APPLICATION ACCEPTED: December 27, 2013
BOARD OF ZONING APPEALS: March 19, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

March 12, 2014

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2013-SU-110

SULLY DISTRICT

APPLICANT:	Howard Gleason
OWNERS:	Howard T.Gleason Carolyn M. Gleason
STREET ADDRESS:	12607 Dusty Wheel Lane, Fairfax, 22033
SUBDIVISION:	Century Oak
TAX MAP REFERENCE:	45-2 ((11)) 149
LOT SIZE:	10,572 square feet
ZONING DISTRICT:	PDH-3, WS
ZONING ORDINANCE PROVISION:	8-922
SPECIAL PERMIT PROPOSAL:	To permit reduction of certain yard requirements to permit construction of addition 12.7 ft. from rear lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2013-SU-110 for the addition 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.

O:\lgumk2\SP_VC Cases\(3-19) SP 2013-SU-110 Gleason (50%)\SP 2013-SU-110 Gleason 50% SR.docx

Laura Gumkowski

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

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.

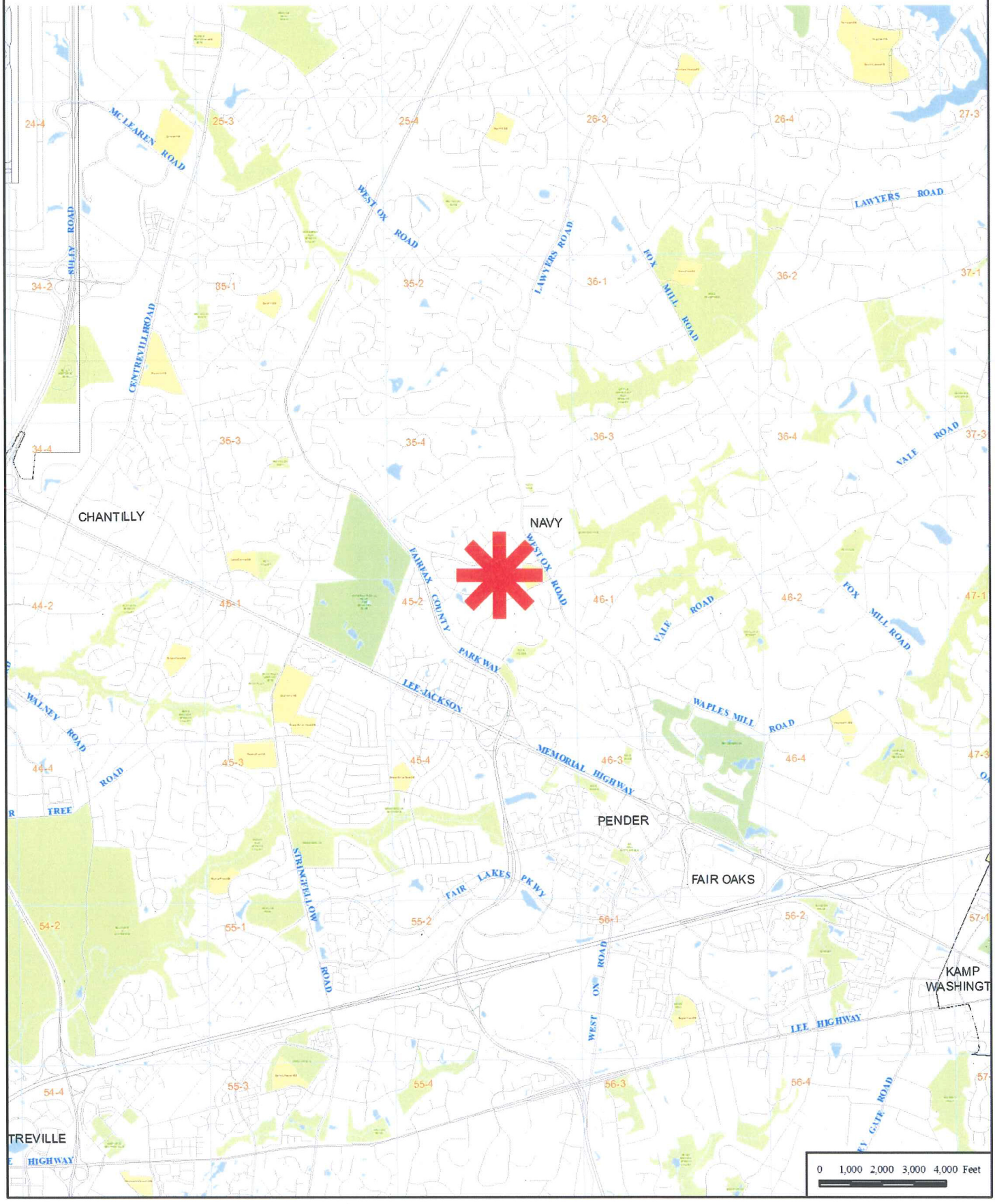
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**.

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2013-SU-110

HOWARD GLEASON



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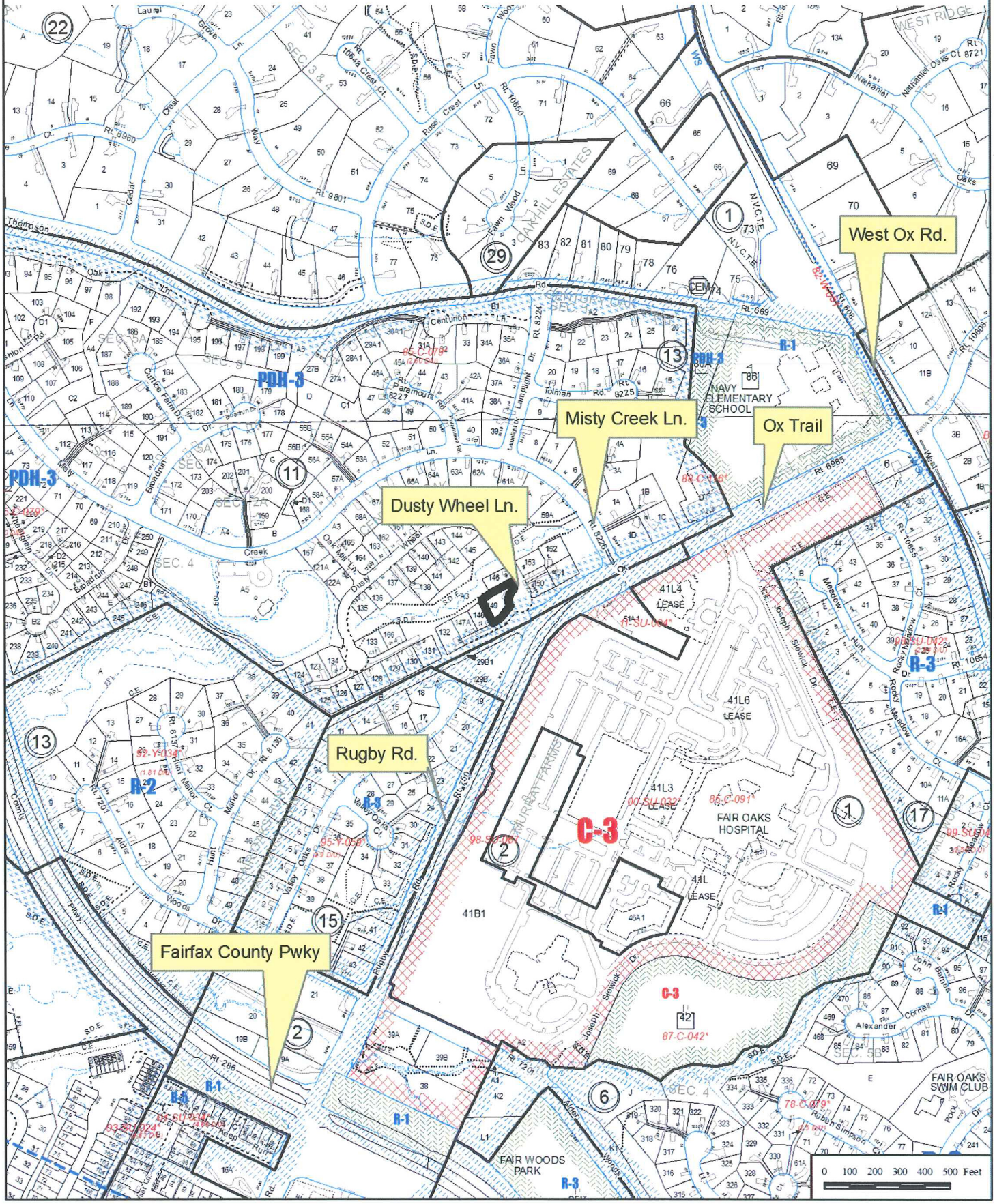

