



County of Fairfax, Virginia

November 21, 2012

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-PR-056

PROVIDENCE DISTRICT

APPLICANT: Leslie E. Doane

OWNERS: Leslie E. Doane
Michael J. Sibalik

STREET ADDRESS: 2903 Westcott St., Falls Church, 22042

SUBDIVISION: City Park Homes

TAX MAP REFERENCE: 50-4 ((16)) 60

LOT SIZE: 7,200 square feet

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of accessory structure 5.0 ft. from side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2012-PR-056 for an addition subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\gumk2\SP Cases\11-28) SP 2012-PR-056 Doane (50 percent)\ SP 2012-DR-056 Doane Staff Report

Laura Gumkowski

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. 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.

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.**

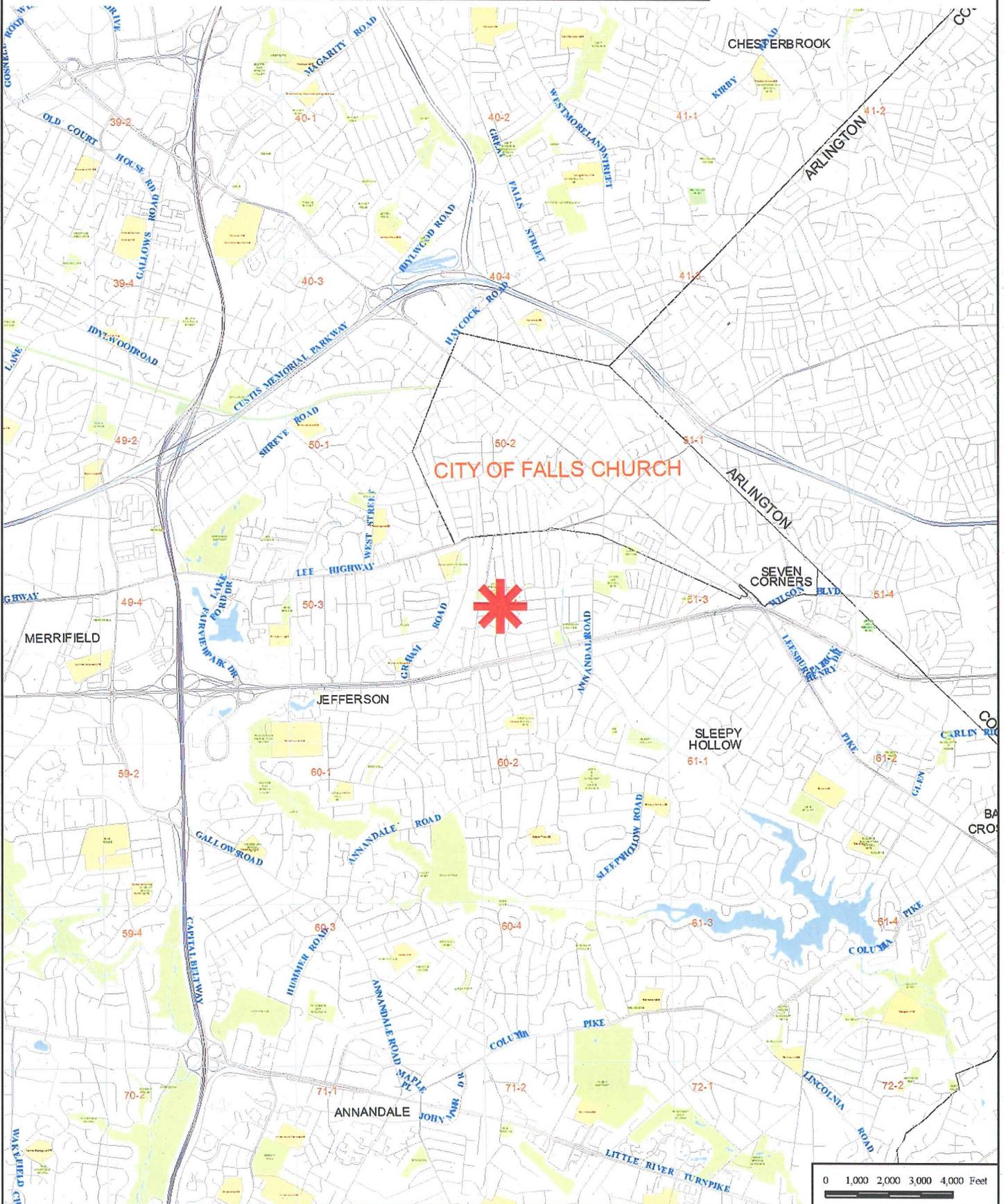


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

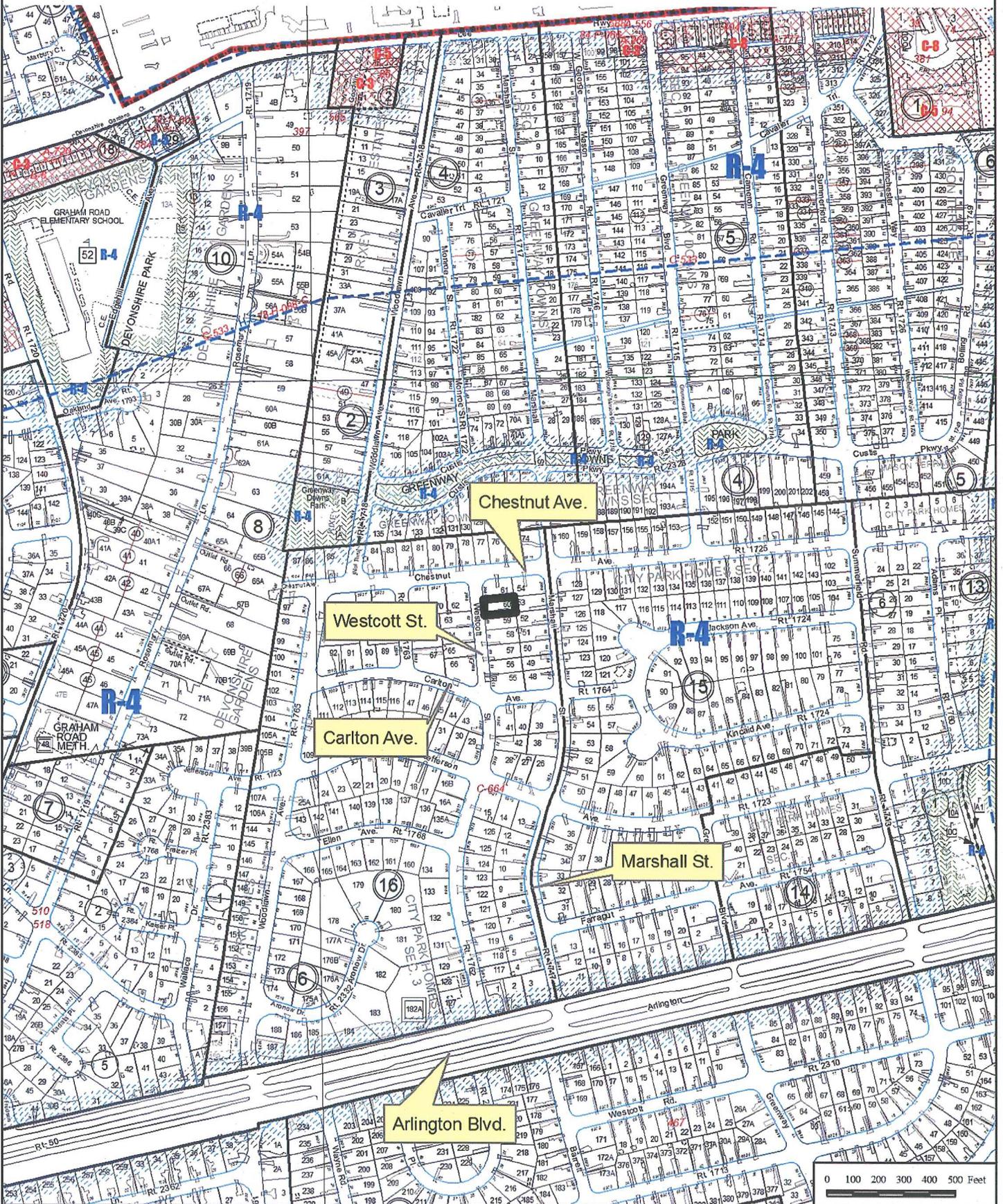
SP 2012-PR-056

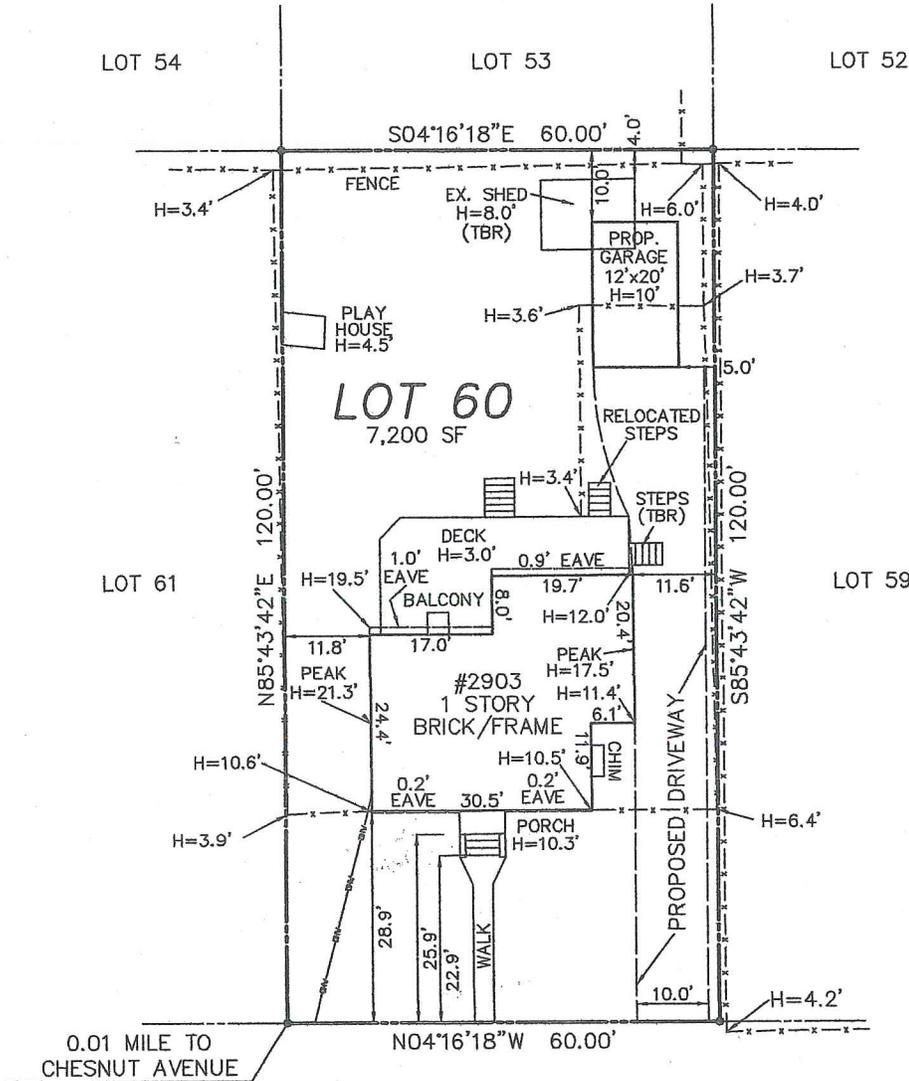
LESLIE E. DOANE



Special Permit

SP 2012-PR-056
LESLIE E. DOANE





WESTCOTT STREET
(50' R/W)

NOTE: THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
 NOTE: THERE IS NO FLOOD PLAIN OR RPA LOCATED ON THIS SITE.
 NOTE: THERE ARE NO EASEMENTS 25 FEET OR GREATER IN WIDTH LOCATED ON THIS SITE.

