

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

PAUL WHITEBREAD & ANITA NOGUERA, SP 2012-MA-062 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 13.4 ft. from rear lot line. Located at 4109 Chatelain Rd., Annandale, 22003, on approx. 10,000 sq. ft. of land zoned R-4. Mason District. Tax Map 60-3 ((17)) 14. Ms. Gibb 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 December 5, 2012; and

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

1. The applicants are the owners of the land.
2. Staff has recommended approval.
3. The Board notes that the sunroom is going to be built on the existing deck.
4. The applicants are removing some of the impervious cover of the backyard to be in compliance with the Zoning Ordinance as part of the application.
5. It is consistent with the standards of the Ordinance as found by the staff.
6. The Board has determined that the applicant has met Standards 1 through 6.

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. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.

2. This special permit is approved for the location and size (approximately 208 square feet) of the addition, as shown on the plat prepared by Scartz Surveys, dated 02/02/2012 as revised through August 15, 2012 and signed by Larry N. Scartz, Land Surveyor, submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,260 square feet existing + 3,390 square feet (150%) = 5,650 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The minimum required rear yard coverage shall be reduced to comply with Sect. 10-103 Par. 3 of the Zoning Ordinance to be no more than 30%, prior to receiving a final inspection for the home addition.
5. The addition shall generally be 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 7-0.

A Copy Teste:



John W. Cooper, Deputy Clerk  
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 12 day of  
December, 2012.

Cheryll Foddrell  
Notary Public

My commission expires: Sept. 30, 2013





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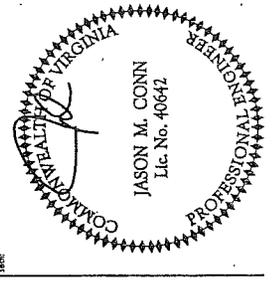
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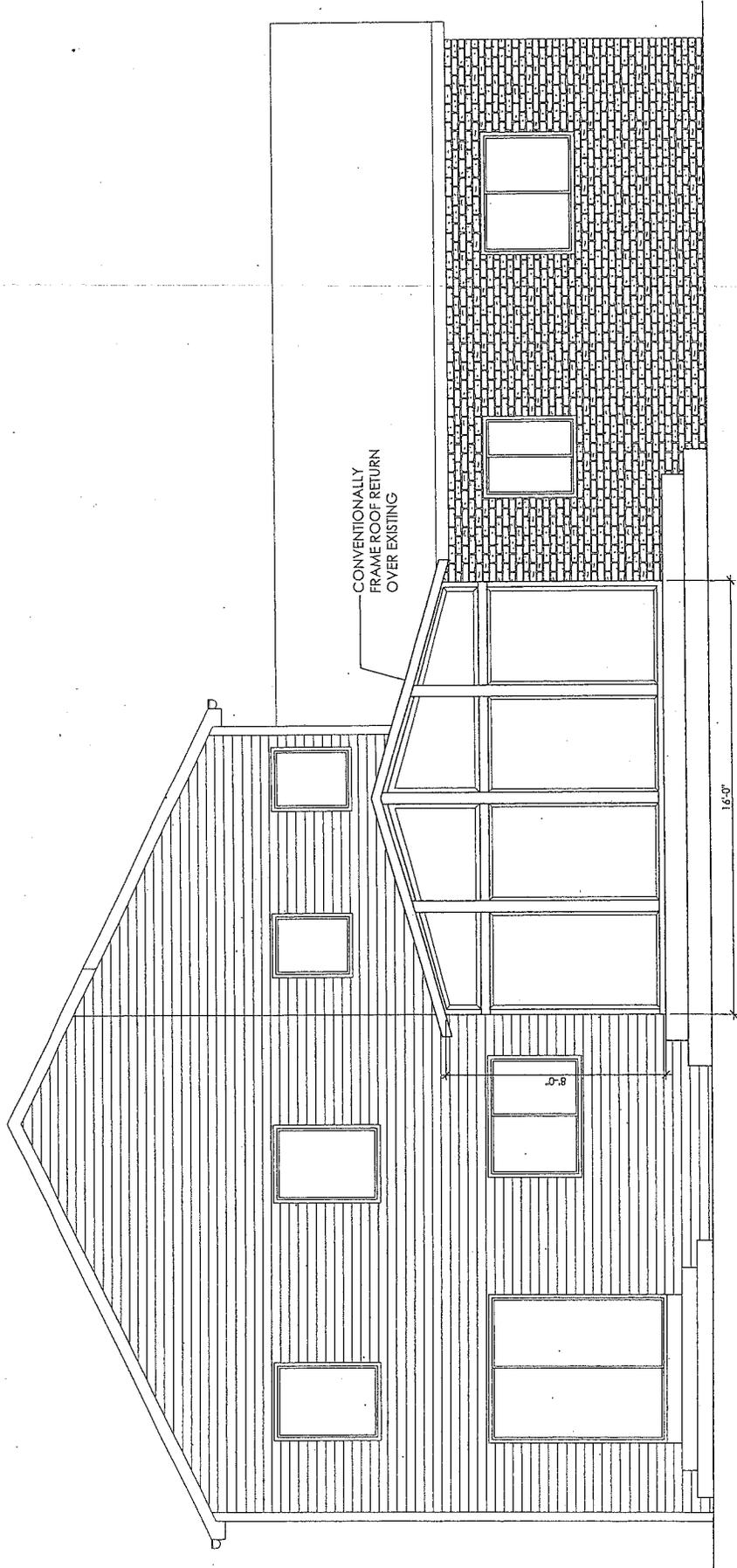
**WHITEBREAD RESIDENCE**  
4109 CHATELAIN RD.  
ANNANDALE, VA