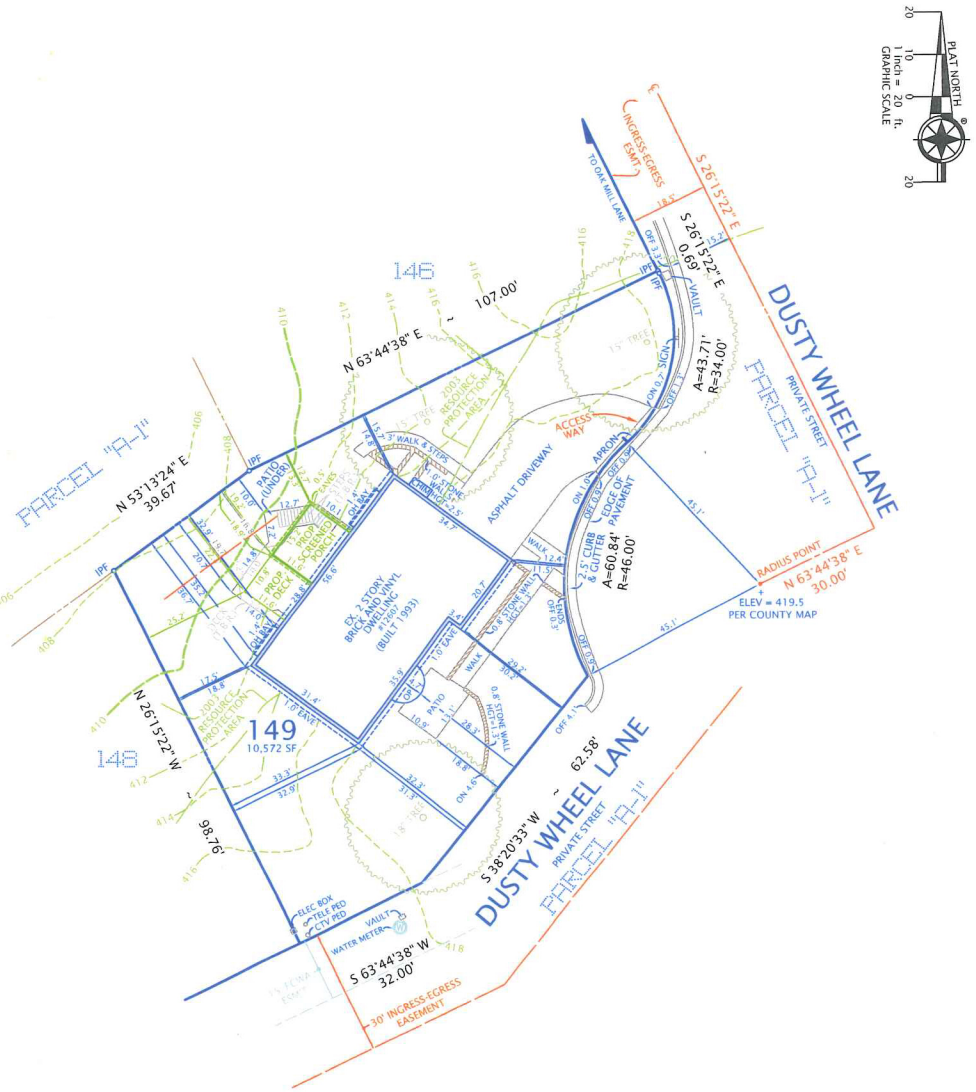

NOTES:

1. TAX MAP: 45-2-11-0149
2. ZONE: PDH-3 (RESIDENTIAL 3 DU/AC)
3. LOT AREA: 10,572 SF (0.2427 ACRE)
4. REQUIRED YARDS:
   (SEE APPROVED FINAL DEVELOPMENT PLANS)
5. HEIGHTS:

EX. DWELLING	=	31.3 FEET TO MIDLINE
EX. DECK	=	09.7 FEET TO DECK LINE
		12.7 FEET TO RAIL LINE
		15.7 FEET TO POST LINE
PROP. DECK	=	09.7 FEET TO DECK LINE
PROP. SCREENED PORCH	=	22.6 FEET TO RIDGELINE
		20.2 FEET TO MIDLINE
WALLS	=	AS NOTED

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
11. THERE IS A 2003 RESOURCE PROTECTION AREA ON THIS PROPERTY.
12. AREAS:

EX. BASEMENT	=	1,127 SF
EX. FIRST FLOOR	=	1,846 SF
EX. SECOND FLOOR	=	1,127 SF
EX. GROSS FLOOR AREA	=	4,100 SF

EX. FLOOR AREA RATIO: EX. GFA (4100) / LOT AREA (10572) = 0.39

PROP. SCREENED PORCH = 176 SF / EX. GFA (4100) = 0.04

PROP. GROSS FLOOR AREA = EX. GFA (4100) + PROP. SCREENED PORCH (176) = 4,276 SF

PROP. FLOOR AREA RATIO: PROP. GFA (4276) / LOT AREA (10572) = 0.40

13. UTILITIES ARE UNDERGROUND.

PLAT

SHOWING THE IMPROVEMENTS ON

LOT 149, SECTION 3

CENTURY OAK

(DEED BOOK 7386, PAGE 1663)

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

SCALE: 1" = 20'

AUGUST 02, 2013

NOVEMBER 05, 2013 (REV.)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE: 08/02/2013

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

CASE NAME:
CAROLYN M. GLEASON
HOWARD T. GLEASON
CASE DESIGN/REMODELING, INC.

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

#130722029

#83-13

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General Notes

KITCHEN AND LAUNDRY ROOM REMODEL

START-UP:

- This Project involves modifications that will require a building permit. See Permit allowance.
- Case to provide dust protection as practical to protect adjacent areas to kitchen and that which is required under EPA Lead-Safe guidelines
- Refrigerator to be set up in adjacent area and kept accessible to home-owner during construction
- If home-owner wishes to keep any cabinets, appliances, counter-tops, etc. that are scheduled for demolition and removal, they must inform Case prior to start of demolition.
- It is the home-owner's responsibility to remove All contents from existing kitchen cabinets prior to start of work.

KITCHEN DEMOLITION

- Remove and haul existing, cabinets, tops, and appliances.
- Remove and haul existing sink, faucet, and disposal.
- Remove and haul washer, dryer, laundry sink, and laundry wall cabinets
- Remove and haul existing back splash
- Remove existing wall and door in pantry area as per plans
- Remove existing door to laundry room
- Remove and haul existing flooring with one layer underlayment in kitchen area.
- NOTE: Existing windows, doors, and structural elements (wall and floor framing) to remain unless otherwise specified. Existing drywall walls and ceiling to remain as practical. Minor patching of drywall walls and ceiling is anticipated as a result of construction.