SPECIAL PERMIT PLAT
 LOT 60 SECTION 3
 CITY PARK HOMES
 FAIRFAX COUNTY, VIRGINIA
 SCALE 1"=20' DATE 05-02-12
 REV. 08-15-12



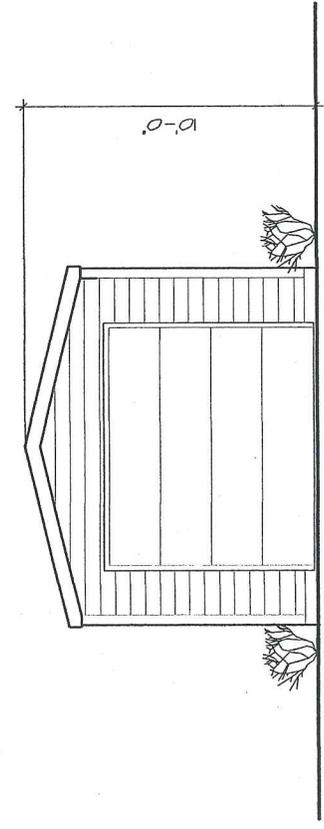
- 1.) TAX MAP #050-4-16-0060
- 2.) ZONE : R-4, FRONT = 30', SIDE = 10' REAR = 25'
- 3.) EXISTING FLOOR AREA = 972 S.F., PROPOSED FLOOR AREA = 1,212 S.F.
- 4.) EXISTING FLOOR AREA RATIO (FAR) = (2,284 / 7,200) = 0.32
- 5.) PROPOSED FLOOR AREA RATIO (FAR) = (2,524 / 7,200) = 0.35
- 6.) INCREASE IN FLOOR AREA = 2,284 / 240 = 9.5%
- 7.) NO TITLE REPORT FURNISHED.
- 8.) FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.
- 9.) NO CORNER MARKERS SET.

MERESTONE LAND SURVEYING PLLC
 LAND SURVEYING & G.P.S. SERVICES
 MERESTONE LAND SURVEYING PLLC
 196 SEQUESTER DRIVE STAFFORD, VA 22556
 (540)752-9197 FAX (540)752-9198

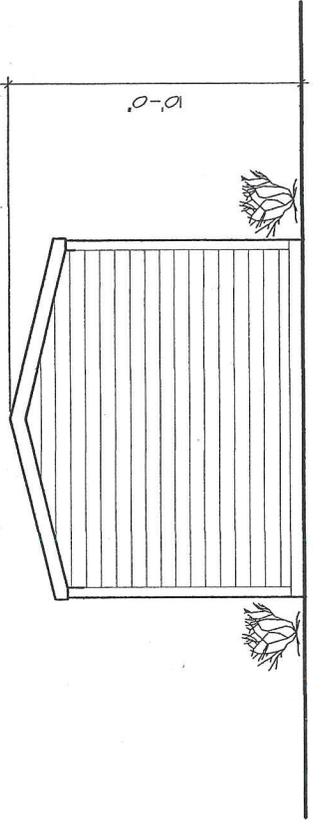
SP 2012-0146
Leslie Deane
2903 Westcott St
Falls Church VA 22042

AUG 16 2012

Zoning Evaluation Division

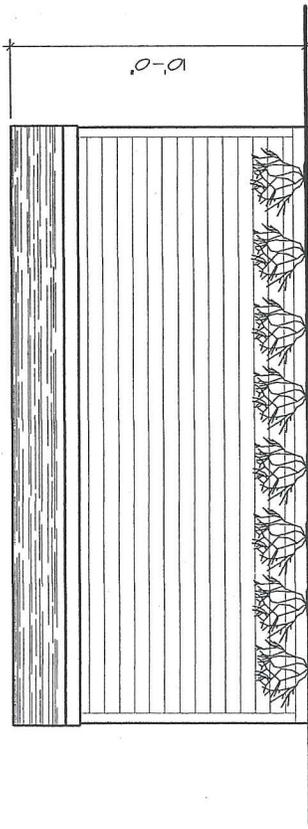


FRONT ELEVATION
1/4" = 1'-0"

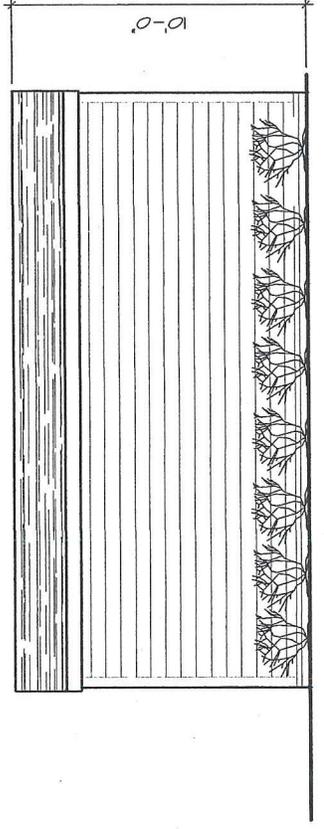


REAR ELEVATION
1/4" = 1'-0"

