



APPLICATION FILED: April 29, 2011
DATE OF PUBLIC HEARING: July 31, 2013*
*MOVED AT THE APPLICANT'S REQUEST
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 24, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-SU-034

SULLY DISTRICT

APPLICANT: Giovanni Calabro

OWNERS: Giovanni Calabro
Michelle Calabro

SUBDIVISION: Pleasant Hill

STREET ADDRESS: 15420 Cedarhurst Ct., Centreville, 20120

TAX MAP REFERENCE: 53-1 ((3)) (5) 120

LOT SIZE: 15,532 square feet

ZONING DISTRICT: R-C, WS

ZONING ORDINANCE PROVISION: 8-913

SPECIAL PERMIT PROPOSAL: To permit modification to certain R-C lots to permit construction of addition 13.6 ft. from a side lot line.

A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

O:\ehaley\7-17) SP 2013-SU-034 Calabro (R-C)

Erin M. Haley

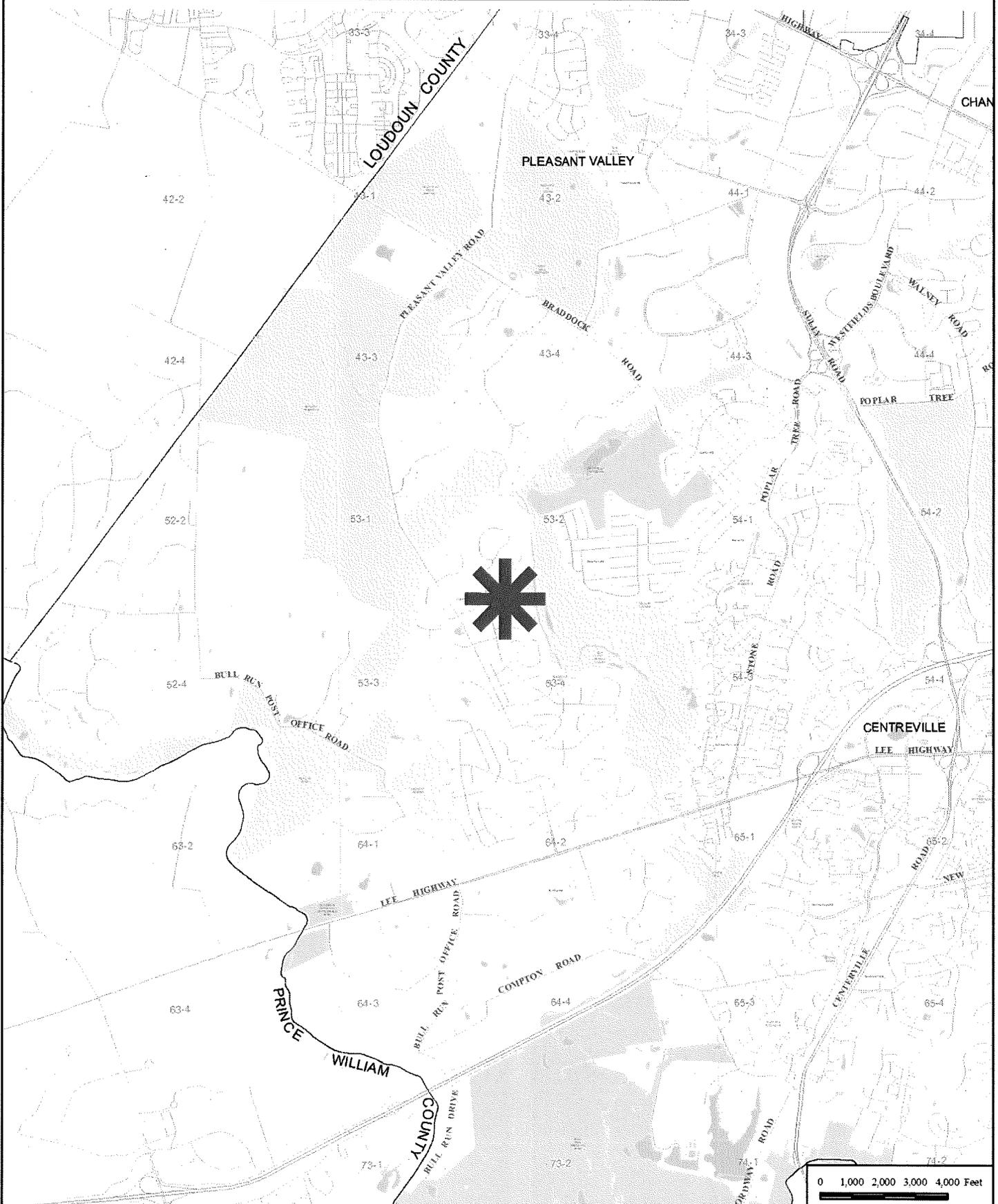
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