MECHANICAL: (plumbing, electrical, HVAC)

- Make all necessary plumbing connections for sink, dishwasher, faucet, garbage disposal, gas line to cooktop, laundry sink, washer and dryer
- Connect water line to ice maker in refrigerator
- Connect existing venting/duct work to new downdraft gas cooktop
- Bring all existing kitchen outlets up to code requirements and locate new outlets per electrical plan.
- Provide and install new circuits as required for code requirements and appliance requirements
- Relocate electrical boxes for owner-provided surface mounted lights/ceiling fans if needed
- Provide and install new recessed lights per plan and install new matching baffles on existing recessed lights
- Provide and install 7 new under-cabinet lights per plans
- Note: No upgrades to electrical service have been included or anticipated. No changes to plumbing service or supplies have been included or anticipated. No Heating or A/C work has been included or anticipated. *Owner to provide surface-mounted decorative light fixtures over cooktop and kitchen table area if wanted*

ROUGH CARPENTRY/ WALL PREP

- Construct new wall for pantry and six panel hollow core doors as entry to pantry, per plans.
- Provide and install 4 adjustable birch wood shelves in pantry
- Set and trim a new six panel hollow core door as entrance to laundry room
- Install new drywall per plans and/or patch drywall as necessary as a result of construction/access

FINISH WORK

- Layout kitchen design and install new cabinets per plans.
- New Cabinets to be: SHILOH CABINETRY / *RED CHERRY / BLACK GLAZE /ASHEVILLE MITER DOOR STYLE IN FULL OVERLAY, ASHEVILLE MITER DRAWER HEAD WITH SOFT CLOSE ; HARDWOOD DOVETAIL DRAWERS WITH SOFT CLOSE: FULL EXTENSION / MATCHING INTERIORS ON MULLION DOORS ONLY*
- Species and stain of cabinetry is as specified on plans. Owners understand that natural wood material accepts stain in varying amounts, creating contrasting areas of color. Owners understand that painted cabinets can develop minor cracks at miter joints.
- Install owner-provided cabinet hardware.
- Provide and install new counter top: Top to be: GRANITE CREMA BORDEAU WITH OGEE EDGE
- NOTE: countertops will be provided with a OGEE edge. Countertops may also have "seams" where two slabs of material join. A natural stone countertop, by nature, has small pits and fissures that are not considered imperfections.
- Provide and install backesplash per plans. Backsplash to be: 3X6 BRICK JOINT T/50 TUMBLED STONE WITH *FAO9 4X11 LISTELLO AND 383 BONE GROUT FROM DAL TILE*
- NOTE: due to the nature of stone, glass, and/or handmade ceramic tile, there will be variation in color, finish, texture and dimensions of each piece.
- Provide and install new SINK. Sink to be: FRANKE DOUBLE BOWL STAINLESS STEEL WITH BOTTOM GRID ACCESSORY
- Provide and install new faucet. Faucet to be: HANSGROHE TALIS ARC KITCHEN FAUCET IN RUBBED BRONZE 8-3/4" SPOUT REACH WITH SOAP DISPENSER HANSGROHE IN RUBBED BRONZE
- Provide and install new ¾ HP garbage disposal by BADGER
- Provide and install flooring throughout kitchen. Flooring to be: CERAMIC TILE ALOG 13X13 INSTALLED ON A BRICK PATTERN TO EXTEND INTO LAUNDRY ROOM, GROUT WILL BE 122 LINEN

APPLIANCES

- Owner to purchase appliances directly from supplier. Appliance supplier to include delivery of appliances to job site.
- Owner is responsible for any additional costs associated with reworking/ adjusting cabinetry, countertops, floors, etc. that comes as a result of appliances not being as specified or differing from the sizes/ type specified in the contract drawings.
- Existing appliances will be relocated to a room on the same floor for no charge. If appliances are to be relocated to another floor of the home, a charge of $100 per appliance will apply.
- Case to install the following appliances provided by owner:
  - Refrigerator.Freezer: SS GAGGENAU 24" RC462700/SS GAGGENAU 24" FREEZER RF463701
  - Range/Microwave: THERMADOR 30" PROFESSIONAL SERIES SS COMBO OVEN/CONVECTION MICROWAVE, TRUE CONVECTION OVEN AND WARMING DRAWER POMW301
  - Cooktop.Downdraft: VIKING 36" 6 BURNER RANGETOP SS IN GAS VGR7536GSS WITH VIKING 36" DOWNDRAFT WITH REMOTE CONTROL VIF162RSS, AND VIKING 900 CFM CABINET BLOWER VIDV900
  - Dishwasher: ASK.03 3 LEVEL DISHWASHER DSS54XXLFI
  - Washer dryer: WHIRLPOOL IN WHITE WFW9550WW WASHER/ WLD9500WW DRYER TO MATCH WITH PEDESTAL STORAGE AND LAUNDRY WORK SURFACE
  - Laundry sink: RELIANCE UNIVERSAL LAUNDRY SINK IN WHITE: MTS410

POWDER ROOM REMODEL

DEMO/HAUL:

- Existing vanity and top, faucet, mirror, surface light, and accessories
- Existing toilet, and tile floor
- Exhaust fan to remain

CARPENTRY / WALL PREP:

- We have included a drywall patch for damage done by Case Design/Remodeling, Inc. during the course of project

PLUMBING:

- Furnish and install new shut-off valves w/ supply lines on new sink and toilet along with a new wax ring seal.
- See FIXTURES / FINISH SELECTIONS for plumbing fixture specifications or allowances.
- Note: We assume exiting plumbing is in good condition and to code. Replacement or relocation of supply, waste and vent piping has not been anticipated or included.

HVAC:

- None is included

ELECTRICAL:

- None included

VANITY CABINET:

- Furnish and install a new FAIRMONT NEWHAVEN 30" VANITY IN BURRELWOOD WITH BISCUIT CERAMIC TOP AND MIRROR

FIXTURE / FINISH SELECTIONS: (Case to provide and install unless otherwise noted)

- Furnish and install a new faucet KOHLER DEVONSHIRE WIDESPREAD 8" IN BRUSHED NICKEL
- Furnish and install a new surface light KOHLER DEVONSHIRE 3 LIGHT IN BRUSHED NICKEL
- Furnish and install new KOHLER MEMOIRS 2 PIECE ELONGATED TOILET IN WHITE, DEVONSHIRE TOILET TISSUE HOLDER AND DEVONSHIRE 16" TOWEL BAR IN BRUSHED NICKEL
- Furnish and install a new QU-CORK FLOORING BY CAROLINA MOUNTAIN HARDWOODS WITH NATURAL BRICK TILES AND MATCHING CORK SHOE MOLDING AND TRANSITION.