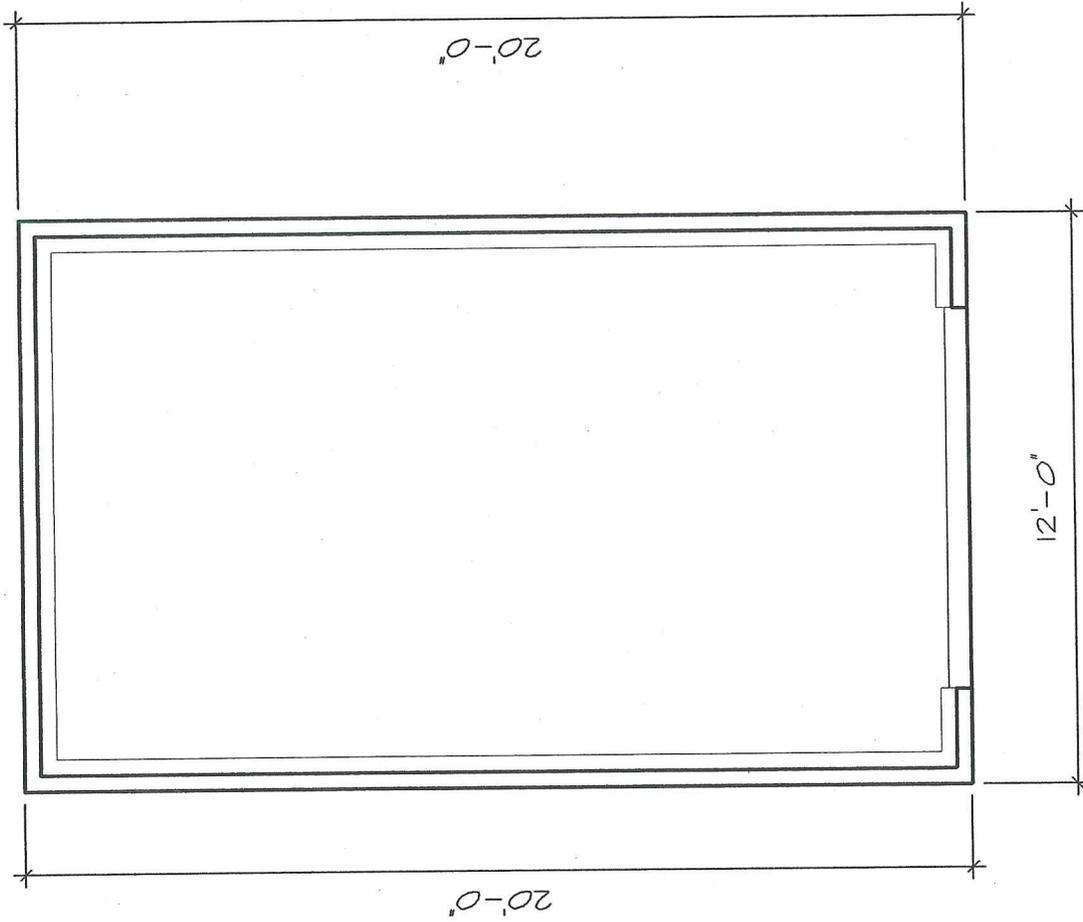
NOTE: NO
OVERHANGS ON
ROOF. ALL SIDES



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



RECEIVED
Department of Planning & Zoning

AUG 03 2012

Zoning Evaluation Division

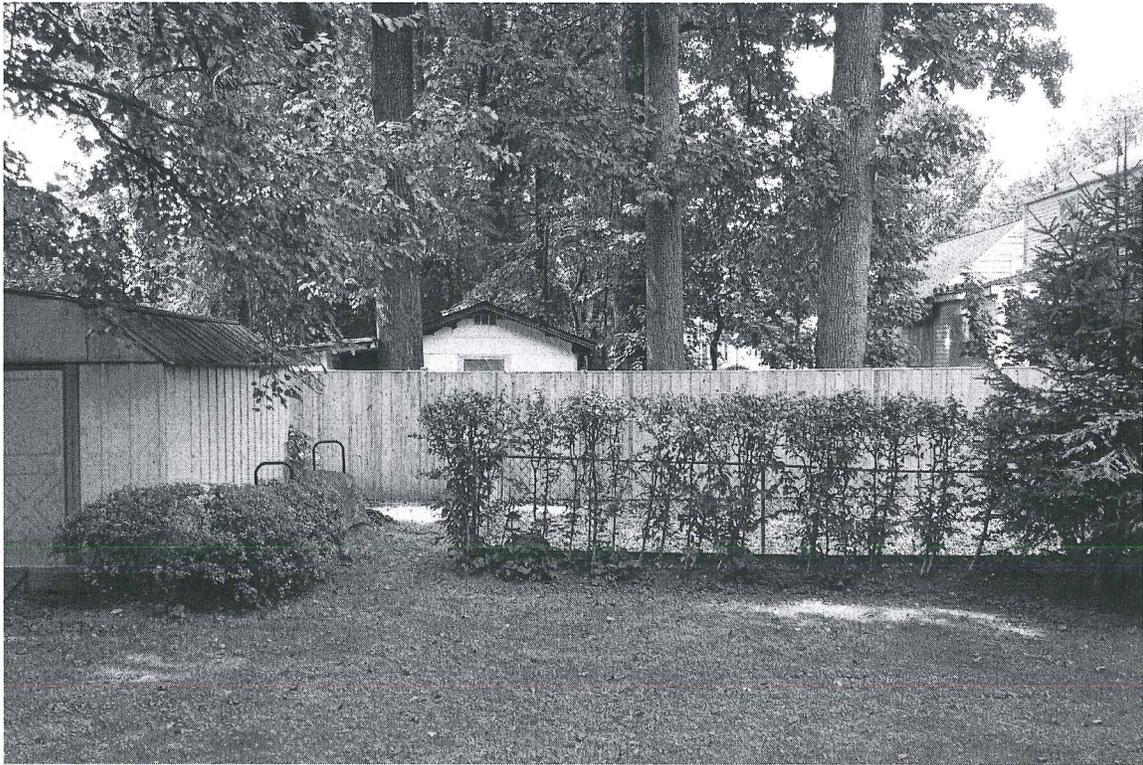
FLOOR PLAN

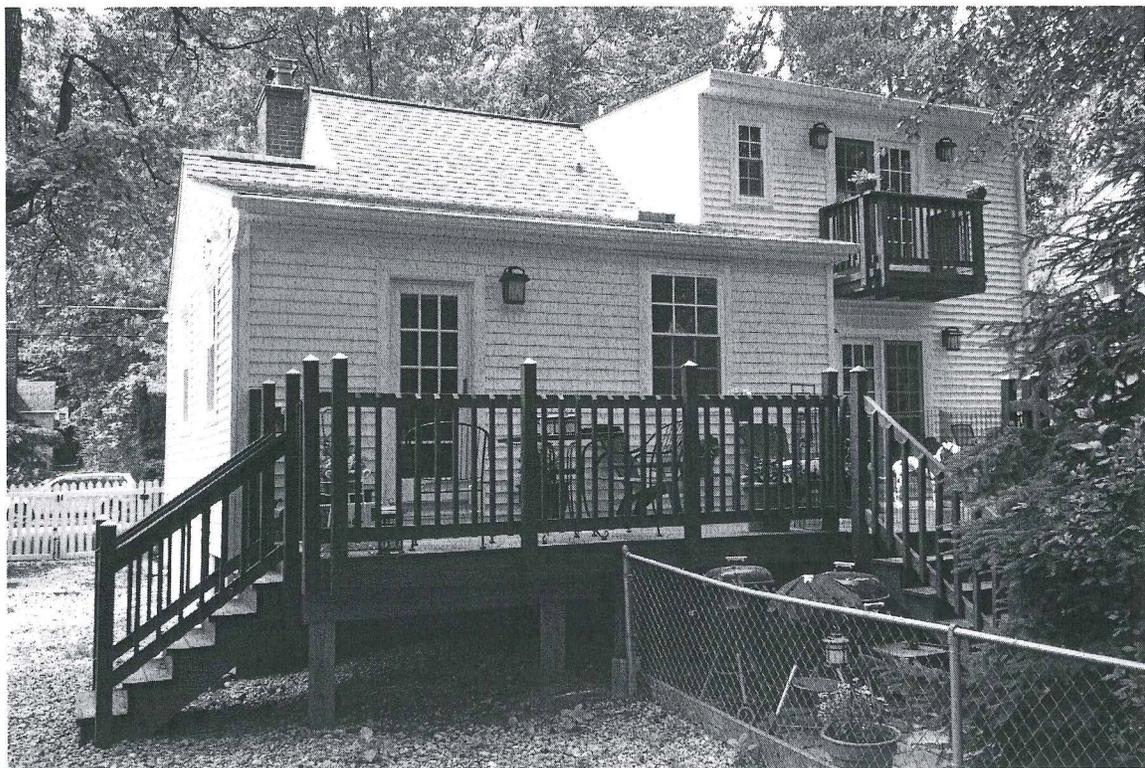
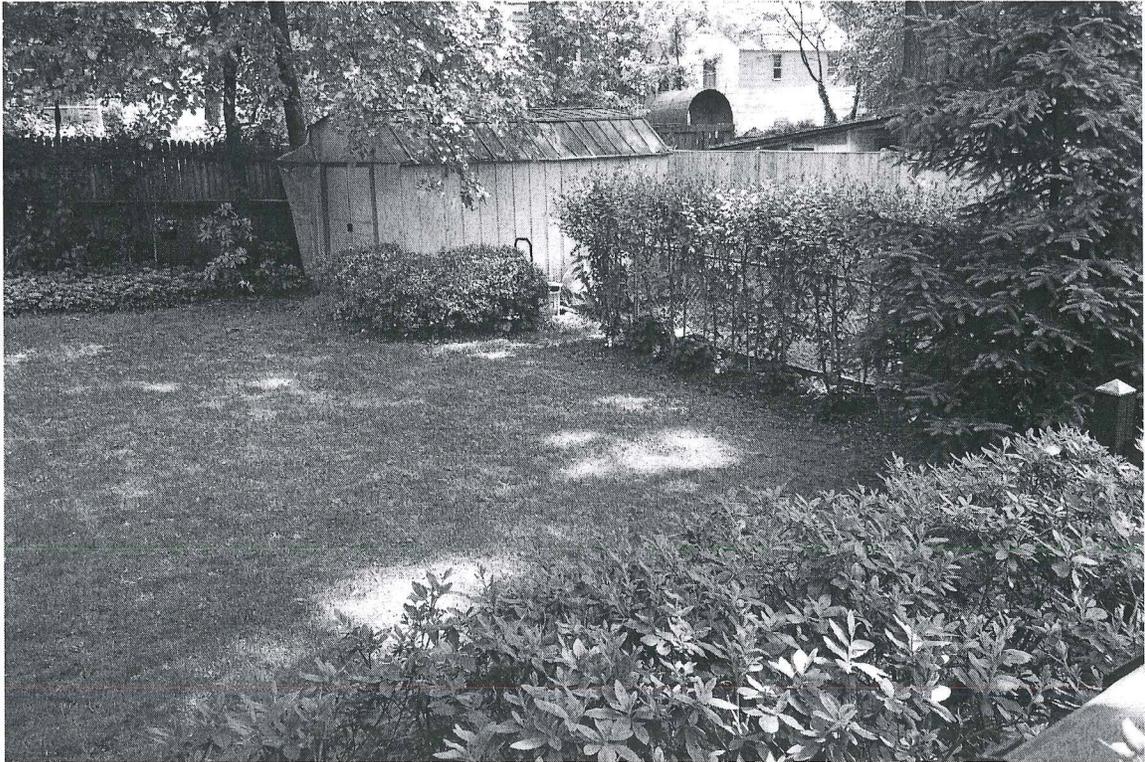
1/4" = 1'-0"

Photo Legend

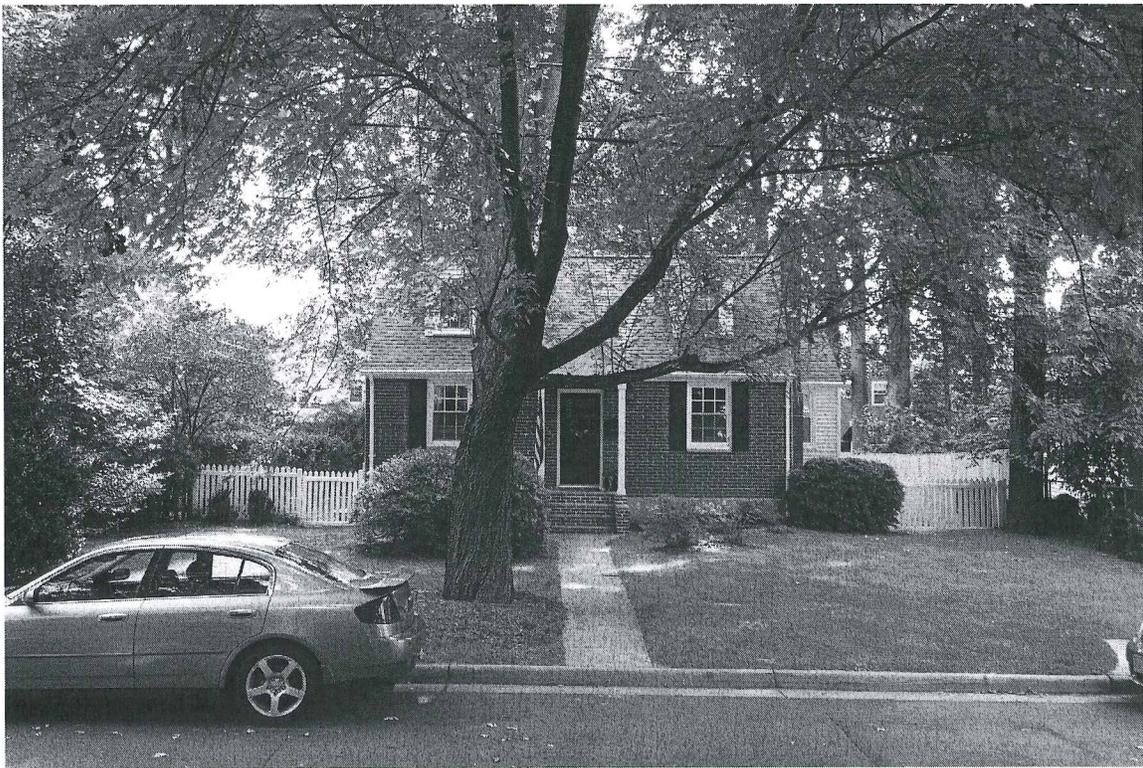
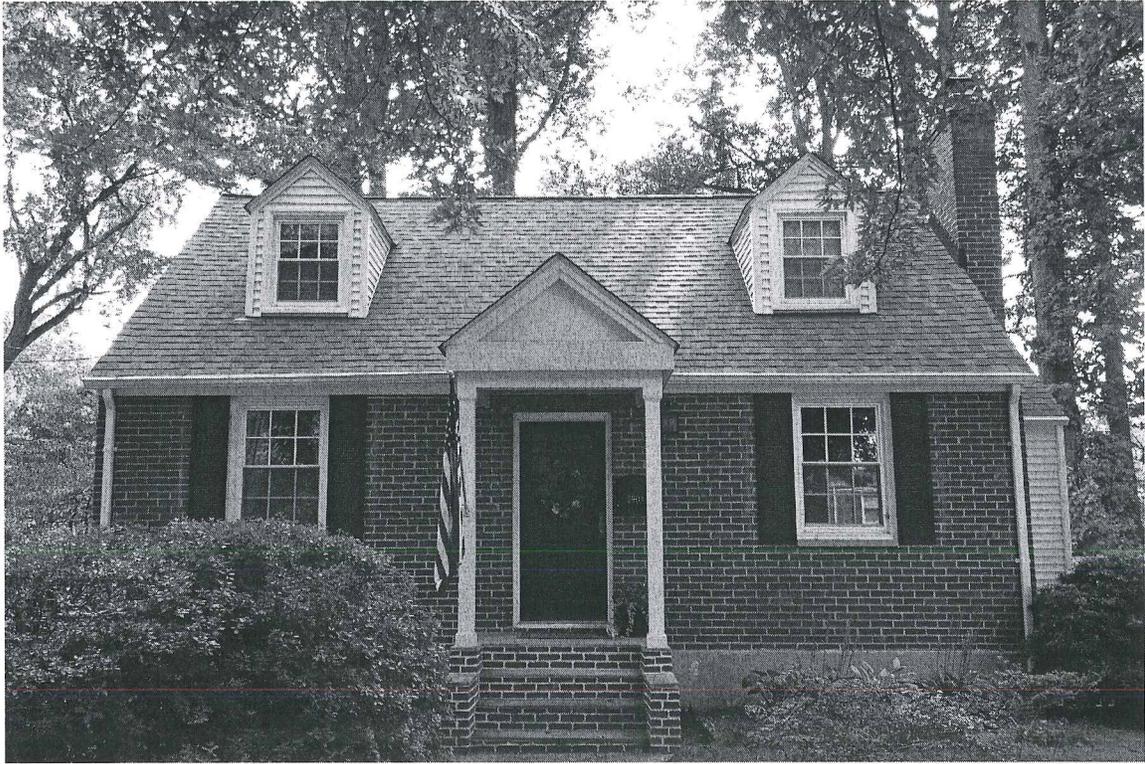
- A. 2901 Westcott from center of backyard
- B. 2905 Westcott from back of backyard
- C. 2905 Westcott from center of backyard
- D. Backyard from back yard of 2901
- E. Backyard from upper deck
- F. House (Back) from proposed garage position
- G. House (Back) from rear SE corner of lot
- H. House (Front and South Side) from Westcott St with apron
- I. House (Front) close
- J. House (Front) from across street
- K. House (Front)
- L. House (North Side)
- M. House (rear) from back yard
- N. Lots adjacent to rear lot boundary from back yard
- O. North side yard from backyard
- P. Proposed garage position from deck
- Q. Rear South side yard from side yard of 2905
- R. NE corner of lot
- S. Westcott St from front door

