY NOT BE SHOWN. SEE TITLE REPORT.
 - 3) NOT FOR ANY CONSTRUCTION (INCLUDING FENCES).
 - 4) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY OWNERSHIP.
 - 5) THIS PLAT BASED ON INFORMATION DEPICTED ON RECORD PLAT.
 - 6) THIS PROPERTY IS LOCATED IN F.I.A. ZONE X, AS SHOWN ON COMMUNITY PANEL NO. 5525 (2010), DATED 3-5-90.
 - 7) THIS PROPERTY IS SHOWN ON TAX MAP NO. 53-3-04-01-23

N/F KINGSLEY ET AL



RECEIVED
Department of Planning & Zoning
AUG 22 2012
Zoning Evaluation Division

TO
TRILLIUM HORSE LA.

EAGLE TAVERN LANE
50' R/W

- 1) House is 26' tall at center of roof
- 2) New Deck is 5' tall 12' out x 20' wide with a 5x5' staircase
- 3) All fences are 3' tall at sides and 6' tall at rear lot line

**# 15521
POSTED

Authorized Agent
David Sams

DL 8/1/12

Lot 23
SECTION 1
WELTMAN ESTATES
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

HOUSE LOCATION

No Title Report Furnished

DATE: 10/7/91 SCALE: 1"=30'
DRAWN BY: WLS CHECKED BY: GFLS

RICE ASSOCIATES
ANNANDALE, VIRGINIA
PHONE 941-5030 FAX 941-8426



1101519
ELIP L-2501-91
KRATK/REFINANCE

DFTZ
10/14/91



House to left of subject property as seen from front yard / street



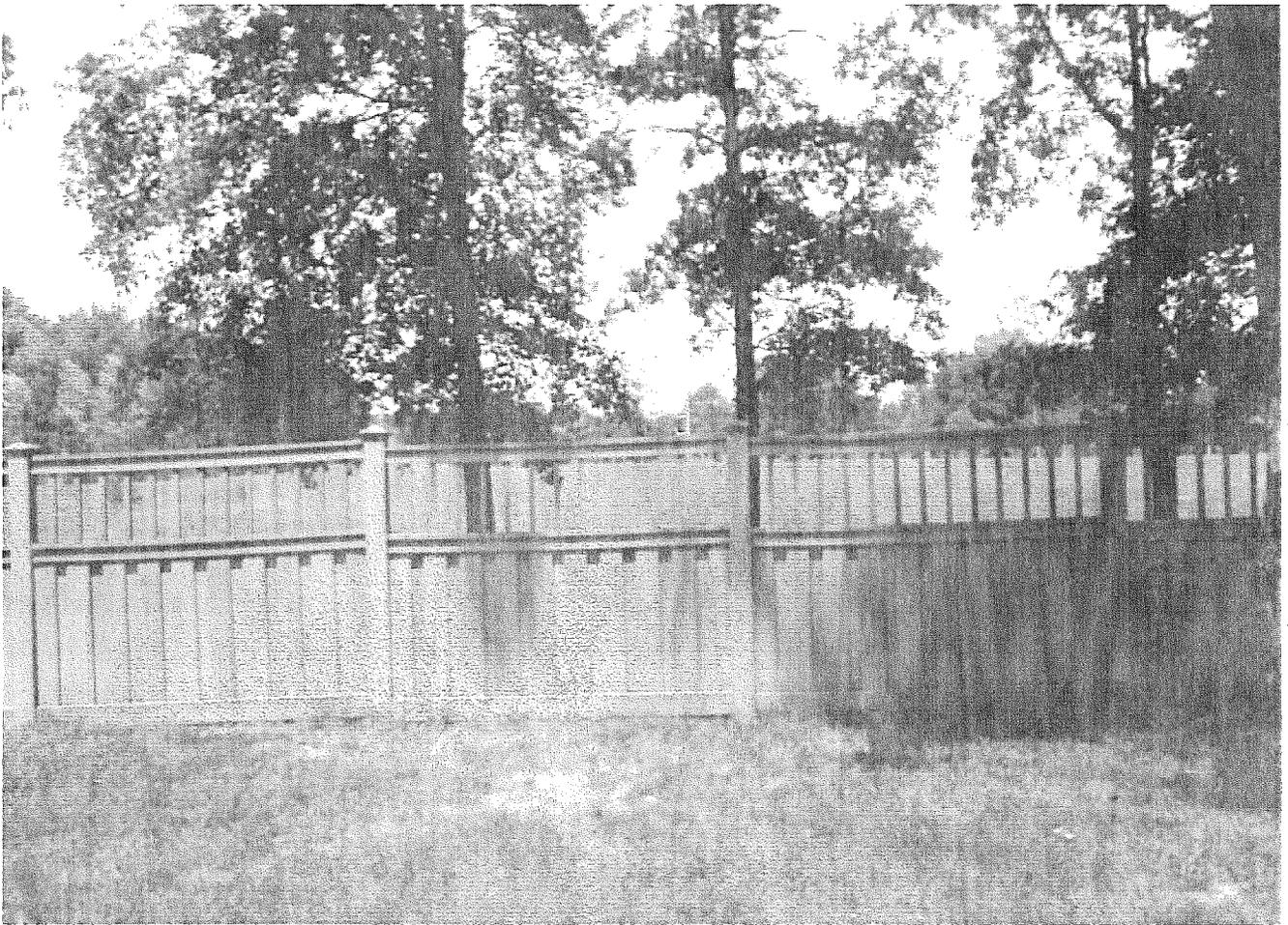
House to ~~right~~ ^{RIGHT} of subject property as seen from front yard / street