DECK REMODEL

DEMOLITION

- Remove and haul the existing deck, stairs,6x6 posts, railing as necessary, keeping the portion of posts, joists and structure to be used as basis for new deck, per plans
- The new decking and railing material will be AZEK exact color TBD
- Excavate the footings necessary to configure the new deck size and stand-alone design, per plans
- Install PTP 6x6 support posts
- Install 2x10 support beams
- Install PTP 2x10 joists, 16" on center with a 2x10 band to make the existing deck design, per plans
- Install AZEK 5/4x6 decking run parallel to the house
- Install PTP rail posts on deck bolted to the outside band
- Install AZEK post sleeves on the 4x4 posts
- Install AZEK 2x4 rails
- Install AZEK 2x2 balusters, 4 on center
- Install AZEK 5/4x6 rail cap

SCREENED PORCH

- Install 6x6 support posts with AZEK sleeves
- Install a PTP 2x12 porch beam wrapped with AZEK trim
- Install roof trusses, 24" on center in a hip roof style
- Install 5/8" roof sheathing
- Install 30# felt paper on the roof
- Install snow and ice shield along gutter lines
- Install CERTAINTEED XT 25 year 3-tab shingles, color to match existing home roof
- Install 6" gutter and downspout to grade
- Install AZEK 2x4 rails
- Install AZEK 2x2 balusters, 4" on center
- Install an AZEK 2x4 rail cap
- Install SCREENTITE screening with AZEK trim
- Install a composite screen door
- Install AZEK head board on the ceiling
- Install electrical sec allowance , per plans

Drawing Index

Sht.	Description
01	COVER SHEET
02	PROPOSED FIRST FLOOR PLANS
03	EXTERIOR ELEVATIONS
S1	STRUCTURAL DRAWINGS
4	Total No of Sheets

DOOR SCHEDULE

1	STOCK 2668 PO Size: per manufacturer	Unit dimension: 2'-6" x 6'-8" Hollow Core 6-Panel Simple Pocket Hardware T.B.D. Quantity: 1
2	STOCK 4068 PO Size: per manufacturer	Unit dimension: 4'-0" x 6'-8" Hollow Core 6-Panel Double Swing Hardware T.B.D. Quantity: 1
E	EXISTING WINDOW OR DOOR	Existing window or door No change

GENERAL CODE NOTES:

- Plans conform with IRC 2009 and with VCC 2009
- All wood in contact with soil or masonry foundations to be pressure treated-AC treated SYP or equivalent. All fasteners used with ACQ treated lumber will meet the ASTM standard A153 and A653, class 185
- All framing lumber to be SPF #2 unless indicated otherwise.
- Concrete-3000psi compressive strength at 28 days
- Subfloors-3/4" APA subfloor/underlayment rated, tongue and groove glued and nailed to joists.
- Roof sheathing-1/2 OSB with spacers.
- Roofing -215 lb per square asphalt shingles over 15 lb ft.
- Design criteria used are as follows:
  - Roof load 30lbs/sf
  - Roof and floor dead load 10lbs/sf
  - Seismic design category B
  - Termite damage subjectivity-heavy
  - Winter design temperature-19 degrees F
  - Subjectivity to decay-moderate
  - Subjectivity to damage from weather-heavy
  - Wind speed-90mph
  - Frost line depth 24"
  - Flood hazard-yes
  - Floor live load in non-sleeping areas-40lbs/sf
  - Floor live load in sleeping areas-30 lbs/sf

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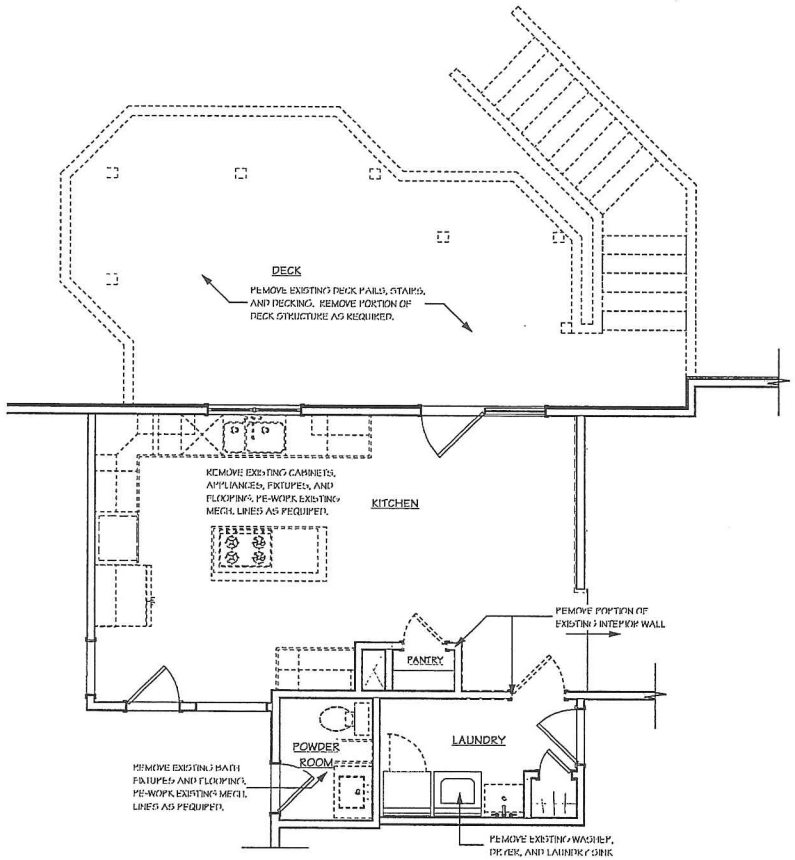
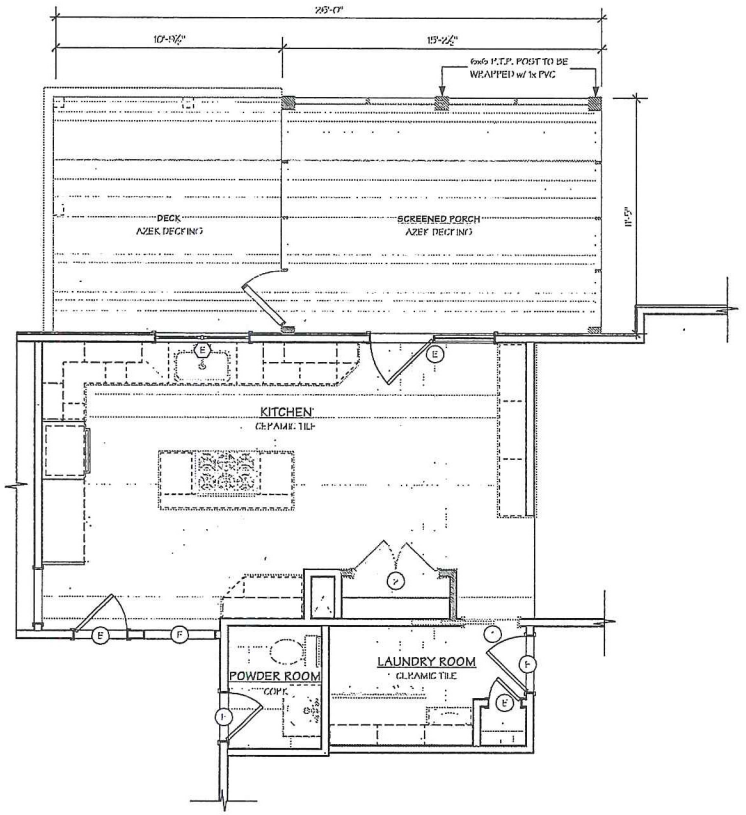
COVER SHEET



A/02 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



B/02 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

LEGEND - PLAN

EXISTING
- Brick
- Wood Framing

DEMOLITION
- Walls
- Other

NEW
- Brick
- CMU
- Rough Carpentry
- Interior Bulkhead
- Interior Kneewall

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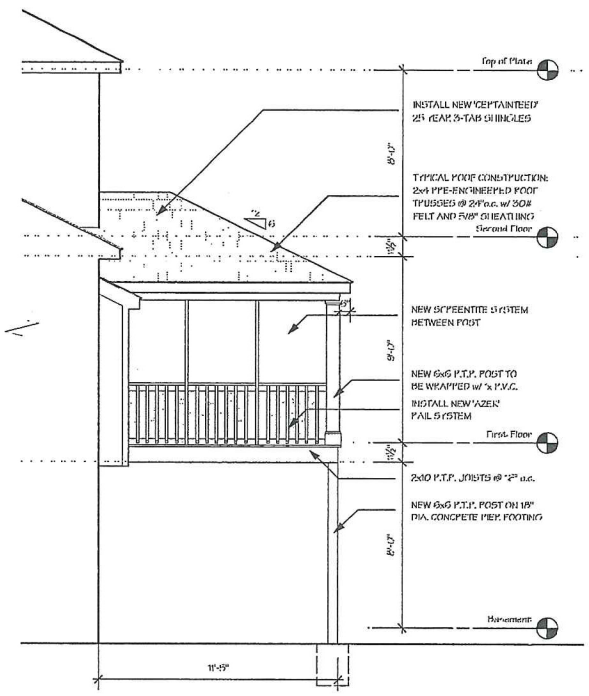
PROPOSED FIRST FLOOR PLANS