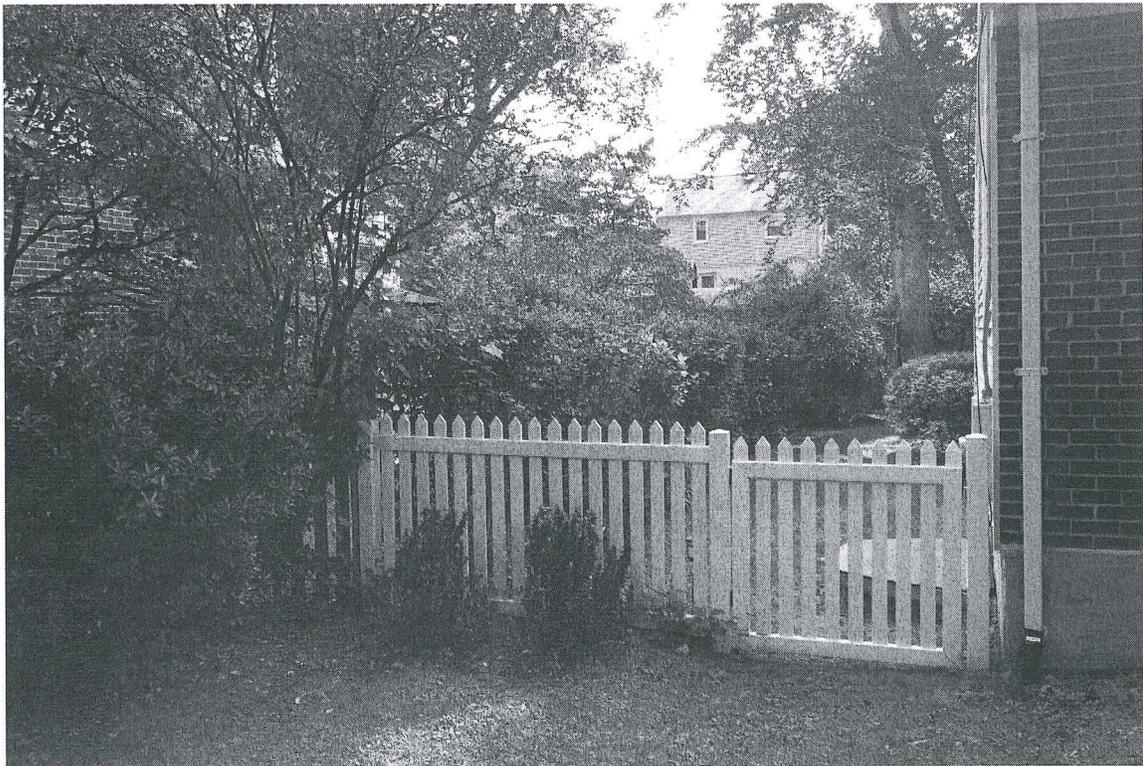
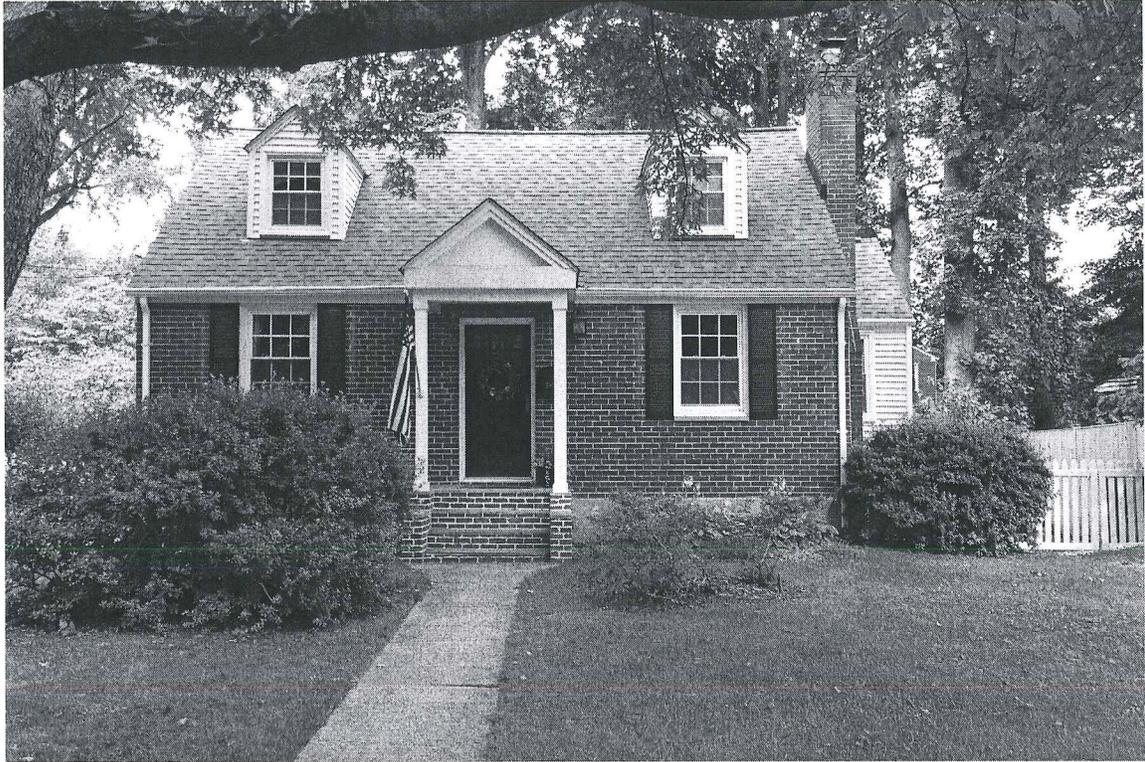
Photos taken June 24th and July 28th 2012

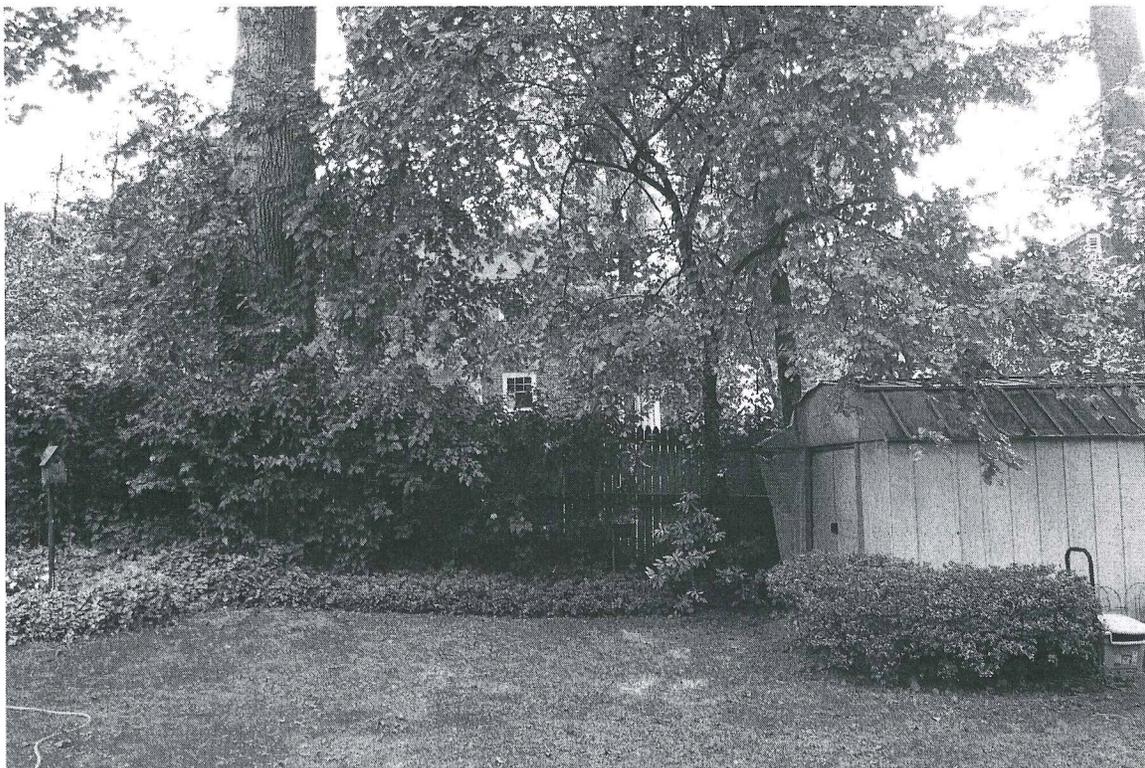


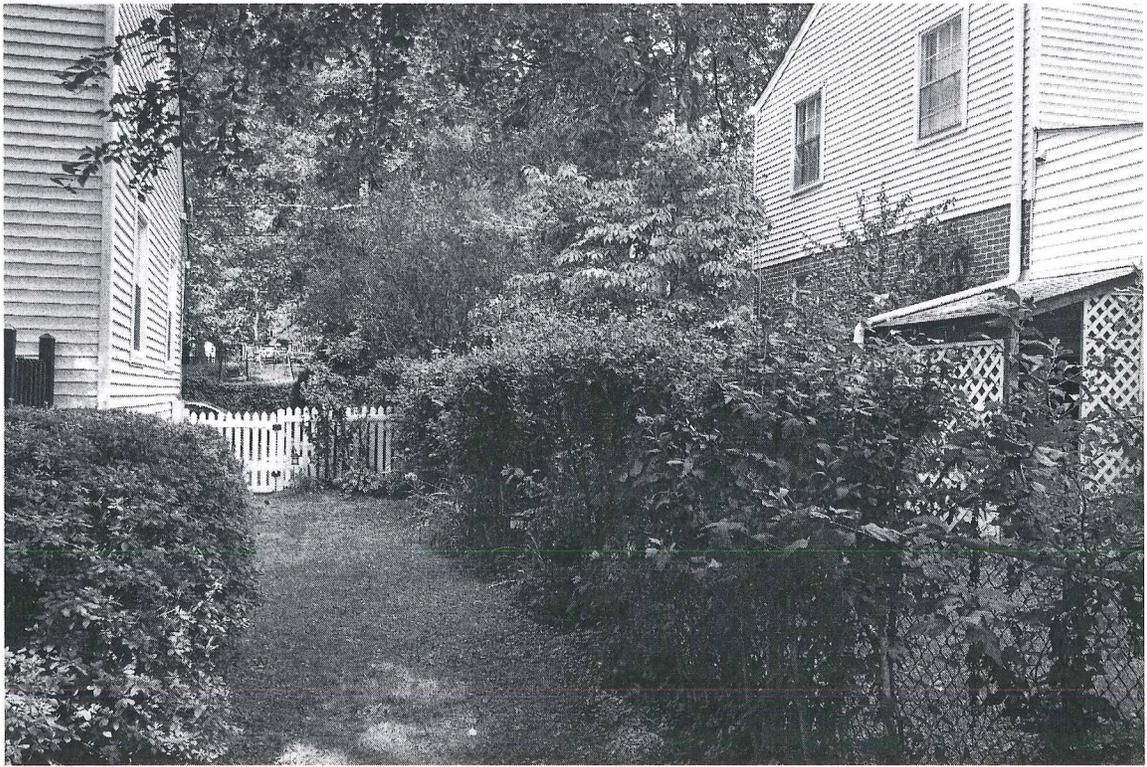


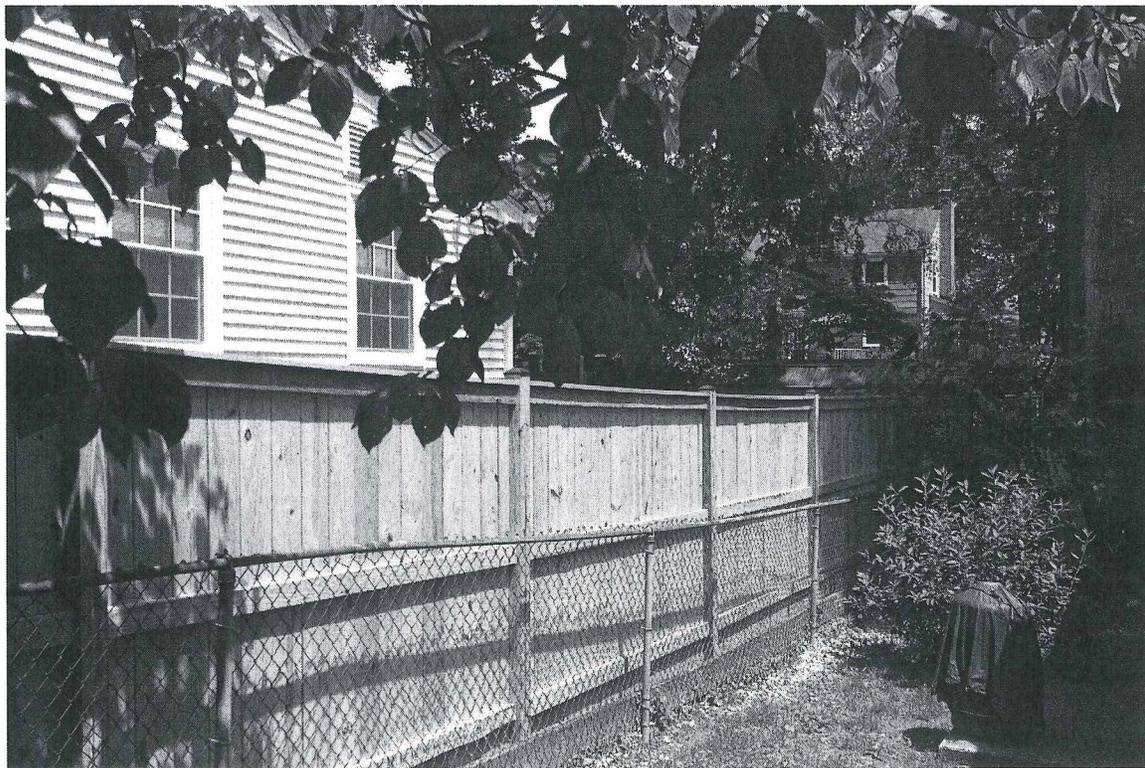
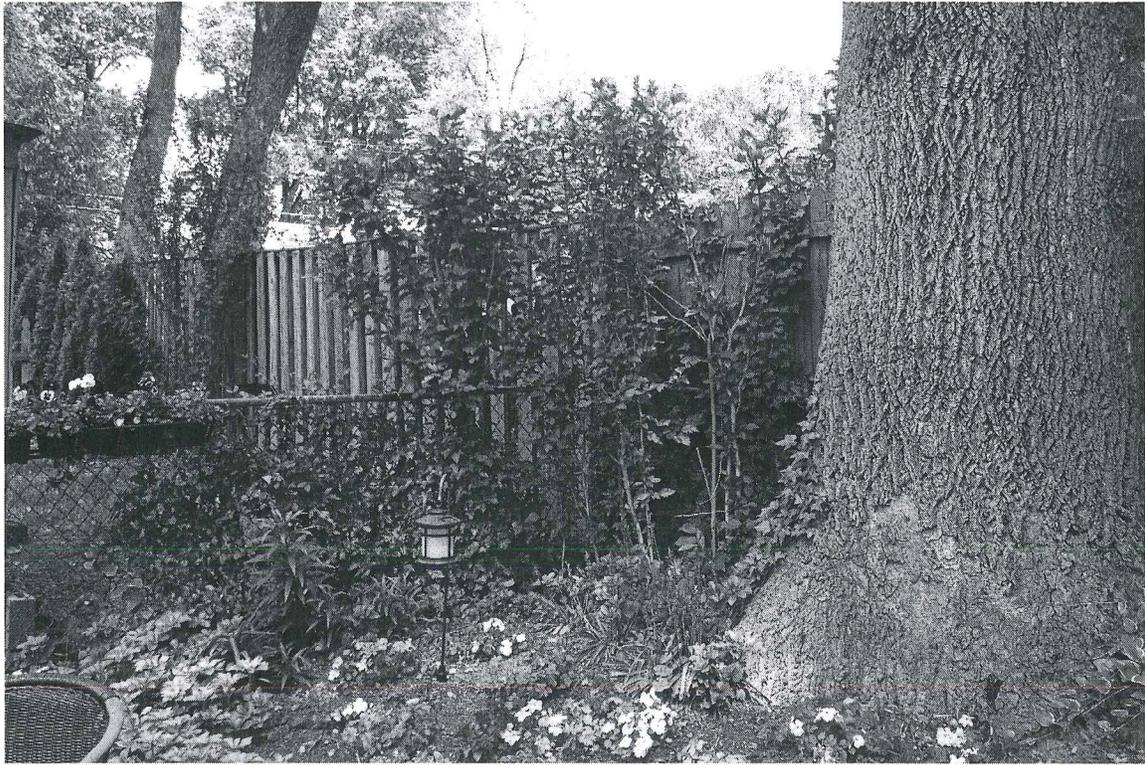


