

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ROBERT M. CORRIE, ELLEN CORRIE, SP 2013-SP-017 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of deck 12.8 ft. and addition 12.6 ft. from rear lot line. Located at 10629 Summersweet Ct., Fairfax Station, 22039, on approx. 33,349 sq. ft. of land zoned R-C and WS. Springfield District. Tax Map 87-3 ((10)) 43. Mr. Beard 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 May 1, 2013; and

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

1. The applicants are the owners of the land.
2. It is in the zoning district R-C.
3. Staff recommends approval.
4. This is more or less a reconfiguration of an existing footprint.
5. It has no effect on proximity property owners.
6. It will be done architecturally in accord with what is existing.
7. The Board has determined that the applicant has met all the submission requirements as set forth in Sect. 8-922.

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 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.

Ms. Gibb seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

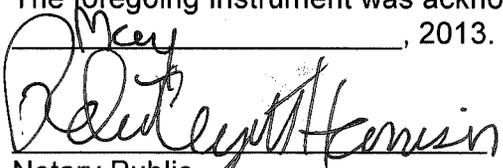


John W. Cooper, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

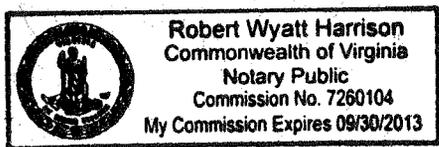
County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 6 day of May, 2013.



Notary Public

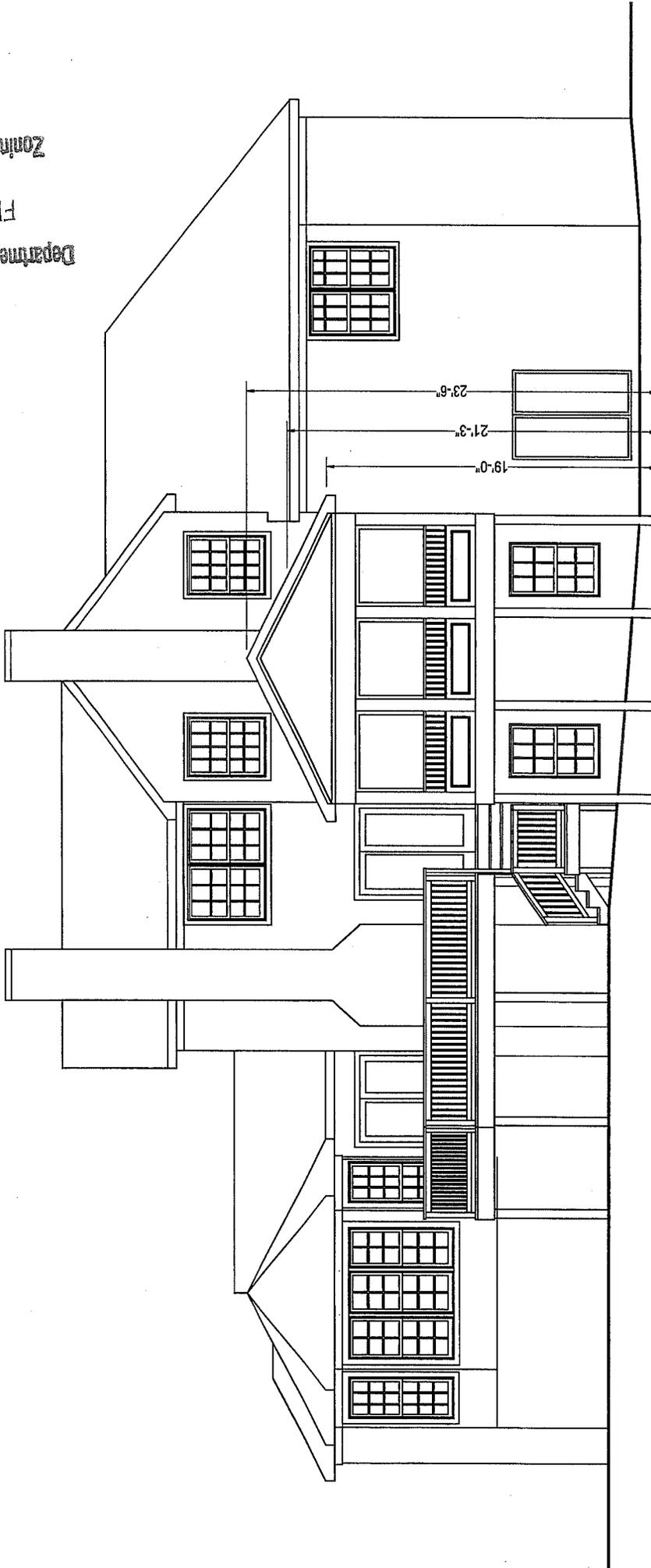
9-30-2013
My commission expires:



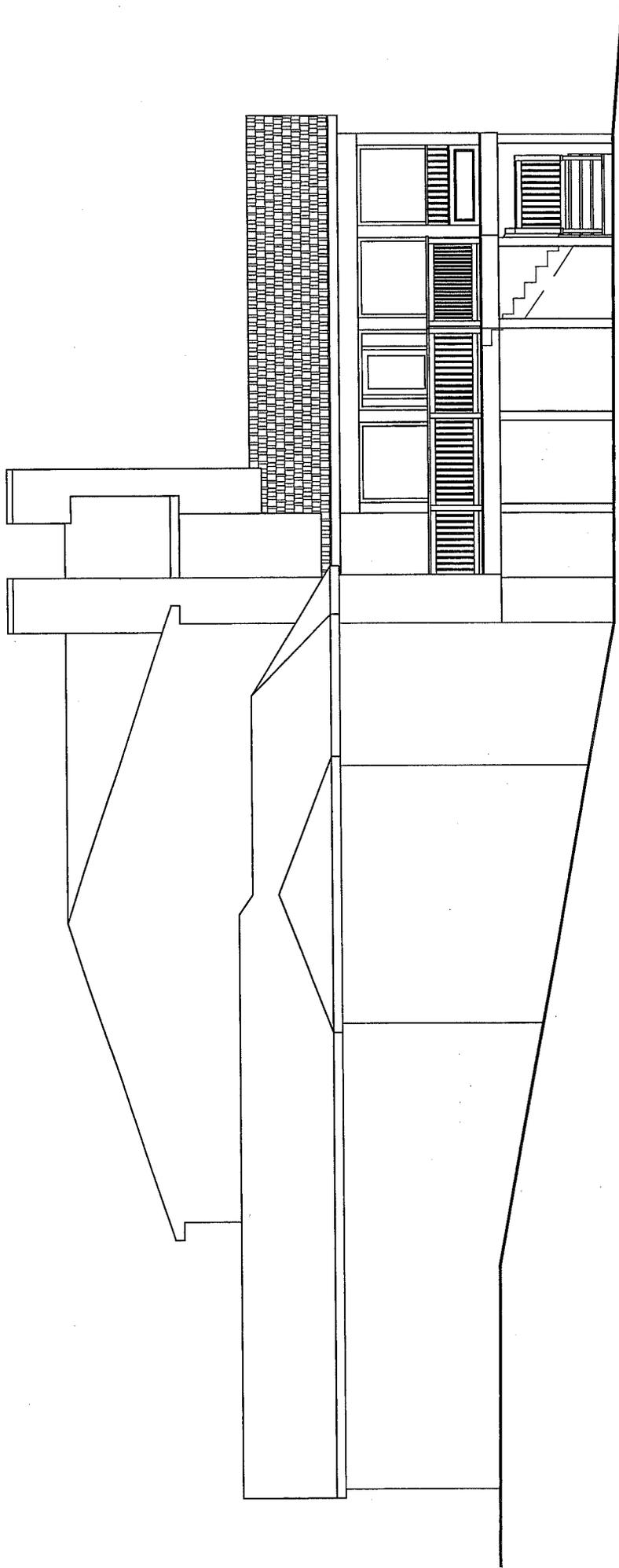
NEW REAR ELEVATION

10629 Summersweet Court

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Department of Planning
FEB 07
Zoning Evaluation Division