A/04 RIGHT SIDE ELEVATION
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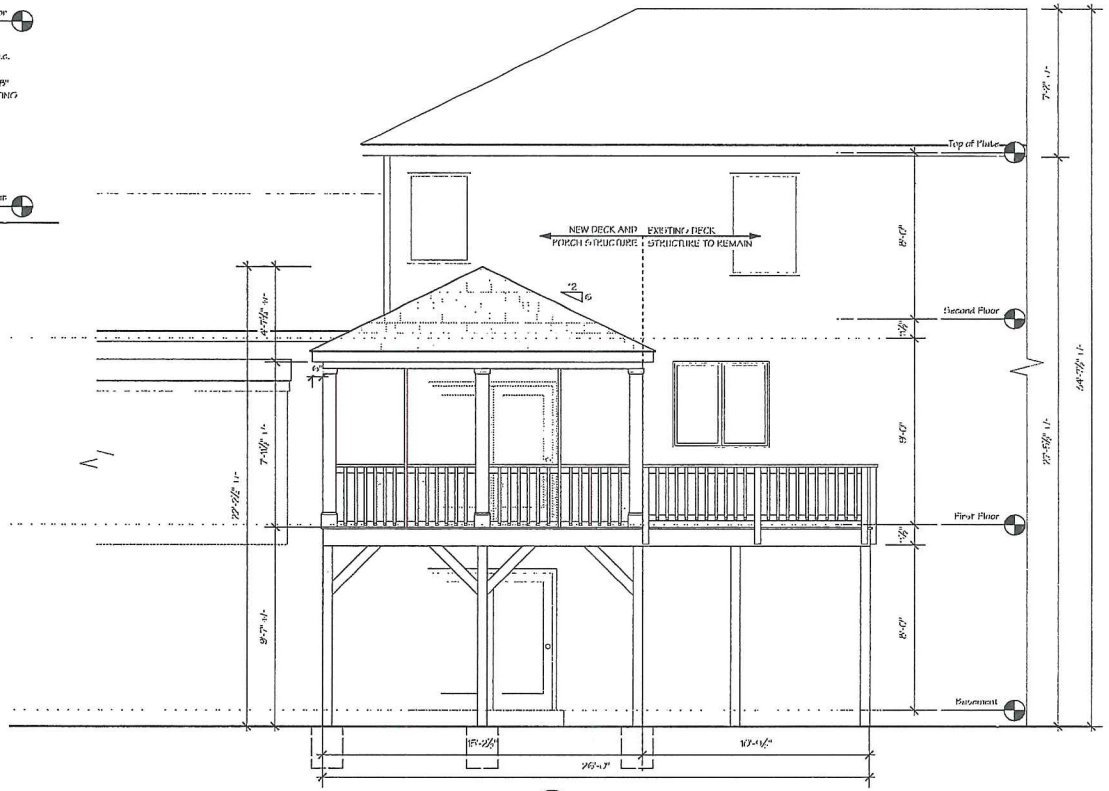

B/04 REAR ELEVATION
Scale: 1/2" = 1'-0"

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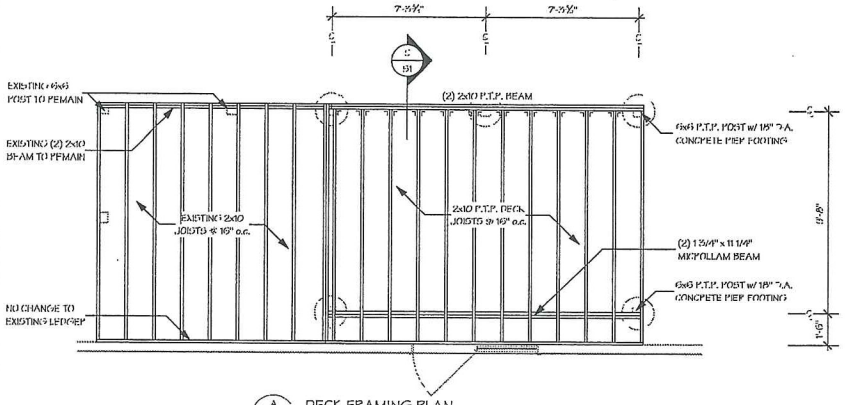
EXTERIOR ELEVATIONS



A / S1 DECK FRAMING PLAN
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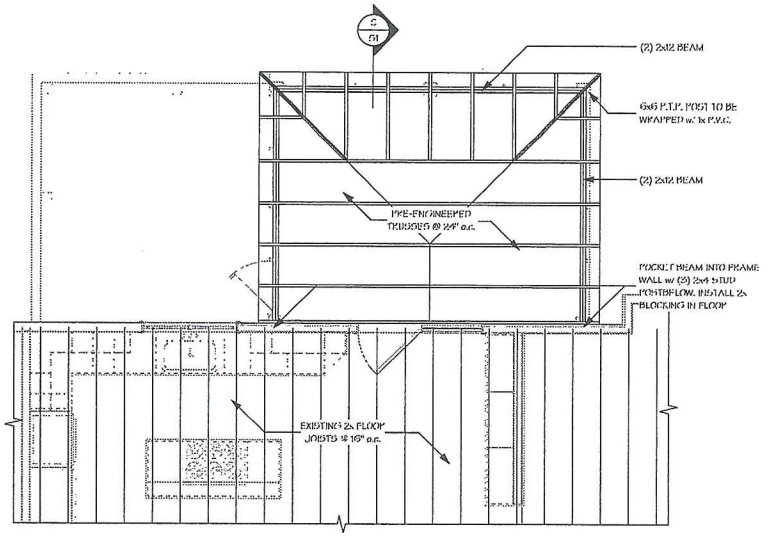

B / S1 ROOF FRAMING PLAN
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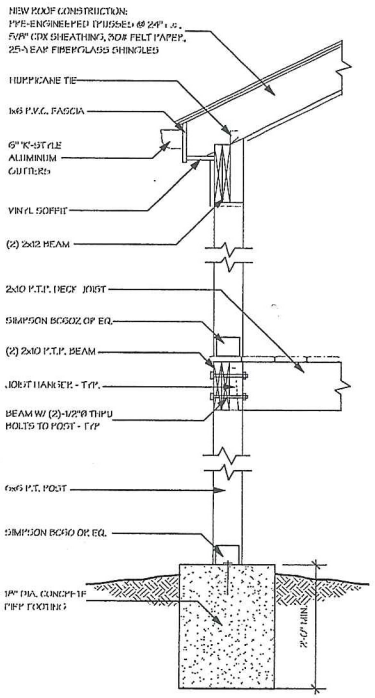

C / S1 WALL SECTION
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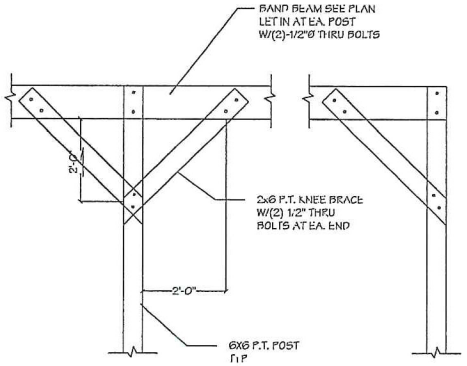