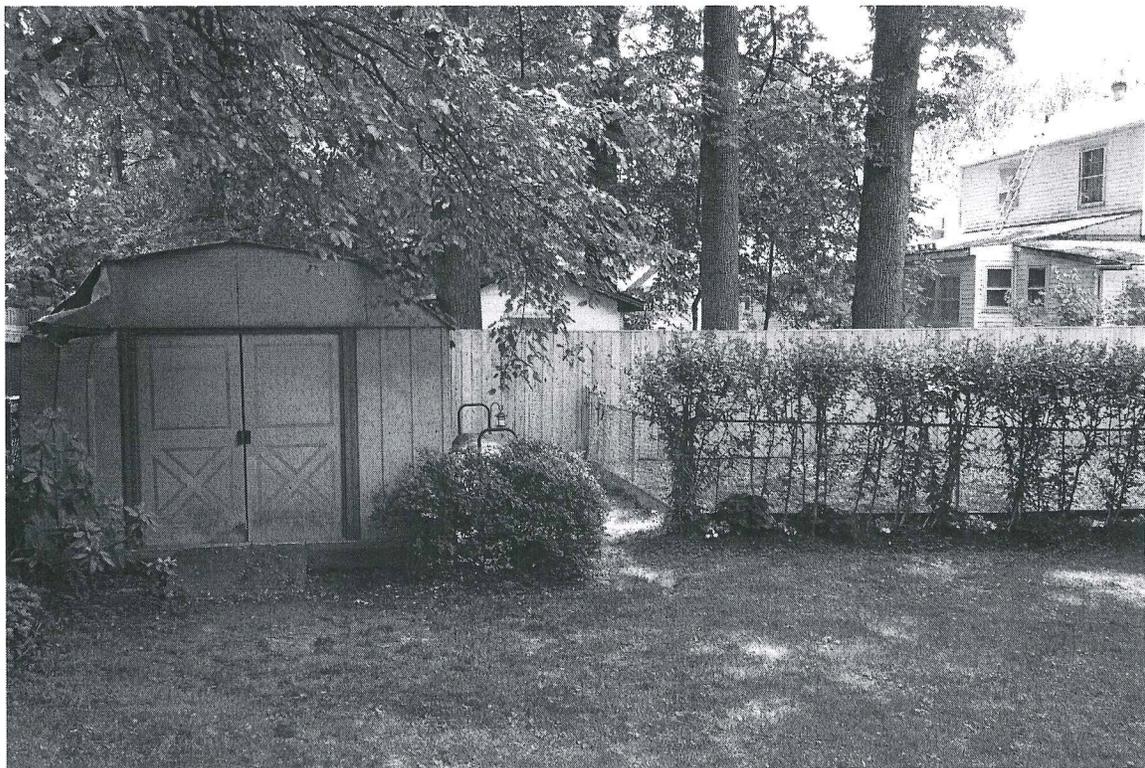
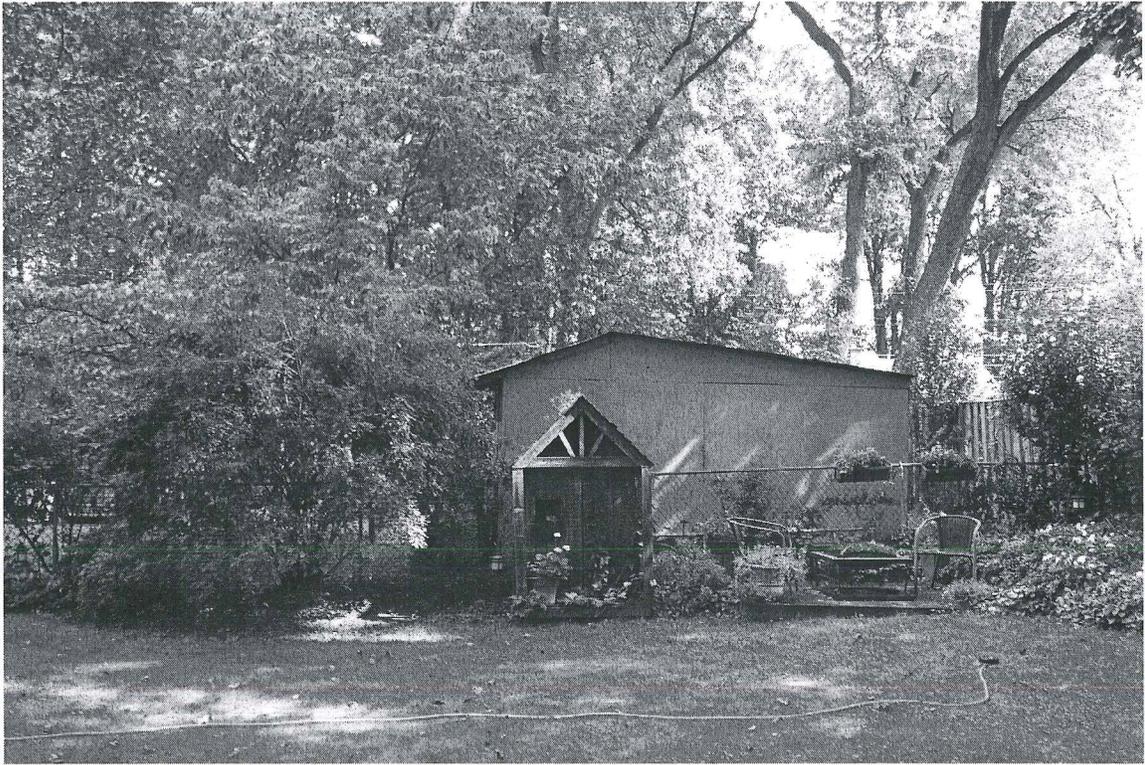












DESCRIPTION OF THE APPLICATION

The applicant is requesting special permit approval for a reduction of certain yard requirements to permit the construction of accessory structure (garage) to be located 5.0 feet from the southern side lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Garage	Side	10.0 feet	5.0 feet	5.0 feet	50.0%

*Minimum yard requirement per Section 3-407

EXISTING SITE DESCRIPTION

The site is currently zoned R-4, and contains a one and one half story, brick and frame single family detached dwelling built in 1946. The dwelling has an addition on the southeast side of the original dwelling. An attached deck exists at the rear of the dwelling. An 8.0 foot shed (which will be removed) is located to the rear of the single family dwelling. A small play house exists on the northeast portion of the property. The lot consists of 7,200 square feet and is surrounded by single family detached homes to the north, south, east and west. The property currently has no driveway, but does have a curb cut along Westcott Street, located on the southwest corner of the property. A concrete walkway leads from Westcott Street to the front entrance of the home. The yard is well manicured with mature trees and shrubs. A 3.9 foot chain link fence exists on the property line on either side of the front yard, the northern side lot line and also along the eastern (rear) property line. A wood fence 6.4 feet at its peak exists along the eastern portion of the southern property line. A white picket fence 4.0 feet in height extends from the southeast corner of the house to the southern property line.

CHARACTER OF THE AREA

	Zoning	Use
North	R-4	Single Family Detached Dwelling
East	R-4	Single Family Detached Dwelling
South	R-4	Single Family Detached Dwelling
West	R-4	Single Family Detached Dwelling

BACKGROUND

The property was purchased by the applicant in June of 2009. In 1990, a building permit was issued to extend and enclose a porch that existed on the southeast side of the original dwelling. In 1994, a building permit was approved to build a 16 foot by 16 foot deck to the rear of the dwelling. In 2009, the applicant applied for a building permit for a second story addition and an open deck, both to the rear of the house. In 2011, an amendment to the 2009 building permit was requested to add an egress window well (see Appendix 4). A final inspection was completed by the Department of Code Compliance in June 2011.

Records indicate there were no other applications for properties in the vicinity of this site heard by the BZA. However, aerial photography has demonstrated that there are other properties in the neighborhood that have garages located in the rear of the properties.

ANALYSIS

- **Special Permit Plat** (Copy at front of staff report)
- **Title of Plat:** Special Permit Plat, Lot 60, Section 3, City Park Homes
- **Prepared by:** Michael L. Flynn, Land Surveyor
- **Dated:** May 2, 2012 and revised through August 15, 2012

Proposal:

The applicant proposes to build an accessory structure, a 12 by 20 foot garage, 5.0 feet from the southern side lot line. A minimum side yard of 10.0 feet is required. The proposed garage will be 240 square feet in area and 10 feet in height. A driveway is

proposed to enter the property at the southwest corner of the lot from Westcott Street at an existing curb cut. One mature tree along the southern lot line will be removed to install the driveway. An existing 8.0 foot tall shed in the rear yard will be removed to construct the garage.

ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1. The application must meet all of the following standards, copies of which are attached as Appendix 7:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

Staff believes that the application meets all of the 8 General Special Permit Standards with notes regarding General Standards 3.

General Standard 3 requires that the proposed uses be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. *Staff believes by observation of the neighborhood through submitted photographs and through aerial images that the accessory structure will not adversely affect the use or development of neighboring properties. The general character of the residential neighborhood is single family dwellings. A few other properties in the neighborhood have made the same alterations that the applicant is requesting (a garage and a driveway.) The proposed accessory structure is of a similar style to the existing home on the property and other single family dwellings in the neighborhood. The accessory structure is also of similar style and mass of other garages that have been built on neighboring properties. The property directly to the south has a driveway, attached garage and a storage structure, which will be immediately next to the proposed garage and the driveway.*

Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 4 relates to additions, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 5, 6, 7, 8, and 9.

Standard 5 states that the resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose scale, use and intent to the principal structure on the site. The proposed accessory storage structure will serve as a garage. The size of the proposed garage is 240 square feet and is subordinate to the 1,312 square feet primary dwelling. Therefore, staff believes that the application meets this provision.

