

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JAMES AND CONNIE O'CONNOR, SP 2012-PR-043 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of deck 9.3 ft. from rear lot line. Located at 2301 Shawn Ct., Dunn Loring, 22027, on approx. 6,923 sq. ft. of land zoned R-5. Providence District. Tax Map 39-4 ((22)) 5. Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on October 3, 2012; and

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

1. The applicants are the owners of the land.
2. The Board has determined that the application meets all of the submission requirements set forth in Sect. 8-922.
3. Staff recommends approval and the Board adopt its rationale.

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

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

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

1. This special permit is approved for the location and size of an open deck and patio, as shown on the plat prepared by Dominion Surveyors, Inc., dated and sealed on May 25, 2012, as revised through June 26, 2012, as submitted with this application and is not transferable to other land.
2. The open deck shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has

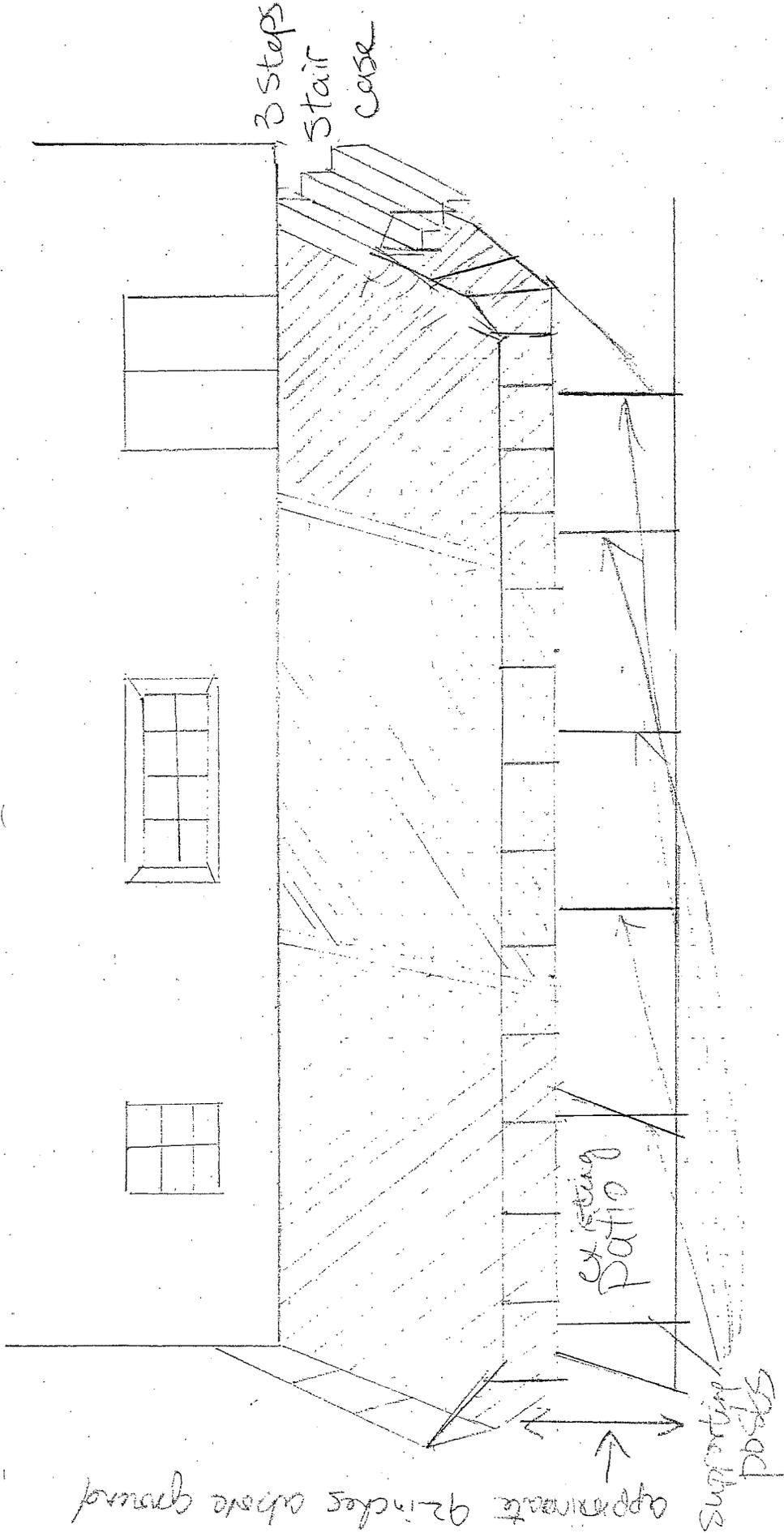
commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

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

A Copy Teste:

A handwritten signature in black ink, appearing to read "John W. Cooper", written over a horizontal line.

