

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

HAI TRAN AND CHRISTINE TRAN, SP 2012-HM-054 Appl. under Sect(s). 8-923 of the Zoning Ordinance to permit construction of fence greater than 4.0 ft. in height in a front yard. Located at 2403 Hunter Mill Rd., Vienna, 22181, on approx. 1.94 ac. of land zoned R-1. Hunter Mill District. Tax Map 37-2 ((1)) 28. Mr. Beard 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 31, 2012; and

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

1. The applicants are the owners of the property.
2. The present zoning is R-1.
3. The area of the lot is 1.94 acres.
4. As testified by the owners' agent, the lot falls just short of 2.0 acres, which would entitle the applicants to a by-right fence greater than four feet in the front yard.
5. This is certainly aesthetically in keeping with the structure and the neighborhood.
6. There are no sight line issues here.
7. As this is a busy street, there definitely were security issues as well.

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 maximum height of a 6.0 feet high open aluminum slatted fence, as shown on the plat prepared by Runyon, Dudley, Associates, Inc., dated June 20, 2012, as sealed through August 3, 2012, submitted with this application and is not transferable to other land. The fence shall be located outside of the slope easement as depicted on the plat.
2. The fence shall be generally in conformance with the depictions included as Attachment 1.

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.

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

A Copy Teste:


Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals

PANEL INDUSTRIAL ASSCO 72" 3-CH FLUSH BOTTOM

COMPANY: DATE 11/08/06

P.O.:

JOB: 006110602

COLOR:

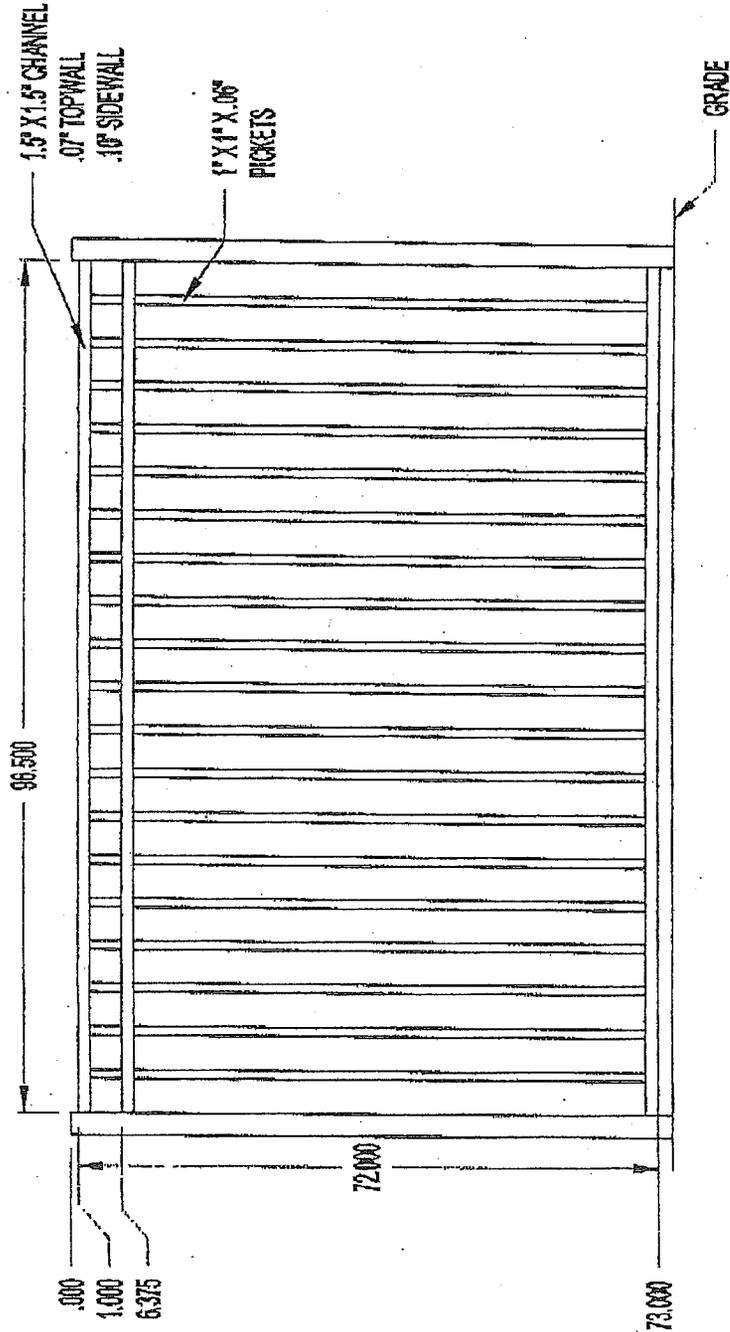
APPROVAL SIGNATURE (REQUIRED)



Handwritten signature

Handwritten initials

Handwritten initials

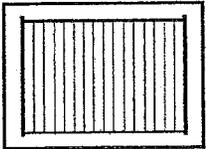


CAD SCALE 1

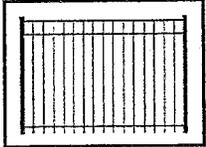
FLAT TOP

Ascot

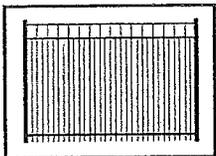
2 or 3-Channel. Versatile with classic styling.



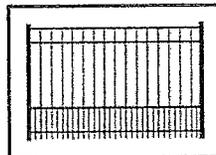
ASCOT 2-CHANNEL



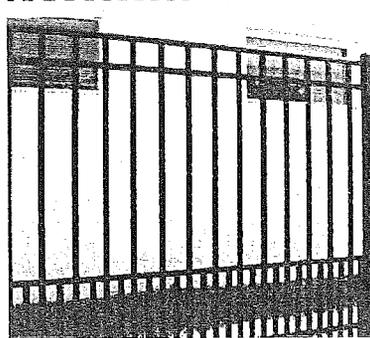
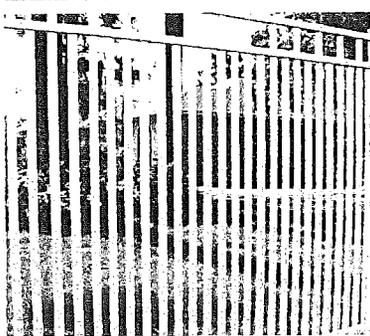
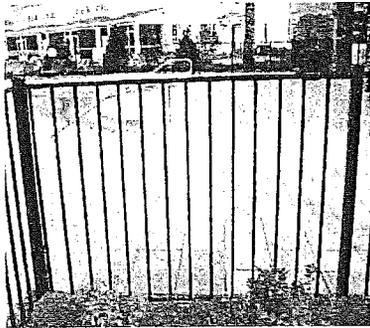
ASCOT 3-CHANNEL



ASCOT ROYALE

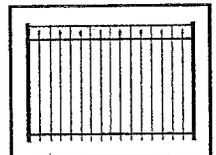


ASCOT PUPPY-PICKET



Canterbury

3-Channel Only. Decorative choice for safety barriers.



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