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. As shown by the elevation drawings located at the front of the staff report, the materials, size and scale of the garage will be compatible with the architecture of the existing dwelling on the lot. The location of the garage was determined to preserve the open space in the rear yard and provide access to Westcott Street through an already existing curb cut. One large Sweetgum tree will need to be removed from the property. However, the area in which this is located is where the driveway will be built. The driveway could be built without a special permit approval and the tree could still be removed. Therefore, since the tree is not located where the proposed garage is to be located, the tree is being removed as an indirect effect of this special permit. A development condition has been added to address tree preservation concerns (See the Urban Forestry memo in Appendix 5). Therefore, staff believes that the application meets this provision.

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. The applicant proposes to construct a garage that will be harmonious with off-site structures. The property immediately to the south has a shed, attached garage and driveway. The shed and garage are of similar height to the garage proposed by the applicant.

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and stormwater runoff portion of the standards since the Department of Public Works and Environmental Services (DPWES) has indicated that there are no drainage complaints on file related to this property. Staff believes that the accessory structure is modest in size and scale and will not impact the use and/or enjoyment of adjacent properties. It will not create an increase of noise or pedestrian traffic.

Staff from the Virginia Department of Transportation (VDOT) has comments about the specifications of the driveway entrance. VDOT requires a minimum 12 foot wide driveway at the point the driveway connects to the apron. VDOT staff is also concerned about the combined driveway entrance with the neighbor to the south and the

construction of a "lip" at the curb line. VDOT staff recommended that the applicant should obtain a valid permit for construction of the apron, if there is not already one. (See Appendix 6) Staff has ensured, through a development condition, that the applicant will obtain a valid permit from the Virginia Department of Transportation on the dimensions and style of the concrete driveway apron. Staff believes that the addition will not impact issues such as stormwater runoff, noise, light, air, or erosion and that the application meets this provision.

Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the proposed structure; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The lot size is 7,200 square feet, when the minimum required lot area for R-4 properties developed now is 8,400 square feet. This leaves a southern side yard at 11.6 feet and the northern side yard at 11.8 feet. The required minimum side yard requirements are 10.0 feet. The placement of the accessory structure in the side yards would further increase the amount of minimum side yards requested to more than 50 percent. Therefore the placement of the garage in the rear yard adheres to this provision. In 2011, the applicant added a basement egress window, at the county's request, along the northern side of the single family dwelling (see Appendix 4). If a driveway was located in this area, it would affect the egress window already installed.

The southern side yard would be an adequate location for a proposed driveway as there is an existing curb cut on Westcott Avenue. The garage has been located 5.0 away from the side lot line to align with the proposed driveway. Furthermore, if the orientation of the garage was rotated perpendicularly, this would require additional impervious surface to be installed and would reduce the amount of backyard space for the applicant.

Lastly, the one sweetgum tree that will be removed will not detrimentally affect the neighbor's property. The tree is located next to the neighbor's garage and driveway, which is not livable space and will provide minimum impact to a buffer. In addition, the lot and surrounding lots are heavily vegetated with large mature trees in other parts of the property. The applicant has made a commitment to have a professional landscaper work on the property after all permits are obtained, so additional vegetation is expected to be added.

Other issues of well, floodplains, easements and preservation of historic resources are not applicable to this site. Therefore, staff believes that the application meets this provision.

CONCLUSION

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2012-PR-056 for the accessory structure, a garage, subject to the Proposed Development Conditions contained in Appendix 1 of the staff report. It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

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.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Building Permit History
5. Urban Forestry Memo
6. VDOT memo
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2012-PR-056****November 21, 2012**

If it is the intent of the Board of Zoning Appeals to approve SP 2012-PR-056 located at Tax Map 50-4 ((16)) 60, to permit reduction of certain yard requirements pursuant to Sect. 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This special permit is approved for the location and size of an accessory structure (a garage), as shown on the plat prepared by Michael L. Flynn, Land Surveyor, dated May 2, 2012 as revised through August 15, 2011, as submitted with this application and is not transferable to other land.
2. Every effort shall be made to protect offsite trees during construction of the garage and driveway. If needed the applicant shall hire a certified arborist to assess and make recommendations on tree protection measures.
3. If required by the Virginia Department of Transportation (VDOT), an entrance permit shall be obtained for the reconstruction of the entrance apron from Westcott Street and all requirements of VDOT shall be met prior to approval of final inspections for the detached garage.
4. The garage 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.

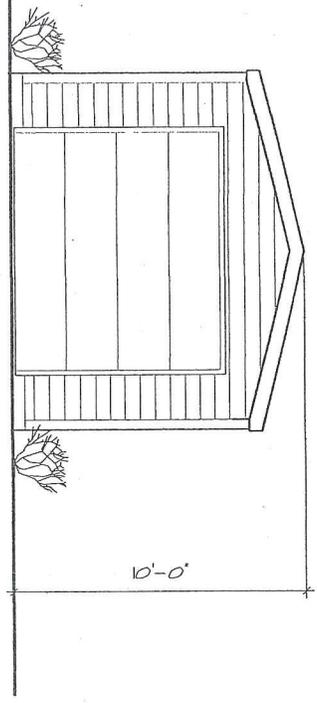
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction 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.

SP 2012-0146
Leslie Doane
2903 Westcott St
Falls Church VA 22042

Zoning Evaluation Division

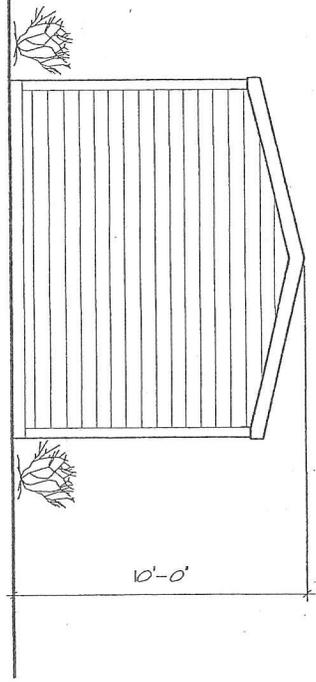
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ATTACHMENT 1

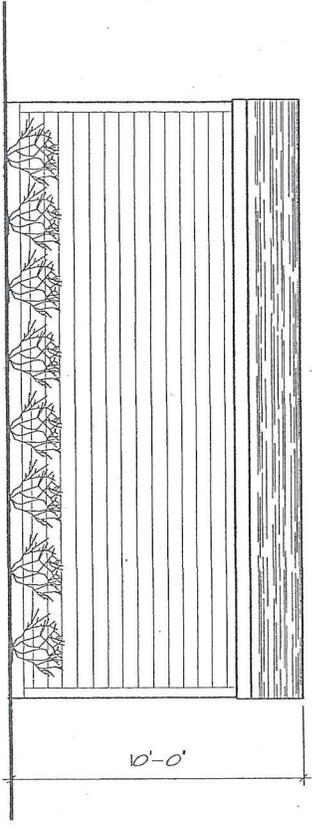


FRONT ELEVATION
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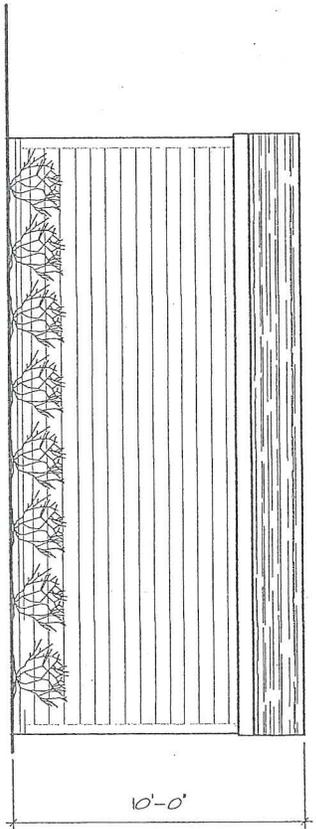
NOTE: NO
OVERHANGS ON
ROOF. ALL SIDES



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



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

Application No.(s): SP 2012-PR-056
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/3/12
 (enter date affidavit is notarized)

I, Leslie Doane, 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

116895

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)
Leslie E. Doane	2903 Westcott St Falls Church VA 22042	applicant / titleowner
Michael J. Sibalik	2903 Westcott St Falls Church VA 22042	spouse / titleowner

(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-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/3/12
(enter date affidavit is notarized)

116895

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: **NA**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION **NA**

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

NA

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)

NA

NA

(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.

NA

Application No.(s): SP 2012-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/3/12
(enter date affidavit is notarized)

116895

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 NA

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

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

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)

NA

(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.

NA

Application No.(s): SP 2012-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/3/12
(enter date affidavit is notarized)

116895

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:

NONE

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.

have read

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-PR-056
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 7/3/12
(enter date affidavit is notarized)

116895

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.)

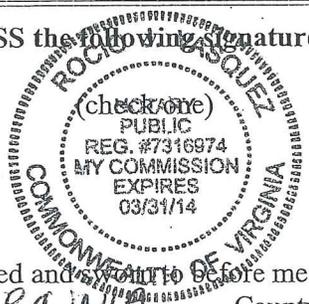
NONE

(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:



Leslie E Doane
[x] Applicant [] Applicant's Authorized Agent

Leslie E Doane Title Owner / Applicant
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 3RD day of JULY 20 12 in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Rocio J. Vasquez
Notary Public

My commission expires: 3-31-2014

Special Permit Application
SP 2012-0146

Justification

We are applying for a special permit to allow a variance of 5 feet vs. 10 feet on the south side of our property in order to construct a detached single car garage.

Over the past 3 years we have totally remodeled and updated our home. We have taken great care in maintaining the integrity and appearance of the original structure while keeping within all county guidelines and regulations. All in all, our renovations total more than \$300,000.

A garage would enhance our property and provide an added feature to our home. We have no existing structure besides our house on the property. The existing metal shed indicated on our plat will be removed. Additionally, there is no well on our property.

The current 10 foot variance/setback does not allow the turning radius needed to drive a car into the garage unless we were to build the garage in the middle of the back yard. If a 5 foot variance/setback is approved, we would be able to construct the garage with easy access from the street while keeping most of our back yard in tact. We have analyzed other alternatives for the garage placement and we have determined this is the best location. The proposed reduction in variance is necessary to build the garage in the best location to accommodate maximum ease and use for the garage. Please note that we have installed a 6 foot privacy fence on this side of our property which minimizes the affect of building the garage for our immediate neighbor.

The documents supplied show that this will have minimal, if any, impact on the neighborhood. What we are proposing will be in character with our existing home and harmonious with neighborhood surroundings. In fact, the property will be improved as we plan to remove the current dilapidated shed that is located on the back of our property. Our back and side yards are surrounded by privacy fences and natural landscaping. Building the garage will not negatively affect adjacent properties or have any negative affect on any additional noise, light, air, safety, erosion or storm-water runoff. Additionally, we have spoken with neighbors who have had positive responses.

There are no known hazardous or toxic substances as described in title 40 code of Federal Regulations parts 116.4, 302.4 and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1-Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be used, stored, treated or disposed of on site; and the size and contents of any existing or proposed storage tanks or containers.

RECEIVED
Department of Planning & Zoning

AUG 03 2012

Zoning Evaluation Division

We intend to hire the same contractor that remodeled our home. The garage will be constructed with the same roofing and siding materials as were used in the remodel of our home. The driveway will be a high quality concrete. Total square footage of the garage is 240; which represents 12% of the total square footage of our existing house (2,000 square feet) and subordinate to the principle structure. The proposed garage will be 12 feet wide by 20 feet long with a height of 10 feet and conform to all applicable ordinances, regulations and standards. We are not seeking any waiver except for the side variance.

We appreciate your consideration of our application. We understand that the BZA shall determine that the proposed variance reduction represents the minimum amount of reduction necessary to accommodate the proposed garage.