House to left taken from rear yard



House to right From Rear yard



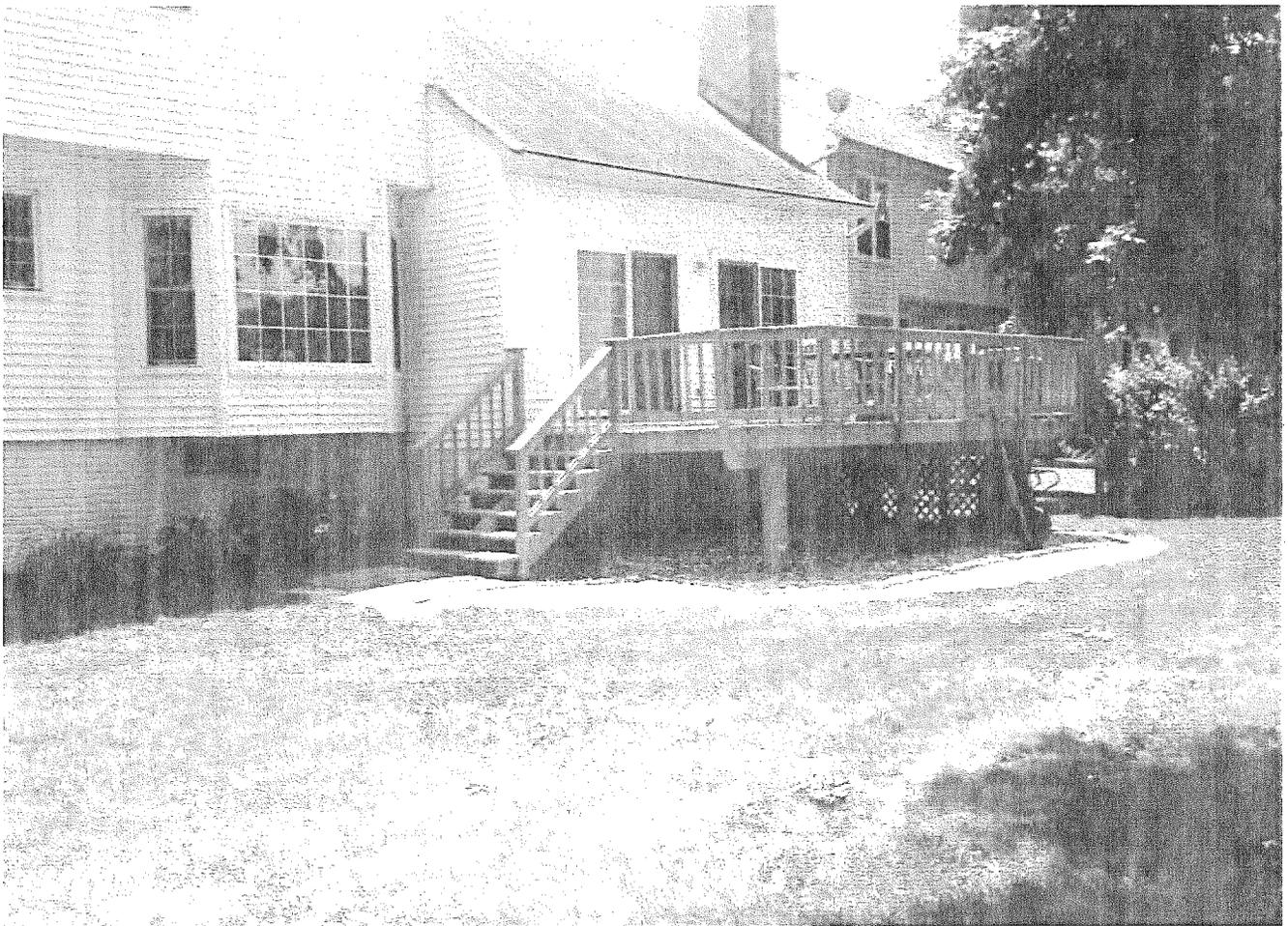
near property



House at rear of property



House across street from subject property



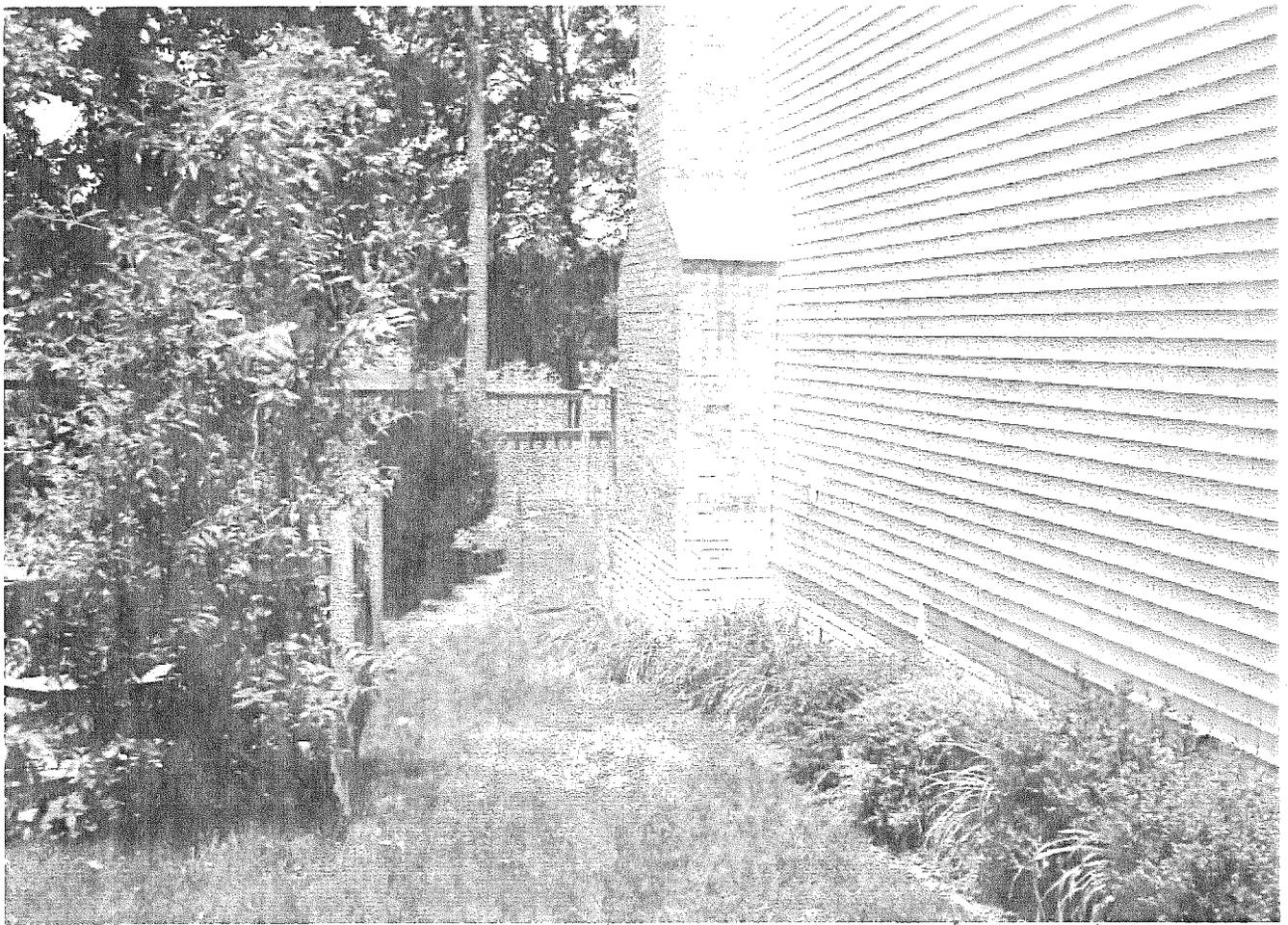
