



APPLICATION ACCEPTED: February 13, 2013
BOARD OF ZONING APPEALS: May 1, 2013
TIME: 9:00 a.m.

County of Fairfax, Virginia

April 24, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-SP-017

SPRINGFIELD DISTRICT

APPLICANT/OWNERS: Robert M. Corrie and Ellen Corrie

STREET ADDRESS: 10629 Summersweet Court, Fairfax 22039

SUBDIVISION: Wildwood Hills Estates

TAX MAP REFERENCE: 87-3 ((10)) 43

LOT SIZE: 33,349 square feet

ZONING DISTRICT: R-C

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of deck 12.8 feet and addition 12.6 feet from a rear lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2013-SP-017 with adoption of 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 applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Susan Langdon/Reports

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

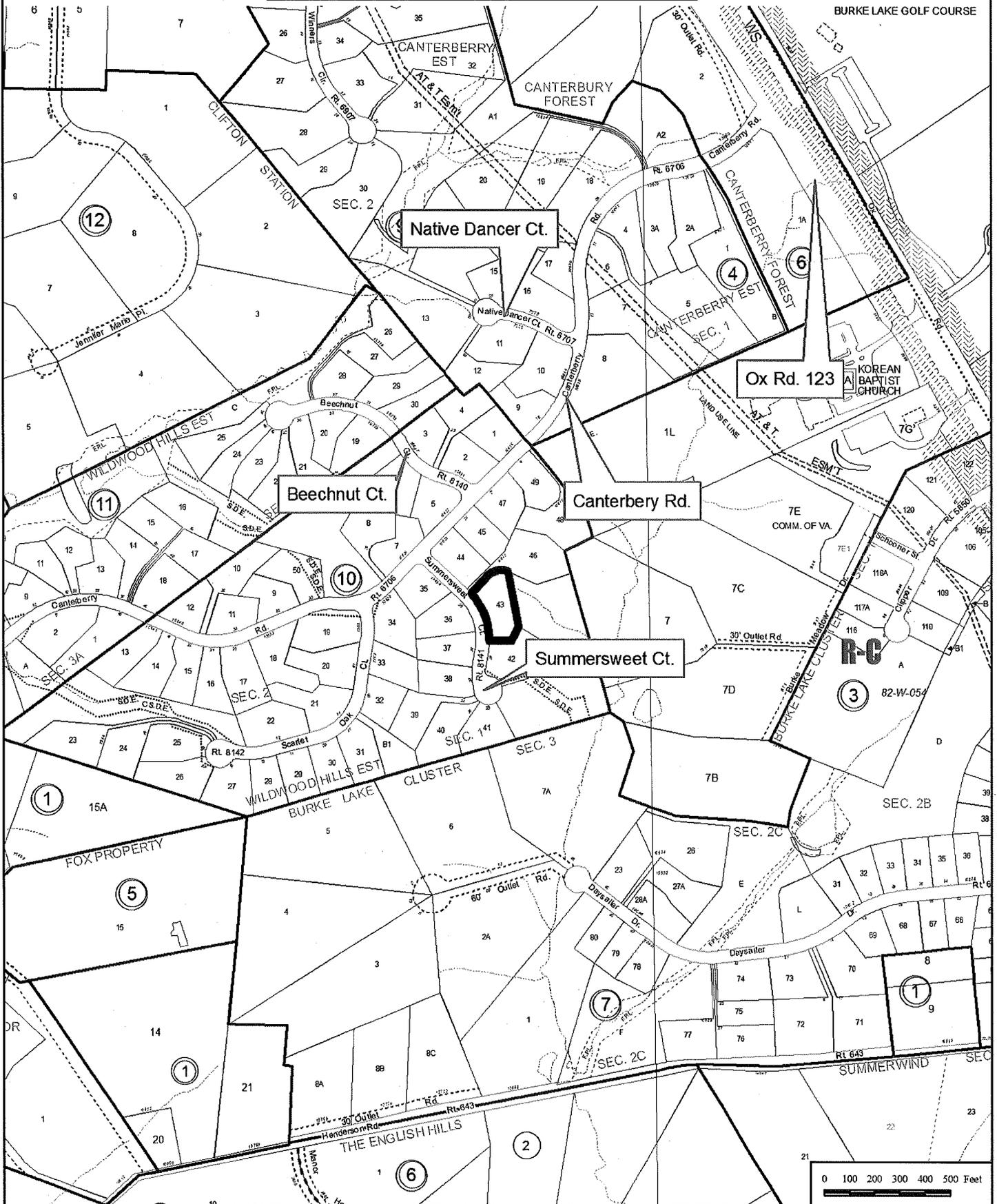
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

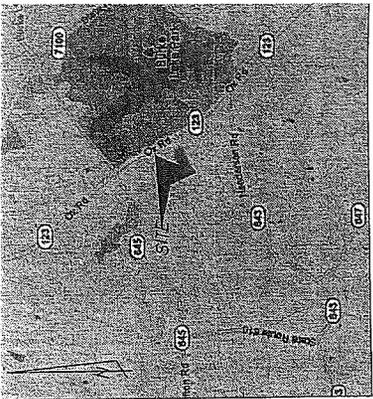


Special Permit
SP 2013-SP-017
ROBERT M. CORRIE, ELLEN CORRIE

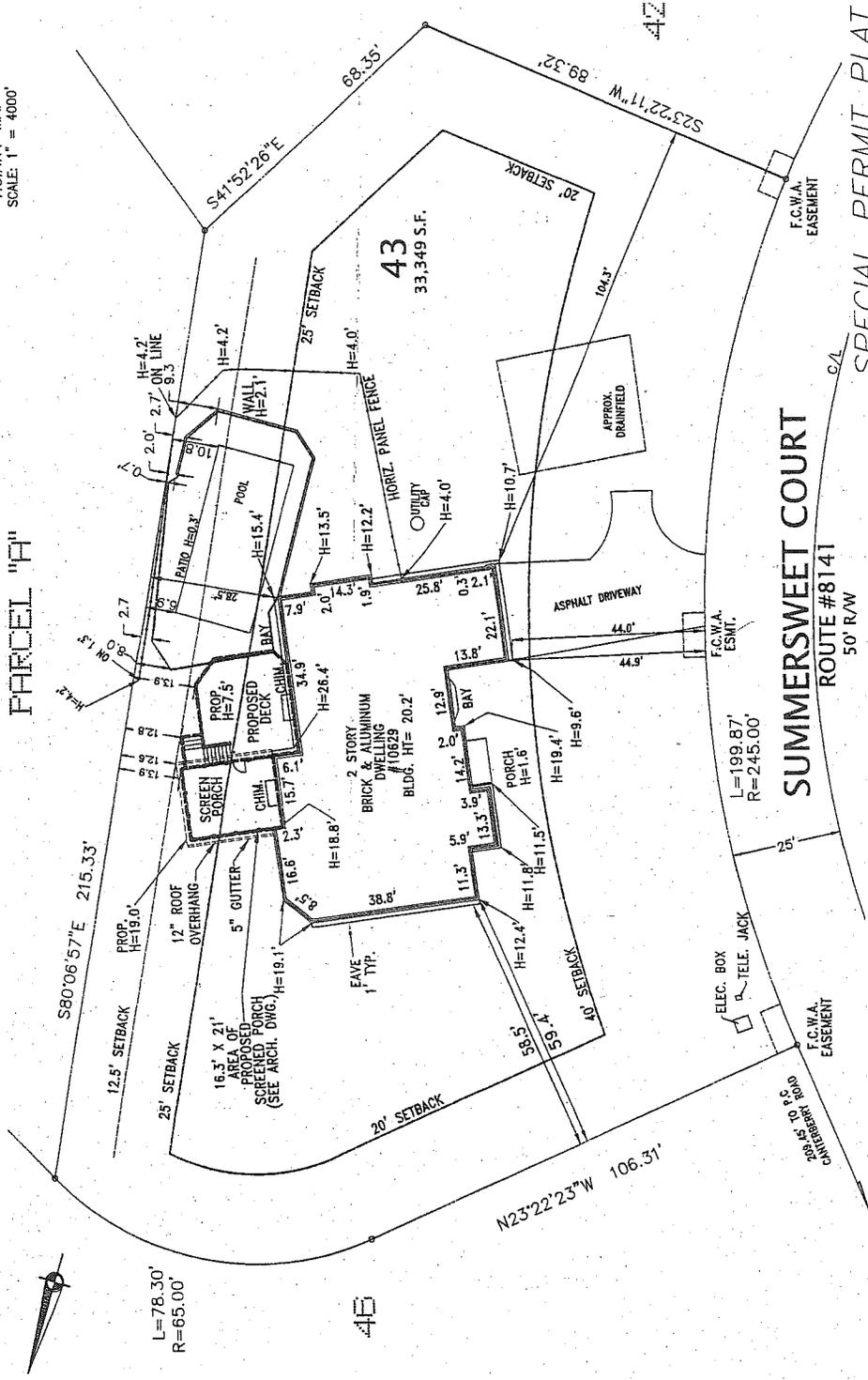


Special Permit
SP 2013-SP-017
ROBERT M. CORRIE, ELLEN CORRIE





VICINITY MAP
SCALE: 1" = 4000'



SPECIAL PERMIT PLAT
ON
LOT 43, SECTION 1
WILDWOOD HILLS ESTATES
FAIRFAX COUNTY, VIRGINIA



RECEIVED
Department of Planning & Zoning
FEB 07 2023
Zoning Evaluation Division

SCALE: 1" = 20'
DATE: APRIL 13, 2019
ALEXANDRIA SURVEYS,
3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA
TEL. NO. 703-660-6615 FAX NO. 703-768-77

GROSS FLOOR AREA TABLE

EXISTING GROSS FLOOR AREA	6,744 S.F.
NEW SCREENED PORCH AREA	7,592 S.F.
RESULTING TOTAL GROSS FLOOR AREA	14,336 S.F.
RESULTING GROSS FLOOR AREA RATIO	=12.6%

NOTES:
THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS 087-3-(110)-0043 AND IS ZONED RC (RESIDENTIAL CONSERVATION 10U/5AC). THE LOT IS LOCATED IN SPRINGFIELD DISTRICT.
EXISTING USE: RC, RESIDENTIAL CONSERVATION
PROPOSED USE: REDUCTION OF REAR YARD REQUIREMENTS TO 50% OF CODE TO PERMIT CONSTRUCTION OF SCREEN PORCH, DECK AND STAIRS NO CLOSER THAN 12.5' FEET FROM REAR LOT LINE.
CURRENT SETBACKS REQUIRED: FRONT =40', SIDE =20', REAR =25'
ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS OR OTHER INTERESTS OF THE EQUITY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN HEREON. NO KNOWN UTILITY EASEMENTS EXIST ON THIS SITE. NO KNOWN EASEMENTS OVER 25'.

OWNER: CORRIE, ROBERT M. AND ELLEN S. (703) 268-5101
10820 SUMMERSWEET CT
FAIRFAX STATION VA 22039
DEED BOOK 19543 AT PAGE 0533
THIS SITE HAS PUBLIC WATER, SEWER NOT AVAILABLE.
SEPTIC FIELD EXISTS AS SHOWN.
DRY UTILITIES CONNECTED CONSIST OF GAS, COMMUNICATIONS AND CABLE
NO GRAVES OR STRUCTURES MARKING A GRAVE ARE LOCATED ON THIS LOT.

LOT IS NOT LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) OR FLOOD PLAIN.
THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON OR NEAR THIS PROPERTY AS DESCRIBED IN TITLE 40 CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355 OR OTHER STATE OR LOCAL REGULATIONS
THE LOT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE CODES OR ORDINANCES AND REGULATIONS.

1. PERVIOUS AREA= 26,468 SQ. FT.
IMPERVIOUS AREA= 6,881 SQ. FT.
(IMPERVIOUS FRONT YARD= 1,123 SQ. FT. OR 16%)
(IMPERVIOUS SIDE YARD= 295 SQ. FT. OR 4%)
(IMPERVIOUS REAR YARD= 2,081 SQ. FT. OR 30%)
TOTAL NON-DWELLING IMPERVIOUS AREA= 3,509 SQ. FT.

