

## COUNTY OF FAIRFAX, VIRGINIA

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

JOHN J. LA JEUNESSE, TRUSTEE, SP 2013-MV-018 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction in certain yard requirements to permit construction of addition 14.9 ft. from rear lot line. Located at 8315 Frosty Ct., Lorton, 22079, on approx. 7,856 sq. ft. of land zoned R-5. Mt. Vernon District. Tax Map 99-4 ((5)) 149. Mr. Smith 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 applicant is the owner of the land.
2. This is a relatively modest addition, as was testified, to accommodate the applicant's family.
3. Staff favorably recommended approval.
4. The Board agrees with the analysis of staff in the staff report.
5. The architecture and material will match the existing house.
6. There would be no adverse impact on the use or development of neighboring properties.
7. It is in the most logical location to add an addition like this, utilizing a portion of the existing deck.
8. It has a modest size and scale.

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 an addition (approximately 240 square feet) as shown on the plat prepared by William E. Ramsey, P.C., dated August 1, 2012, revised January 2, 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 (5,115 square feet existing + 7,672.5 square feet (150%) = 12,787.5 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.

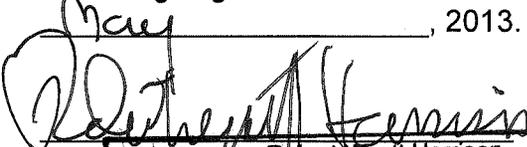
A Copy Teste:

  
 \_\_\_\_\_  
 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  
 Robert Wyatt Harrison  
 Commonwealth of Virginia  
 Notary Public  
 Commission No. 7260104  
 My Commission Expires 09/30/2013

9/30/2013  
My commission expires:





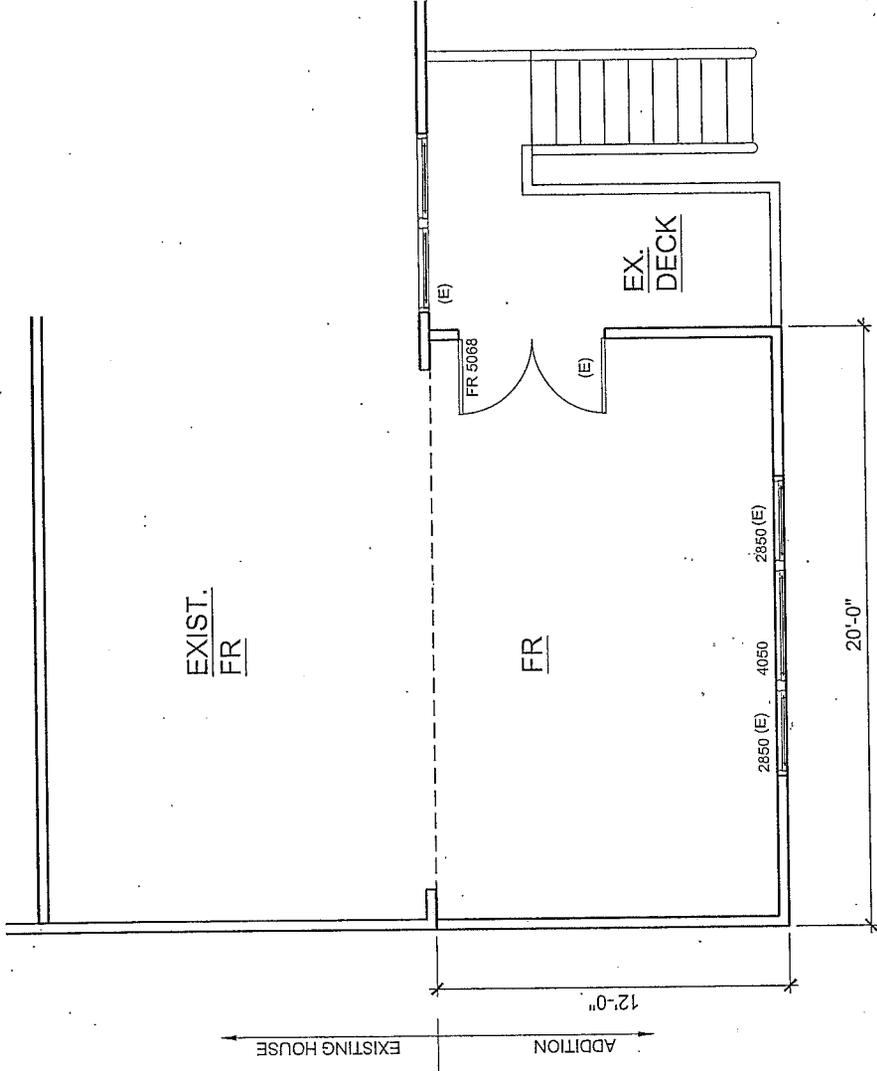
Home Addition  
: LAJESSE  
RESIDENCE

8155 Perry Ct.  
Denver, CO 80231

DATE: 07/10  
TIME: 1:00 PM

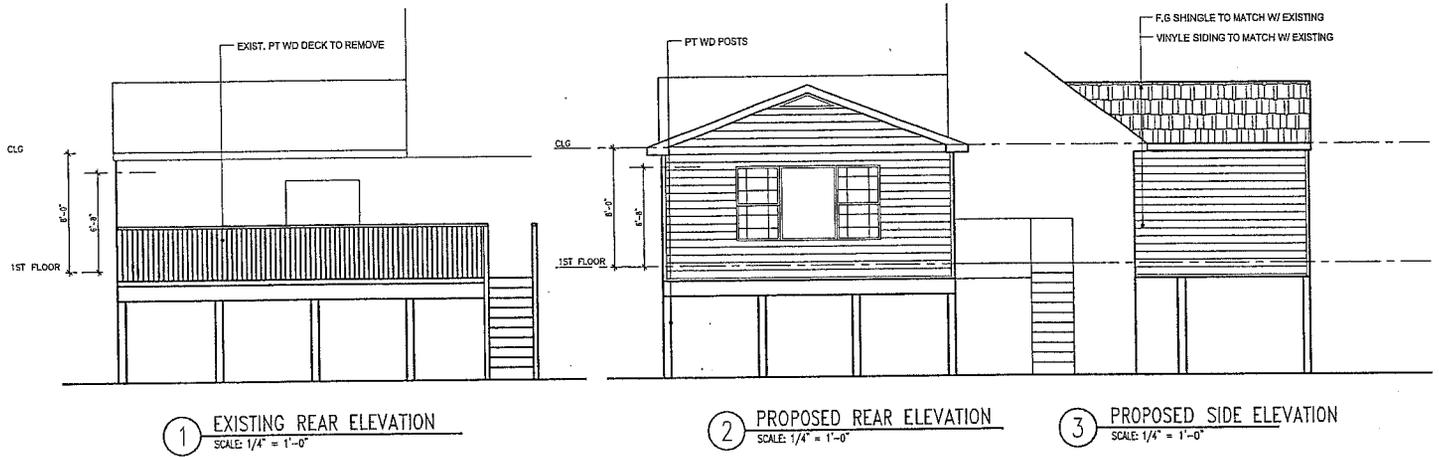
DESIGNER: [ ]  
CHECKER: [ ]  
DATE: [ ]  
PROJECT: FLOOR PLAN  
SHEET: [ ]

A1



AREA CALCULATION	
1. EXISTING FLOOR AREA @1ST FLOOR	1,705.2 SF
2. EXISTING FLOOR AREA @2ND FLOOR	1,705.2 SF
TOTAL GROSS FLOOR AREA	3,410.4 SF
3. EXISTING FLOOR AREA @ BSMT	1,705.2 SF
TOTAL GROSS FLOOR AREA	5,115.6SF
4. ADDITION AREA @1ST LEVEL	240 SF
TOTAL GROSS FLOOR ADDITION AREA	240 SF
<b>GFA RATIO</b>	
240 / 3,410.4 =	7.0 %
240 / 5,115.6 =	4.5 %

1 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



RECEIVED  
 Department of Planning & Zoning  
 NOV 26 2012  
 Zoning Evaluation Division