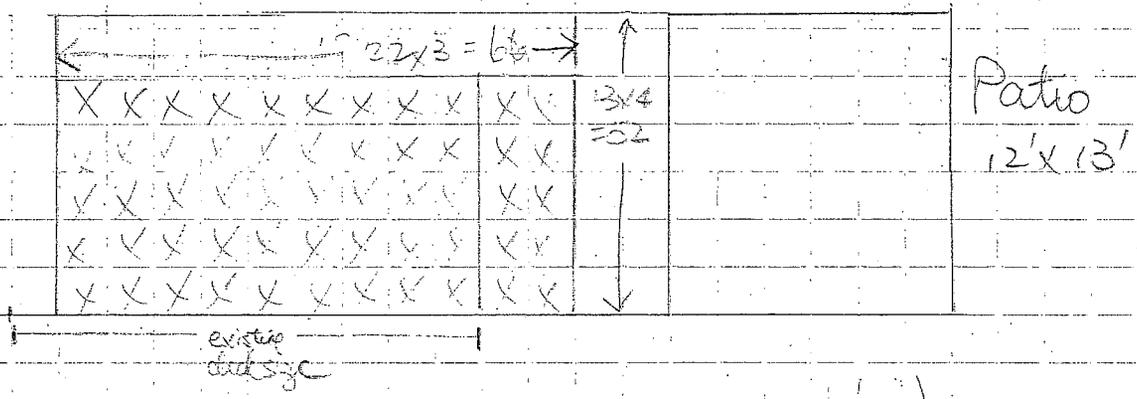
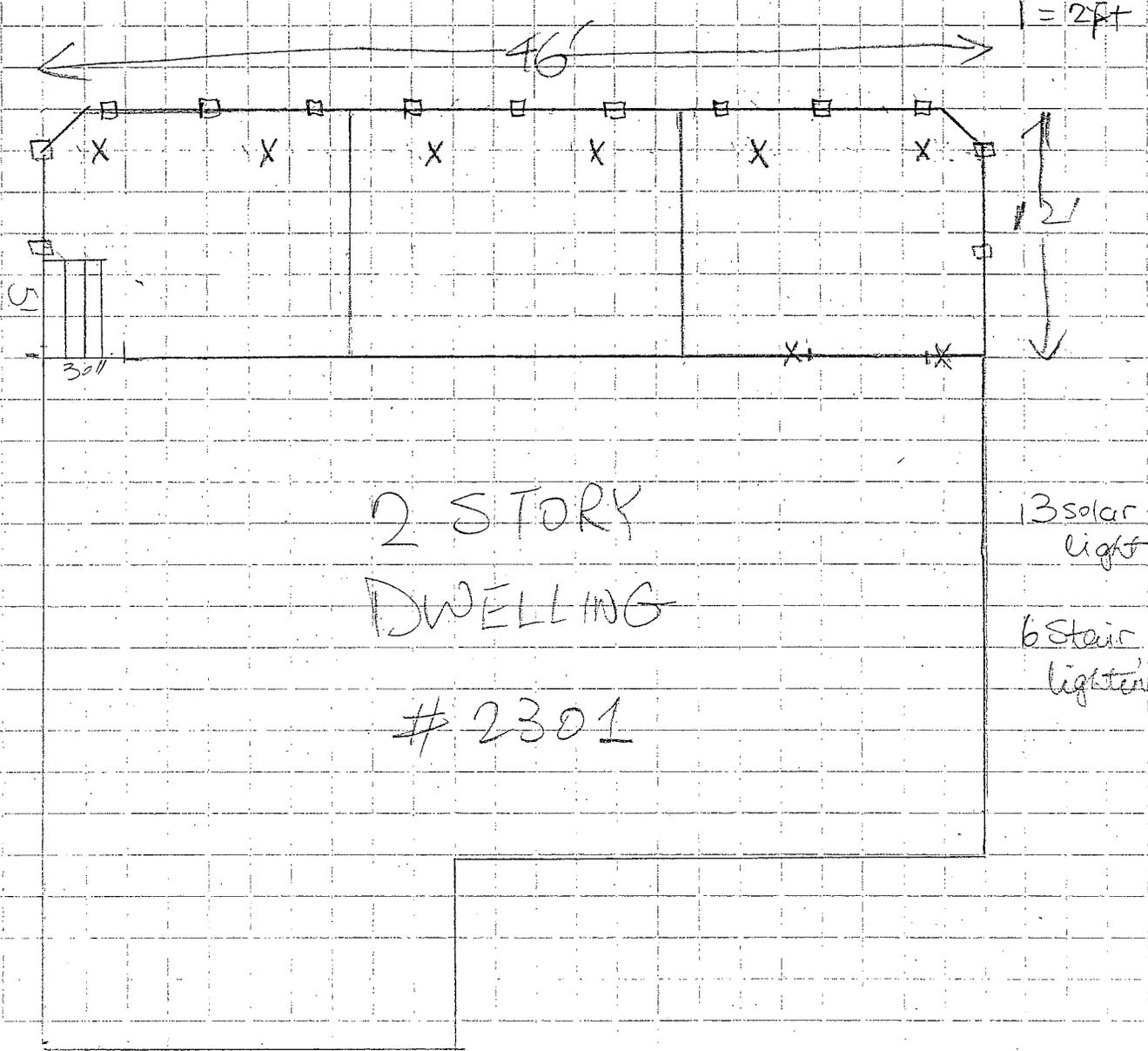
John W. Cooper, Deputy Clerk
Board of Zoning Appeals