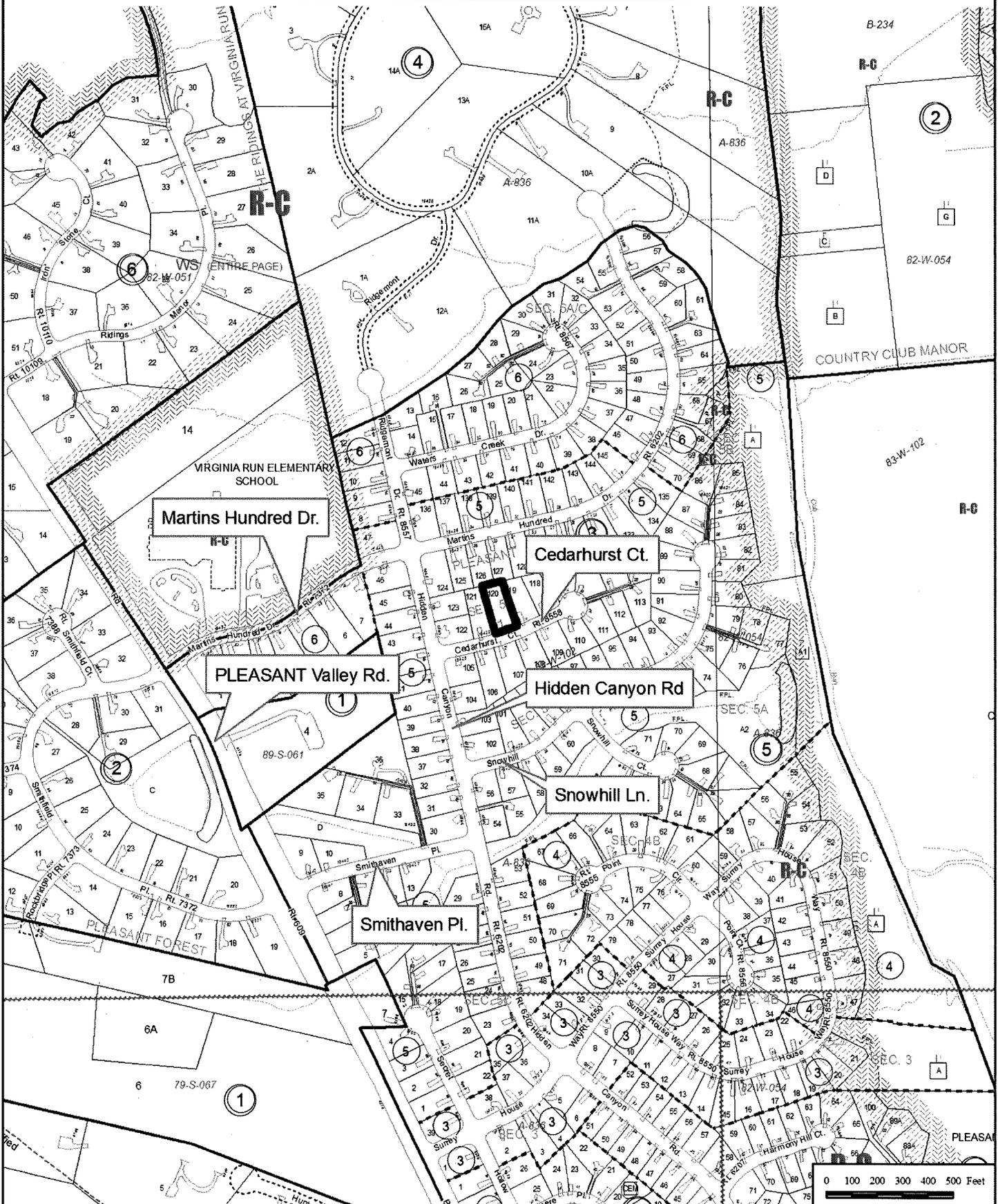


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2013-SU-034
GIOVANNI CALABRO



Special Permit
SP 2013-SU-034
GIOVANNI CALABRO



Martins Hundred Dr.

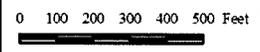
PLEASANT Valley Rd.

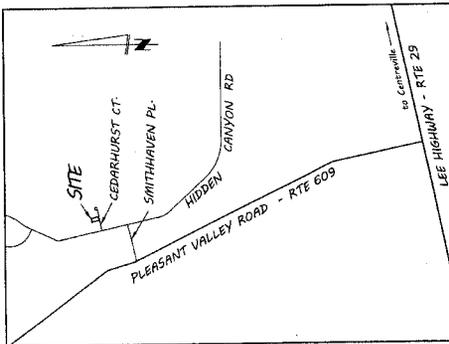
Cedarhurst Ct.

Hidden Canyon Rd

Snowhill Ln.

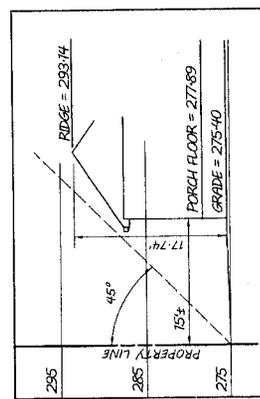
Smithaven Pl.