Deck as seen from rear corner (RIGHT)



Deck as seen from rear corner of house (RIGHT)



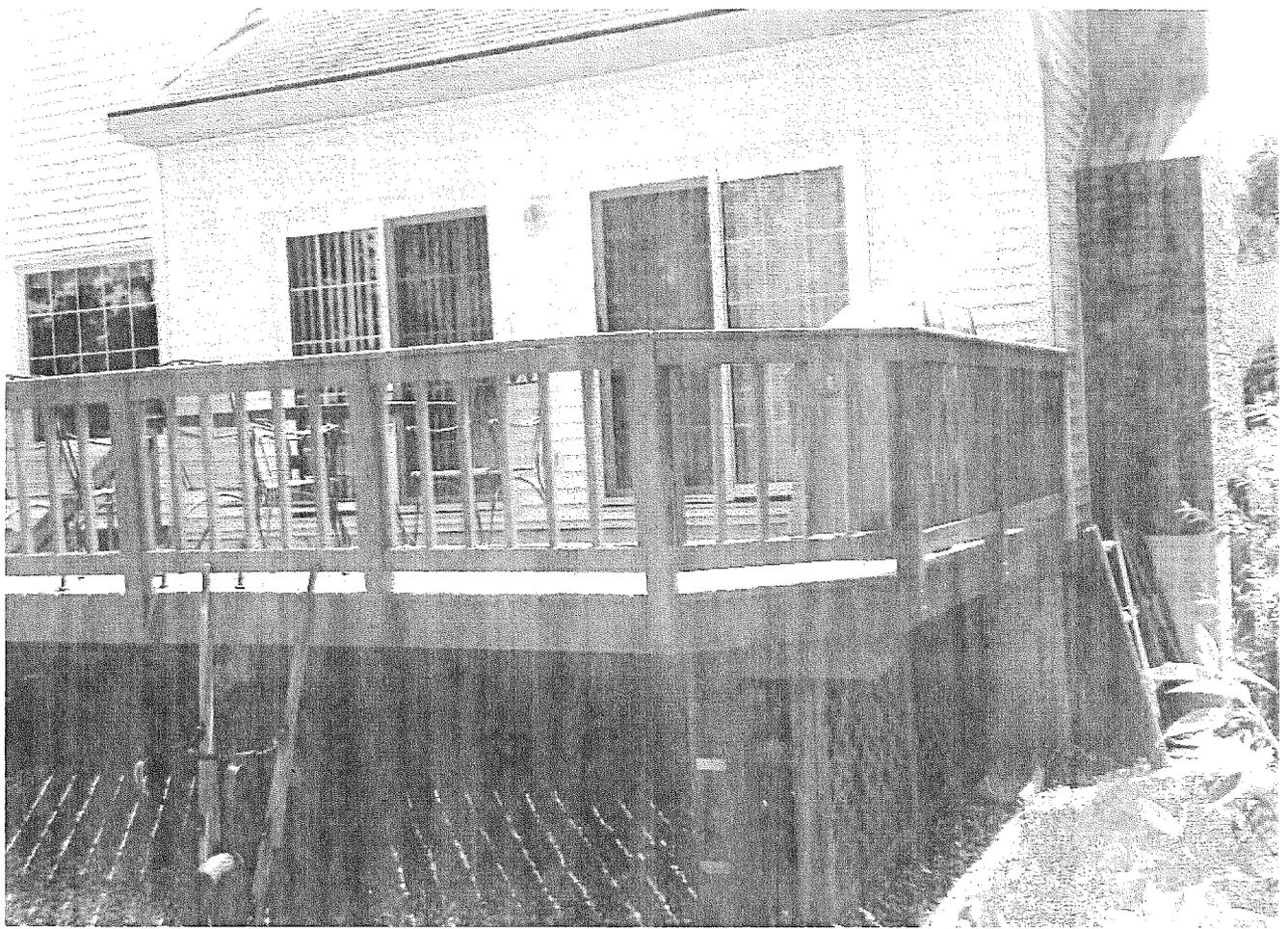
Side lot and Right Rear lot as seen from Right Front Corner
of House