Deck size approx: mate 46 feet x 12 feet

Existing patio remains unchanged

Under the deck will be covered by 1' x 1' stor



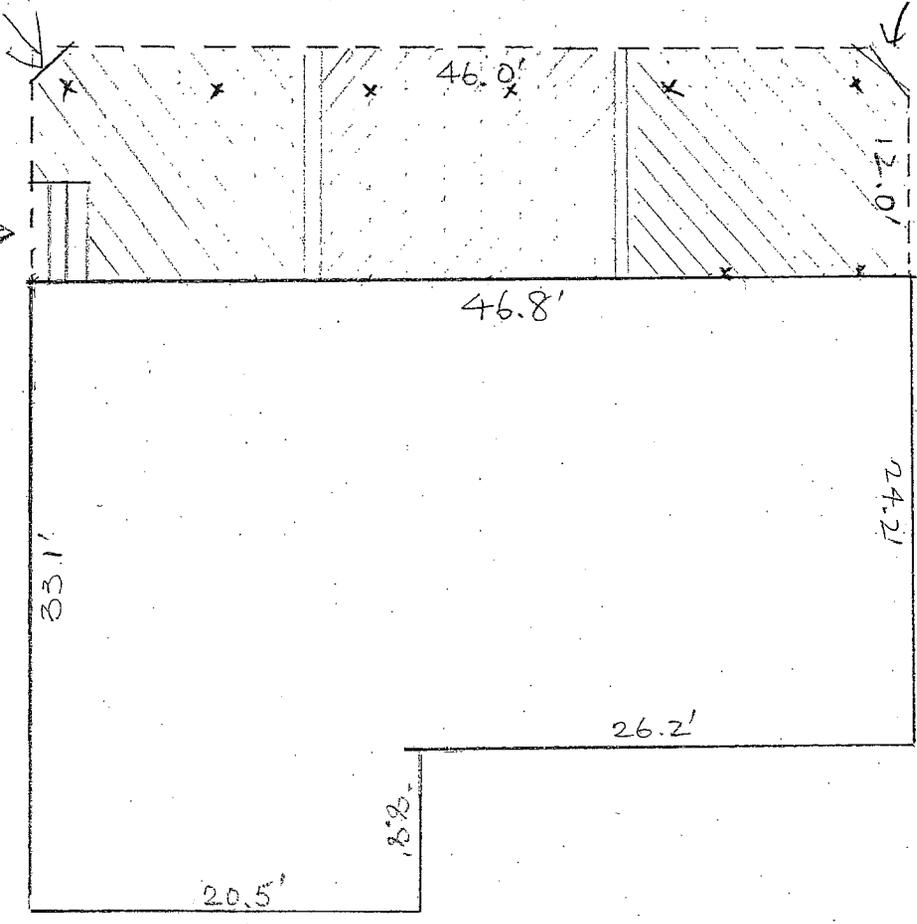
- Need $(66 + 52 - 5) / 13$ patio stones
- Sand + ^{bags of} gravels
- cement stones

x ← supporting posts

Cut corner

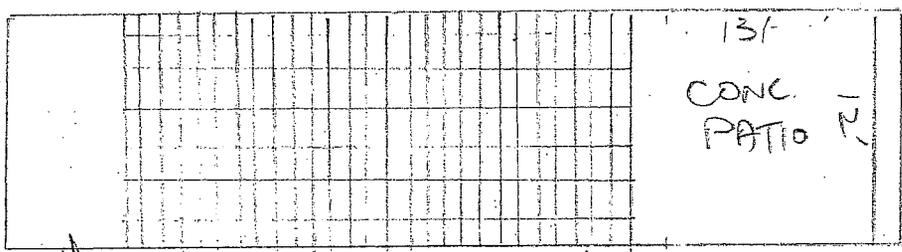
Cut corner

STAIRS
3 STEPS



Deck height is 8 ft (approximate)

View of patio



this is slope / uneven space, remain untouched

1' x 1' patio stone