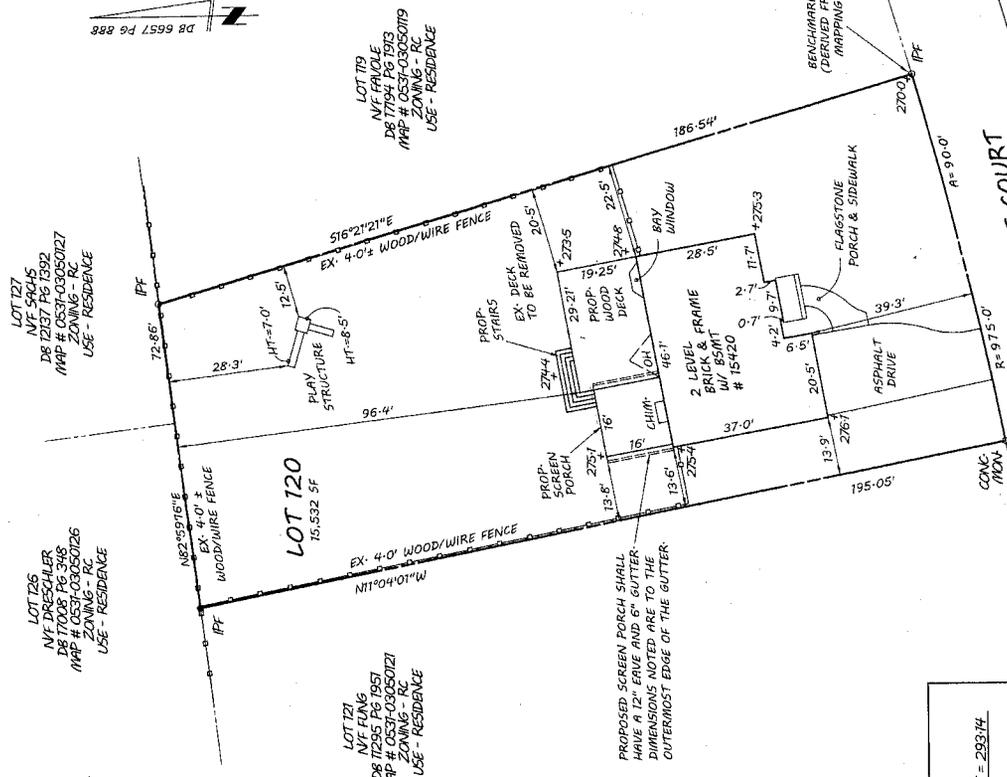


VICINITY MAP
SCALE: 1"=2000'

| | |
|---------------------------------|-----------------------|
| FLOOR ELEVATION TABULATIONS | |
| EXISTING FIRST FLOOR ELEVATION | = 278-22 |
| EXISTING GARAGE SLAB | = 276-77 |
| EXISTING BUILDING HEIGHT (AVG) | = 25-65' |
| PROPOSED SCREEN PORCH ELEVATION | = 277-89 |
| PROPOSED SCREEN PORCH HEIGHT | = 17-74" |
| PROPOSED DECK ELEVATION | = 277-89 |
| PROPOSED DECK HEIGHT (AVG) | = 3-65' |
| FLOOR AREA TABULATIONS | |
| EXISTING HOUSE AREA | = 1523 SF |
| EXISTING DECK | = 170 SF |
| EX FLOOR / AREA RATIO | = 1993/15,532 = 12.8% |
| EXISTING HOUSE AREA | = 1523 SF |
| PROPOSED SCREEN PORCH/DECK | = 879 SF |
| TOTAL | = 2342 SF |
| PROP. FLOOR / AREA RATIO | = 2342/15,532 = 15.1% |



ANGLE OF BULK PLANE @ PROPOSED SCREEN PORCH
SCALE: H=1"=10'; V=1"=40'



MARRIATIME:
THE PROPERTY IS LOCATED IN THE PLEASANT HILL SUBDIVISION, AND SURROUNDED BY SIMILARLY ZONED LOTS. THE PROJECT WILL INVOLVE REMOVAL OF AN EXISTING WOODEN DECK FROM THE REAR OF THE DWELLING, AND THE CONSTRUCTION OF A NEW DECK AND COVERED SCREEN PORCH IN ITS PLACE. OTHER NECESSARY IMPROVEMENTS LOCATED AT THE REAR OF THE PROPERTY (CHIMNEY, BUILDING OVERHANG AND BAY WINDOW) ARE TO REMAIN. LAND DISTURBANCE SHALL BE LIMITED TO EXCAVATION OF FOOTERS FOR THE NEW IMPROVEMENTS.

NOTES:
1. BOUNDARY INFORMATION TAKEN FROM DEEDS OF RECORD.
2. SEE PLAN VIEW FOR ALL OTHER INFORMATION NOTED ON PLAN.
3. PLAT SCALE AND DEED INFORMATION NOTED ON PLAN.
4. SEE TABULATIONS FOR PROPOSED BUILDING DIMENSIONS AND SETBACKS.
5. SEE TABULATIONS FOR MINIMUM YARD REQUIREMENTS, AND DIMENSIONS TO ALL EXISTING AND PROPOSED IMPROVEMENTS.
6. PARAGRAM INCLUDED FOR THE ANGLE OF BULK PLANE.
7. ACCESS TO CEDARHURST DRIVE IS THE EXISTING ASPHALT DRIVEWAY.
8. PARKING EVALUATION NOT REQUIRED AS THIS IS RESIDENTIAL LAND.
9. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
10. SEE TABULATION FOR FLOOR AREA INFORMATION.
11. UTILITY EASEMENTS ARE SHOWN ON THE PLAN.
12. NO LANDSCAPING OR SCREENING IS PROPOSED.
13. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA OR A RESOURCE PROTECTION AREA.