1. THE EXISTING GROSS FLOOR AREA IS 6,744 SQUARE FEET. THE RESULTING GROSS FLOOR AREA OF THIS PROPOSED ADDITION IS 852 SQUARE FEET AND CONSISTS OF LESS THAN 12.6% OF THE GROSS FLOOR AREA OF THE EXISTING STRUCTURE (DWELLING) THAT EXISTED AT THE TIME OF THE FIRST EXPANSION REQUEST, REGARDLESS OF WHETHER SUCH ADDITION COMPLIES WITH THE MINIMUM YARD REQUIREMENTS OR SUBJECT OF SUBSEQUENT YARD REDUCTION SPECIAL PERMIT. NONE OF THE PRINCIPAL STRUCTURE WILL BE REMOVED IN CONNECTION WITH THE PROPOSED REQUEST INCLUDING GROSS FLOOR AREA.

2. THE RESULTING GROSS FLOOR AREA OF AN EXISTING ACCESSORY STRUCTURE AND ANY ADDITION TO IT SHALL BE SUBORDINATE IN PURPOSE, SCALE, USE AND INTENT TO THE PRINCIPAL STRUCTURE.

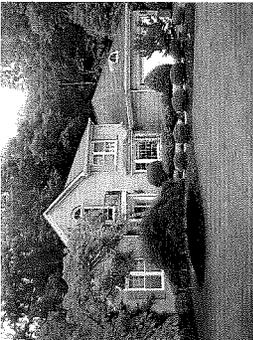
3. THE BZA SHALL DETERMINE THAT THE PROPOSED DEVELOPMENT IS HARMONIOUS WITH THE SURROUNDING STRUCTURES IN TERMS OF POSITION, HEIGHT, BULK AND SCALE OF SURROUNDING STRUCTURES, TOPOGRAPHY, VEGETATION AND PRESERVATION OF SIGNIFICANT TREES AS DETERMINED BY THE DIRECTOR.

4. IN ACCORDANCE WITH THE BZA THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY IMPACT THE USE AND ENJOYMENT OF ADJACENT PROPERTIES WITH REGARD TO NOISE, LIGHT, AIR, SAFETY, EROSION OR STORMWATER RUNOFF.

5. THE PROPOSED DEVELOPMENT, SINCE IT WILL BE CONSTRUCTED IN REPLACEMENT OF THE EXISTING DECK, WILL NOT ENCOUNTER ADDITIONAL DISTURBANCE TO THIS SITE. ENVIRONMENTAL CHARACTERISTICS OF THIS SITE WILL NOT BE AFFECTED ADVERSELY AS A RESULT TO CONSTRUCTION DUE TO THE FACT THAT MOST CONSTRUCTION WILL TAKE PLACE ON AN EXISTING DECK OR WHERE THE EXISTING DECK WILL BE REMOVED SO ALL OF THE NEW DECK/SCREENED PORCH WILL BE ON ONE LEVEL WHICH WILL MAINTAIN ITS EXISTING SHAPE AND SIZE (AS SQUARE FEET).

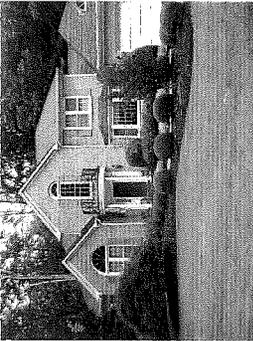
6. SOILS ARE: WHEATON-GLENELG COMPLEX (CLASS IVB). NO NEW FOUNDATIONS ARE PROPOSED (THOUGH IT IS POSSIBLE AN EXISTING ONE MAY BE REPLACED) SO, NO LIMITED GEOTECH SOILS IS REQUIRED.

VIEW 1



VIEW OF FRONT OF HOUSE LOOKING EAST

VIEW 2



LOOKING ALONG FRONT OF HOUSE FROM CENTER OF HOUSE

VIEW 3



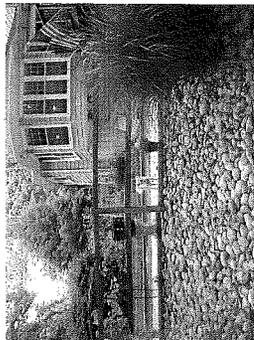
VIEW LOOKING NORTH ALONG FRONT OF HOUSE

VIEW 4



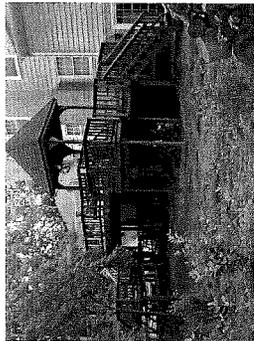
VIEW OF SOUTH AND EAST SIDES OF HOUSE

VIEW 5



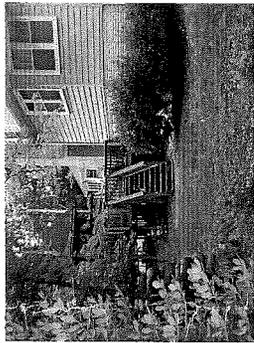
FENCE AT REAR OF HOUSE AROUND POOL

VIEW 6



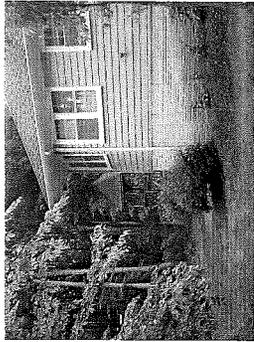
VIEW OF REAR YARD AND DECKS

VIEW 7



VIEW OF NORTH SIDE OF HOUSE AND DECK

VIEW 8



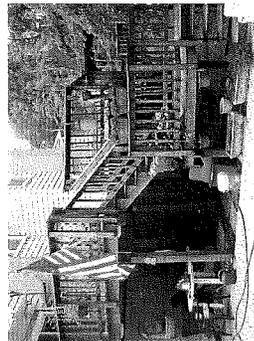
VIEW OF NORTH WEST CORNER OF HOUSE

VIEW 9



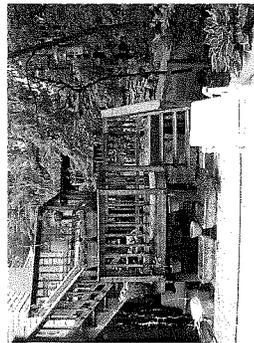
VIEW OF WESTERN SIDE OF HOUSE

VIEW 10



CLOSE UP VIEW OF REAR DECKS LOOKING NORTH

VIEW 11



VIEW OF DECKS FROM SOUTH OF POOL

VIEW 12



VIEW LOOKING SOUTH ACROSS POOL

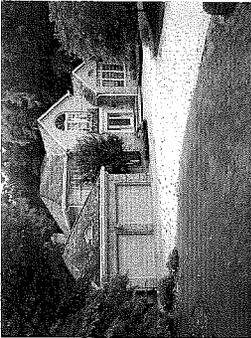


SPECIAL PERMIT PLAT
ON
LOT 43, SECTION 1
WILDWOOD HILLS ESTATES
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 20'
DATE: JUNE 8, 2012



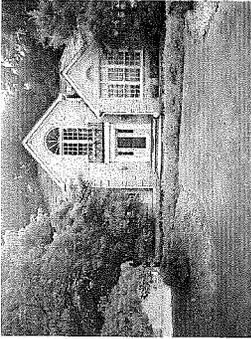
ALEXANDRIA SURVEYS, LLC
3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