Taken From Front Left Corner of House Viewing Down Side Lot to back corner



Taken From back corner of Lot Viewing back of house and side lot line (left)



Deck as seen from rear lot line



Deck as seen from rear lot line



Taken From Front Left Corner of Front Yard



Taken From Front Right Corner of Front Yard

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a special permit to permit modification to minimum yard requirements for certain R-C lots to for construction of a deck to be located 8.6 feet from the western side lot line.

	Structure	Yard	Min. Yard Req.*	Proposed Location	Reduction Req.
Special Permit	Deck	Side	20 feet	8.6 feet	11.4 feet

*Minimum yard requirement per Section 3-C07

CHARACTER OF THE AREA

	Zoning	Use
North	R-C, WS	Single Family Detached Dwellings
East	R-C, WS	Single Family Detached Dwellings
South	R-C, WS	Single Family Detached Dwellings
West	R-C, WS	Single Family Detached Dwellings

Existing Site Description

The 13,376 square foot lot is developed with a two story brick and vinyl single-family detached dwelling constructed in 1988. The lot is flat and has a manicured lawn with mature trees and shrubs. An asphalt driveway provides access from Eagle Tavern Lane. A deck exists to the rear of the dwelling. A six foot tall wood fence exists along the northern property line. A three foot tall wood slat fence exists to enclose the rear yard.

BACKGROUND

The subject property was developed under the R-2 Cluster regulations. On July 26, 1982 the property was rezoned to the R-C District as part of rezoning RZ 82-W-054. The R-2 Cluster regulations specified a minimum required side yard of eight (8) feet, with total minimum side yards of 24 feet. At the time the dwelling was constructed, in 1988, it met the R-2 Cluster regulations. With the adoption of RZ 82-W-054, the property was subject to the R-C Zoning District regulations, which specify a minimum side yard of 20 feet. A building permit for the initial construction of the house was issued in 1988. A Request for Amendment of Existing Building Permit was requested in

November of 1988 to add a 12 foot by 20 foot deck (See Appendix 4). The residential use permit was obtained on March 15, 1989.

A copy of the proposed plat with deck is included at the front of the staff report and is titled "House Location, Lot 23, Section 1, Weltman Estates", prepared by Rice Associates dated October 14, 1991, and updated by David Sams on August 1, 2012.

The Board of Zoning Appeals (BZA) heard the following applications in the neighborhood:

- Special Permit SP 94-Y-037 was approved on October 11, 1994, for Tax Map 053-3 ((4)) (5) 26, zoned R-C, 6615 Pelhams Trace, to permit modification of minimum yard requirements to allow deck to be constructed 12.0 feet from side lot line.
- Special Permit SP 98-Y-033 was approved on October 14, 1998, for Tax Map 053-3 ((04))(01) 7, zoned R-C, 15553 Eagle Tavern Lane, to permit a modification to minimum yard requirements to the R-C lot to permit construction of deck 9.8 feet from the side lot line.

ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1.

The application meets all of the following standards, copies of which are attached as Appendix 4:

- Sect. 8-006, General Standards
- Sect. 8-903, Standards for all Group 9 Uses
- Sect. 8-913, Provisions for Approval of Modifications to the Minimum Yard Requirements for Certain R-C Lots

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. Building Permit History
5. Chancery Information with Parcel Location
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2012-SU-055

October 24, 2012

1. This special permit is approved for the location of a deck as shown on the plat prepared by Rice Associates dated October 14, 1991, updated by David Sams on August 1, 2012, as submitted with this application and is not transferable to other land.
2. All applicable permits shall be obtained prior to any construction and approval of final inspections shall be obtained.

