

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JOHN E. ALFERT, SP 2013-HM-098 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 14.7 ft. from side lot line. Located at 10541 Hunter Station Rd., Vienna, 22181, on approx. 1.94 ac. of land zoned R-E. Hunter Mill District. Tax Map 27-2 ((1)) 32A. Mr. Hart 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. The Board has a staff report recommending approval.
3. The Board adopts the rationale in the staff report.
4. This is a large lot, but it is a weirdly shaped lot with a lot of constraints and problems.
5. There are some topographic issues and retaining walls.
6. There is a large area of RPA toward the front.
7. The lot is very elongated and narrow, which would constrain the placement of any structures except maybe in the very middle of the lot.
8. The addition that is proposed is not particularly massive compared to the house.
9. Just one corner of it extends toward the side lot line.
10. With the photographs showing the vegetation there is not going to be any significant negative impact on anybody from allowing this.
11. It appears to be an attractive structure in keeping with the rest of the house.
12. The Board has determined that all of the standards in the Sect. 8-922 resolution have been satisfied.

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 (472 square feet), as shown on the plat titled, "Special Permit Plat, Lot 2A, Division of the Land of C.A. Dolby,

Trustee," prepared by Larry N. Scartz, L.S., of Scartz Surveys, dated September 10, 2012, as revised through November 4, 2013, as submitted with this application and is not transferable to other land.

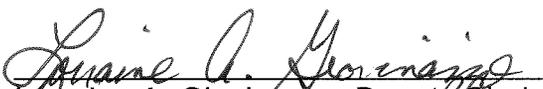
- 3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (3,935 square feet existing + 5,903 square feet (150%) = 9,838 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.

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

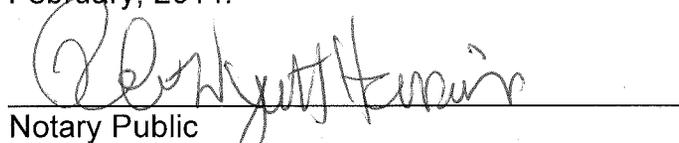
A Copy Teste:


 Lorraine A. Giovino, Deputy Clerk
 Board of Zoning Appeals

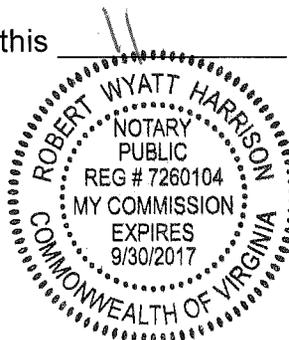
ACKNOWLEDGEMENT

County of Fairfax
Commonwealth of Virginia

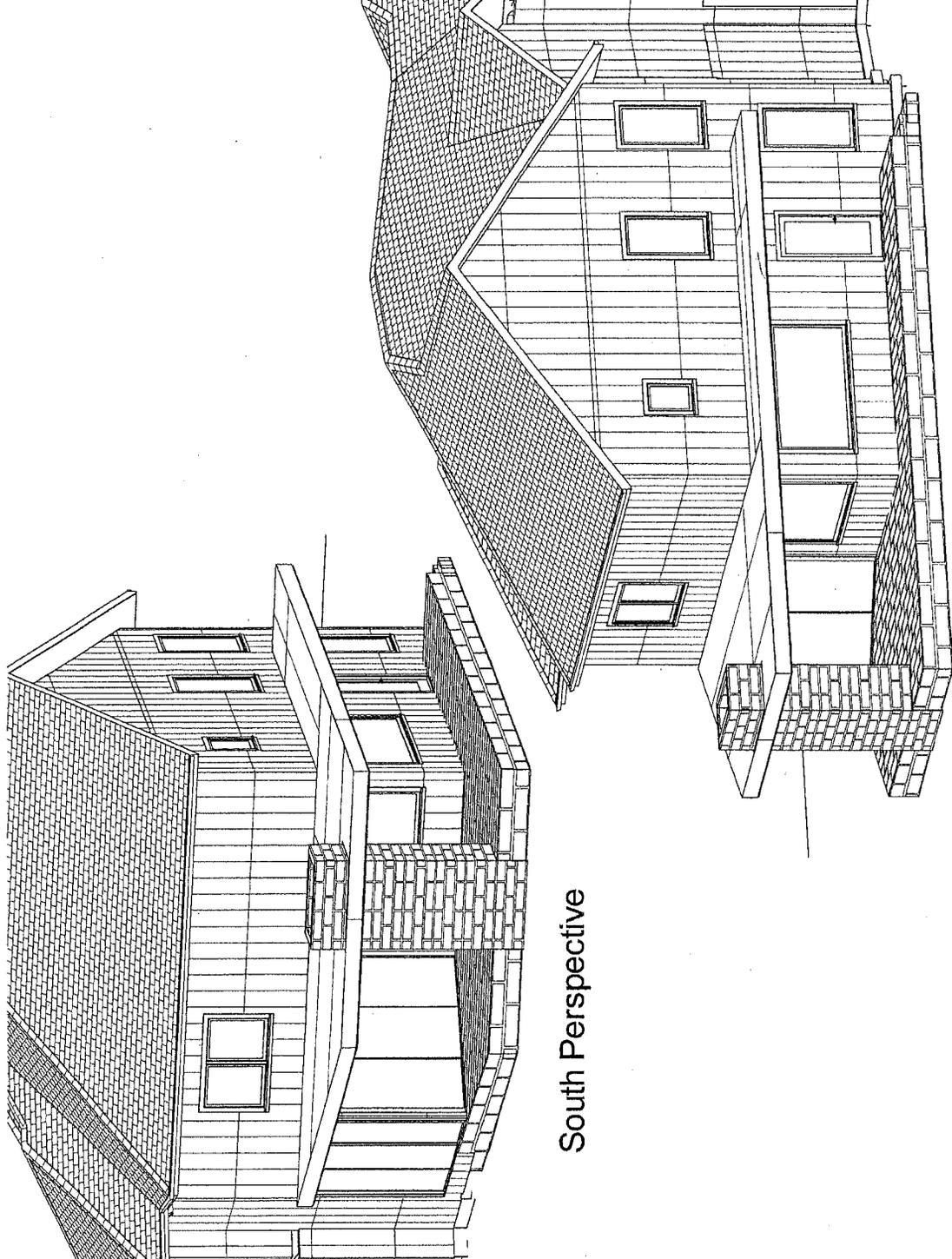
The foregoing instrument was acknowledged before me this 11 day of February, 2014.