VIEW 13



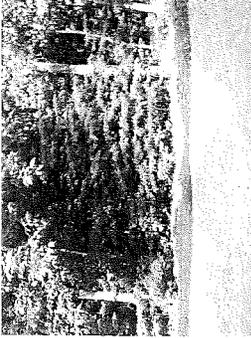
VIEW OF NEIGHBOR TO THE SOUTH FROM CENTER OF HOUSE

VIEW 14



VIEW OF NEIGHBOR TO THE SOUTH FROM CENTER OF HOUSE

VIEW 15



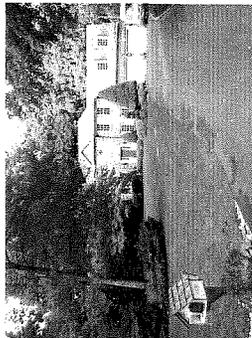
VIEW LOOKING WEST ACROSS STREET

VIEW 16



VIEW LOOKING NORTH WEST ACROSS STREET

VIEW 17



VIEW OF NEIGHBOR TO THE NORTH FROM CENTER OF HOUSE

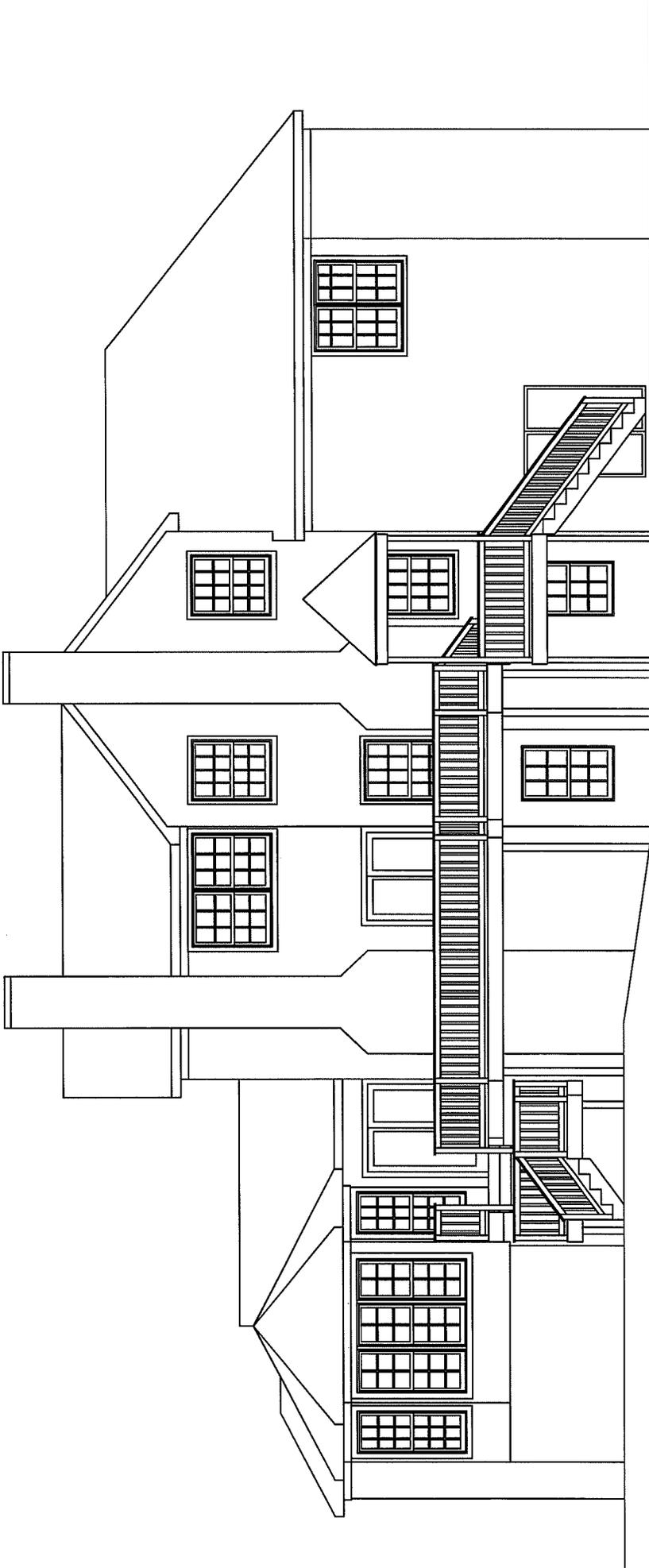
VIEW 18

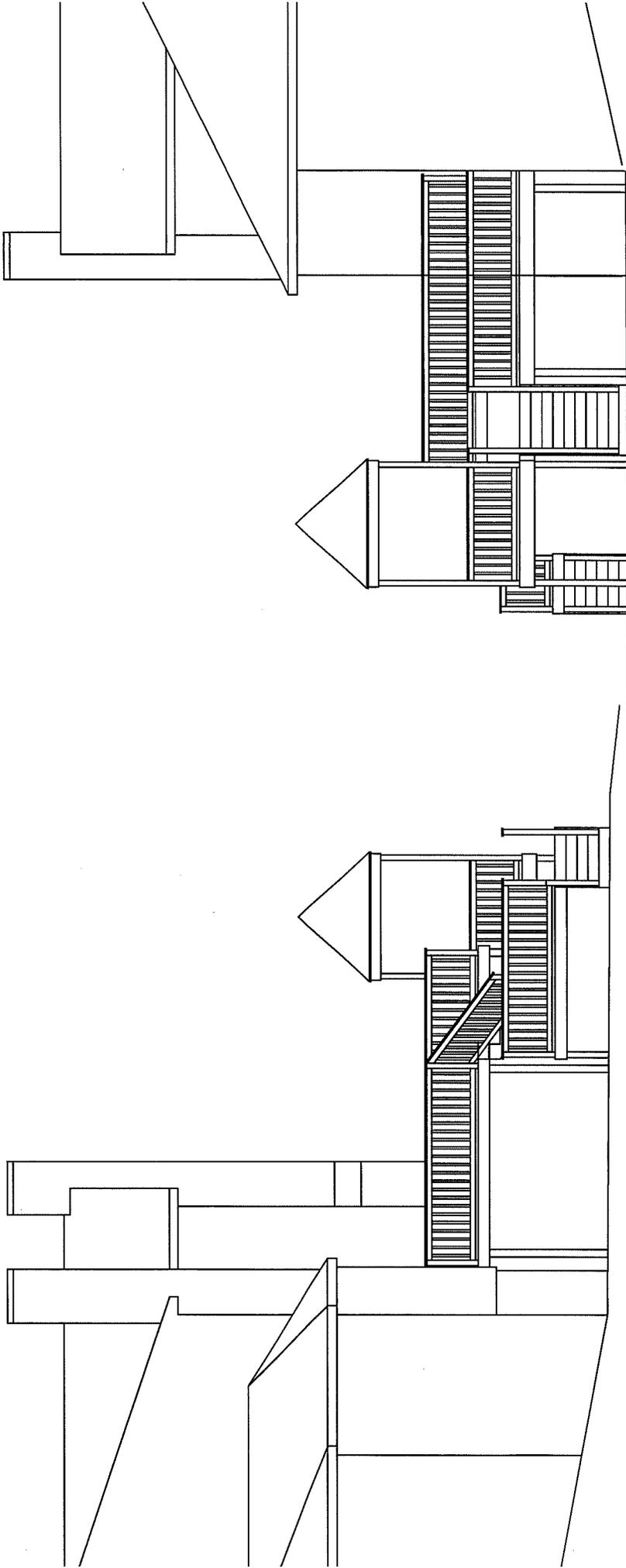


SPECIAL PERMIT PLAT
 ON
LOT 43, SECTION 1
WILDWOOD HILLS ESTATES
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 20' DATE: JUNE 6, 2012

ALEXANDRIA SURVEYS, LLC
 3949 PENDER DRIVE, STE #105 FAIRFAX, VIRGINIA 22030
 TEL. NO. 703-660-6615 FAX NO. 703-768-7764

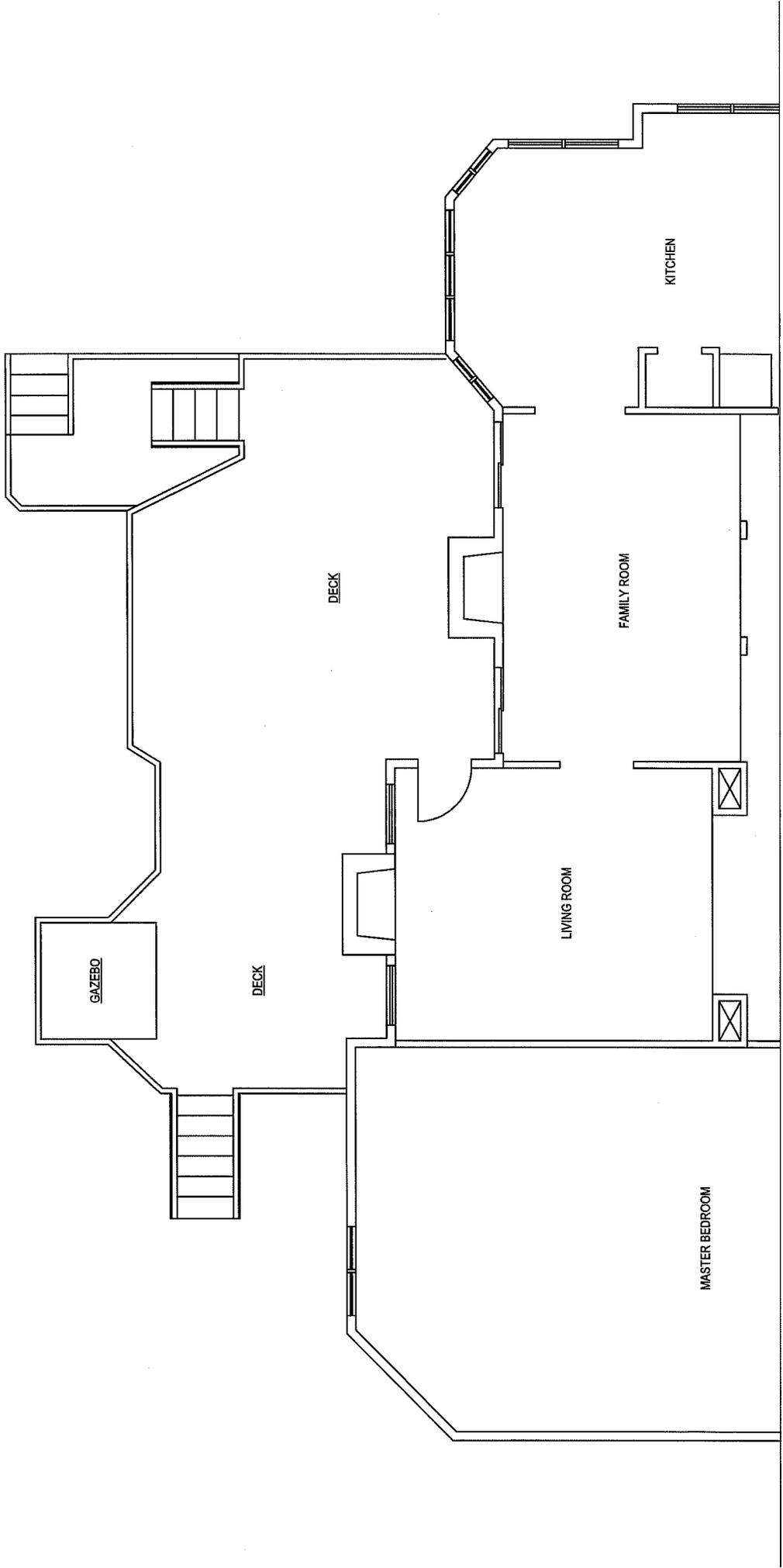
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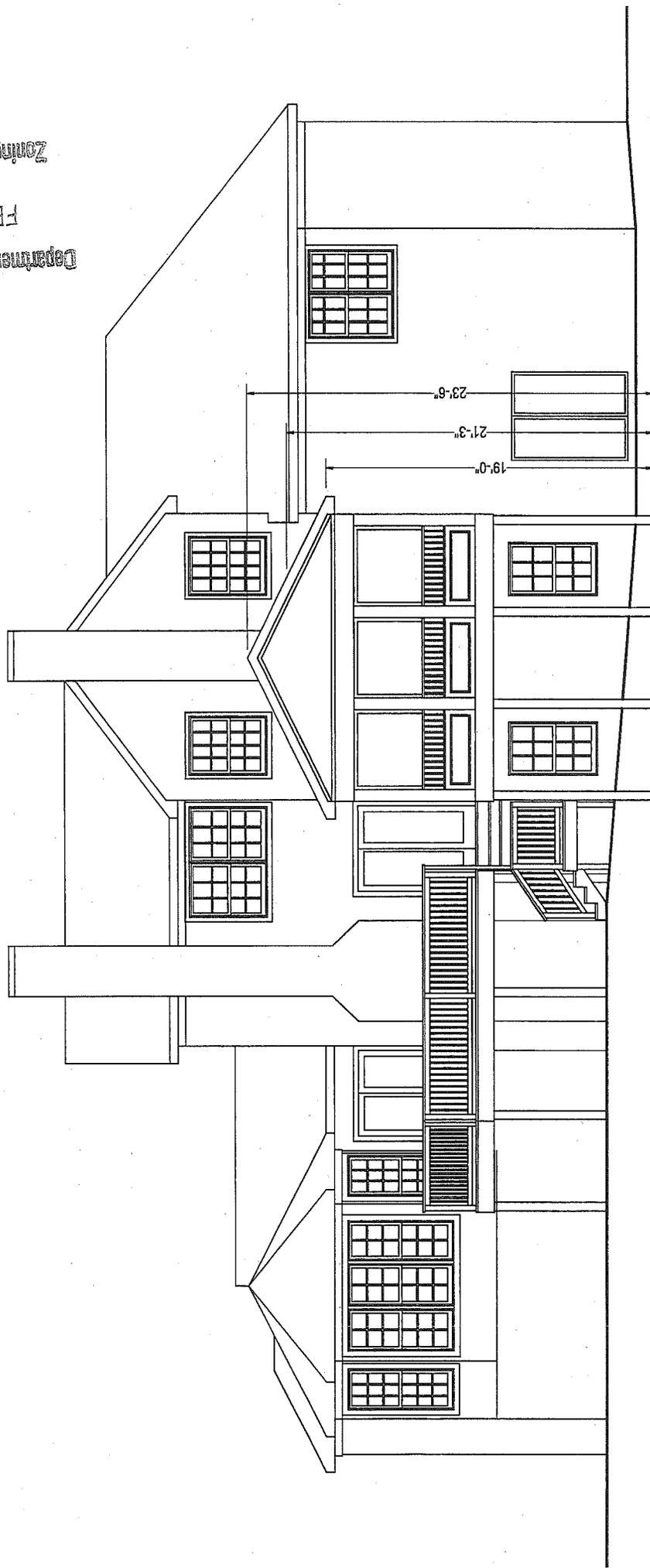


SIDE ELEVATION

RIGHT SIDE ELEVATION



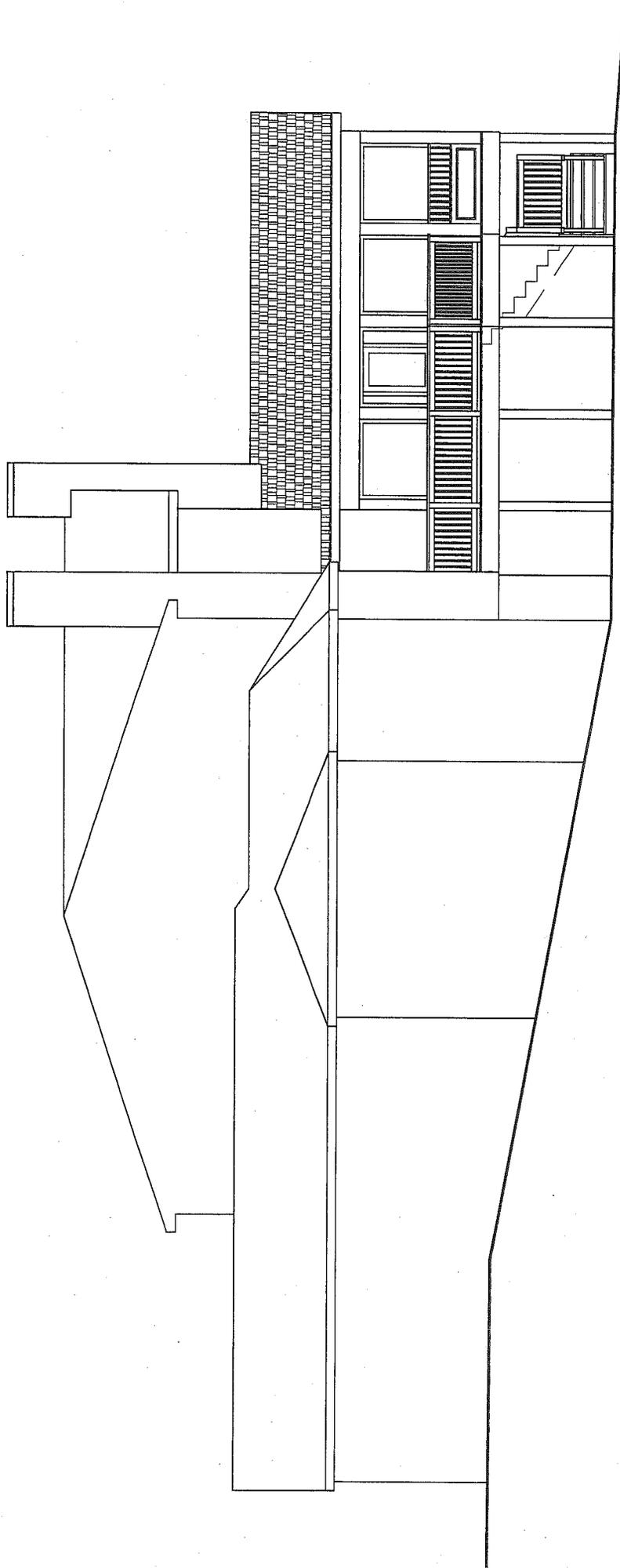
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Department of Planning
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Zoning Evaluation Div.