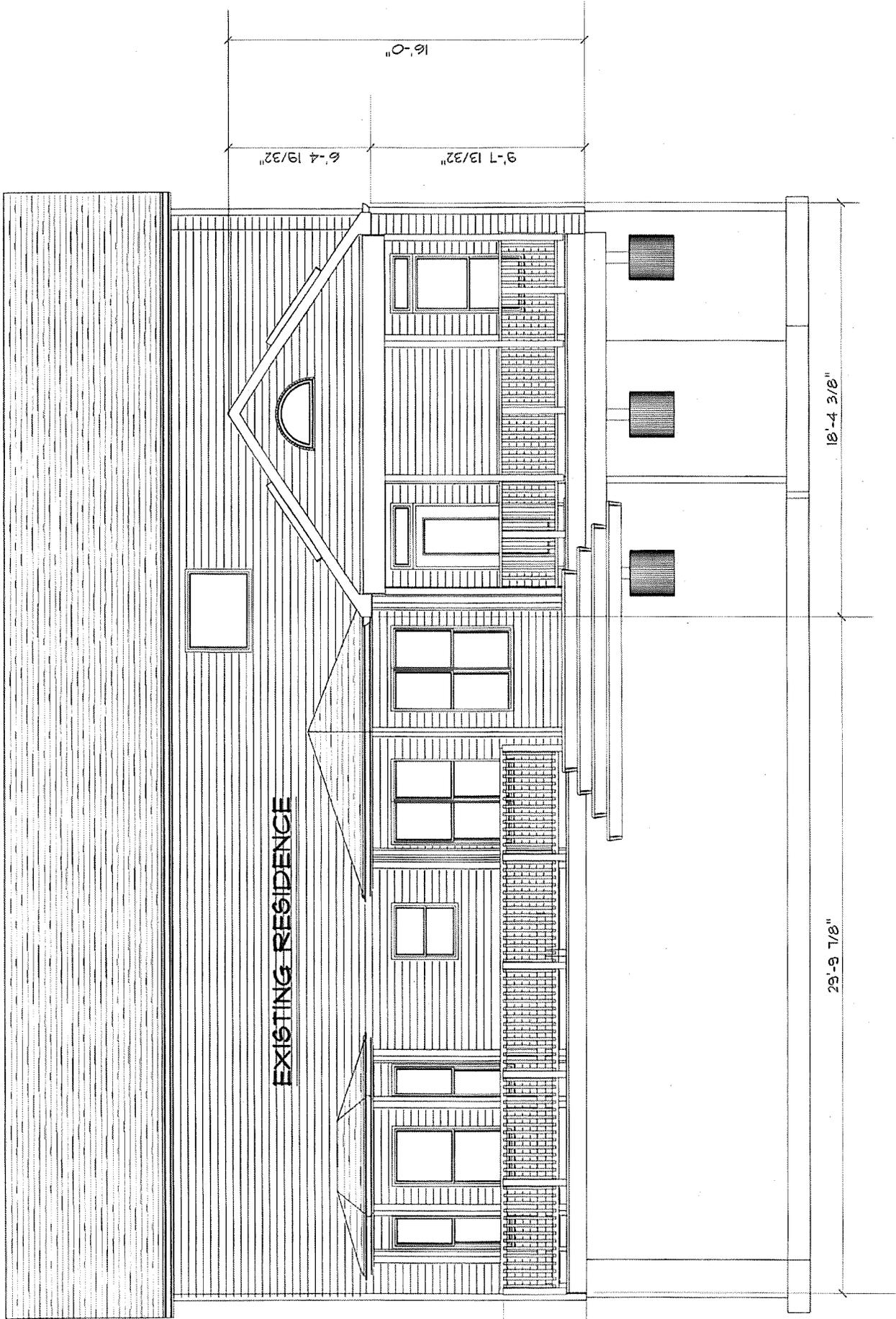
PROPERTY INFORMATION:
TAX MAP NUMBER: 033-0305020
COUNTY: FAIRFAX
CURRENT OWNER: GIOVANNI F. CALABRO (DOB 183929 PG 72)
ZONING: RC - RESIDENTIAL CONSERVATION
SETBACKS - FRONT = 40'
REAR = 25'
SIDE = 20'

CONTRACTOR INFORMATION:
LEWIS BUILDERS, INCORPORATED
ADDRESS: 12900 GABLE COURT
MANASSAS, VA 20109

PROPOSED DECK / PORCH ADDITION
LOT 120 - SECTION 58
PLEASANT HILL
SULLY DISTRICT #2
FAIRFAX COUNTY, VIRGINIA

SCHOOLS & TOWNSEND, P.C.
ENGINEERS SURVEYORS
9252 MOSSY STREET MANASSAS, VIRGINIA 20110
703-368-8601 811-2995 FAX 703-368-9880
DATE: APRIL 25, 2013 SCALE: 1"=20'
DRAWN BY: TD CHECKED BY: KS FILE: RPB- SHEET 7 OF 7





EXISTING RESIDENCE

REAR PORCH ELEVATION

SCALE: 1/4" = 1'-0"

#1

#1



#2



#3



#4



#5



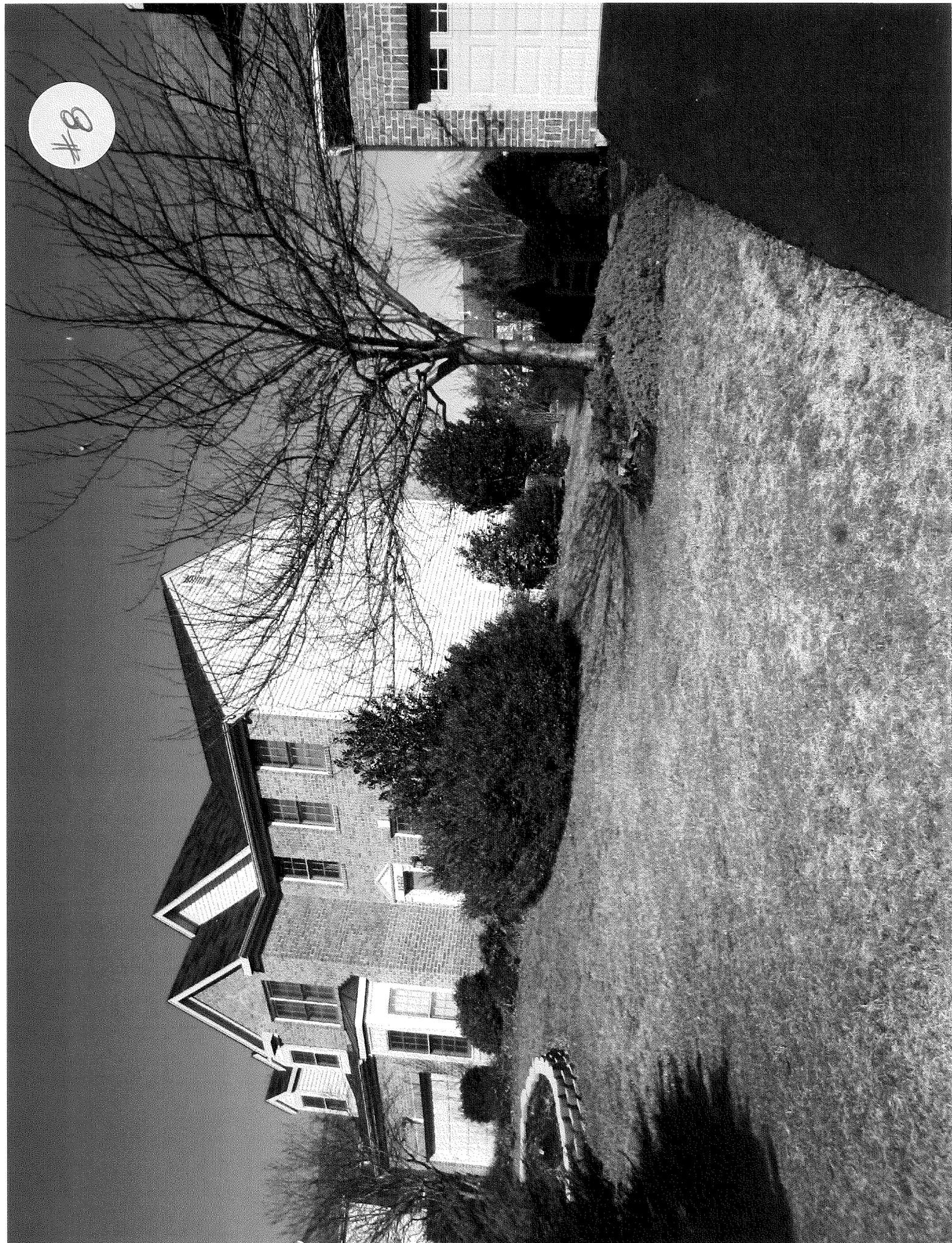
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#7