BUILDING PERMIT APPLICATION

19
Date

JOB LOCATION
 Street 2903 Westcott St
 Building _____ Floor _____ Suite _____
 Subdivision City Park Homes
 Tenants Name _____

DO NOT WRITE IN THIS SPACE
 Permit No. 91031130480
 Map Reference D50-4-16-0060
 Building Permit No. _____ Control No. _____
 Std. _____ Mag. _____ Plan _____ Census _____

OWNER
 Name JOSEPH LEONA
 Address (Mailing) 2903 Westcott St
 City FALLS CHURCH State VA Zip 22022
 Telephone 703-237-8619

CONTRACTOR
 Company Name _____
 Master _____
 Address _____
 City _____ State _____ Zip _____
 Telephone _____ License No. _____
 State Contractors License No. _____
 County Business Account No. _____

For EXTEND AND ENCLOSE PORCH
To enlarge kitchen

Model/Use _____
 Sewage: Public Community Septic Tank None
 WATER: Public Individual Well None
 N-New D-Demolish
 R-Alter or Repair M-Move
 A-Add To O-Other

REMARKS:
 BUILDING DESCRIPTION QUANTITY
 # Units _____
 # Stories _____
 # Rooms _____
 # Bedrooms _____
 # To be Added _____
 # Baths _____
 # Half Baths _____
 # Kitchens _____
 # Fireplaces _____
 Basement _____
 % Basements to Finish _____

BUILDING DIMENSIONS			
No. Stories	Width	Depth	Sq. Ft.
	17'2"	8'	=
	X	=	=
	X	=	=
	X	=	=

ROUTING		Date	Approved By:
	Health Review		
②	Site Review	11-13-90	lee
①	Zoning Review	11-13-90	ky
	Sanitation Review		
③	Building Review	3rd fl, 11-14-90	ky
	Fire Review		
④	Log Out		

Use Group of Building R4
 Type of Construction 507
 Building Area _____
 Estimated Const. Cost 3,500

ZONING REVIEW
 Zoning Proffers Building _____
 Zoning Class R-4
 Zoning Case # _____

BUILDING CHARACTERISTICS
 Building Height _____
 Exterior Walls _____
 Interior Walls _____
 Roofing Material _____
 Flooring Material _____
 Heating Fuel _____
 Heating System _____

GRADING AND DRAINAGE REVIEW
 Soils upland
 Historical _____
 Plan # _____
 Retaining Wall _____

YARDS	Front	Front	Left Side	Right Side	Rear
			N/C	10'	25'

REMARKS Addition to rear of house extending the kitchen
no 2nd kitchen.
Spec. plans attached
SPD-46
City Park Homes
10/16/00 Sec. 3.

FOR COUNTY USE ONLY:

Date 11/15/90 By GR
 Approved for Issuance of Building Permit

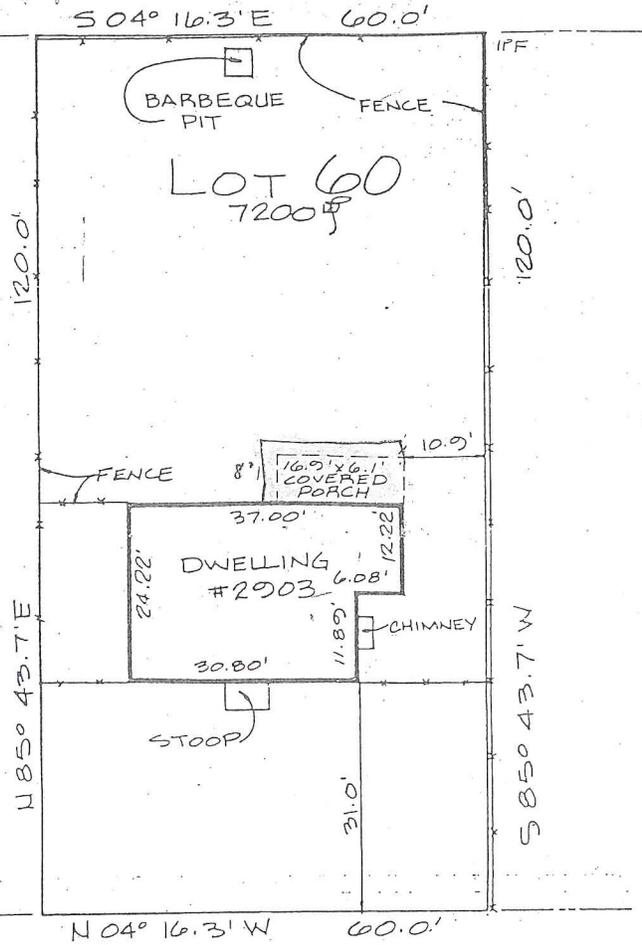
Fee _____
 Filing Fee 50.00
 Amount Due _____

The request for and use of personal information on this form is subject to the provisions of the Privacy Protection Act of 1976 and the Freedom of Information Act.

I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that if a permit is issued the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations including private building restrictions, if any, which relate to the property. He/She and the company or organization named and represented herein is duly registered or exempt from registration in accord with the provisions of Chapter 7 of the Code of Virginia.

Signature of Owner or Agent Joe Leona Date 11/13/90 Notary Signature _____ Date _____

PART OF SECTION 3



61

59

APPROVED
ADDN
DIVISION OF
INSPECTION SERVICES

BY [Signature]
Date 11-13-90

WESTCOTT STREET
50' WIDE

APPROVED

11-13-90

[Signature]
Planning Administrator



HOUSE LOCATION
LOT 60 SECTION 3

CITY PARK HOMES
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: 03-05-85

DEWBERRY and DAVIS
ENGINEERS-ARCHITECTS-SURVEYORS-PLANNERS
3401 ARLINGTON BOULEVARD, FAIRFAX, VIRGINIA

THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS.

REFERENCE: DRAWN BY: DAH
08.481 PG. 542 CHECKED BY: [Signature]

BUILDING PERMIT APPLICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
 FAIRFAX COUNTY, VIRGINIA
 PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 (703) 222-0801

PERMIT # 9419380210
 FOR INSPECTIONS CALL: (703) 222-0455

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN # 10-74-11433

TAX MAP # 50-4-16-0060

ROUTING	DATE	APPROVED BY:
ZONING	<u>7/12/92</u>	<u>BC</u>
SITE PERMITS	<u>7/12/92</u>	<u>BC</u>
SANITATION		
HEALTH DEPT.		
FIRE MARSHAL		
BUILDING REVIEW		
LICENSING		
ASBESTOS		

FEE \$ 40.00

FILING FEE \$ _____

AMOUNT DUE \$ _____

BUILDING PLAN REVIEW

REVIEWER _____ # OF HOURS _____

REVISION FEES \$ _____

FIRE MARSHAL FEES \$ _____

FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT

BY [Signature] DATE 7/12

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN (PLEASE PRINT OR TYPE)

JOB LOCATION:

ADDRESS 2903 Westcott St.

LOT # 60 BUILDING _____

FLOOR _____ SUITE _____

SUBDIVISION City Park Homes

TENANT'S NAME Lev 2+60

OWNER INFORMATION: OWNER TENANT

NAME Joe Leacha

ADDRESS 2903 Westcott St.

CITY Falls Church STATE VA. ZIP 22042

TELEPHONE 237-8819

CONTRACTOR INFORMATION:

CHECK IF SAME AS OWNER

COMPANY NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

LOCAL CONTRACTOR LICENSE # _____

STATE CONTRACTORS LICENSE # _____

COUNTY BUSINESS ACCOUNT # _____

APPLICANT _____

DESCRIPTION OF WORK

Deck 16x16

HOUSE TYPE _____

ESTIMATED COST OF CONSTRUCTION 2000.00

BLDG AREA (SQ FT OF FOOTPRINT) 250 sq ft

USE GROUP OF BUILDING _____

TYPE OF CONSTRUCTION _____

SEWER SERVICE: PUBLIC SEPTIC OTHER

WATER SERVICE: PUBLIC WELL OTHER

OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT:
 (Residential Construction Only)

NAME: _____

ADDRESS: _____

NONE DESIGNATED: PHONE: _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:

# KITCHENS _____	EXTER. WALLS _____
# BATHS _____	INTER. WALLS _____
# HALF BATHS _____	ROOF MATERIAL _____
# BEDROOMS _____	FLOOR MATERIAL _____
# OF ROOMS _____	FIN. BASEMENT _____ %
# STORIES _____	HEATING FUEL _____
BUILDING HEIGHT <u>5'</u>	HEATING SYSTEM _____
BUILDING AREA _____	# FIREPLACES _____
BASEMENT _____	

ZONING REVIEW: ZONING CLASS R-4

USE _____

ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE _____

YARDS: _____ GARAGE: 1 2 3

FRONT NO OPTIONS: YES NO

FRONT _____ REMARKS: open deck

L SIDE NO

R SIDE NO

REAR 254 flat attached

GRADING AND DRAINAGE REVIEW

SOILS: # _____ A B C

HISTORICAL DISTRICT _____

AREA TO BE DISTURBED (TOTAL SQ FT) _____

ADD'L IMPERVIOUS AREA (ADDED SQ FT) _____

PROFFERS _____

PLAN # _____ APPR. DATE _____

STAMPS:

(See reverse side of application)

REMARKS:

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

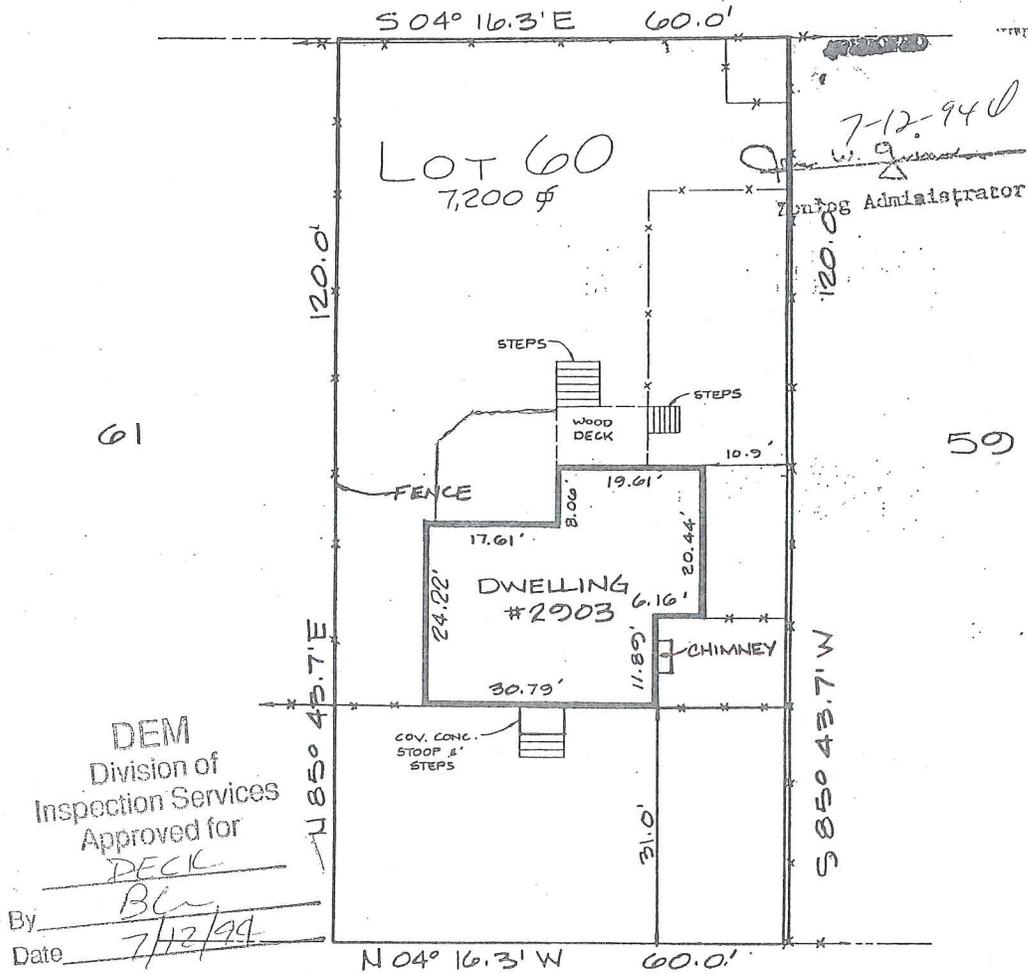
Joe Leacha 7/12/92
 Signature of Owner or Agent Date

Joe Leacha
 Printed Name and Title

Notary Signature _____ Date _____
 (Notarization required if owner not present at time of application)

THIS LOT IS NOT IN A FEMA IDENTIFIED "SPECIAL FLOOD HAZARD" AREA AS PER THE FLOOD INSURANCE RATE MAP OF FAIRFAX COUNTY, VIRGINIA, DATED MARCH 5, 1990.

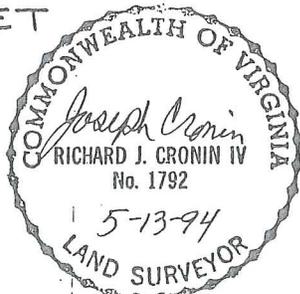
PART OF SECTION 3



DEM
Division of
Inspection Services
Approved for
DECK
By Bl
Date 7/12/94

WESTCOTT STREET
50' WIDE

FOOTINGS AND PILES MUST BE PLACED
ON COMPACTED MATERIAL.



