

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

STEPHANIE D. CLARK AND DAVID A. WILKEY, SP 2012-PR-071 Appl. under Sect(s). 8-917 and 8-922 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals and to permit reduction of certain yard requirements to permit construction of addition 16.8 ft. from the front lot line. Located at 6906 Jackson Ave., Falls Church, 22042, on approx. 8,369 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 119. (Concurrent with VC 2013-PR-002) (Deferred from 1/16/13 at appl. req.) (Admin. moved from 4/3/13.) (Admin. moved from 4/17/13 for ads.) Mr. Byers 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 15, 2013; and

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

1. The applicants are the owners of the land.
2. The Board has determined the application meets all the submission requirements as set forth in all of the applicable sections of the Code and also 8-922.
3. Staff recommends approval of the addition.
4. The Board adopts staff's rationale.

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 only for the keeping of animals (fowl), location of the existing chicken coop, and proposed addition as shown on the plat prepared by Alexandria Surveys, LLC, dated June 8, 2012, as submitted with this application and is not transferable to other land.
2. The applicants shall make this special permit property available for inspection by County Officials during reasonable hours of the day.
3. This approval shall be for a maximum of three hen chickens.

4. The yard used by the chickens shall be cleaned of animal debris daily and disposed of in a method approved by the Health Department.
5. The porch 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. Hart seconded the motion, which carried by a vote of 6-0. Ms. Gibb was absent from the meeting.

A Copy Teste:



Kathleen A. Knoth
Clerk to the Board of Zoning Appeals

David A Wilkey/Stephanie Clark
6906 Jackson Ave
Falls Church, VA 22042

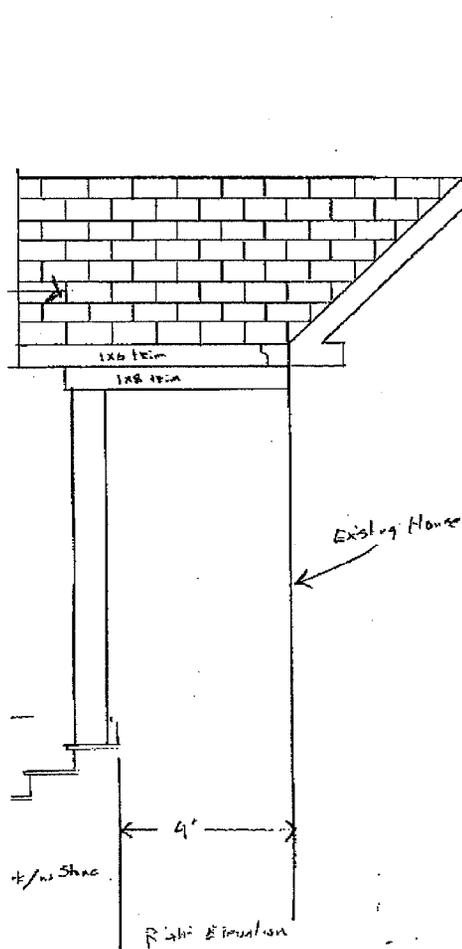
SP 2011-1022

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Front Porch Plans



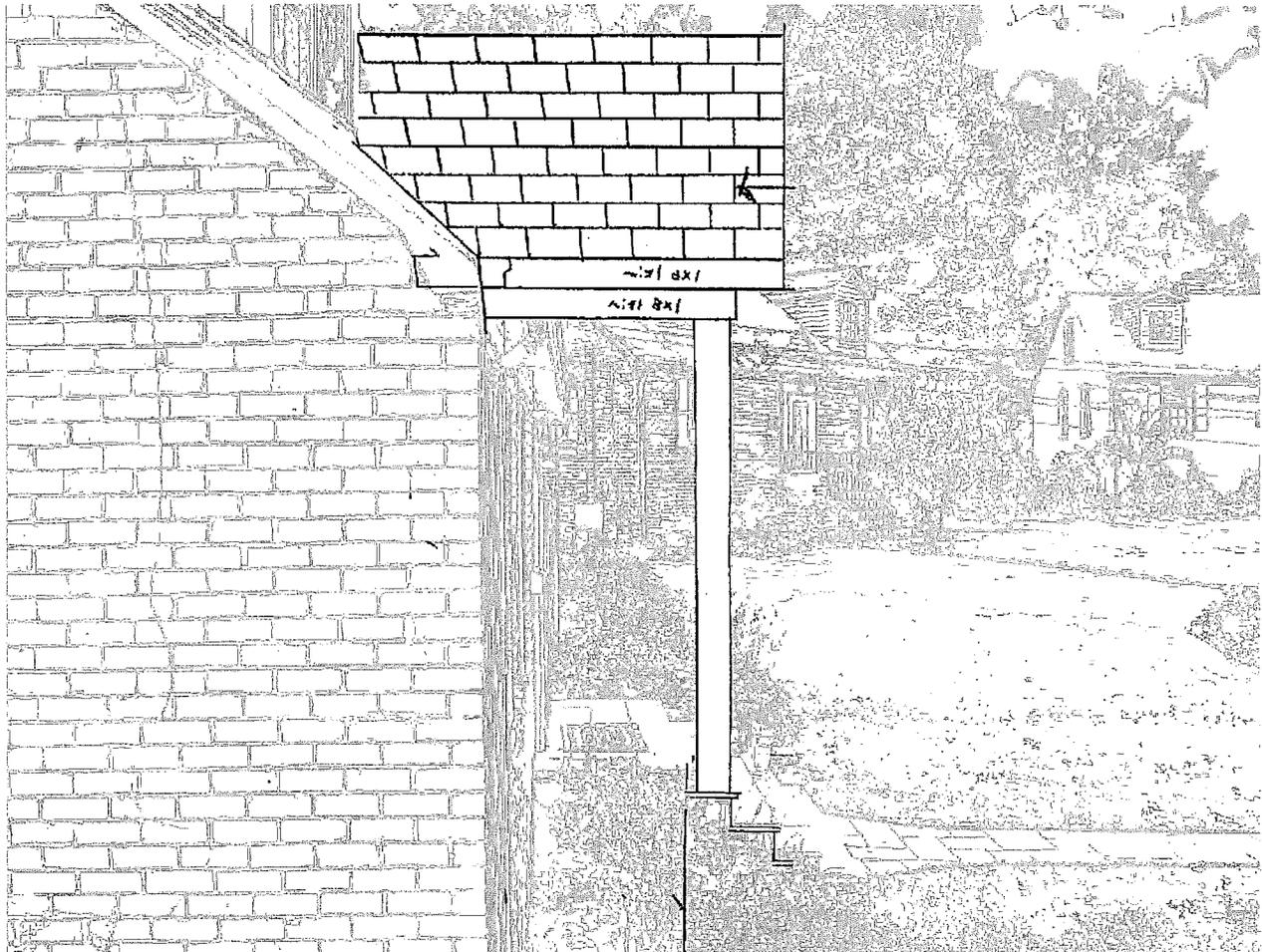
NOTE: All work to be completed to comply with IRC & local codes

- ① All work to be complete in a workmanship manner
- ② Existing slabs to be removed & replaced with footing and stone veneer
- ③ 4" Fiberglass structural columns
- ④ Trim bands to be PVC or equivalent
- ⑤ Plywood head piece between existing ceiling
- ⑥ Post dimensions 5'x10'
- ⑦ Columns to set on 1st floor down