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

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

Application No.(s): SP 2012 - SU - 055
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/25/2012
 (enter date affidavit is notarized)

I, DAVID SAMS, 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 117037

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)
WILLIAM C. KRAKAT	15521 EAGLE TAVERN LANE CENTREVILLE, VA 20120	APPLICANT/TITLE OWNER
BEVERLY J. KRAKAT	15521 EAGLE TAVERN LANE CENTREVILLE, VA 20120	TITLE OWNER
SUNDECKS, INC.	8195-C EUCLID COURT MANASSAS PARK, VA 20111	AGENT
DAVID J. SAMS	8195-C EUCLID COURT MANASSAS PARK, VA 20111	AGENT

(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): SP 2012-SU-055
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/25/2012
(enter date affidavit is notarized)

117037

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)

SUNDECKS, INC.
8195 - C EUCLID COURT
MANASSAS PARK, VA 20111

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)

RICHARD G. VAN CAMP
DENNIS A. BAKER

(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): SP 2012-SU-055
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/25/2012
(enter date affidavit is notarized)

117037

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

PARTNERSHIP INFORMATION

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

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

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

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

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

Application No.(s):

SP 2012 - SU - 055
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/25/2012
(enter date affidavit is notarized)

117037

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): SP 2012-SU-055
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 9/25/2012
(enter date affidavit is notarized)

117037

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

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

NONE

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

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

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

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

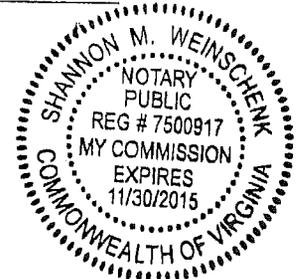
David J. Sams - Designer

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

Subscribed and sworn to before me this 25th day of September 2012, in the State/Comm. of Virginia, County/City of Prince William

Shannon M. Weinschenk
Notary Public

My commission expires: November 30, 2015



SPECIAL PERMIT STATEMENT OF JUSTIFICATION

A written statement from the applicant describing the proposed use, and other pertinent data, including specifically:

- A. Type of operation(s). N/A
- B. Hours of operation. N/A
- C. Estimated number of patrons/clients/patients/pupils/etc. NONE
- D. Proposed number of employees/attendants/teachers/etc. NONE
- E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day. NONE
- F. Vicinity or general area to be served by the use. BACKYARD OF HOUSE
- G. Description of building facade and architecture of proposed new building or additions.
REBUILD EXISTING DECK, SAME SIZE AND CONFIGURATION AS EXISTING
- H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site and the size and contents of any existing or proposed storage tanks or containers. NONE KNOWN
- I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.
DECK TO BE REBUILT IN SAME DIMENSION AS
WAS PREVIOUSLY APPROVED BY FAIRFAX COUNTY
ZONING

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

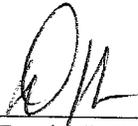
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Department of Planning & Zoning
JUL 10 2012
Zoning Evaluation Division

Requirement #5 – Special Permit Statement of Justification

- A. N/A
- B. N/A
- C. None
- D. None
- E. None
- F. Backyard of house
- G. Rebuild existing deck, same size and configuration as existing
- H. None known
- I. Deck to be rebuilt in same dimension as was previously approved by Fairfax County zoning

We are filing this application under 8-913.

1. The proposed dwelling or addition thereto is on a lot which was comprehensively rezoned to the R-C District on July 26, 1982 or August 2, 1982 and such lot was the subject of final plat approval prior to July 26, 1982.
2. Such modification shall result in a yard not less than the minimum yard requirement of the zoning district which was applicable to the lot on July 25, 1982. This requirement was 8' to the side lot line.
3. The purpose of the deck will be harmonious with the existing development in the neighborhood and will not adversely impact the public health, safety and welfare of the area. We are rebuilding the deck in the exact dimensions as was previously approved under the prior zoning.