#8



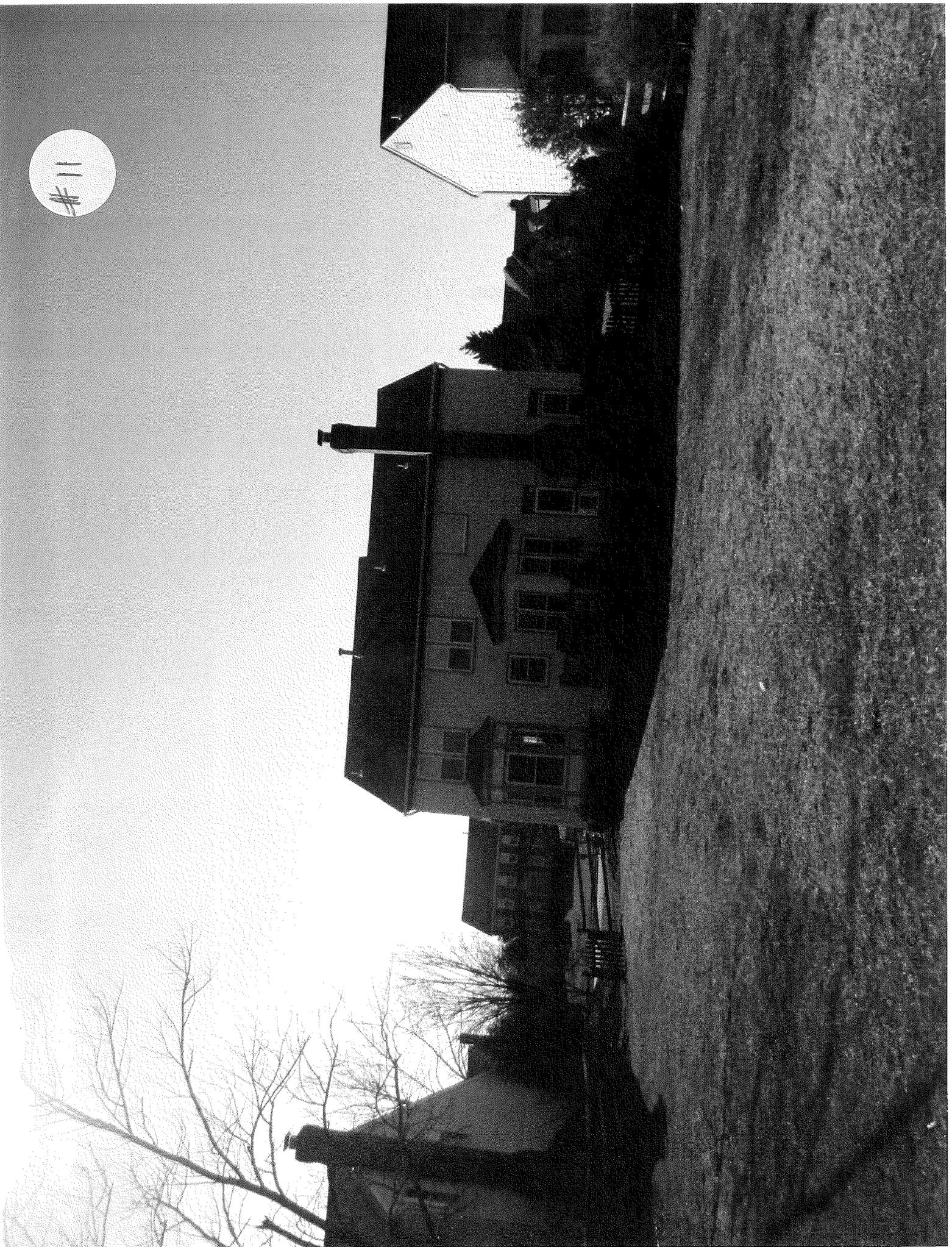
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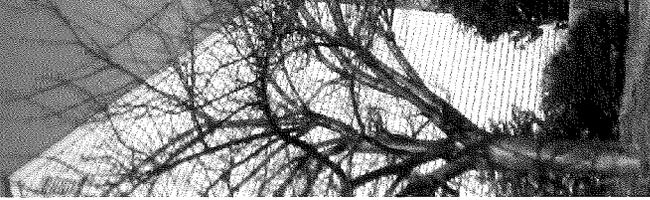
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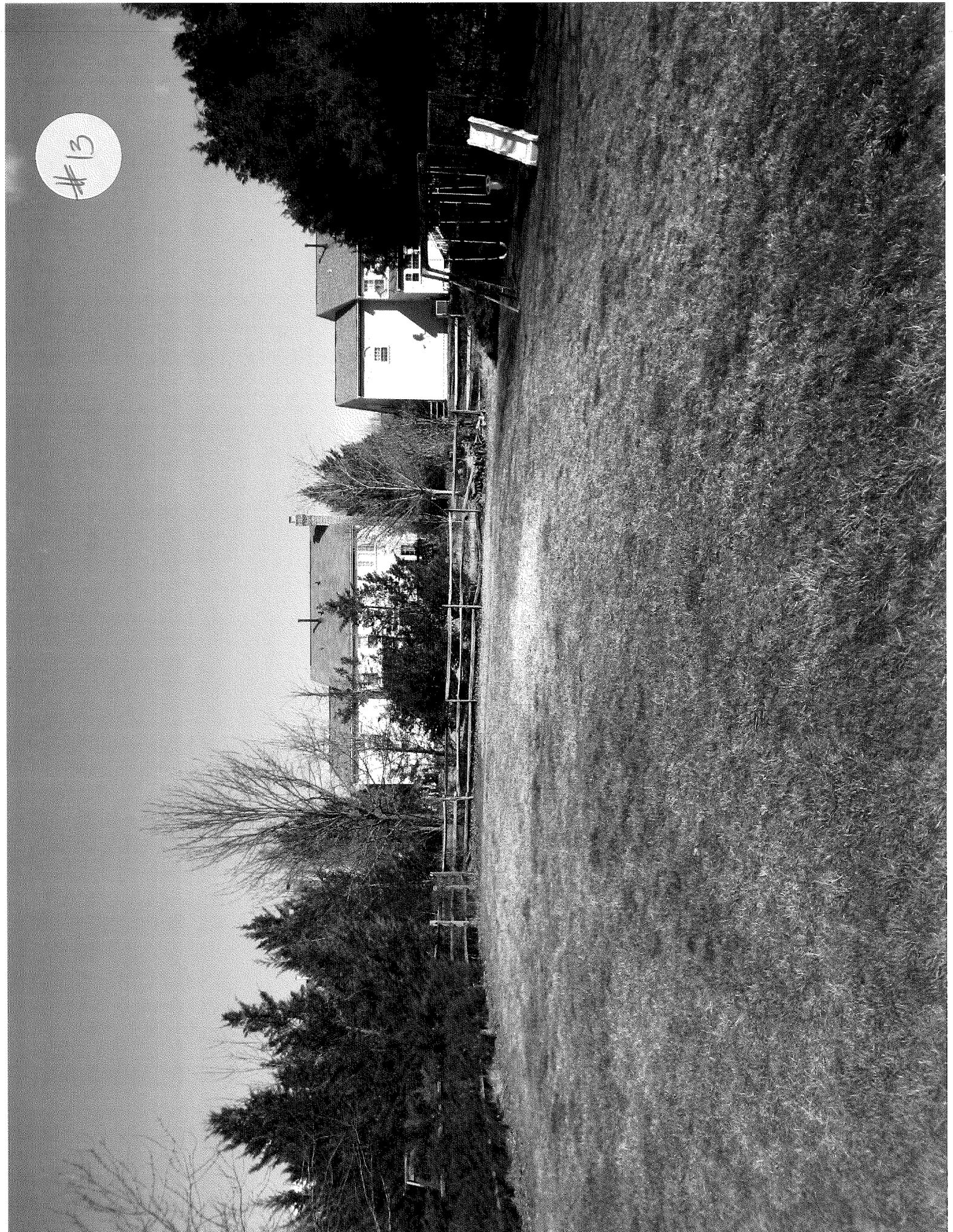
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#12



#13



#14



DESCRIPTION OF THE APPLICATION

The applicant requests approval of a special permit to permit modification to minimum yard requirements for certain R-C lots to permit construction of an addition to be located 13.6 feet from the western side lot line.

| | Structure | Yard | Min. Yard Req.* | Proposed Location | Reduction Req. |
|-----------------------|------------------|-------------|------------------------|--------------------------|-----------------------|
| Special Permit | Addition | Side | 20 feet | 13.6 feet | 6.4 feet |

*Minimum yard requirement per Section 3-C07

CHARACTER OF THE AREA

| | Zoning | Use |
|--------------|---------------|----------------------------------|
| North | R-C, WS | Single Family Detached Dwellings |
| East | R-C, WS | Single Family Detached Dwellings |
| South | R-C, WS | Single Family Detached Dwellings |
| West | R-C, WS | Single Family Detached Dwellings |

Existing Site Description

The 15,532 square foot lot is developed with a two story brick and frame single-family detached dwelling constructed in 1992. The lot is flat and has a manicured lawn with mature trees and shrubs. An asphalt driveway provides access from Cedarhurst Court. A deck exists to the rear of the dwelling. A four foot tall wood and wire fence encloses the rear yard.

BACKGROUND

The subject property was developed under the R-2 Cluster regulations. On July 26, 1982, the property was rezoned to the R-C District. The R-2 Cluster regulations specified a minimum required side yard of eight (8) feet, with total minimum side yards of 24 feet. At the time the dwelling was constructed, in 1992, it met the R-2 Cluster regulations. The property is now subject to the R-C Zoning District regulations, which specify a minimum side yard of 20 feet.