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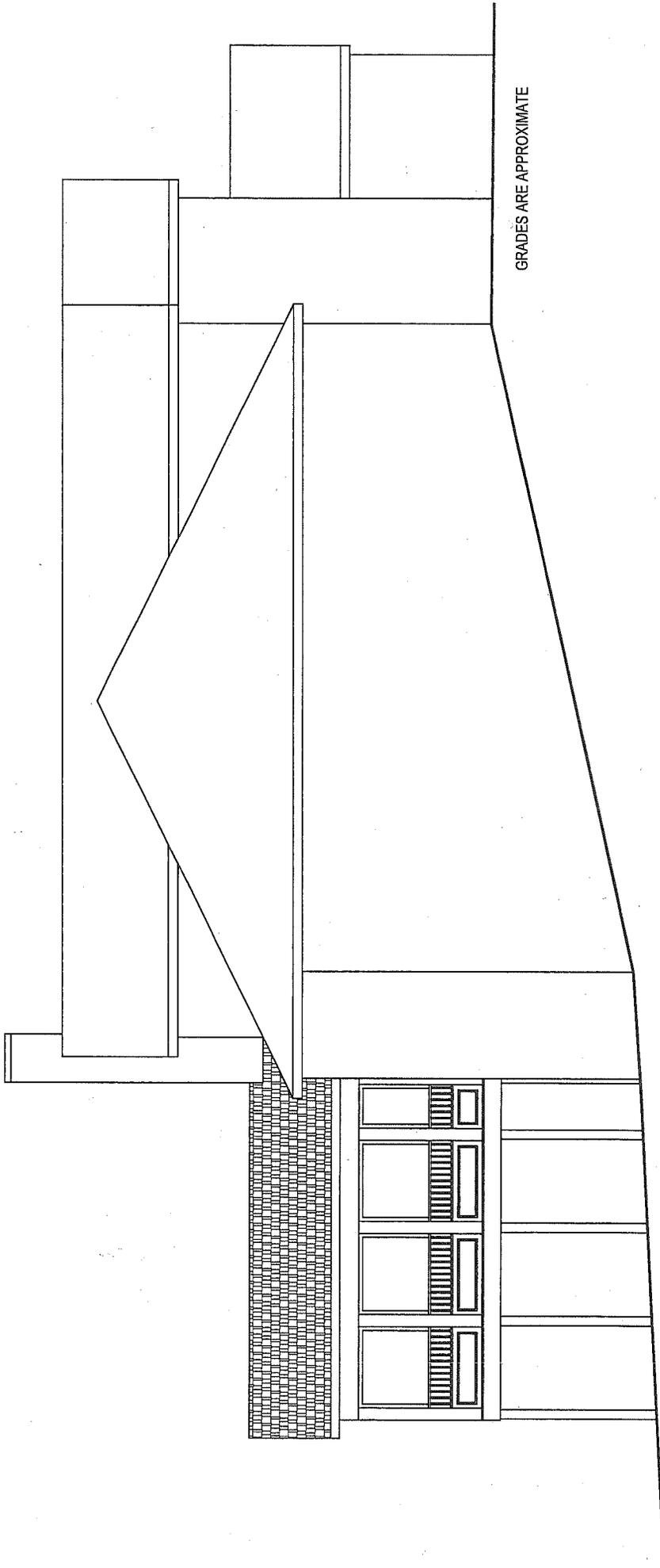
NEW REAR ELEVATION

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Department of Planning & Zoning
FEB 07 2013
Zoning Evaluation Division



