

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, SP 2012-MV-083 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 23 ft. from front lot line. Located at 8101 Cinder Bed Rd., Lorton, 22079, on approx. 6.25 ac. of land zoned I-4. Mt. Vernon District. Tax Map 99-2 ((15)) 2. Mr. Hart 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 February 13, 2013; and

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

1. The applicant is the owner of the land.
2. The Board has a staff recommendation of approval and adopts the rationale in the staff report.
3. In the context of what is around this site, this is a very industrial area with barbed wire fences and industrial buildings and parking lots, and it is difficult to see how this very small addition, which is actually on a side street, not even on Cinder Bed Road, would have any significant negative impact on anyone.
4. With the development conditions, there will be landscaping on this site. There are a lot of other things around this that probably need landscaping.
5. The Board has determined that all the criteria in the Sect. 8-922 resolution have been met.

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.

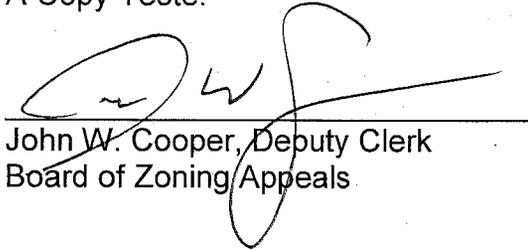
2. This special permit is approved for the location and size of the addition (approximately 2,522 square feet), as shown on the plat prepared by William S. Springer, dated October 16, 2012, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 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 (19,750 square feet existing + 49,375 square feet (150%) = 69,125 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. Landscaping shall be provided as depicted on page 2 of the special permit plat. The applicant shall work with Urban Forest Management to identify areas along the southern lot line to provide additional trees and/or shrubs to help screen and soften the appearance of the proposed addition. Numbers, type, size and location of additional plant material shall be provided as determined in consultation with Urban Forest Management.
5. The addition 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:



John W. Cooper, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 19 day of

February, 2013.



Notary Public

My commission expires: Sept. 30, 2013





FAIRFAX COUNTY
DEPARTMENT OF
TRANSPORTATION
CONSTRUCTION

Huntington Service Lane
Renovations

Bus Servicing Improvements



wendel
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SUITE 100
FALLS CHURCH, VA 22033
PHONE: 703.271.1100
FAX: 703.271.1101
WWW.WENDELARCHITECTS.COM



DATE: 10/15/12
SCALE: AS SHOWN
DRAWN: JAC
CHECKED: JAC
PROJECT: HUNTINGTON SERVICE LANE
SHEET NO.: 005