**ATTACHMENT 1**

DATE: 05/11/11  
DRAWN: JMC  
CHECKED: JMC  
DATE PLOTTED: 05/11/11 10:00 AM  
SHEET TITLE: ERI



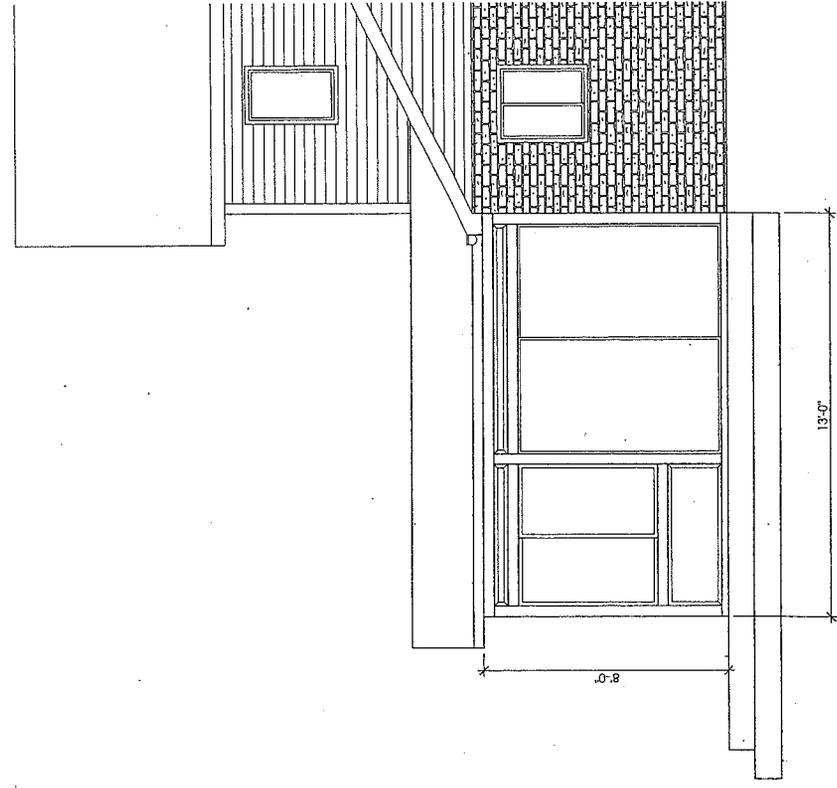
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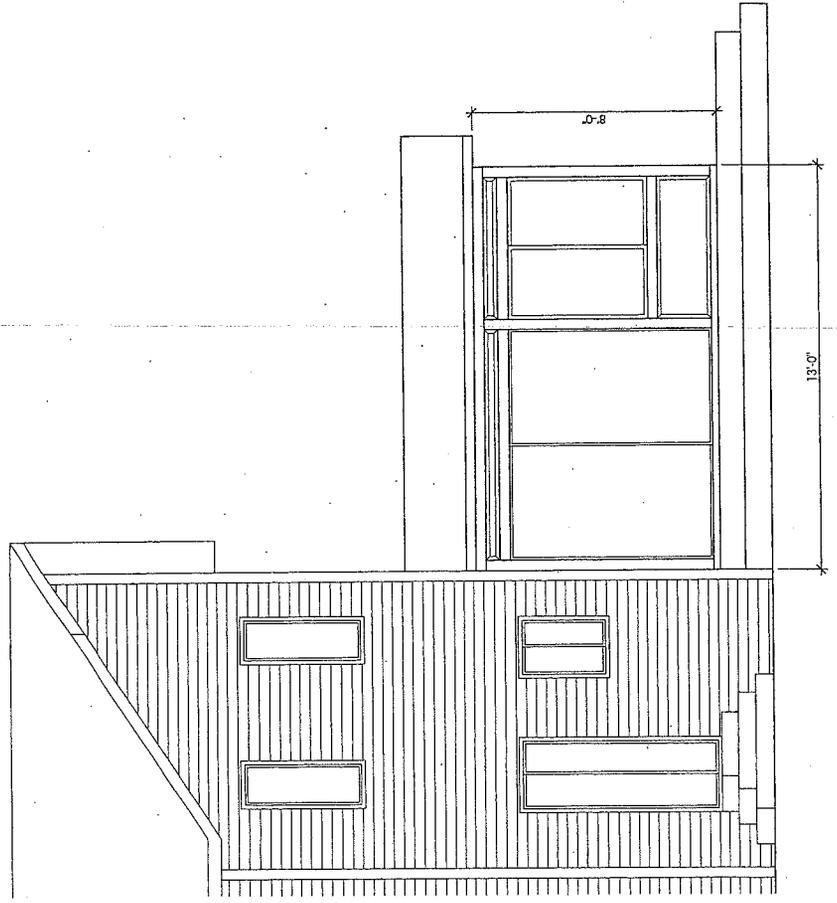
**2 FRONT ELEVATION**  
Scale: 1/4" = 1'-0"

1 2 3 4 5 6 7

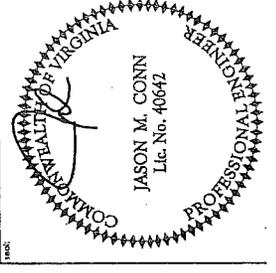
A B C D E F G H I J K



1 RIGHT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION  
Scale: 1/4" = 1'-0"



WHITEBREAD RESIDENCE  
4109 CHATELAIN RD.  
ANNANDALE, VA

DATE: 08/20/15	ELEVATIONS
DRAWN: JAC	
CHECKED: BMS	
REC FILE NO.: 15078	
PROJECT TITLE:	

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