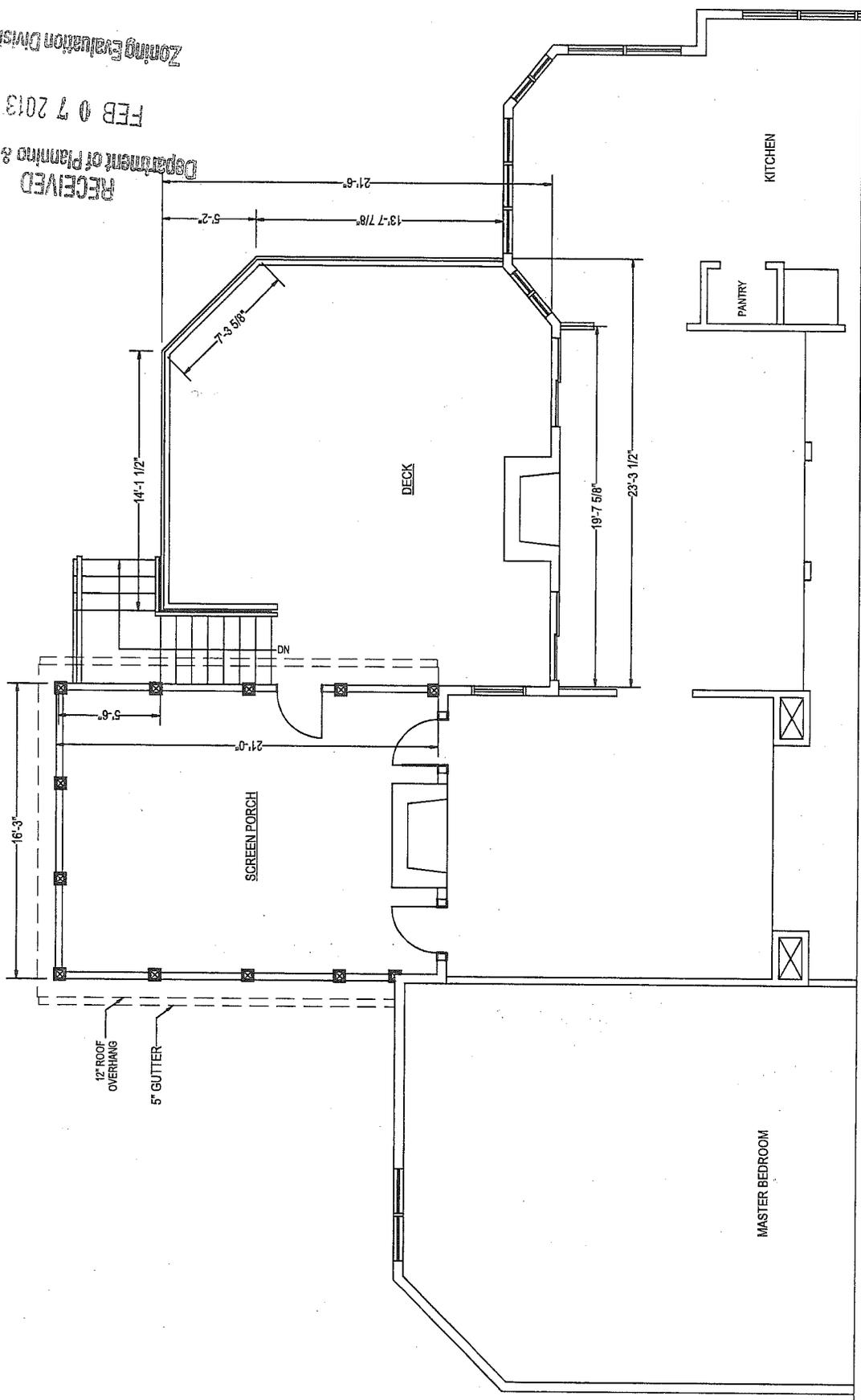
10629 Summersweet Court

NEW RIGHT ELEVATION



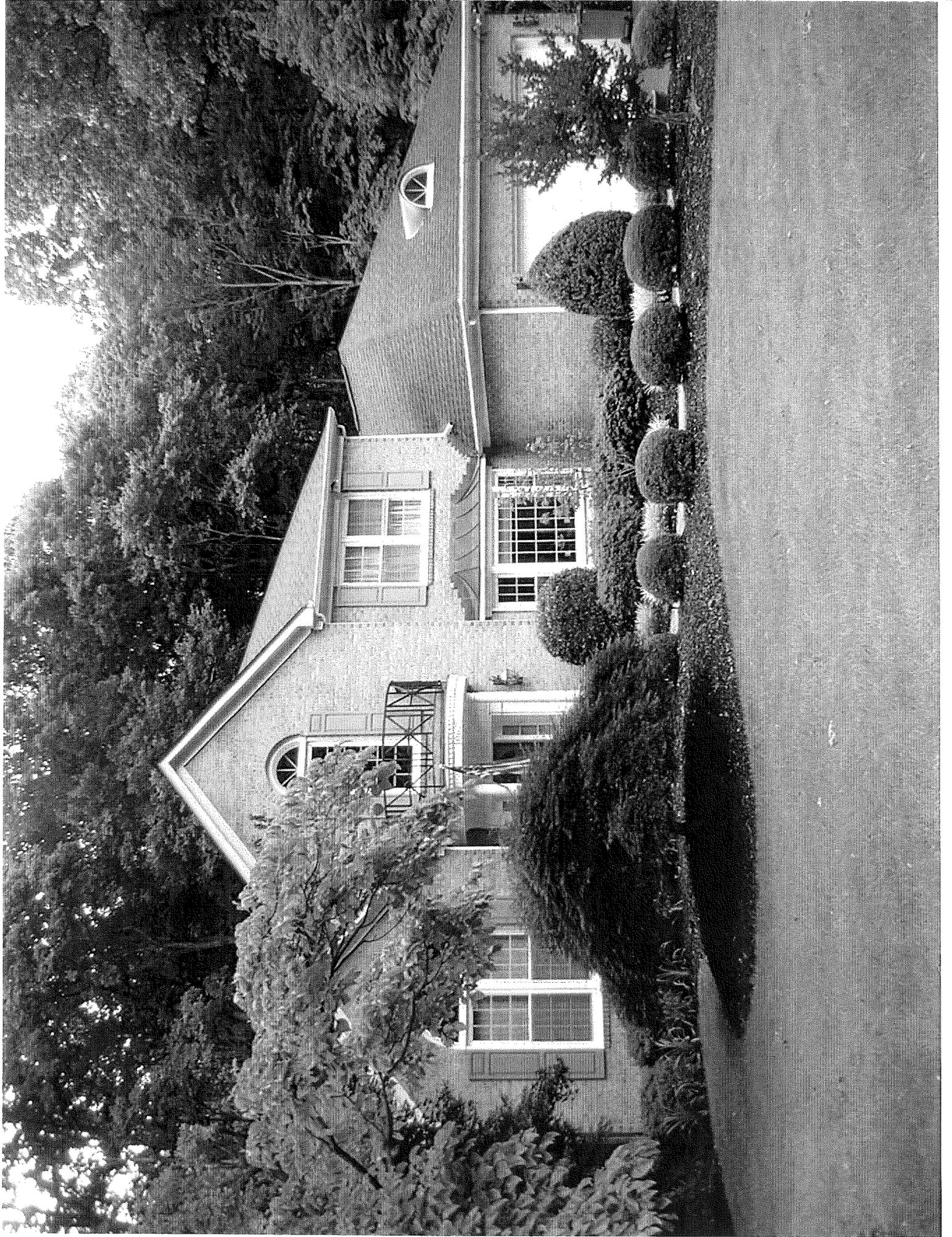
GRADES ARE APPROXIMATE

RECEIVED
Department of Planning & Zoning
FEB 07 2013
Zoning Evaluation Division

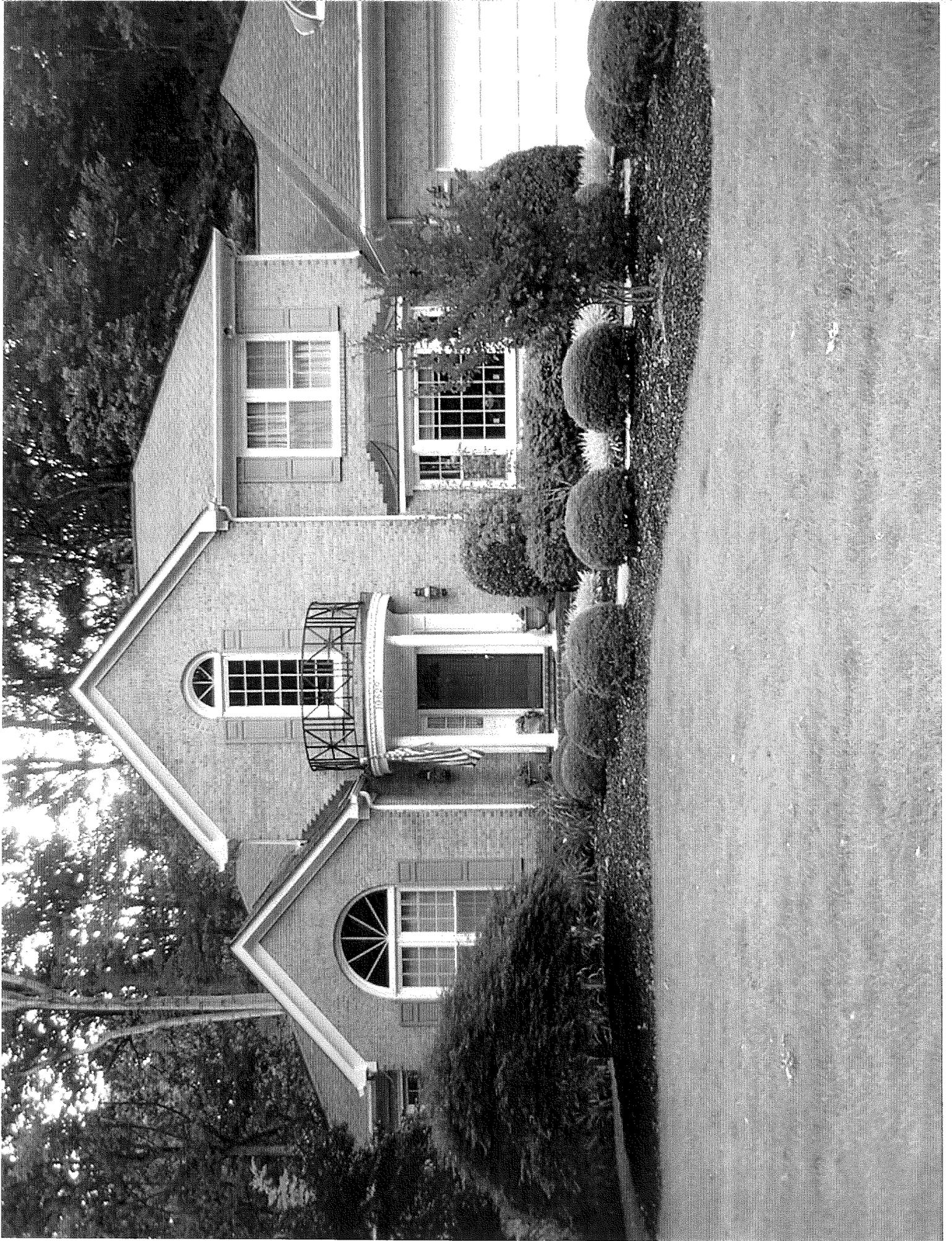


10629 Summersweet Court

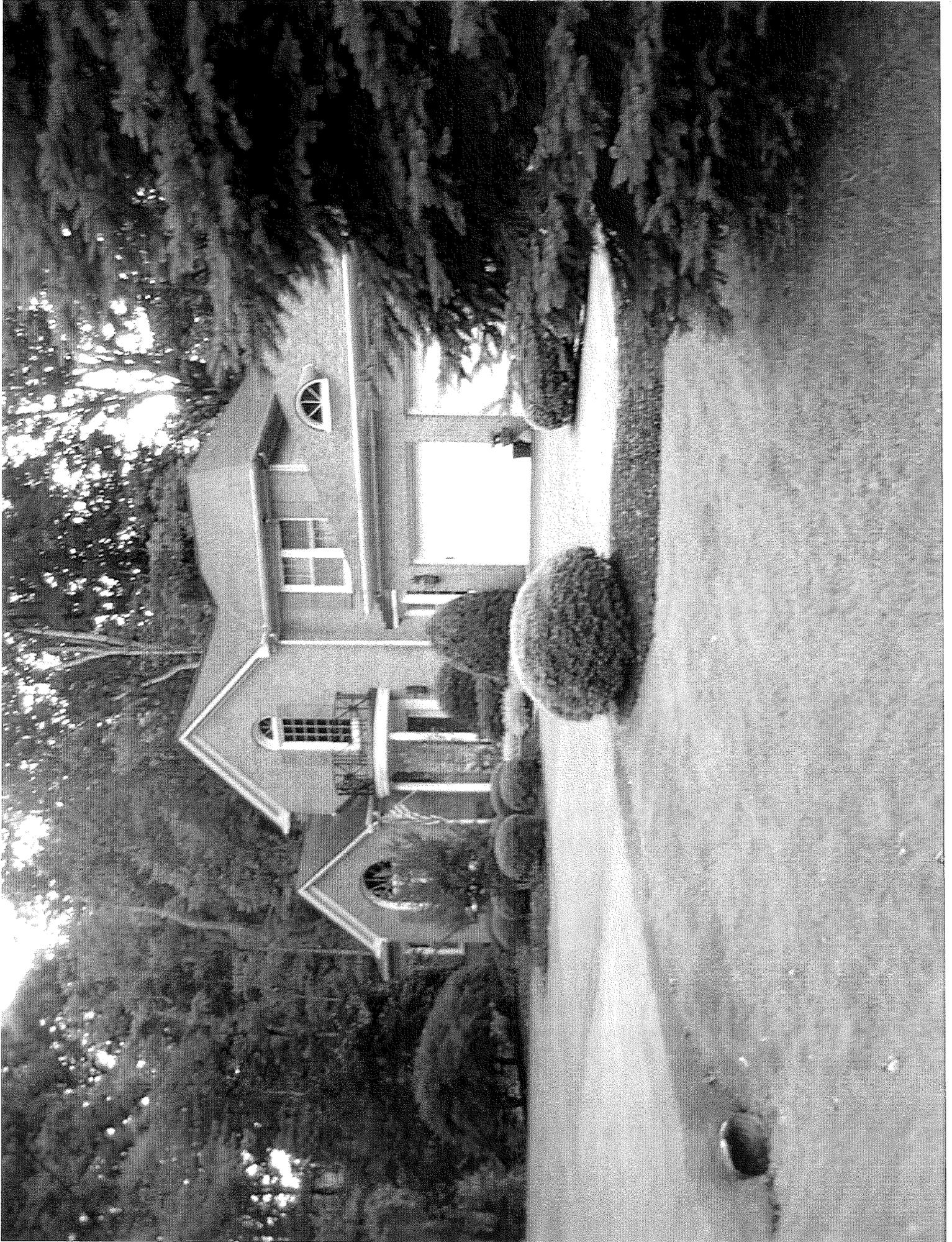
NEW FIRST FLOOR PLAN



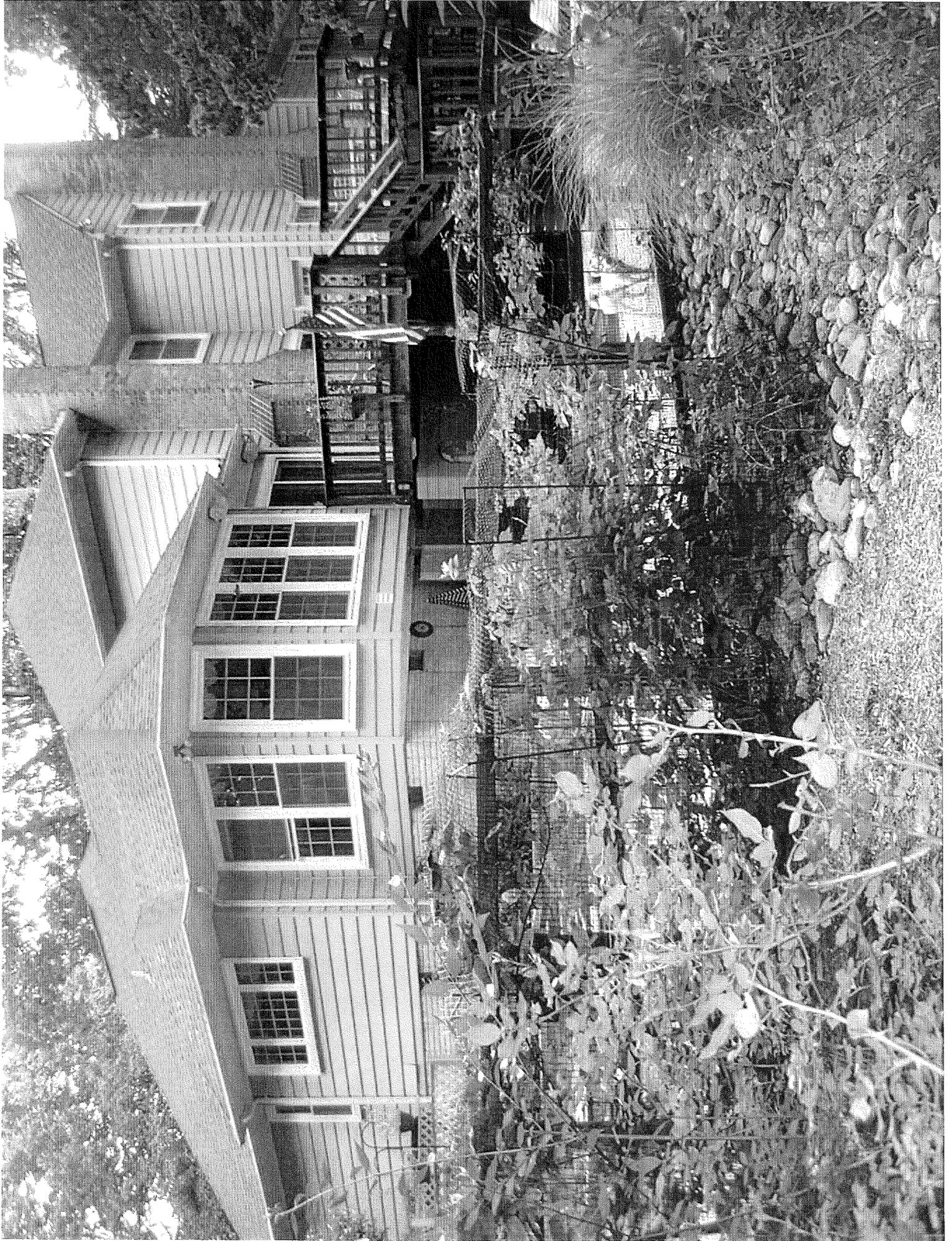
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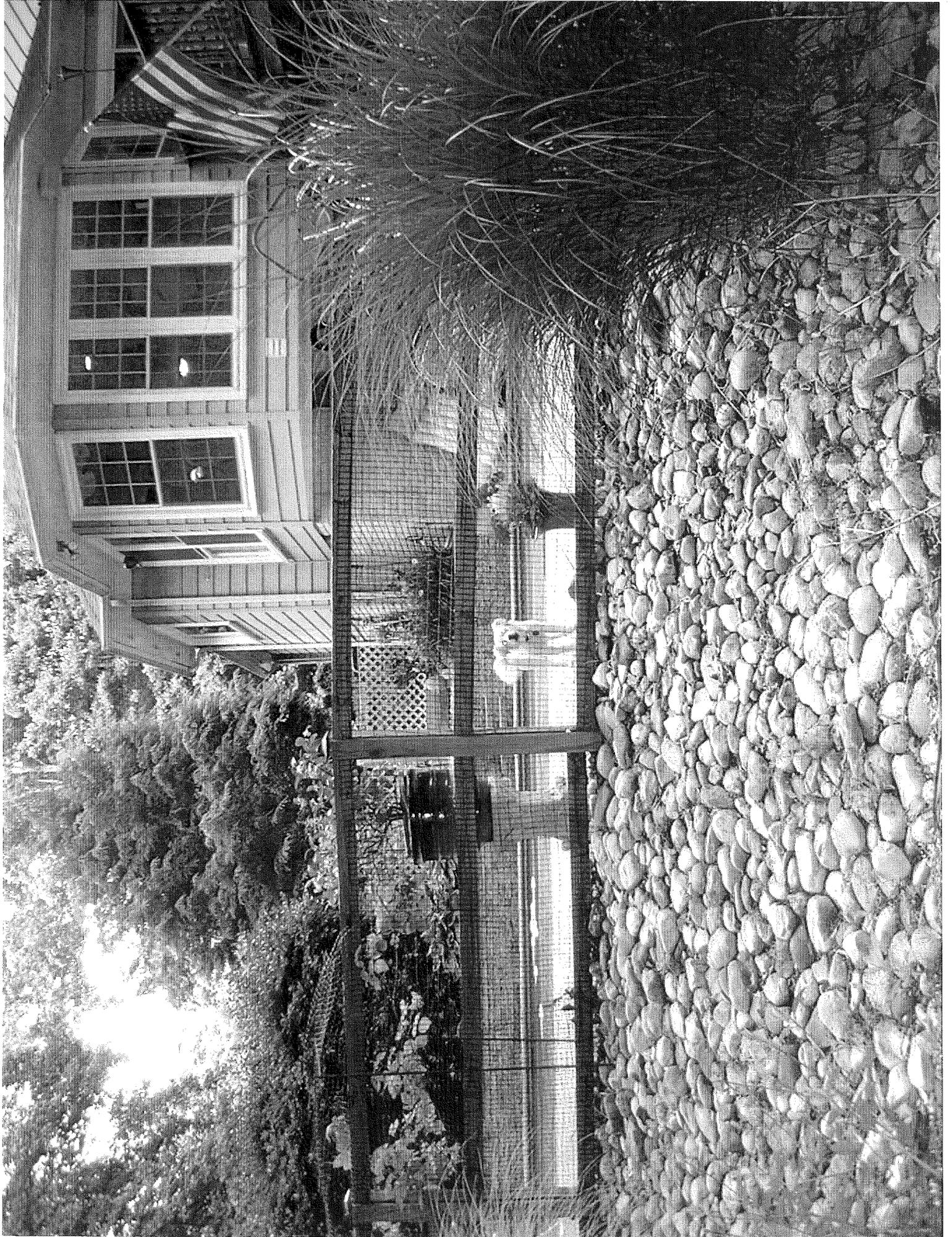
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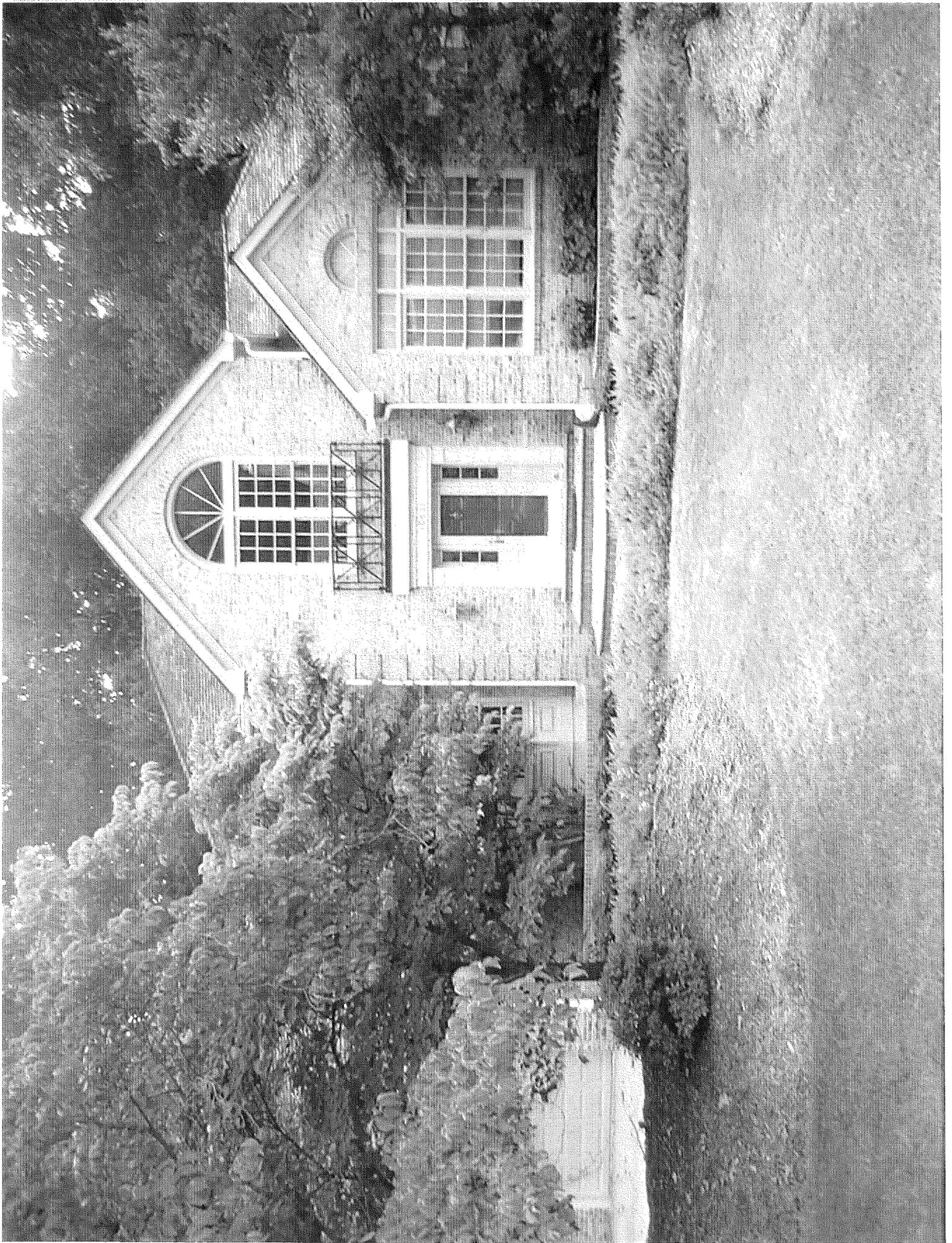
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13



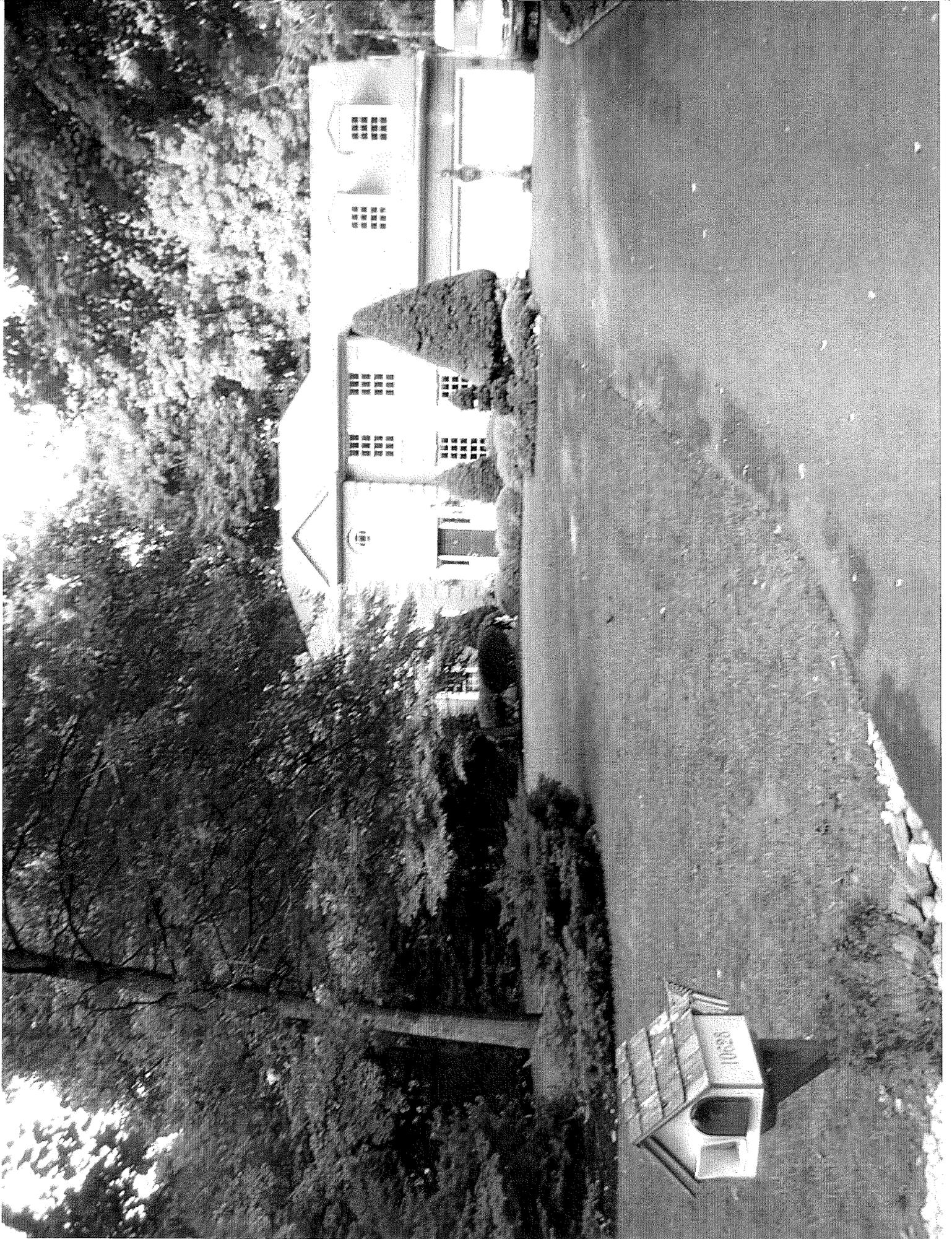
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S1 #



91#



#17

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of two special permits to allow a reduction of certain yard requirements to permit construction of 1) a deck 12.8 feet and 2) a screen porch addition 12.6 feet from the rear lot line.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Deck	Rear	13.0 feet	12.8 feet	0.2 feet	%
Special Permit	Screen Porch	Rear	25.0 feet	12.6 feet	12.4 feet	48%

*Minimum yard requirement per Section 3-407