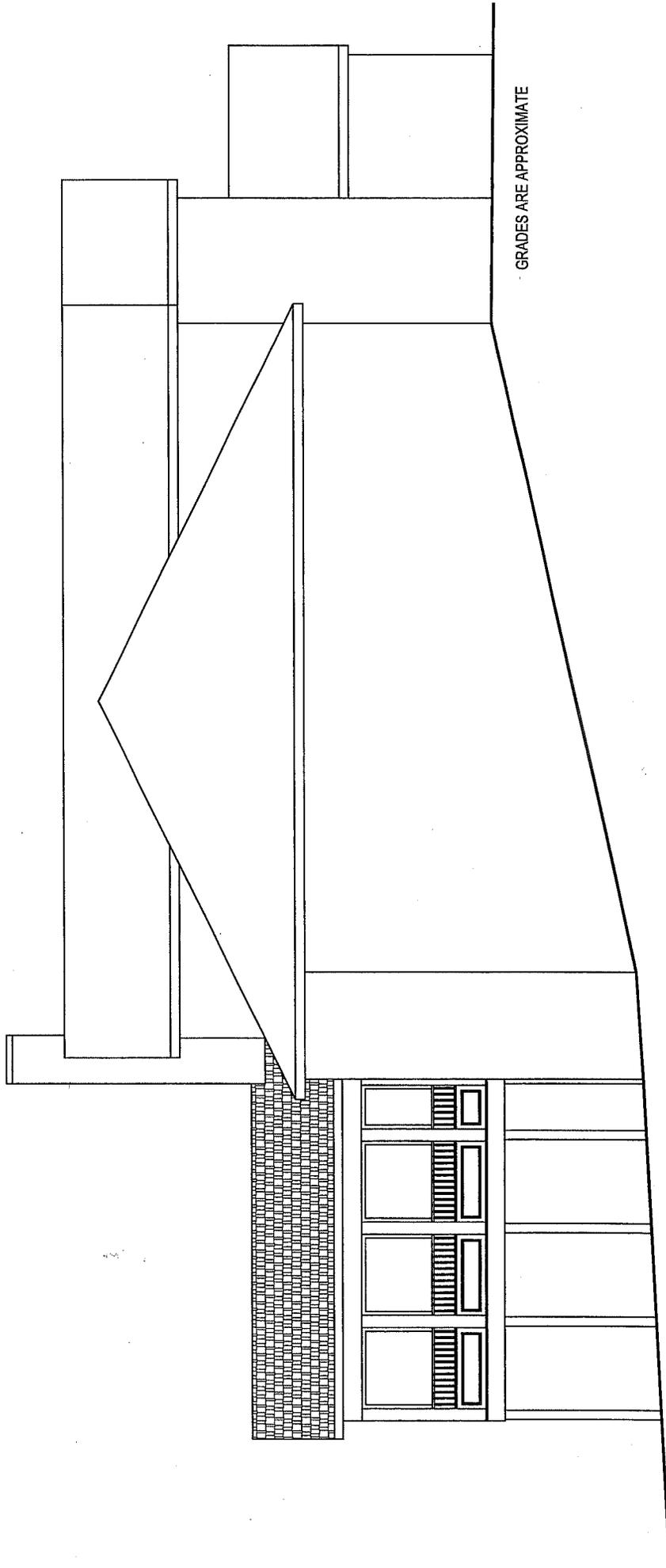


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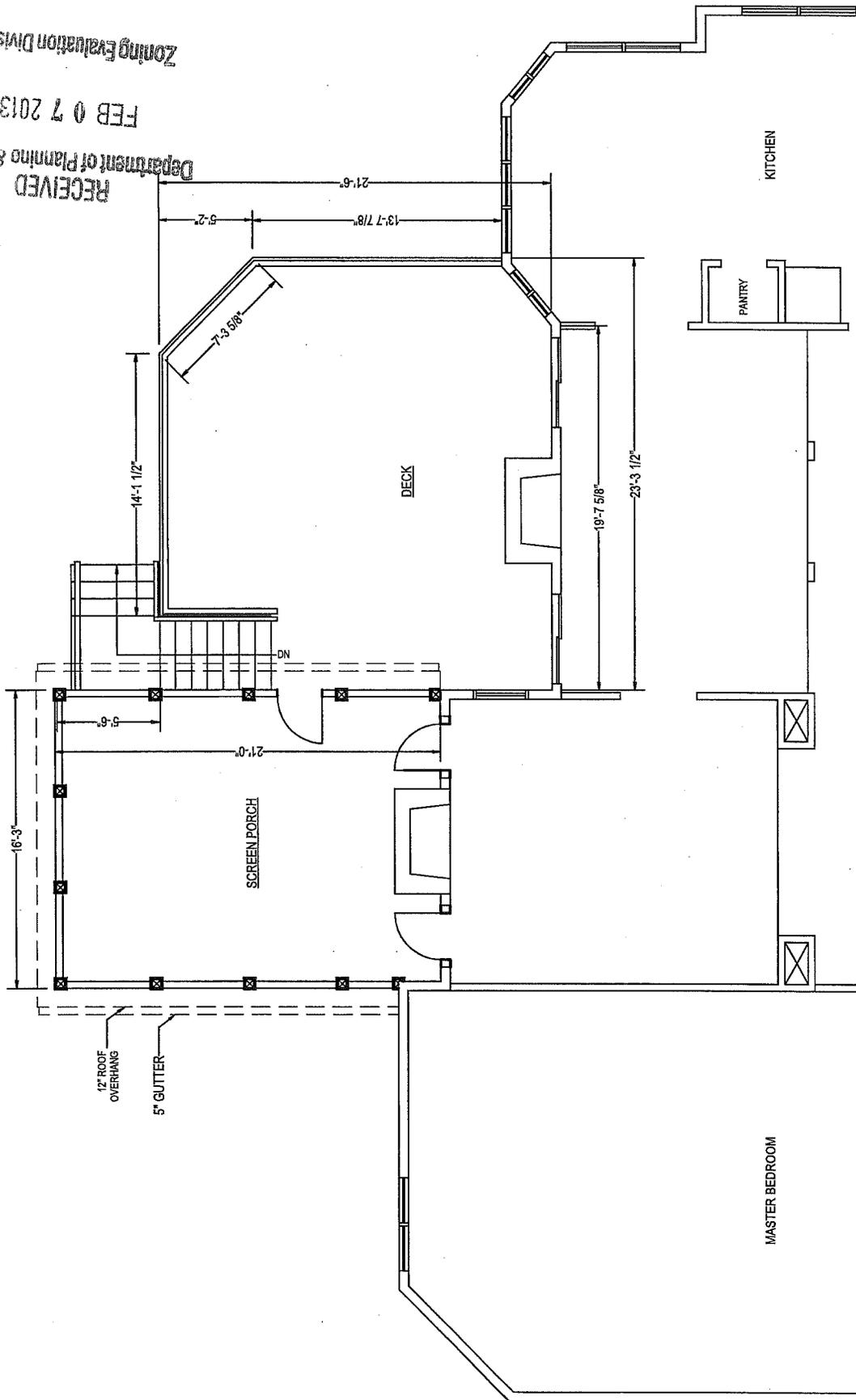
10629 Summersweet Court

NEW RIGHT ELEVATION



GRADES ARE APPROXIMATE

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Zoning Evaluation Division



NEW FIRST FLOOR PLAN

10629 Summersweet Court