

## COUNTY OF FAIRFAX, VIRGINIA

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

HAO & HIEN TRAN, SP 2012-SU-061 Appl. under Sect(s). 8-913 of the Zoning Ordinance to permit modification to certain R-C lots to permit construction of addition 16.1 ft. from a side lot line. Located at 6214 Point Circle, Centreville, 20120, on approx. 13,000 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-1 ((3)) (4) 75. Mr. Hammack 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. The property was originally developed under R-2 Cluster which had much narrower setback lines and was later changed to R-C.
3. In reality, this proposed construction is on top of an existing deck which was in compliance at the time and is only really necessitated by the sharply converging lot lines to the rear of the property.
4. The applicants satisfied the five required standards set forth in the R-C lot Ordinance for approval of setbacks.

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 (approximately 200 square feet) of the addition (screened porch), as shown on the site location survey prepared by Charles P. Johnson & Associates, P.C., as revised by Hao Tran, homeowner, on September 4, 2012, 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.

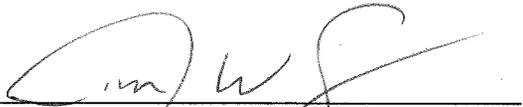
3. The deck shall generally be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

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:

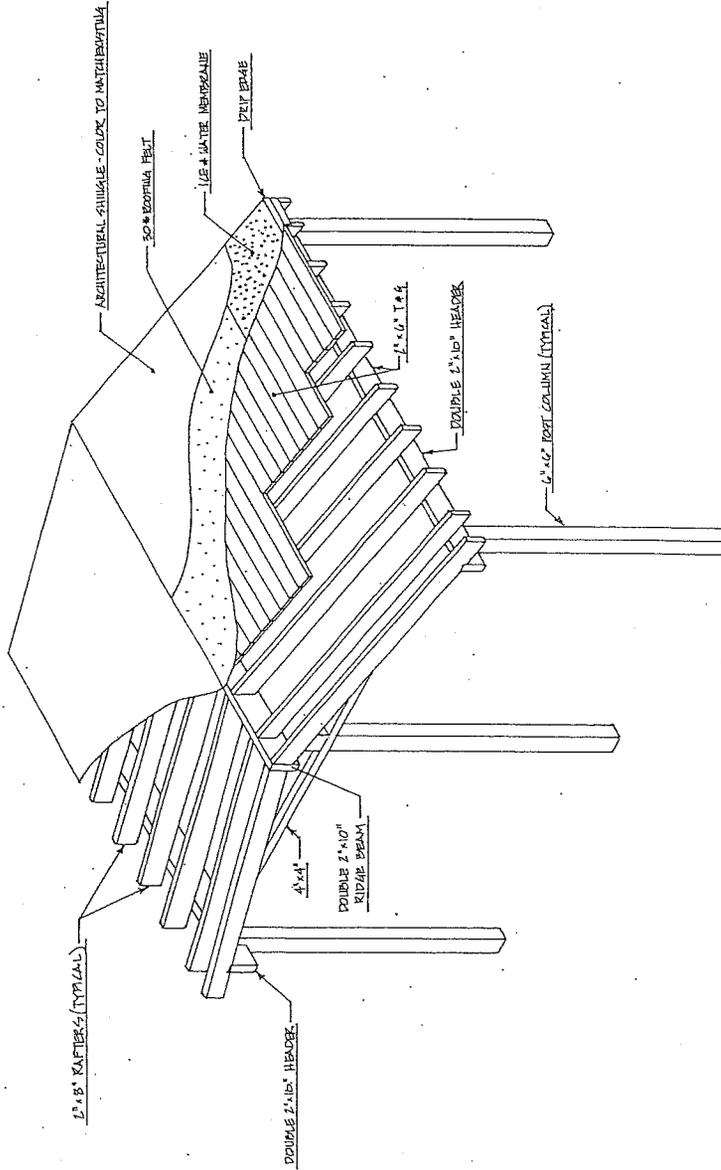


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John W. Cooper, Deputy Clerk  
Board of Zoning Appeals

# TRAN SCREENED PORCH

6214 POINT CIRCLE  
CENTREVILLE, VIRGINIA



RECEIVED  
Department of Planning & Zoning

JUL 02 2012

Zoning Evaluation Division