A deck with a gazebo exists along the middle portion of the rear of the dwelling. A portion of the deck will remain with the stairs relocated from the southern end of the deck to the northern end of the deck, between the deck on the new screen porch. The new stairs are proposed to be located 12.8 feet from the rear lot line. The deck will remain at its current distance of 13.9 feet from the rear lot line. A minimum rear yard of 25 feet is required, however an open deck over four feet in height may extend 12 feet into a minimum required rear yard, so that a minimum yard of 13.0 feet is required for the deck.

The existing gazebo will be removed and the northern portion of the deck rebuilt as a screen porch to be located 12.6 feet from the rear lot line.

A copy of the special permit plat entitled "Special Permit Plat on Lot 43, Section 1, Wildwood Hills Estates" prepared by Alexandria Surveys, LLC, dated April 13, 2012 and signed February 7, 2013, is included at the front of the staff report.

EXISTING SITE DESCRIPTION

The 33,349 square foot lot is developed with a 6,744 square foot two story brick front dwelling with a multi-level deck on the rear of the house. A patio and swimming pool are located in southeastern area of the rear yard. Minimum rear yard coverage of 30% exists. Access to the lot is obtained via a driveway from Summersweet Court to a two-car garage. The topography of the lot slopes up slightly from the street to the house and drops off toward the southeastern portion of the lot. The property is served by public water and a private septic field. The lot contains lawn, shrubs and trees.

