

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

DENISE LYNN HURST, SP 2013-LE-102 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 12.5 ft. from the rear lot line. Located at 6002 Pratt St., Alexandria, 22310, on approx. 15,006 sq. ft. of land zoned R-3 and HC. Lee District. Tax Map 81-4 ((8)) 7. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on February 5, 2014; and

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

1. The applicant is the owner of the land.
2. In this particular case, the applicant proposes to tear down an existing two-car garage and replace it with a slightly larger two-story dwelling, which would include a garage space and a bedroom and room for a lift in basically the same footprint.
3. It is only 190 square feet larger than the existing footprint.
4. The Board has a favorable staff report recommendation.
5. The Board has determined that the applicant has satisfied the six criteria set forth in the code section.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (1,180 square feet), as shown on the plat prepared by Thomas J. Lutke, Land Surveyor, dated September 21, 2013, as submitted with this application and is not transferable to other land.

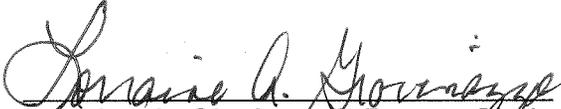
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (1,790 square feet existing + 2,685 square feet (150%) = 4,475 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.
5. A water quality impact assessment shall be submitted and approved prior to issuance of a construction permit if required by the Department of Public Works and Environmental Services.
6. The proposed addition shall be constructed in such a way that there shall be no inundation due to blockage at the outlet of the pond on the west side of the property.
7. The applicant shall insure that the 10-inch maple located in the front yard just south of the driveway will be protected from all construction activity.

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.

Mr. Byers seconded the motion, which carried by a vote of 7-0.

A Copy Teste:


Lorraine A. Giovinazzo, Deputy Clerk
Board of Zoning Appeals

ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 11 day of
February, 2014.