David J. Sams

8/1/12

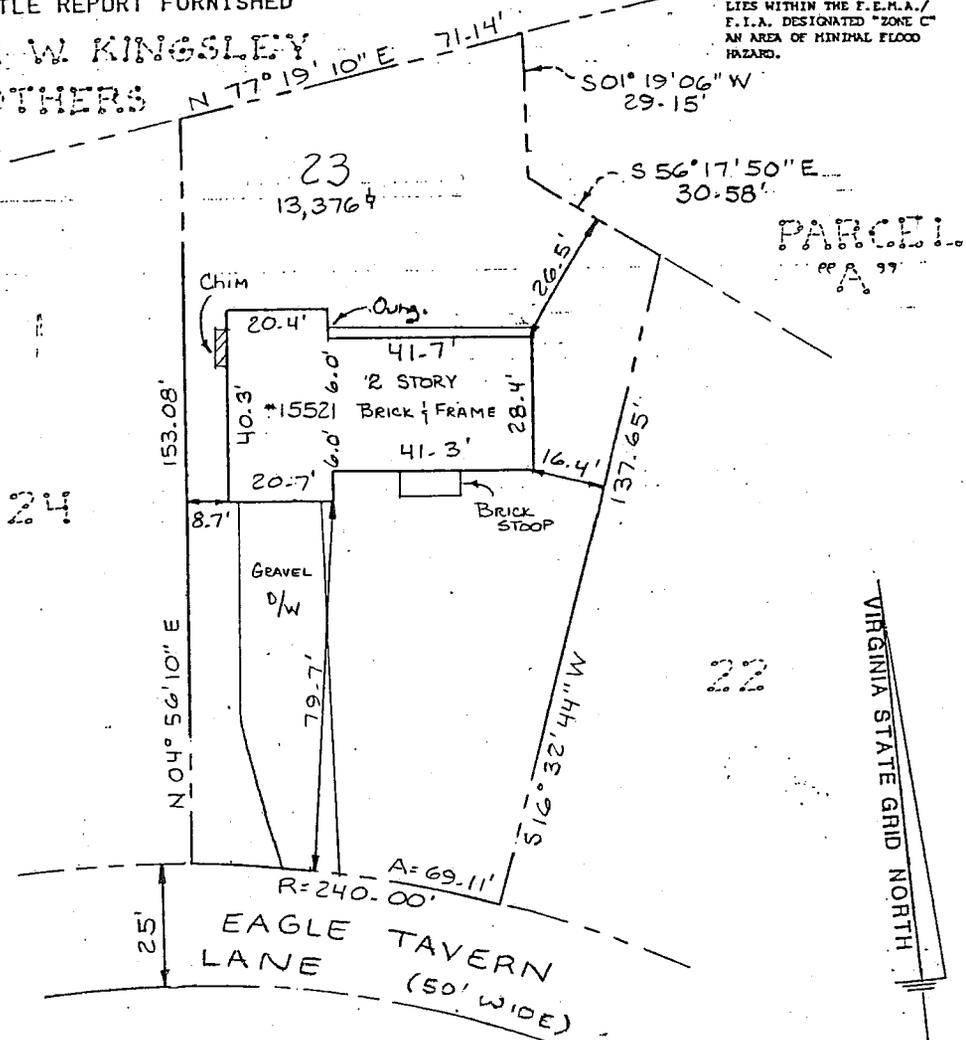
Date

RECEIVED
Department of Planning & Zoning
AUG 07 2012
Zoning Evaluation Division

NO TITLE REPORT FURNISHED

SAM W. KINGSLEY
& OTHERS

FLOOD NOTE: THIS LOT
LIES WITHIN THE F.E.M.A./
F.I.A. DESIGNATED "ZONE C"
AN AREA OF MINIMAL FLOOD
HAZARD.



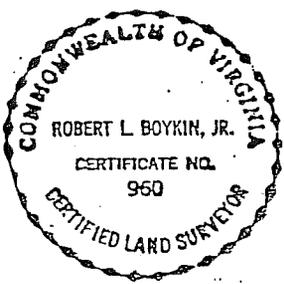
PARCEL
#A 97

VIRGINIA STATE GRID NORTH

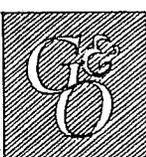
FINAL APPROVAL

FEB 21 1989

ZONING ADMINISTRATION DIVISION
OFFICE OF COMPREHENSIVE PLANNING



PLAT SHOWING
HOUSE LOCATION
LOT - 23 SECTION - 1
WELTMAN ESTATES
SPRINGFIELD DISTRICT
FAIRFAX COUNTY VIRGINIA



GREENHORNE & O'MARA, INC.
ENGINEERS • SURVEYORS • SCIENTISTS • PLANNERS • PHOTOGRAMMETRISTS
11211 WAPLES MILL ROAD FAIRFAX, VIRGINIA 22030

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING
IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE
CAREFULLY BEEN ESTABLISHED BY A TRANSIT TAPE SURVEY AND
THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCRDACHMENTS.

SCALE: 1" = 30'				DATE WALL CHECK 10-26-88	
DRAWN	BASE	MCS	FINA.	RECERT	FINAL 12-16-88
CHECK	mb	mb	mb	mb	COMPANY CALVERT
F-BOOK	419	PAGE	57	HOUSE LOCATION	

Robert L. Boykin, Jr.
CERTIFIED CORRECT

FAIRFAX COUNTY, VIRGINIA

SUBJECT: Request for Amendment of Existing Building Permit DATE: 11-30-88
REFERENCE: Building Permit Number 88132B0950-0951
Address 15521 Eagle Tavern Lane, Lot 23
Owner Calvert Companies
Subdivision Waltham Estates, Sec 1 Grid

AMENDMENT REQUESTED:

Change house type from Model _____ to Model _____
House relocated Deck or Porch added 12x20
Garage added _____ Garage deleted _____
Carport added _____ Carport deleted _____
Walkout Basement added _____ Walkout Basement deleted _____
Other: Specify: _____