CHARACTER OF THE AREA

Direction	Use	Zoning
North	Single Family Detached Dwelling	R-C
South	Single Family Detached Dwelling	R-C
East	Homeowner Association Open Space	R-C
West	Single Family Detached Dwelling	R-C

BACKGROUND

No similar applications have been heard by the Board of Zoning Appeals in the immediate vicinity of the application property.

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 4:

- 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 for the addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standard 3.

General Standard 3 requires that the proposed use 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 aerial photography that the construction of the screen porch and deck stairs will not adversely affect the use or development of neighboring properties. The neighborhood consists of homes on large lots with extensive vegetation. To the rear of the applicants' property is homeowners association open space and it does not appear that any other residential lots are close enough for neighbors to see the deck and addition. Therefore, staff believes this standard has been met.

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 5 relates to accessory structures, 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 4, 6, 7, 8, and 9.

Standard 4 states that 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. The existing dwelling as noted on the special permit plat is 6,744 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 10,116 square feet in size for a possible total square footage at build out of 16,860. The proposed screen porch addition is approximately 852 square feet in size, for a total square footage of the house with the screen porch addition of 7,596 square feet. Therefore 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. The elevation drawings and pictures submitted indicate that the materials, size and scale of the proposed screen porch and reconfigured deck/stairs will be compatible with not only the dwelling but is not substantially different than the existing gazebo and deck. 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 screen porch and deck are in character with the dwelling and the dwelling is similar to many others in the neighborhood in terms of its height, construction materials and location on the lot. There is mature vegetation surrounding all the houses in the subdivision and the individual homes are private and in many cases not in view of surrounding homes. No vegetation is proposed to be removed to accommodate this request. Therefore, staff believes the addition will be harmonious with surrounding off-site uses and meets this provision.

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 DPWES has indicated that there are no drainage complaints on file related to this property. Staff believes that the addition of an 852 square foot screen porch on this size lot with the adjacent open space parcel will not impact the use and/or enjoyment of any

adjacent property with regard to issues such as noise, light, air or safety, as it is will be placed where a wood deck has existed for many years and will simply enclose and enlarge the deck area. Therefore, staff believes 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 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. *The request to construct a screen porch addition and reconfigure the deck/stairs is shown in the most logical location, as it will be placed where an existing wood deck is located at the rear of the dwelling where the exit doors exist. The request is modest in size and scale compared to the dwelling and the placement of the house towards the rear of lot prohibits alternate locations for such a structure. Staff believes the application meets this provision. Other issues of wells, floodplains and/or Resource Protection Areas are not applicable to this site.*

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 2013-SP-017 with adoption of 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 applicants/owners 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. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**April 24, 2013**

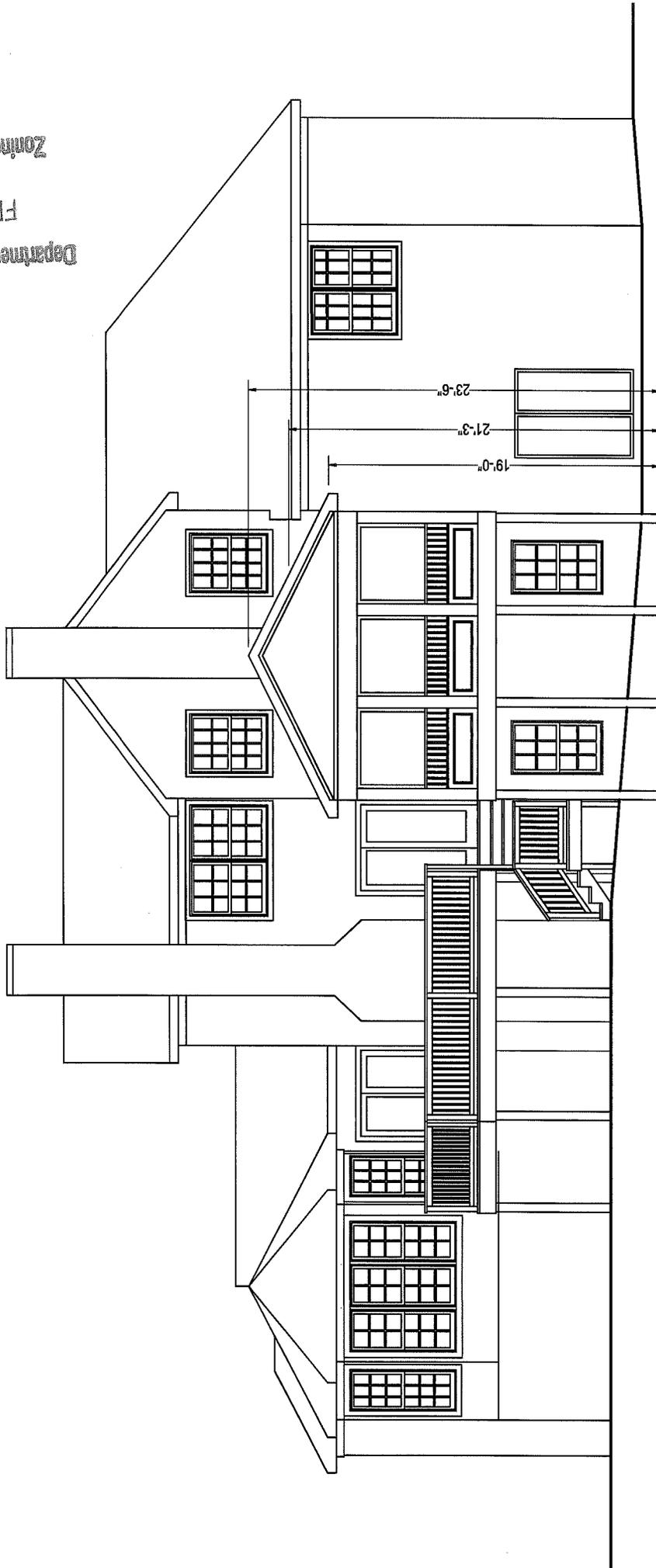
If it is the intent of the Board of Zoning Appeals to approve SP 2013-SP-017 located at Tax Map 87-3 ((10)) 43 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. 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 a deck and screen porch (approximately 852 square feet) as shown on the plat prepared by Alexandria Surveys, LLC, dated April 13, 2012, signed February 7, 2013, 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 (6,744 square feet existing + 10,116 square feet (150%) = 16,860 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 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.

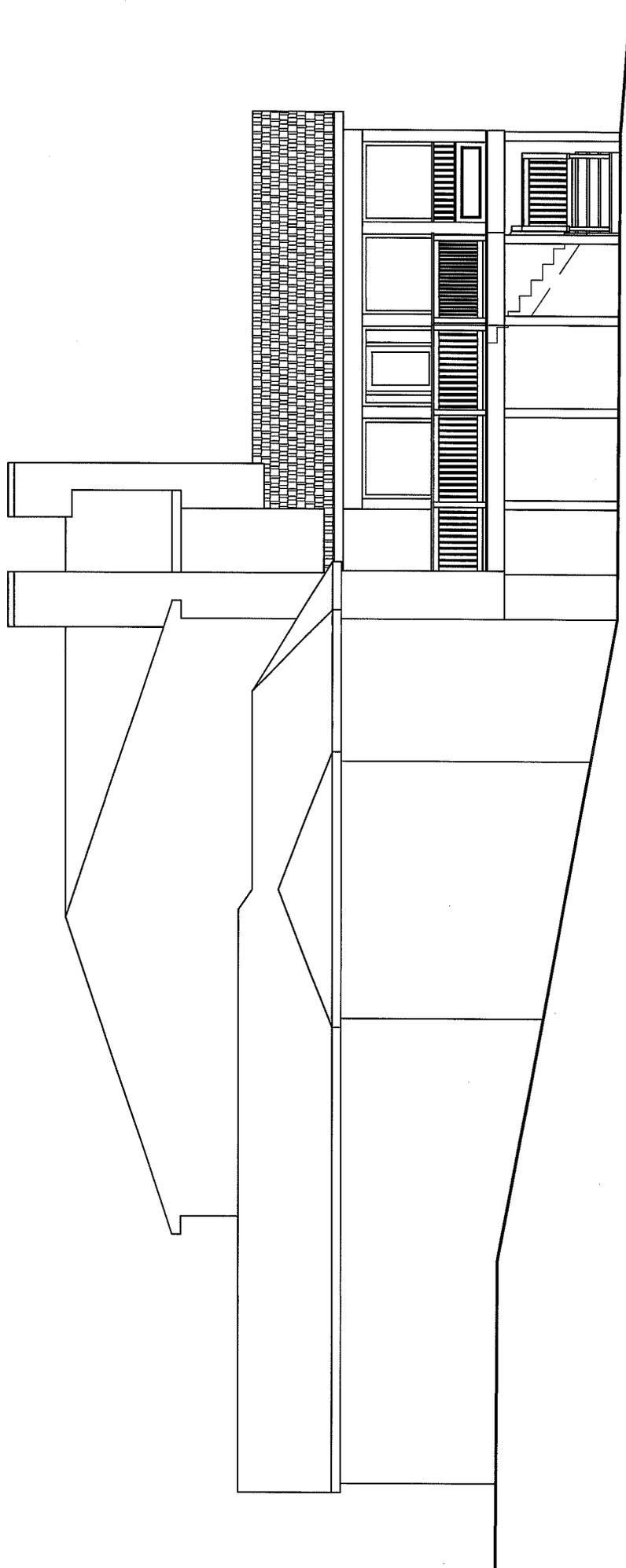
RECEIVED
Department of Planning
FEB 07
Zoning Evaluation Unit