D / S1 TYPICAL KNEE BRACE DETAIL
Scale: No Scale

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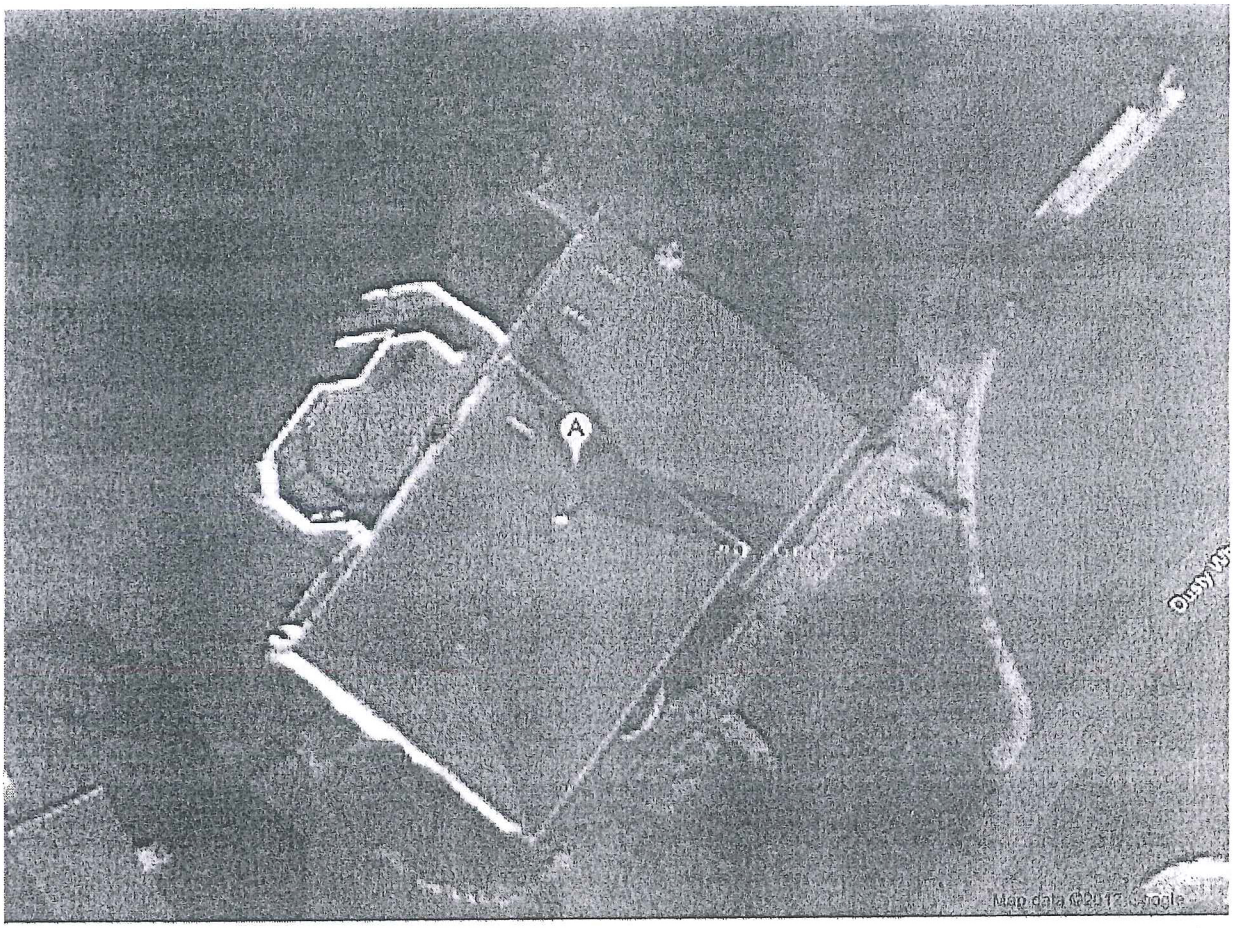
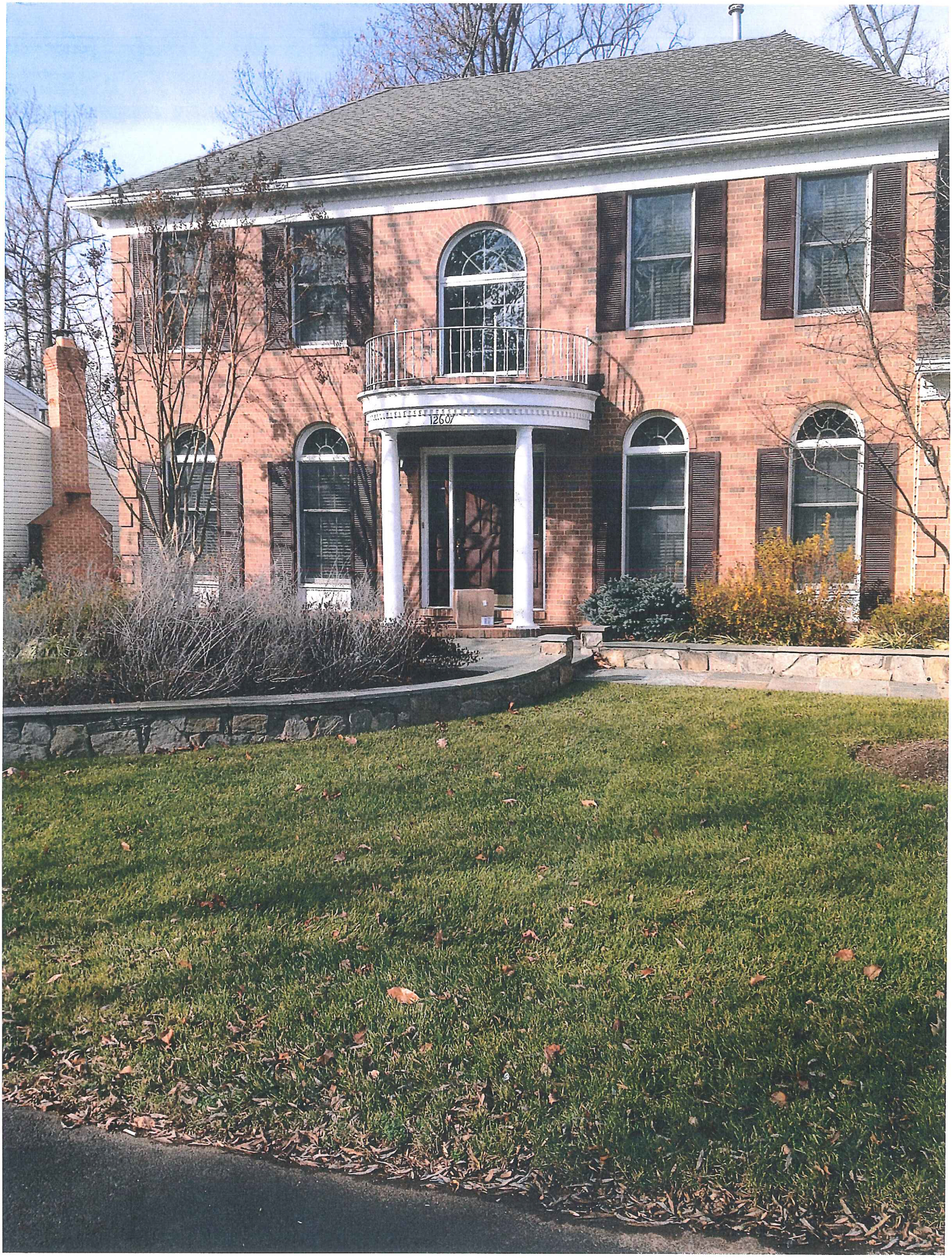
STRUCTURAL DRAWINGS

Photos

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google

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CASE

Weber

SPECIAL PERMIT REQUEST

The applicant is requesting approval of a special permit for a reduction in certain rear yard requirements to permit the construction of an addition on the rear of the dwelling.