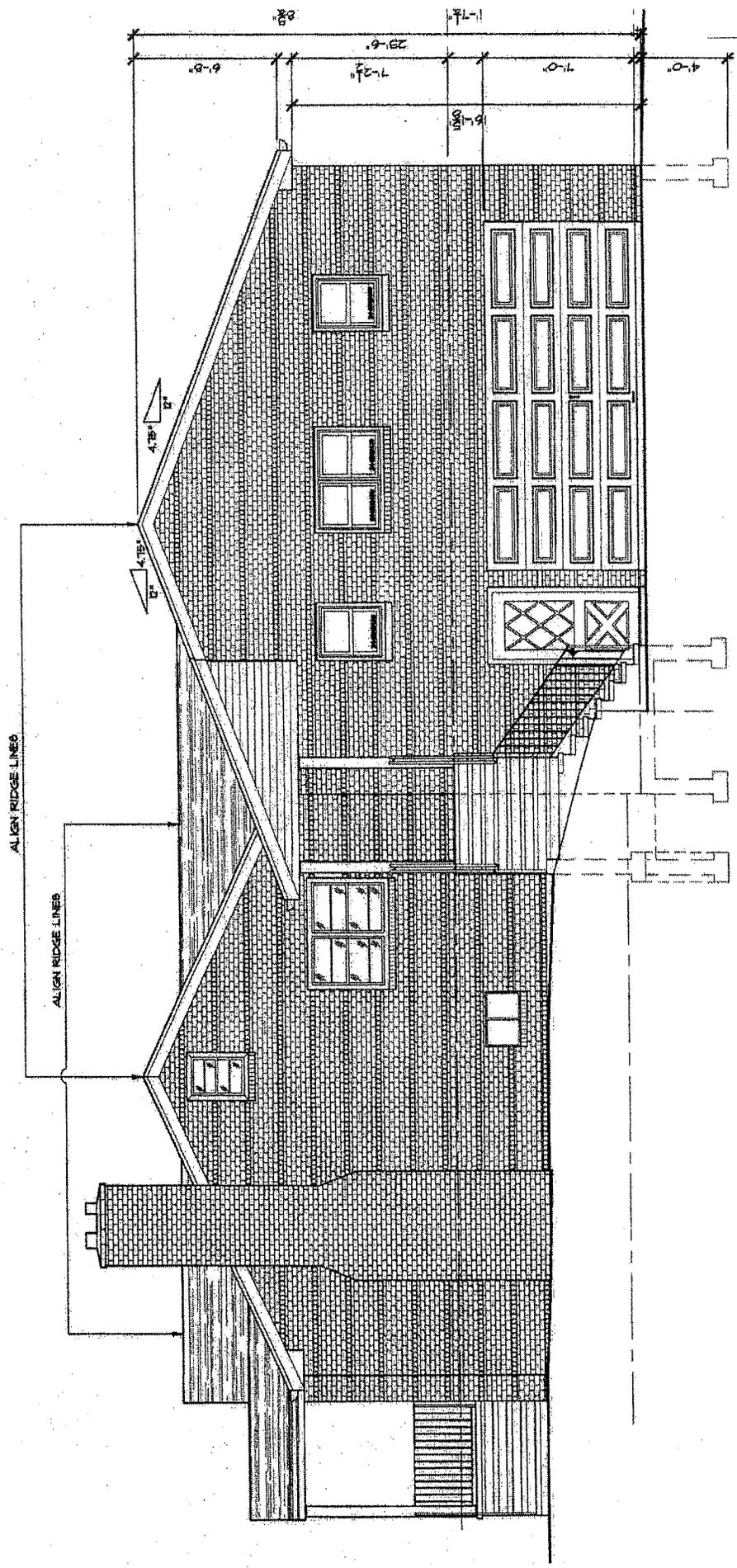

Notary Public

My commission expires: 9-30-2017



Special Permit Package 6002 Prodt
North = addition

RECEIVED
Department of Planning & Zoning
NOV 19 2013
Zoning Evaluation Division

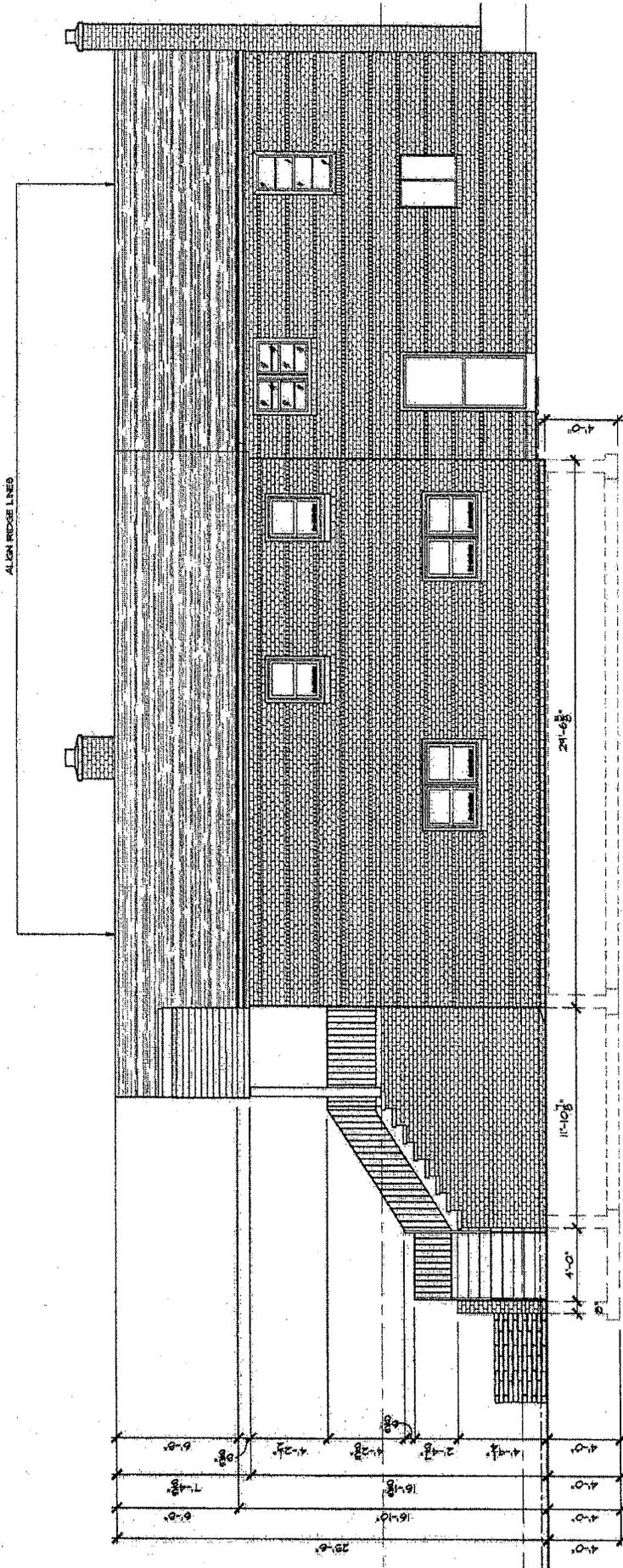


Special Permit Package 6002 Pratt
Plan with Addition

RECEIVED
Department of Planning & Zoning

NOV 19 2013

Zoning Evaluation Division



RECEIVED
Department of Planning & Zoning

NOV 19 2013

Zoning Evaluation Division

Special Permit Package 6007 Pratt
Front with addition