A copy of the special permit plat titled "Lot 120 – Section 5B Pleasant Hill," prepared by Schools & Townsend, P.C., dated April 25, 2013, signed by Ronald S. Schools is

included at the front of the staff report.

Following the adoption of the current Ordinance, the BZA has heard the following special permit and variance applications in the vicinity of the application parcel:

- Special Permit SP 00-Y-046 was approved on October 17, 2000, for Tax Map 053-1 ((03)) (6) 9, zoned R-C, 6154 Ridgemont Drive, to permit modification to certain RC lots to permit construction of addition 12.0 feet from side lot line.
- Special Permit SP 01-Y-049 was approved on November 14, 2001, for Tax Map 053-1 ((03)) (06) 33, zoned R-C, 15463 Waters Creek Drive, to permit modification to certain R-C lots to permit construction of addition 26.7 feet from the front lot line.
- Variance VC 91-S-049 was approved July 31, 1991, for Tax Map 053-1 ((03)) (06) 12, zoned R-C, 6148 Ridgemont Drive, to allow construction of a roofed deck 8.4 feet from the side lot line.
- Variance VC 92-Y-007 was denied April 17, 1992, for Tax Map 053-1 ((03)) (05) 35, zoned R-C, 15428 Smithhaven Place, to allow an addition of structure 14.6 feet from the side lot line.
- Special Permit SP 92-Y-042 was approved on October 2, 1992, for Tax Map 053-1 ((03)) (06) 57, zoned R-C, 6124 Hidden Canyon Road, to permit modification to minimum yard requirements for certain R-C lots to allow addition 12.6 feet from side lot line.
- Special Permit SP 94-Y-043 was approved November 18, 1994, for Tax Map 053-1 ((03)) (06) 68, zoned R-C, 6102 Hidden Canyon Road, to allow modification to minimum yard requirements to permit construction of addition 15.0 feet from side lot line on certain R-C lots.
- Special Permit SP 95-Y-045 was approved on October 4, 1995, for Tax Map 053-1 ((03)) (05) 112, zoned R-C, 15411 Cedarhurst Court, to allow modification to certain lots to permit construction of addition 16 feet 2 inches from side lot line.
- Special Permit SP 98-Y-023 was approved on August 19, 1998, for Tax Map 053-1 ((3)) (05) 40, zoned R-C, 6172 Hidden Canyon Road, to permit modification to the minimum yard requirement of the R-C district to permit construction of addition 14.0 feet from side lot line.
- Special Permit SP 2005-SU-013 was approved on May 25, 2005, for Tax Map 053-1 ((03)) (05) 25, zoned R-C, 6194 Hidden Canyon Road, to permit modification to certain R-C lots to permit addition to remain 14.0 feet from side lot line.
- Special Permit SP 2012-SU-061 was approved December 5, 2012, for Tax Map 053-1 ((03)) (04) 75, zoned R-C, 6214 Point Circle, to permit modification of certain R-C lots to permit construction of addition 16.1 feet from side lot line such that side yards total 35.4 feet.

ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1.

The application meets all of the following standards, copies of which are attached as Appendix 4:

- Sect. 8-006, General Standards
- Sect. 8-903, Standards for all Group 9 Uses
- Sect. 8-913, Provisions for Approval of Modifications to the Minimum Yard Requirements for Certain R-C Lots

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2013-SU-034

July 31, 2013

1. This special permit is approved for the location of an addition as shown on the plat prepared by Schools & Townsend, P.C., dated April 25, 2013, signed by Ronald S. Schools, as submitted with this application and is not transferable to other land.
2. The play structure located in the northeast corner of the rear yard shall be removed or relocated to be in conformance with Zoning Ordinance requirements.
3. All applicable permits shall be obtained prior to any construction and approval of final inspections shall be obtained.

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.

Application No.(s): SP 2013-SU-034
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3-18-2013
(enter date affidavit is notarized)

I, GIOVANNI CALABRO, 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 120277

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) |
|---|--|---|
| GIOVANNI CALABRO | (15420 CEDARHURST CT. CENTREVILLE, VA. 20120) | HUSBAND ① |
| MICHELLE CALABRO | | WIFE ② |

NOTE:
① APPLICANT/TITLED WIFE
② Title owner

(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): SP 2013-SU-034
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3-18-2013
(enter date affidavit is notarized)

120277

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)

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)

(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): SP 2013-SU-034
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3-18-2013
(enter date affidavit is notarized)

120277

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)

(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**)

(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.

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SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3-18-2013
(enter date affidavit is notarized)

120277

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:

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): SP 2013-SU-034
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 3-18-2013 120277
(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.

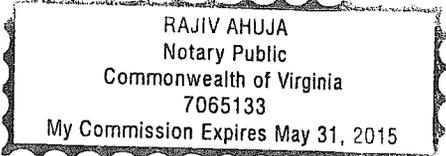
WITNESS the following signature: [Signature]
(check one) Applicant [] Applicant's Authorized Agent

Giovanni F. Calabro and Michelle G. Calabro
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18th day of March 2013, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

[Signature]
Notary Public

My commission expires: May 31, 2015



APR 26 2013

Zoning Evaluation Division

Original Submission Date: March 13, 2013

Resubmission Date: April 25, 2013

Mr. Giovanni and Ms. Michelle Calabro
15420 Cedarhurst Court
Centreville, VA 20120

Special Permit Statement of Justification

This is our primary residence, where we live in with our two children. There are no patrons, clients, patients, pupils, employees, attendants, or teachers. There is no impact to traffic and no additional people coming in and out of the residence. We have proposed a rear screened in covered porch and a rear deck. This covered porch and rear deck will be solely used for the enjoyment of our family and close friends.