A copy of the special permit, plat titled "Plat Showing the Improvements on Lot 149, Section 3, Century Oak," prepared by George M. O'Quinn, L.S., of Dominion Surveyors Inc., dated August 2, 2013 and as revised through November 5, 2013, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 10, 572 square foot lot contains a two story single family detached dwelling. The property has two front yards, both along Dusty Wheel Lane. A patio and walk way, lined by a stone wall, exists in the southern front yard. A separate walkway and steps are attached to the northeast corner of the building. A wooden deck is attached to the northwestern façade of the dwelling. A brick patio exists underneath the deck. An asphalt driveway exists in the eastern front yard and provides vehicular access to Dusty Wheel Lane. One mature tree is located in the southern front yard, and two additional trees are located in the eastern front yard.

A Resource Protection Area (RPA) is located on the property. The limits of the RPA are located through the center of the house and extend beyond the northern property line.

Zoning: PDH-3, WS

As shown on the previous page, the properties to the north, east and west are zoned PDH-3 and developed with single family detached dwellings. The property directly to the south is zoned R-1 and is vacant out lot.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1993 and purchased by the applicant in 2000.

The Zoning Administration Division made a determination on September 12, 2013, that the rear lot line runs the full length of the lot and the minimum rear yard requirement is 25 feet (Appendix 4).

A copy of information outlining a similar variance request is attached in Appendix 5.

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a special permit for a reduction in certain yard requirements to permit construction of screen porch addition to be located 12.7 feet from the rear lot line. A minimum rear yard of 25 feet is required therefore a reduction of 12.3 feet or 49.2 feet is requested.

The applicant proposes to construct a 174 square foot screen porch addition on the existing wood deck. The height of the addition will be to 22.6 feet to the ridgeline. According to the applicant, the siding and roof on the addition will match the existing materials and colors of the dwelling.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: III
Planning District: Upper Potomac
Planning Sector: Lee- Jackson Community Planning Sector (UP08)
Plan Map: Residential 1-2 du/ac

Zoning Ordinance Requirements

- *Sect. 8-006* General Special Permit Standards
- *Sect. 8-903* Group 9 Standards
- *Sect. 8-922* Provisions for Reduction of Certain Yard Requirements

This special permit is subject to sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 6. Subject to development conditions, the special permit must meet these standards.

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. *This lot is zoned PDH-3 and therefore has smaller minimum required side yards than in a traditional R-3 district. Additionally, this is a corner lot with a dwelling placed diagonally on the lot which further encroaches on the already limited yards. The surrounding houses are located within close proximity and there is not a large amount of room to expand into the yards. The screen porch addition, however, is to be located on the foundation of an existing deck and will not impose on neighboring properties. A number of properties located in this neighborhood have completed similar additions in size and location. Staff believes by observation of the neighborhood through submitted photographs and aerial photography that the construction of the screen porch addition and deck will not adversely affect the use or development of neighboring properties. 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 is 4,100 square feet in size. Therefore 150% of the total gross floor area could result in additions up to 6,150 square feet in size for a possible total square footage at build out of 10,250 square feet. The proposed addition is approximately 176 square feet, for a total square footage of the house with the addition of 4,276 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 screen porch addition will be compatible with the dwelling. The height of the addition will not be higher than the existing height of the house. 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. *Through aerial photography and submitted photographs, staff has confirmed that the screened porch addition is similar to other screen porch additions in the neighborhood in terms of its size and location (including Lot 146, the property directly north of the subject property). 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 proposed screen porch addition, 174 square feet, will not impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. Staff believes the addition will not increase runoff or erosion as it is being constructed on the same footprint of an existing porch.*

The proposed addition is located in a Resource Protection Area. Staff from the Department of Public Works and Environmental Services (DPWES) has provided comments. Staff commented that if less than 2,500 square feet of land is disturbed in the Resource Protection Area, than no grading plan or stormwater management review is required (See Appendix 7). The screen porch addition will be 176 square feet in area and it does not appear that the construction will reach the 2,500 square feet threshold required for DPWES review. 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. *Staff believes the request to build the screen porch addition is a modest request. The construction and layout of the addition is minimal as it is being constructed on an existing deck. The location of the addition minimally affects the existing onsite characteristics and is similar to additions on neighboring properties. No existing vegetation or trees are impacted by this construction. Other issues of wells, floodplains and/or Resource Protection Areas, and historic resources are not applicable to this site. Staff believes the application meets this provision.*

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-SU-110 for the additions 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. Zoning Administration Division letter on September 12, 2013
5. Similar Case History
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2013-SU-110

March 12, 2014

If it is the intent of the Board of Zoning Appeals to approve SP 2013-SU-110 located at Tax Map 45-2 ((11)) 149 to permit reduction of certain yard requirements pursuant to Sect. 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 the additions (176 as shown on the plat titled, "Plat, Showing the Improvements on Lot 149, Section 3, Century Oak," prepared by George M. O'Quinn, L.S., of Dominion Surveyors Inc., dated August 2, 2013 and as revised through November 5, 2013, as submitted with this application and is not transferable to other land.

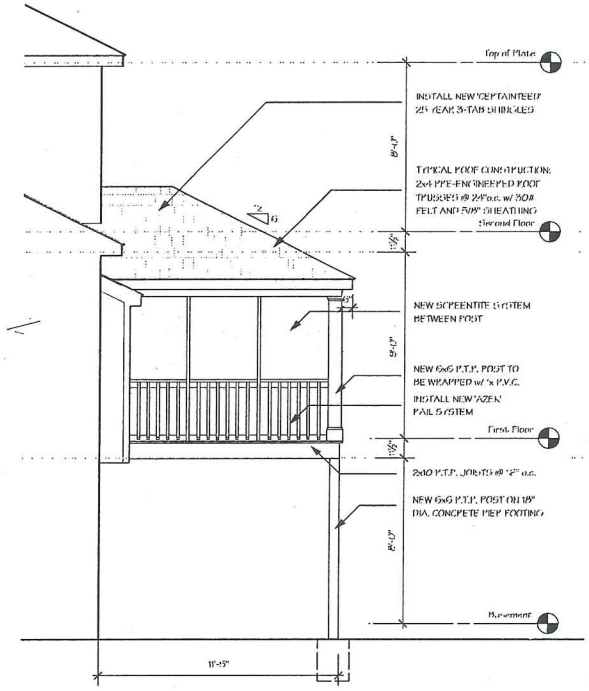
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (4,100 square feet existing + 6,150 square feet (150%) = 10,250 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. 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, 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.