HOUSE LOCATION
LOT 60 SECTION 3

CITY PARK HOMES

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=20' DATE: 5-13-94 (W)

DEWBERRY and DAVIS

ENGINEERS - ARCHITECTS - SURVEYORS - PLANNERS
8401 ARLINGTON BOULEVARD, FAIRFAX, VIRGINIA

THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES OR ANY OTHER IMPROVEMENTS.

REFERENCE: DRAWN BY: AWT

OB. 481 PG. 542 CHECKED BY: SMR

OWNER: LEOCHA

BUILDING PERMIT APPLICATION
FAIRFAX COUNTY GOVERNMENT
PERMIT APPLICATION CENTER
 12055 Government Center Parkway, 2nd Floor
 Fairfax, Virginia 22035-5504
 Telephone: 703-222-0801
 Web site: <http://www.fairfaxcounty.gov/dpwes>

PERMIT # 92040093
 FOR INSPECTIONS CALL 703-222-0455 (see back for more information)
 OR VISIT US ON THE WEB AT
http://www.fairfaxcounty.gov/isisnet/inspection_sched.asp

DO NOT WRITE IN GRAY SPACES - COUNTY USE ONLY
 PLAN # _____
 TAX MAP # _____

ROUTING	DATE	APPROVED BY
LICENSING		
ZONING		
SITE PERMITS		
HEALTH DEPT.		
BUILDING REVIEW		
SANITATION		
FIRE MARSHAL		
ASBESTOS		
PROFFERS		

FEE \$ _____
 FILING FEE \$ _____
 AMOUNT DUE = \$ _____

BUILDING PLAN REVIEW
 REVIEWER _____ # OF HOURS _____
 REVISION FEES \$ _____
 FIRE MARSHAL FEES \$ _____
 FIXTURE UNITS _____ PLAN LOC: J R

APPROVED FOR ISSUANCE OF BUILDING PERMIT
 (LOG OUT)
 BY _____ DATE _____

ZONING REVIEW
 USE SFA
 ZONING DISTRICT R-4 HISTORICAL DISTRICT _____
 ZONING CASE # _____
 GROSS FLOOR AREA OF TENANT SPACE _____

YARDS: FRONT _____ GARAGE 1 2 3
 FRONT' _____ OPTIONS YES NO
 L SIDE 11.7' REMARKS _____
 R SIDE 0' 2nd story addn
 REAR 47' open deck 4' hgt

REMARKS
no wet bar or 2nd kitchen

2nd story addn is located on
the rear of the house
A105

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
 (PLEASE PRINT OR TYPE)

JOB LOCATION
 ADDRESS 2903 WEST COTT ST
 LOT # 60 BUILDING _____
 FLOOR _____ SUITE _____
 SUBDIVISION City Park Homes
 TENANT'S NAME Sec 3
 EMAIL _____
 CONTACT ID _____

OWNER INFORMATION OWNER TENANT
 NAME LESLIE DOANE MIKE SIBALAK
 ADDRESS 2903 WEST COTT ST
 CITY FALLS CHURCH STATE VA ZIP _____
 TELEPHONE _____
 EMAIL _____
 CONTACT ID _____

CONTRACTOR INFORMATION SAME AS OWNER
 CONTRACTORS MUST PROVIDE THE FOLLOWING:
 COMPANY NAME SEVER CONSTRUCTION, LLC
 ADDRESS 2206 MILLER HTS. RD
 CITY ARLINGTON STATE VA ZIP 22204
 TELEPHONE 703-738-3397
 EMAIL _____
 STATE CONTRACTORS LICENSE # 2705-065072
 COUNTY BPOL # 01-1277
 CONTACT ID 303618

APPLICANT
 NAME DON SEVER
 ADDRESS 3206 MILLER HTS RD
 CITY ARLINGTON STATE VA ZIP 22204
 TELEPHONE 571-237-5866
 EMAIL _____
 CONTACT ID AC3079694

DESCRIPTION OF WORK
2nd FLOOR ADDITION, REMODEL 2 BATHS
KITCHEN, BASEMENT + NEW BATH IN
BASEMENT, EXTEND DECK

HOUSE TYPE
 ESTIMATED COST OF CONSTRUCTION 70,000
 USE GROUP OF BUILDING Inter All
 TYPE OF CONSTRUCTION _____
DESIGNATED MECHANICS' LIEN AGENT
 (Residential Construction Only)
 NAME _____
 ADDRESS _____
 NONE DESIGNATED PHONE _____

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Don Sever 7/23/09
 Signature of Owner or Agent Date
Don Sever CONTRACTOR
 Printed Name and Title
 (Notarization of signature is required if owner is listed as the contractor and is not present at time of application)

NOTARIZATION (if required)
 State (or territory or district) of _____,
 County (or city) of _____, to wit: _____, a
 Notary Public in the State and County aforesaid, do certify that

whose name is signed to this application, appeared before me in the State and County aforesaid and executed this affidavit.
 Given under my hand this _____ day of _____, 20____.
 My commission expires the _____ day of _____, 20____.

 (Notary Signature)

DPW&ES
 LAND DEVELOPMENT SERVICES
 SITE PERMITS & ADDRESSING CENTER
 APPROVED FOR

2nd story add
 BY SS
 DATE 7/23/09

FOOTINGS AND PIERS MUST BE
 PLACED ON COMPETENT MATERIAL

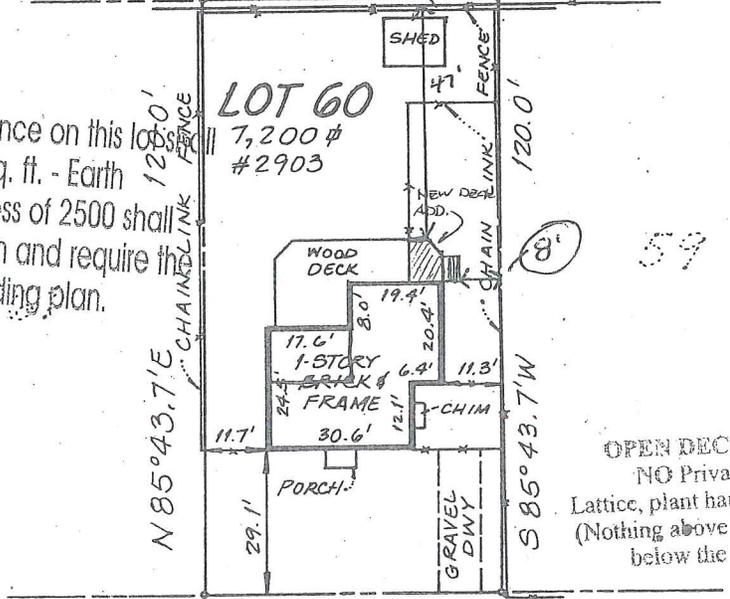
53 52

S 04°16.3'E-60.0'
 WOOD FENCE

Total earth disturbance on this lot
 not exceed 2500 sq. ft. - Earth
 disturbance in excess of 2500 shall
 constitute a violation and require the
 submission of a grading plan.

N 85°43.7'E
 125.0'
 CHAINLINK FENCE

LOT 60
 7,200 sq ft
 #2903



OPEN DECK APPROVED
 NO Privacy screening.
 Lattice, plant hanger, trellis, or arbor
 (Nothing above the rail and nothing
 below the deck flooring)

N 04°16.3'W-60.0'

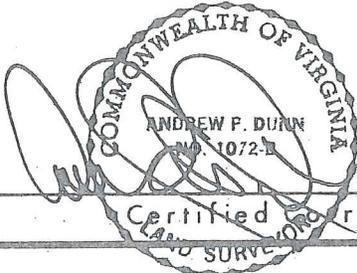
WESTCOTT STREET 7-23097
 (50' R/W) APPROVED

Gileen M. McInerney
 Zoning Administrator

PURCHASER: LEOCHA

HOUSE LOCATION SURVEY
 LOT 60, SECTION 3

CITY PARK HOMES
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



This property is not located
 in a flood hazard area.

Certified Correct
 LAND SURVEY

Date: 12-22-97

Scale: 1" = 30'

ANDREW P. DUNN
 LAND SURVEYING-PLANNING
 P.O. BOX 1279
 HERNDON, VIRGINIA 20172
 703-437-1136



Home Living Here Doing Business Visiting Departments & Agencies

Search Site:

Go

Advanced Search

Web Permits

homepage > fairfax inspections database online, fido > dynamic portal
Permit information for: 110970072

Apply for a Permit

View Plan Status By

Permit #: 110970072
Plan #: R-09-1557

Permit #
Applicant Name
Address
Project Name

Permit Name:
Site Location: 2903 WESTCOTT ST
Permit Type: INTERIOR ALT. RESIDENTIAL
Permit Description: amend 92040093 to add egress window well per manufacturer spec.
Occupancy Type: SINGLE FAMILY DWELLING
Declared Valuation: 3000



View Review Comments

View Inspection Status By

Permit #
Applicant Name
Address
Project Name

Date Processed: 04/07/2011
Date Issued: 04/11/2011
Applicant/Contact: DON SEVER
SEVER CONSTRUCTION LLC
3206 MILLER HEIGHTS RD
OAKTON, VA 22129

Additional Contacts: DOANE LESLIE E
2903 WESTCOTT ST
FALLS CHURCH, VA 22042

View Permits By

Permit #
Applicant Name
Address
Project Name

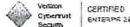
Additional Contractors: SEVER CONSTRUCTION LLC
3206 MILLER HEIGHTS RD
OAKTON, VA 22124-0000

Check Status

Schedule, Modify or Cancel an Inspection

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)

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Language Translations



County of Fairfax, Virginia

MEMORANDUM

DATE: November 13, 2012

TO: Laura Gumkowski, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III *CSH*
Forest Conservation Branch, DPWES

SUBJECT: 2903 Westcott Street. SP 2012-PR-056

RE: Request for assistance dated November 11, 2012

This review is based upon a review of the Special Permit Application, 2012-PR-056, stamped "Received, Department of Planning and Zoning June 25, 2012," a Letter of Justification, stamped "Received, Department of Planning and Zoning, August 3, 2012," and Special Permit Plat dated August 15, 2012. A site visit was conducted on November 13, 2012.

- 1. Comment:** There is a 22-inch diameter sweetgum tree located close to the southern property boundary, adjacent to the front corner of the house that appears to be in good condition and should be considered for preservation.

Recommendation: The proposed location of the concrete driveway precludes the preservation of the sweetgum tree. The applicant should consider an alternative location for the driveway and garage. If there is no feasible alternative for the proposed garage and driveway, the applicant should provide screening from the adjoining lot in the form of shrubs and small evergreen trees.

- 2. Comment:** There are three 20-28 inch diameter tulip trees that appear to be in good condition, on adjacent Lot 59 that are within approximately 8-12 feet of the proposed garage and driveway.

Recommendation: The applicant should consider an alternative location for the driveway and garage to protect the off-site trees on adjoining Lot 59. If there is no feasible alternative location for the proposed garage and driveway, the applicant should hire a certified arborist or registered consulting arborist with experience in tree preservation to develop a tree preservation plan to reduce the impacts of construction activities involved with the installation of the proposed garage and driveway on the off-site trees.



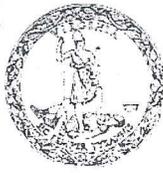
2903 Westcott Street
SP-2012-PR-056
November 13, 2012
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Please feel free to contact me at 703-324-1770 if you have any questions or concerns

CSH/
UFMDID #: 176260

cc: DPZ File
Todd Nelson





COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

September 21, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SP 2012-PR-056 Doane
Tax Map # 50-4((16))0060

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on June 25, 2012, and received on September 19, 2012. The following comments are offered:

1. The entrance for this site must meet the VDOT minimum 12' width requirement at the point the driveway connects to the apron. I could not verify whether or not this width requirement is met.
2. The combined entrance with the neighbor's driveway does not appear to meet the VDOT CG-9 standards due to the raised portion dividing the two entrances.
3. CG-9 entrances should not be constructed with a "lip" at the theoretical curb line. This was removed years ago from the standards and should not be on new entrances.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2012-PR-056sp1Doane9-21-12BB

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.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
 - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
 - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
 - C. Accessory structure location requirements set forth in Sect. 10-104.
 - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic

field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension 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.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).

- H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.