NEW REAR ELEVATION

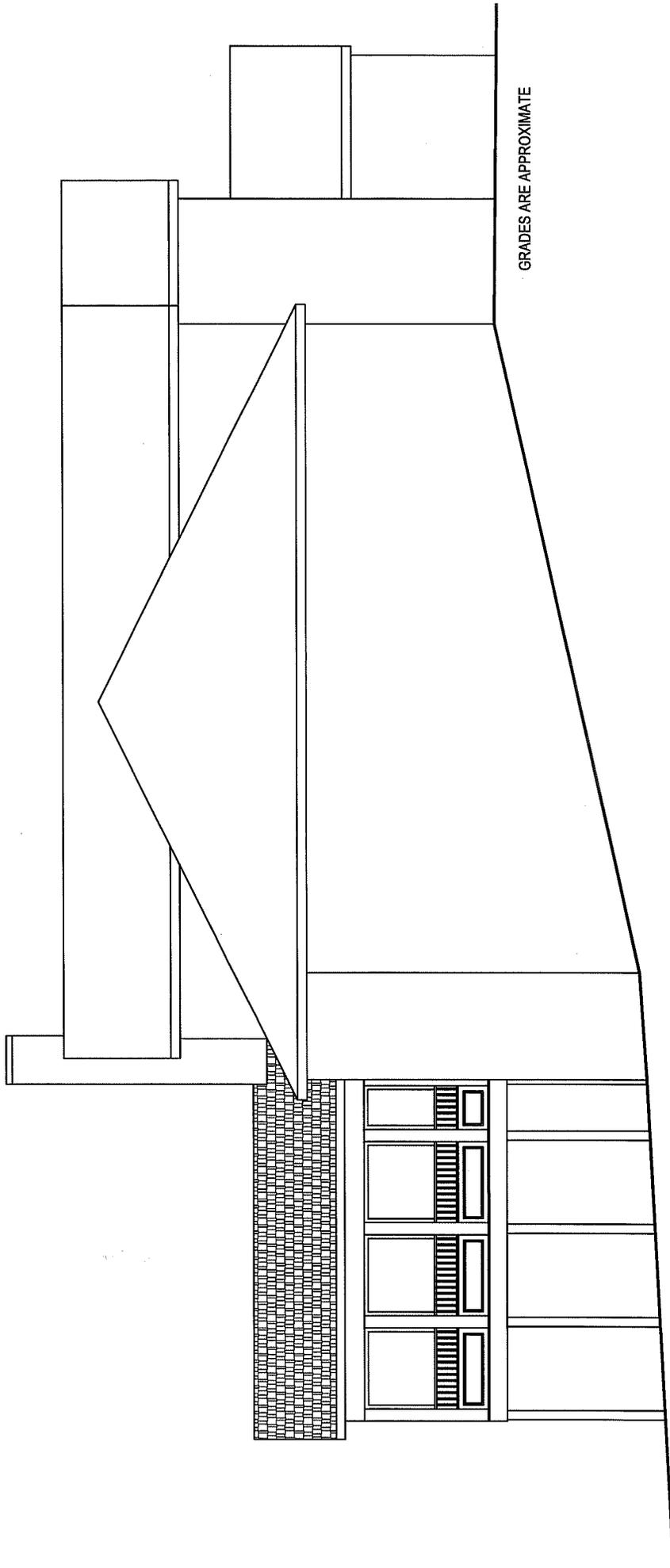
10629 Summersweet Court

RECEIVED
Department of Planning & Zoning
FEB 07 2013
Zoning Evaluation Division



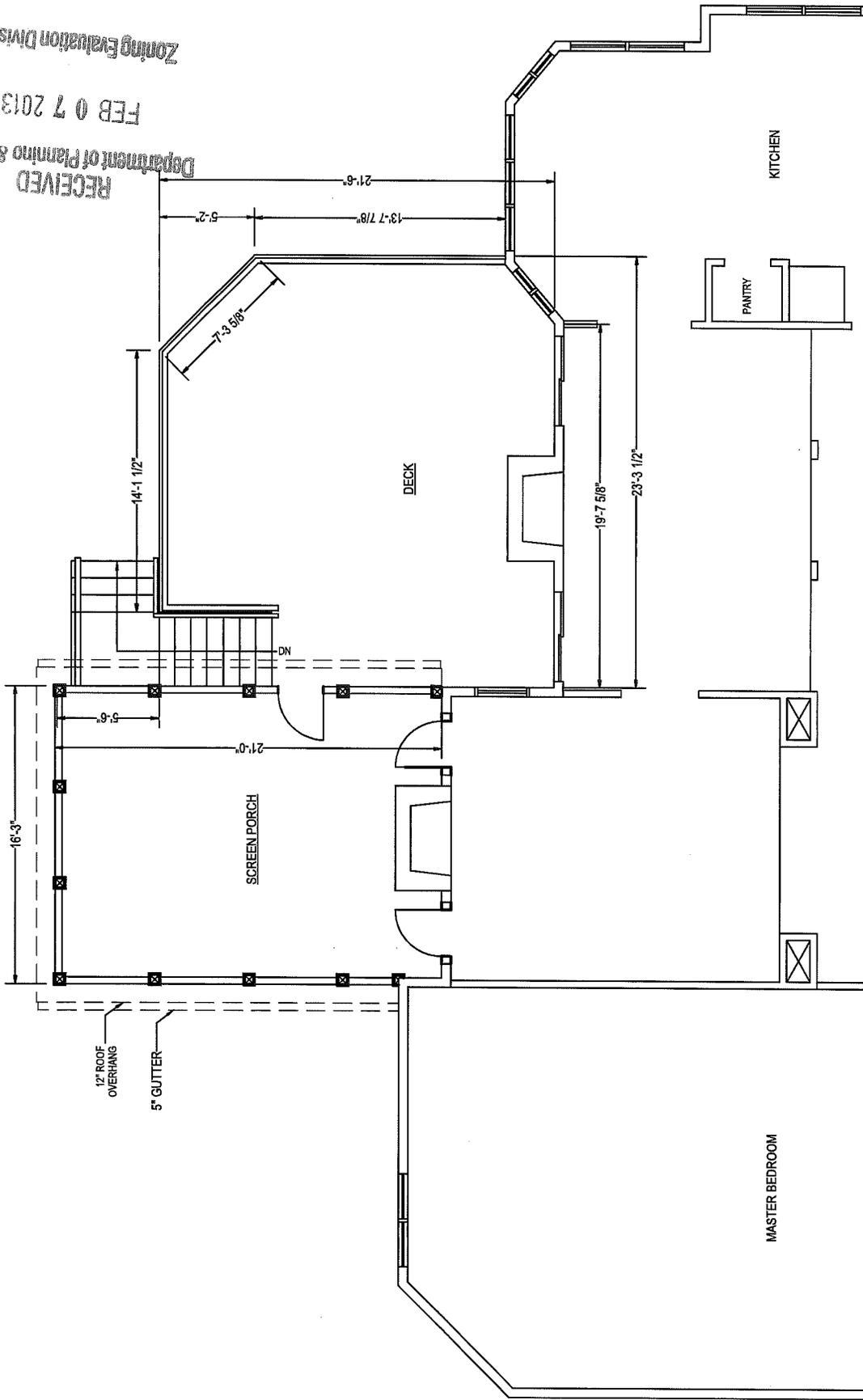
10629 Summersweet Court

NEW RIGHT ELEVATION



GRADES ARE APPROXIMATE

RECEIVED
Department of Planning & Zoning
FEB 07 2013
Zoning Evaluation Division



NEW FIRST FLOOR PLAN

10629 Summersweet Court

Application No.(s): _____
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 8 2012
 (enter date affidavit is notarized)

I, Robert M. Corrie
Ellen S. Corrie, 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

116653

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)
Ellen S. Corrie	10629 Summersweat Ct.	wife & husband
Robert M. Corrie	Fairfax Station VA 22039	Co. owners of property

(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): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

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116653

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:

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

CORPORATION INFORMATION

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

N/A

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)

N/A

(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.

Application No.(s): _____
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DATE: June 9 2012
(enter date affidavit is notarized)

116653

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

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

N/A

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

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**)

N/A

(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.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 8 2012
(enter date affidavit is notarized)

116653

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:

No

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.

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):

~~June 8 2012~~

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 8 2012

116653

(enter date affidavit is notarized)

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:

Ellen S. Corrie

(check one)

Applicant

Applicant's Authorized Agent

Ellen S. Corrie (wife)

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 8 day of June 2012, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public

My commission expires: 07-31-2012

Commonwealth of Virginia
Homaira Amin - Notary Public
Commission No. 7196278
My Commission Expires 07/31/2012

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE
FAIRFAX, VA 22030
TELEPHONE: 703-660-6615
FACSIMILE: 703-768-7764

Ms. Susan Langdon
Department of Planning & Zoning
Board of Zoning Appeals Support Branch
12055 Government Center Prwy.; Suite 801
Fairfax, Virginia 22030

Re: Special Permit for Construction of Screened Porch on Existing Rear Deck
Tax Map 087-3 ((10))-0043
Property of Robert M. & Ellen S. Corrie Owners and Applicant
10629 Summersweet Court, Fairfax Station, VA.

Dear Ms. Langdon:

The following is a statement addressing requirements number 4, 5, 6, 7, 8, 9, and 10 for the above referenced Special Permit application. The applicant lives at the referenced property located in Wildwood Hills Estates subdivision.

4. The gross floor area of an addition to the existing principal structure existing at the time of first expansion request may be up to 150 percent of the total gross floor area of the principal structure. In this application the addition will be 346 square feet or 10 percent cent of the gross floor area which complies with the requirements of this provision.
5. The resulting gross floor area of this structure including other additions, which do not exist on this structure, are subordinate in purpose, scale, use and intent to the principal structure on this site.
6. The owner has in this submittal shown 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 on this lot.
7. This proposed structure is harmonious with the surrounding off-site uses and structures in terms of location, height, and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The development of the screened porch will not adversely impact the use and/or enjoyment of any adjacent properties with regard to issues such as noise, light, air safety, erosion, or stormwater runoff.

9. The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on this lot.

Please note that the proposed structure will be built on an existing deck and will create a minimum amount of disturbance during construction.

The construction of the requested screened porch will not in anyway impact the layout of existing structures on this lot or adjacent lots.

Orientation of the proposed structure on this lot will favor the owners house, pool, and patio and will be complementary to the house and adjacent homes.

The layout of this structure is the only location that will serve the owners needs and accommodate all parties.

The subject lot does not contain steep slopes, floodplains, or resource protection areas and will not disturb any vegetated areas. The deck will not be located in a area where septic fields would be placed because septic areas must be a minimum of 100 feet from the house. Public water serves all the houses on Summersweet Court and are located in the street.

10. The owner is aware that the BZA can impose conditions as it seems necessary to satisfy this criteria including but not limited to imposition of a maximum gross floor area ratio, lot coverage, landscaping and/or screening requirements.

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Department of Planning & Zoning
FEB 07 2013
Zoning Evaluation Division

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE, #120
FAIRFAX, VA 22030
TELEPHONE: 703-660-6615
FACSIMILE: 703-768-7764

February 7, 2013

Ms. Susan Langdon
Department of Planning & Zoning
Board of Zoning Appeals Support Branch
12055 Government Center Parkway; Suite 801
Fairfax, Virginia 22030

Re: Special Permit for Construction of Screened Porch on Existing Rear Deck
SP 2012-0136
Tax Map 087-3 ((10))-0043
Property of Robert M. & Ellen S. Corrie
Owners and Applicant 10629 Summersweet Court, Fairfax Station, VA

Dear Ms. Langdon:

The following is a statement of justification for the above referenced Special Permit application. The applicant lives at the above referenced property located on a court in the subdivision of Wildwood Hills Estates. The owners of this residence are in a situation where they will need to provide repairs to there existing deck. As a result of this work it would provide an opportune time to construct a screened porch over the deck to provide a private outdoor area. It is also their goal to have the project finished as soon as possible to host their child's wedding reception.

It is further submitted that criteria set forth in Section 8-922 is satisfied as follows:

1. The maximum height of the structure will not exceed 19.0 feet from the ground which is less than allowed.
2. The screened porch will be built in place of an existing porch and will not increase runoff.
3. The deck and screened porch is consistent with others in this community.
4. The deck will not exceed the 12.5 feet encroachment in the 25.0 foot rear yard setback.

Per the checklist report dated January 16, 2013 the following statements are prepared to satisfy the requirements as set forth:

- 5.07 The new deck and screened porch will replace an old and unstable deck. By the architectures provided the new deck and screened porch will be tremendously more aesthetic. The new deck and stair structure will be constructed from pressure-treated lumber. The deck finishes will use composite decking and composite rails.

The screen porch columns, knee-walls and trim will be painted. The knee-walls will have a painted railing on top in order to meet the 36 inch height required by the building code. The roof over the screen porch will have architectural asphalt shingles to match the existing house.

5.08 There are no hazardous or toxic substances on or near this property as described in Title 40 Code of Federal Regulations Parts 116.4, 302.4 and 355 or other state or local regulations.

5.09 This lot conforms to the provisions of all other applicable codes or ordinances and regulations.

930.00 The resulting Gross Floor Area will be a 12.6 % increase of the Existing Gross Floor Area.

ALEXANDRIA SURVEYS, LLC

3949 PENDER DRIVE
FAIRFAX, VA 22030
TELEPHONE: 703-660-6615
FACSIMILE: 703-768-7764

Ms. Susan Langdon
Department of Planning & Zoning
Board of Zoning Appeals Support Branch
12055 Government Center Prwy.; Suite 801
Fairfax, Virginia 22030

Re: Special Permit for Construction of Screened Porch on Existing Rear Deck
Tax Map 087-3 ((10))-0043
Property of Robert M. & Ellen S. Corrie Owners and Applicant
10629 Summersweet Court, Fairfax Station, VA.

Dear Ms. Langdon:

The following is a statement of justification for the above referenced Special Permit application. The applicant lives at the above referenced property located on a court in the subdivision of Wildwood Hills Estates. The owners of this residence are in a situation where they will need to provide repairs to there existing deck. As a result of this work it would provide an opportune time to construct a screened porch over the deck to provide a private outdoor area to entertain and just enjoy the cool night air during the summer, spring and fall.

It is further submitted that criteria set forth in Section 8-922 is satisfied as follows:

1. The maximum height of the structure will not exceed 19.0 feet from the ground which is less than allowed.
2. The screened porch will be built on an existing porch and will not increase runoff.
3. The deck and screened porch is consistent with others in this community.
4. The deck will not exceed the 12.5 feet encroachment in the 25.0 foot rear yard set back.

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.