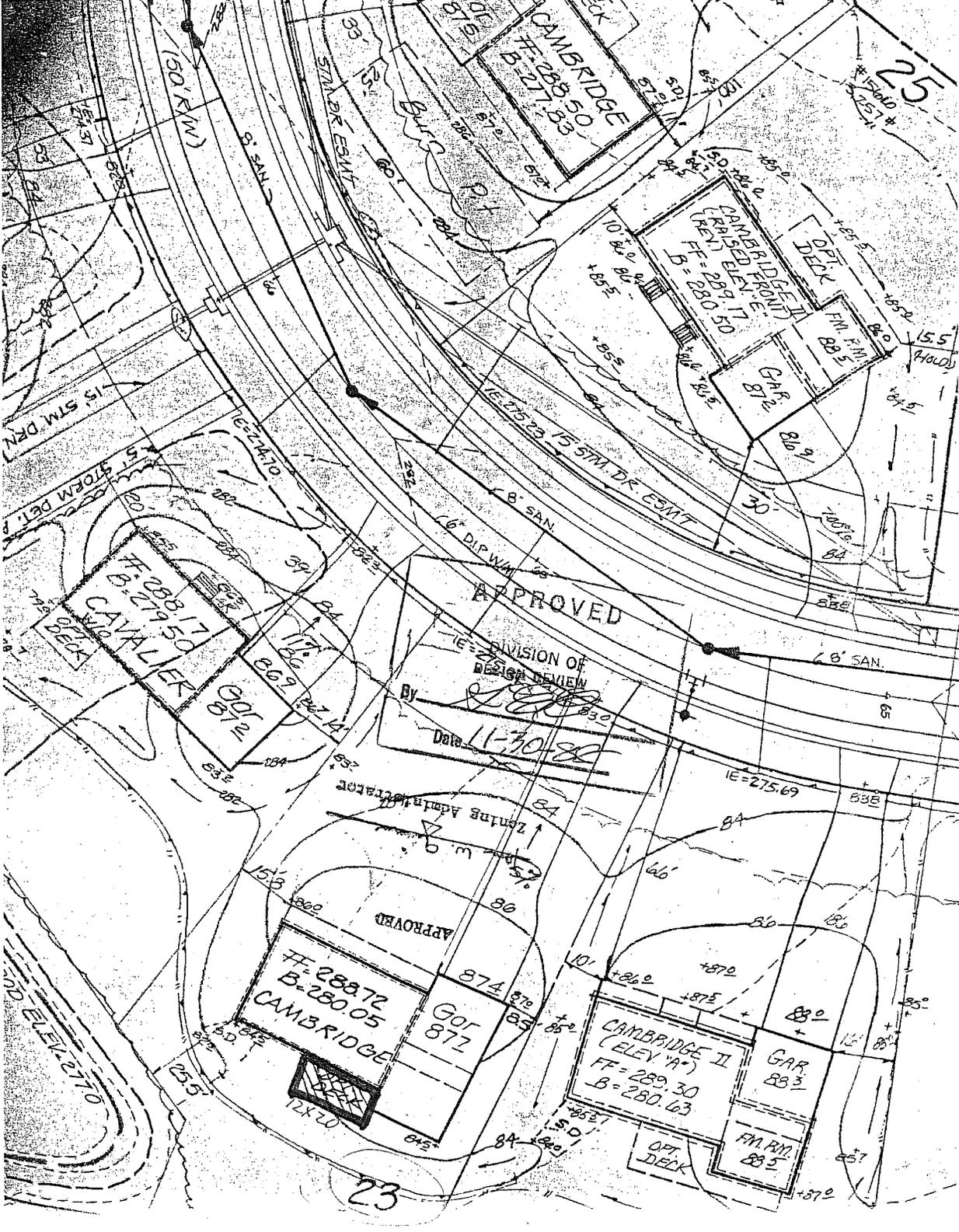
SUPPORTING DOCUMENTATION SUBMITTED:

Revised Plat _____ Revised Site Plan _____
Revised Construction Plans _____ Revised Grading Plan _____

SIGNATURE OF OWNER OR AGENT [Signature] Phone: 9168-7159
Current mailing address/ZIP 12506 Old Upper Ford Rd
Clifton, VA 22024

RC
BELOW FOR COUNTY USE ONLY
PLAT No. _____ Subd Des _____ Btk/Sec _____ Pcl/Lot 23
AMENDMENT APPROVED: DESIGN REVIEW [Signature] (DATE) 11-30-88
ZONING [Signature] (DATE) 11-30-88
HEALTH DEPT _____ (DATE) _____
CONSTR PLANS REVIEW [Signature] (DATE) 11-30-88
ADDITIONAL BUILDING PERMIT FEE TO BE PAID \$ 33.50 Fee Code _____

Distribution: White - Permit Jacket Canary - Zoning
Pink - Real Estate Goldenrod - Applicant