 Notary Public

My commission expires: 9-30-2017



NO. DESCRIPTION REV DATE	CARRMICHAEL CONSTRUCTION 	PROJECT DESCRIPTION Airt Residence Addition 10541 Hillier Station Rd. Vienna, VA 22181	DRAWINGS PROVIDED BY: CARRMICHAEL CONSTRUCTION 12999 Golden Meadow Ct. Fairfax, VA 22033	DATE: 5/10/13	SCALE: 1/4"=1'	SHEET: A-1
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South Perspective

East Perspective

RECEIVED
Department of Planning & Zoning

JUN 06 2013

Zoning Evaluation Division

NO. DESCRIPTION		BY DATE	

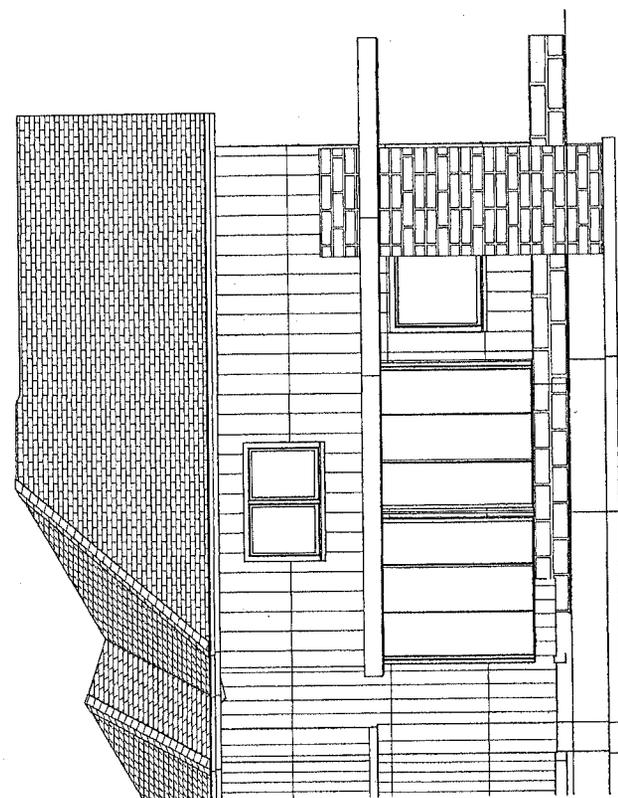


CARMICHAEL
CONSTRUCTION

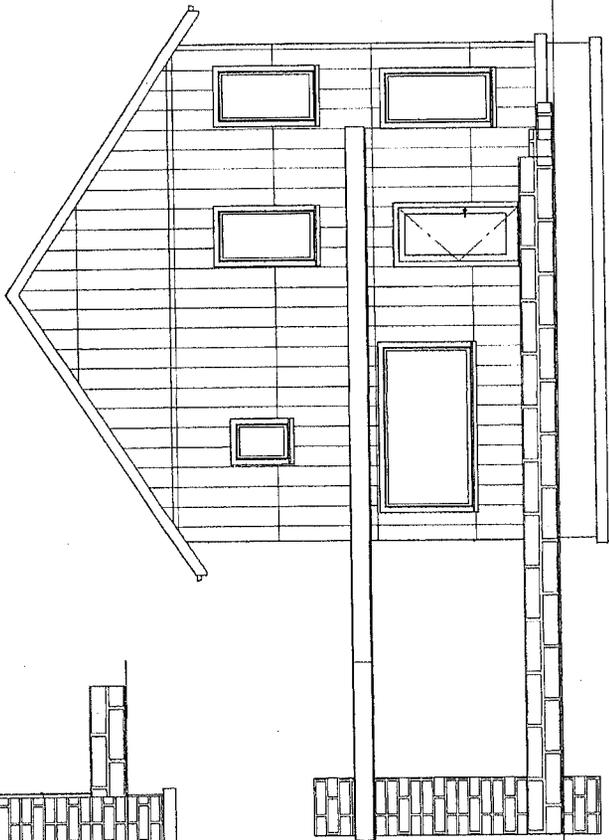
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 10541 Hunter Station Rd.
 Vienna, VA 22181

DRAWINGS PROVIDED BY:
 CARMICHAEL CONSTRUCTION
 12569 Golden Meadow Ct.
 Fairfax, VA 22033

DATE: 5/10/13
 SCALE: 1/4" = 1'
 SHEET: A-2



South Elevation



East Elevation