The dimensions of the screened in porch are 16'0" x 16'0", and the roof height will be 18'0". Siding, soffits and fascia to match existing home as close as possible. Roofing to match existing - to include the installation of 4 (four) new Velux skylights. All decking materials and flooring to be Evergrain decking. Screened porch railings, porch posts and trim to match existing house trim as close as possible. Porch gable end siding to match existing as close as possible. Ceiling to be tongue and groove T-111 siding.

The dimensions of the deck are 19'3" x 30'10". The height will be 3'9". All decking materials - flooring, railings, bench seat and spindles are Evergrain decking.

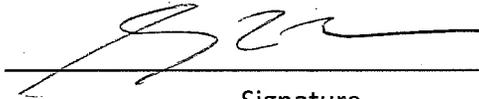
There are no hazardous or toxic substances to be generated, utilized, stored, treated and/or disposed of on site.

We are requesting to reduce one side of this RC zoned home setback from 20'0" to a 13'6" sideline on the west side of the property. The east side conforms to the current 20'0" sideline set back requirement. We are not within or contiguous to a historic overlay district and will not be disturbing more than 2,500 square feet of land area. The proposed ^{SP}variance is sought by us, the applicants, because the property was re-zoned to the R-C District (see #1 below) and we'd like to build an addition that is 13.6 feet and 20.5 feet from the side lot lines so that side yards total 34.1 feet. All other applicable ordinances, regulations and adopted standards are conformed to.

1. The proposed dwelling or addition thereto is on a lot which was comprehensively rezoned to the R-C District on July 26, 1982 or August 2, 1982 and such lot was: (c) recorded in accordance with a final consent decree entered in Chancery No. 78454 by the Fairfax County Circuit Court on September 17, 1985, as amended by a final consent decree entered on November 25, 1991 by the Fairfax County Circuit Court in Chancery No. 123887.
2. Such modification shall result in a yard not less than the minimum yard requirement of the zoning district which was applicable to the lot on July 25, 1982.
3. Such a modification shall be approved if it is established that the resultant development will be harmonious with existing development in the neighborhood and will not adversely impact the public health, safety and welfare of the area.

Thank You,

Giovanni Calabro



Signature

4-25-13

date

Michelle Calabro



Signature

4-25-13

date

March 13, 2013

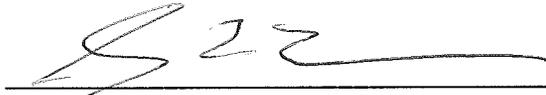
Mr. Giovanni and Ms. Michelle Calabro
15420 Cedarhurst Court
Centreville, VA 20120

Special Permit Statement of Justification

This is our primary residence, where we live in with our two children. There are no patrons, clients, patients, pupils, employees, attendants, or teachers. There is no impact to traffic and no additional people coming in and out of the residence. We have proposed a rear screened in covered porch and a rear deck. There are no hazardous or toxic substances to be generated, utilized, stored, treated and/or disposed of on site. We are requesting to reduce one side of this RC zoned home setback from 20'0" to a 13'6" sideline on the west side of the property. The east side conforms to the current 20'0" sideline set back requirement. We are not within or contiguous to a historic overlay district and will not be disturbing more than 2,500 square feet of land area.

Thank You,

Giovanni Calabro

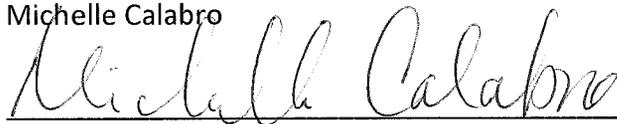


Signature



date

Michelle Calabro



Signature



date

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Department of Planning & Zoning

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Zoning Evaluation Division

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.

8-913 Provisions for Approval of Modifications to the Minimum Yard Requirements for Certain R-C Lots

The BZA shall approve a special permit to allow a modification to the minimum yard requirements of the R-C District, but only in accordance with the following provisions:

1. The proposed dwelling or addition thereto is on a lot which was comprehensively rezoned to the R-C District on July 26, 1982 or August 2, 1982 and such lot was: (a) the subject of final plat approval prior to July 26, 1982, or (b) recorded in accordance with a final consent decree entered in Chancery No. 78451 by the Fairfax County Circuit Court on September 17, 1985, or (c) recorded in accordance with a final consent decree entered in Chancery Nos. 78425, 78452, 78454, 78461, 78462 and 78465 by the Fairfax County Circuit Court on September 17, 1985, as amended by a final consent decree entered on November 25, 1991 by the Fairfax County Circuit Court in Chancery No. 123887.
2. Such modification shall result in a yard not less than the minimum yard requirement of the zoning district which was applicable to the lot on July 25, 1982.
3. Such a modification shall be approved if it is established that the resultant development will be harmonious with existing development in the neighborhood and will not adversely impact the public health, safety and welfare of the area.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plat. Such plat shall be prepared by a certified land surveyor or registered engineer except plats submitted for additions to existing single family dwellings or accessory structures related to existing single family dwellings may be prepared by the applicant. Such plat shall contain the following information:
 - A. The dimensions of the lot or parcel, the lot lines thereof, and the area of land contained therein.
 - B. The location, dimensions 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 and for accessory structures, the height of the highest point of the structure from finished ground level.
 - C. The distance from all property lines to the proposed building, structure or addition, shown to the nearest one-tenth of a foot.
 - D. The existing and intended use of each building or structure or part thereof, including the number of dwelling units within a dwelling.
 - E. The location and configuration of any existing or proposed off-street parking space(s), the number of spaces proposed to be provided, and information as to the proposed surfacing of such areas.
 - F. The delineation of any Resource Protection Area and Resource Management Area.
 - G. The signature and certification number, if applicable, of the person preparing the plat.