APPROVED
DIVISION OF
DESIGN REVIEW
By *[Signature]*
Date 11-30-88

APPROVED
FF=288.72
B=280.05
CAMBRIDGE
GAR 872

CAMBRIDGE II
(ELEV "A")
FF=289.30
B=280.63
GAR 883
FM R/W 885
OPT. DECK

FF=288.17
B=279.50
CAVALIER
GAR 872

CAMBRIDGE
FF=288.50
B=277.83

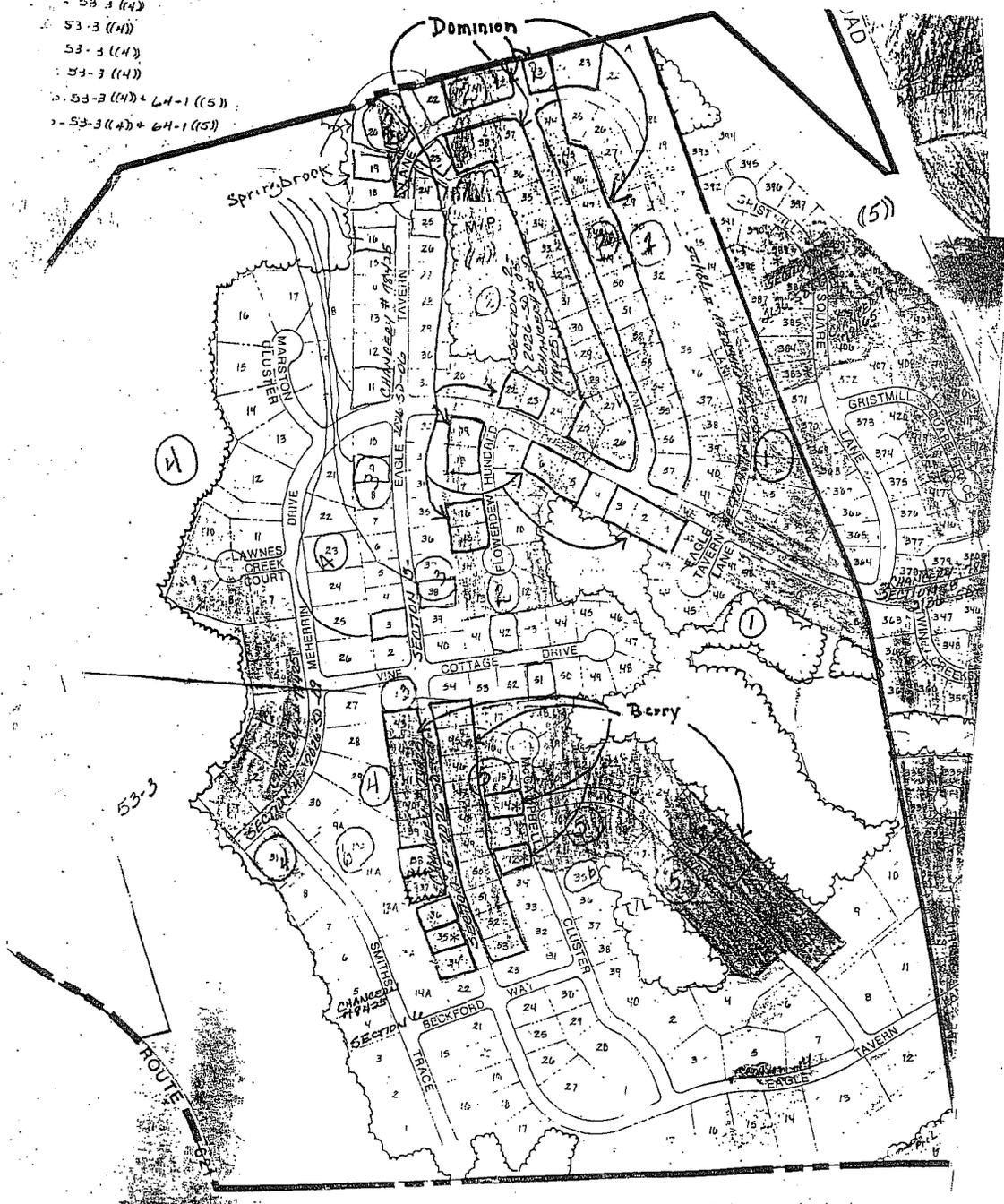
CAMBRIDGE FRONT
(RAISED ELEV. "E")
FF=289.47
B=280.50
GAR 872
FM R/W 885
OPT. DECK

23

25

ESTATES

- 53-3 (4)
- 53-3 (4)
- 53-3 (4)
- 53-3 (4)
- 53-3 (4) + 64-1 (5)
- 53-3 (4) + 64-1 (5)



sect-6 Chancery #78425

8-006 General Standards

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

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

8-903 Standards For All Group 9 Uses

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

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

8-913 Provisions for Approval of Modifications to the Minimum Yard Requirements for Certain R-C Lots

The BZA shall approve a special permit to allow a modification to the minimum yard requirements of the R-C District, but only in accordance with the following provisions:

1. The proposed dwelling or addition thereto is on a lot which was comprehensively rezoned to the R-C District on July 26, 1982 or August 2, 1982 and such lot was: (a) the subject of final plat approval prior to July 26, 1982, or (b) recorded in accordance with a final consent decree entered in Chancery No. 78451 by the Fairfax County Circuit Court on September 17, 1985, or (c) recorded in accordance with a final consent decree entered in Chancery Nos. 78425, 78452, 78454, 78461, 78462 and 78465 by the Fairfax County Circuit Court on September 17, 1985, as amended by a final consent decree entered on November 25, 1991 by the Fairfax County Circuit Court in Chancery No. 123887.
2. Such modification shall result in a yard not less than the minimum yard requirement of the zoning district which was applicable to the lot on July 25, 1982.
3. Such a modification shall be approved if it is established that the resultant development will be harmonious with existing development in the neighborhood and will not adversely impact the public health, safety and welfare of the area.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat. Such plat shall be prepared by a certified land surveyor or registered engineer except plats submitted for additions to existing single family dwellings or accessory structures related to existing single family dwellings may be prepared by the applicant. Such plat shall contain the following information:
 - A. The dimensions of the lot or parcel, the lot lines thereof, and the area of land contained therein.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level and for accessory structures, the height of the highest point of the structure from finished ground level.
 - C. The distance from all property lines to the proposed building, structure or addition, shown to the nearest one-tenth of a foot.
 - D. The existing and intended use of each building or structure or part thereof, including the number of dwelling units within a dwelling.
 - E. The location and configuration of any existing or proposed off-street parking space(s), the number of spaces proposed to be provided, and information as to the proposed surfacing of such areas.
 - F. The delineation of any Resource Protection Area and Resource Management Area.
 - G. The signature and certification number, if applicable, of the person preparing the plat.