A/04 RIGHT SIDE ELEVATION
Scale: 1/2" = 1'-0"

B/04 REAR ELEVATION
Scale: 1/2" = 1'-0"

CASE
Design/Remodeling, Inc.
www.casedesign.com

Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
301.229.4600 (f) 301.229.3165

Falls Church
701 Park Avenue
Falls Church, VA 22046
703.241.2980 (f) 703.534.0207

Williamsburg
5810-F Moorestown Road
Williamsburg, VA 23188
757.220.9046

Proj. Number:	17332181
PD / RC:	JIM WRENN
Designer:	LAURA CLEM
Proj. Manager:	RICH GETTYS

GLEASON RESIDENCE
12607 DUSTY WHEEL LANE
FAIRFAX, VA 22033

Drawing Log	Date
CONTRACT MEETING	08/30/12
PERMIT SET	10/15/12
Dimension Elevations	12/6/13

Scale:	Dat
1/4" = 1'-0"	12/6
Sheet:	01

03 0

EXTERIOR ELEVATIO

ATTACHMENT 1

Application No.(s): SP 2013-SU-110

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: FEBRUARY 27, 2014

(enter date affidavit is notarized)

119313

I, RICHARD L FLATHER, 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

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)
HOWARD T GLEASON	12607 DUSTY WHEEL LANE FAIRFAX, VA 22033	APPLICANT/TITLE OWNER
CAROLYN M GLEASON	12607 DUSTY WHEEL LANE FAIRFAX, VA 22033	TITLE OWNER
CASE DESIGN/REMODELING, INC.	701 PARK AVENUE FALLS CHURCH, VA 22042	AGENT
RICHARD L FLATHER	701 PARK AVENUE FALLS CHURCH, VA 22042	AGENT
M THUY LE	701 PARK AVENUE FALLS CHURCH, VA 22042	AGENT

(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-110

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: FEBRUARY 27, 2014

(enter date affidavit is notarized)

119313

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)
CASE DESIGN REMODELING, INC.
4701 SANGAMORE ROAD, SUITE P40
BETHESDA, MD 207816

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)
FREDERIC F CASE

(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-110

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: FEBRUARY 27, 2014

(enter date affidavit is notarized)

119313

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.

Application No.(s): SP 2013-SU-110

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

119313

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: FEBRUARY 27, 2014

(enter date affidavit is notarized)

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-110
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: FEBRUARY 27, 2014
(enter date affidavit is notarized)

119313

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:

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

RICHARD E FEATHER, AGENT
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27th day of February 2014, in the State/Comm. of VA. Inc., County/City of Fairfax.

Mireille Calderon
Notary Public

My commission expires: 1/31/2017

Mireille Calderon
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 300814
My Commission Expires Jan. 31, 2017

APPENDIX 3

Department of Planning & Zoning

NOV 21 2013

Zoning Evaluation Division

November 21, 2013

Zoning Evaluation Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801, Fairfax, VA 22035

Re: Special Permit Application – Reduction of Certain Yard Requirements
Howard Gleason (Owner)
12607 Dusty Wheel Lane
Fairfax, VA 22033

STATEMENT OF JUSTIFICATION – RESPONSE TO STANDARDS FOR A SPECIAL PERMIT

We hereby wish to submit for review and approval of the Reduction of Certain Yard Requirements to Permit Addition 12.7 Feet from Rear Lot Line as defined under the Fairfax County Zoning Ordinance Section 8-922.

The property requesting the Special Permit is an existing single family dwelling located at 12607 Dusty Wheel Lane, Fairfax, VA 22033. The property is identified as Lot 149, Section 3, Century Oak (Deed Book 7386, Page 1663). The subject property was acquired in good faith by Howard T. Gleason and Carolyn M. Gleason on July 3, 2000. The owners currently have an application submitted for a Special Permit for the construction of a screened-in deck to the rear of the residence. The Special Permit was submitted in response to the Building Permit Application after it was discovered the proposed addition on the property may encroach the rear yard setback.

The existing rear setback from the existing house to the rear property line has been determined by Zoning to be 25'. The property owners wish to construct a screened-in porch addition to the rear of the residence and reduce the current setback to 12.7', less than 50% of the assessed rear setback.

There are no known hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1-Virginia Hazardous Waste Management Regulations; and/or Petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.

The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought by the applicant, such shall be specifically noted with the justification for such modification.

The finished square footage of the existing residence is 2,973 square feet and the garage is 420 square feet, totaling 3,393 square feet as defined in Zoning Ordinance Section 8-922 paragraph numeral 4. The proposed 1st floor addition has a gross square footage total of 176 square feet. The resulting gross floor area (GFA) of the addition is less than 150 percent of the total GFA of the principal structure that existed at the time of the first expansion request. The resulting GFA of the subsequent addition is less than 150 percent of the GFA of the dwelling that existed at the time of the first expansion request. No portion of the existing single family detached dwelling is proposed to be removed.

The resulting gross floor area of the existing structure and the addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

The proposed addition siding and roof will match the existing styles and colors of the home it is being attached to. Included in the application package is a design architectural drawing of the proposed addition. There will be no basement to the addition. 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 the lot.

The proposed development of the addition 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. There is no proposed removal of existing vegetation for the proposed screen porch addition.

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 storm water runoff.

The proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors considered include, but were not limited to, the layout of the existing single family dwelling; availability of alternate locations for the addition; orientation of the structure 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 determine by the Director; location of easements; and/or preservation of historic resources.

There are 23 copies of the supporting plat accompanying the application and is drawn to scale on an 18" x 24" sheet. An additional 8 ½" x 11" reduction of the plat is also attached. The plat is certified by George O'Quinn, Commonwealth of Virginia Land Surveyor, and License Number 2069. The plat contains but is not limited to 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;

g. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line;
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 utility easements regardless of width;
k. The location, type and size 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 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.

One set of Architectural depictions of the proposed structure as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening is attached to this Special Permit application package.

Chauncey, Michael P.

From: Johnson, Leslie
Sent: Thursday, September 12, 2013 6:00 PM
To: 'rflather@ds2i.net'
Cc: Chauncey, Michael P.; Guinaw, Kevin
Subject: 2607 Dusty Wheel Lane

Dear Mr. Flather:

It has been determined that the rear lot line runs the full width of the lot. The special permit provisions for a Reduction in the minimum required yard limit the encroachment to not more than 50% of the minimum required yard, which in this case is 25 feet. Therefore as currently proposed the screened porch exceeds the maximum permitted extension that the BZA could approve by 6". You can either revise the plat to show the screened porch located 12.5 feet from the rear lot line instead of 12 feet, or in the alternative you could apply for a Final Development Plan Amendment, which is the same fee, but is reviewed by the Planning Commission and not the BZA. An FDPA would not limit the encroachment to 50%; however, staff would evaluate the request in terms of the P District design standards and compatibility with other properties. If you choose the FDPA approach, your application would need to be revised, but these revisions should not be significant. I apologize for any inconvenience and unreasonable delay to get this response to you. Let me know if you have any questions.

Leslie B. Johnson
Zoning Administrator
Department of Planning and Zoning
703-324-1223
Leslie.Johnson@fairfaxcounty.gov

Similar Case History

Land Development Information History: ZAPS - VC - VC 2003-SU-054

General Information

Application Number:	VC 2003-SU-054
Application Description:	TO PERMIT CONSTRUCTION OF ADDITION 10.7 FEET FROM REAR LOT LINE
Current Status:	APPLICATION APPROVED
Date Accepted by County:	03/20/2003
Magisterial District(s):	SULLY
Link to LDSNet record :	VC 2003-SU-054

Application and Agent

Primary Applicant:	PATRICIA A AVERY HELEN S CHANG 3812 WHEATGRAIN LA FAIRFAX VA 22033
Agent:	MICHAEL A LIBCKE 13230 MARINA WY WOODBRIDGE VA 22191 (703) 492-5400

Approved Zoning

Zoning District:	PDH- 3
Approved Area:	6,747.00 SQ FEET
Approved Land Use(s):	RESIDENTIAL MINIMUM YARD VARIANCE
Approved Dwelling Units:	0
Approved Affordable Dwelling Units:	0
Approved Dwelling Units per Acres:	0
Approved Gross Floor Area:	0
Approved Floor Area Ratio:	0
Parcel Identifiers (PINS):	0452 11 0230

Waivers/Modifications and Supplemental Motions

Waivers/Modifications:	No Waivers/Modifications
Supplemental Motions:	No Supplemental Motions

PC, BOS and BZA Hearings

PC Hearing:	Not Scheduled
BZA Hearing:	Occured on: 06/10/2003; Decision: APPROVE

Fairfax County Contact Information

Staff Coordinator:	LINDSAY SHULENBERGER

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.