Enclosure 1: Front Porch Plans – Right Side Elevation

David A Wilkey/Stephanie Clark
6906 Jackson Ave
Falls Church, VA 22042

SP 2011-1022



Enclosure 2: Left Side – Proposed

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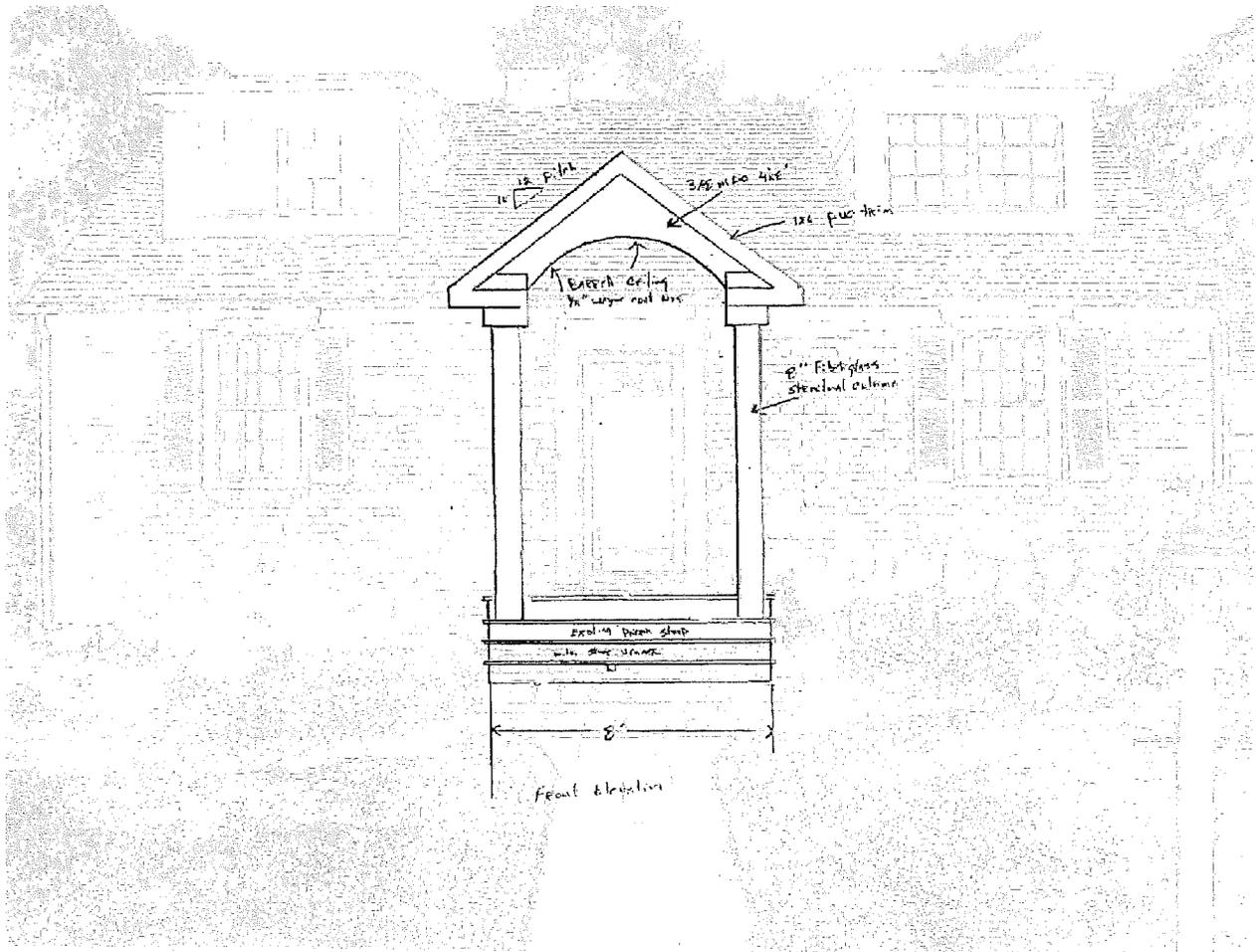
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7/8/2012

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Enclosure 2: Front – Proposed

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