

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

JOHN HANDRAHAN, KAROLYN HANDRAHAN, AIMEE MESSINA, SP 2013-SP-082 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 13.0 ft. from rear lot line. Located at 5924 Hall St., Springfield, 22152, on approx. 9,058 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 79-3 ((16)) 61. 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 December 18, 2013; and

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

1. The applicants are the owners of the land.
2. The Board has a favorable staff recommendation.
3. The Board generally adopts their rationale.
4. The Board would note that the addition will be really over an existing patio and deck, both of which are to be removed.
5. It is slightly different in size, minimally different.
6. It backs up to some sort of a common area, so the impact on neighbors is nonexistent.
7. The Board has determined that the applicants satisfied the six specific criteria set forth under Sect. 8-922.

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.

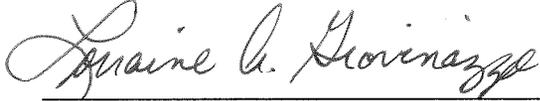
2. This special permit is approved for the location and size of the addition (814 square feet), as shown on the plat prepared by William E. Ramsey, P.C., Land Surveyor dated March 15, 2013, as revised on August 15, 2013, as submitted with this application and is not transferable to other land.
3. Pursuant 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 (2,746 square feet existing + 4,119 square feet (150%) = 6,865 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. Smith seconded the motion, which carried by a vote of 5-0. Mr. Hart recused himself from the hearing. Ms. Theodore was not present for the vote.

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 20 day of

December, 2013.


Notary Public

My commission expires: 9-30-2017





Home Addition
:HANDRAHAN
RESIDENCE

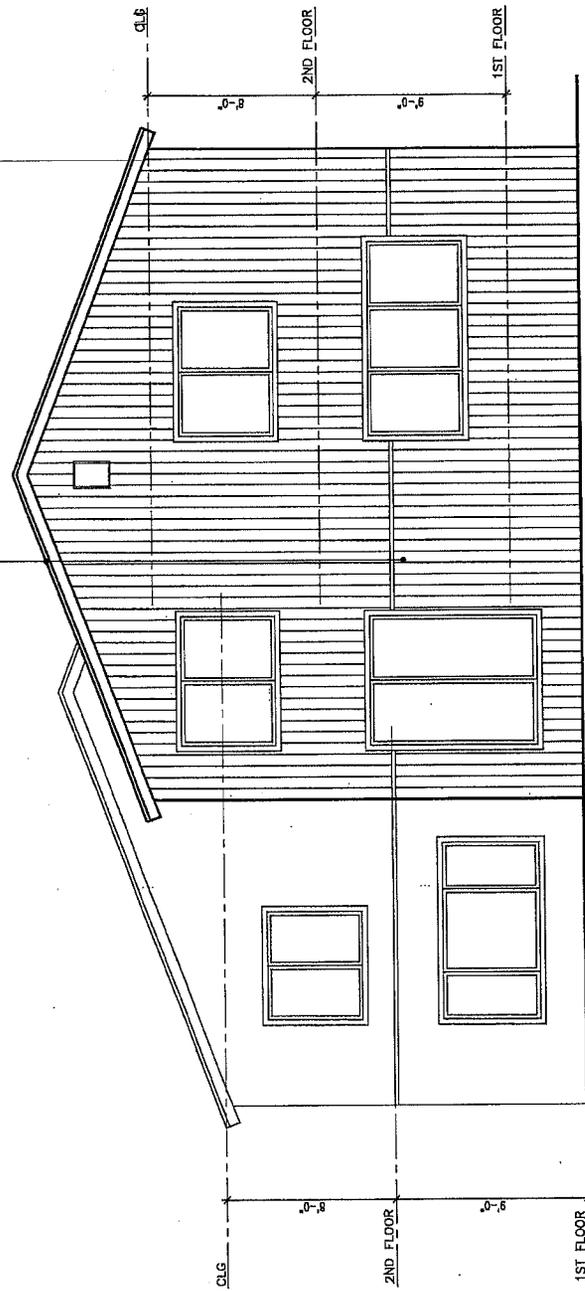
SPRINGFIELD, VA

DATE: _____
BY: _____

ELEV.

A3

F.G. SHINGLE TO MATCH W/ EXISTING
VERTI. SIDING TO MATCH W/ EXISTING



EXISTING HOUSE | ADDITION

1 REAR ELEVATION
SCALE: 3/16" = 1'-0"



Home Addition
:HANDRAHAN
RESIDENCE

SPRINGFIELD, VA

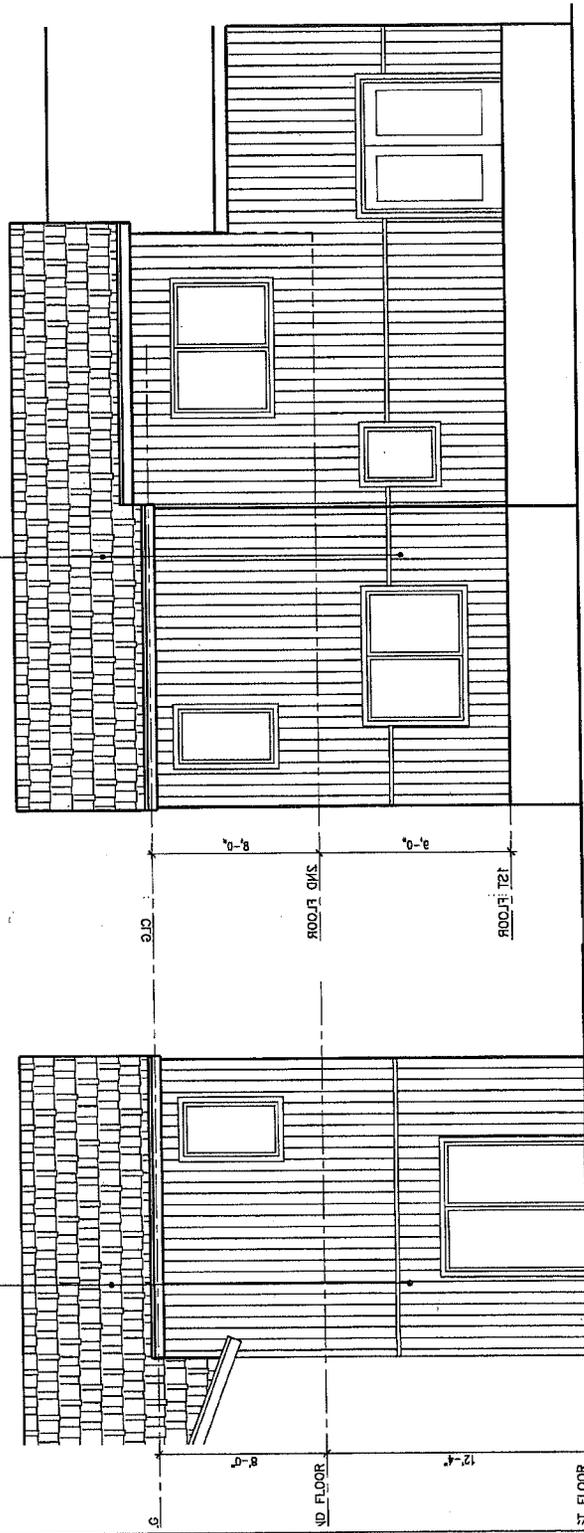
DATE: 07/10
DRAWN BY: [Signature]

DATE: _____
ELEV.: _____
DRAWN BY: _____

A4

F.G. SHINGLE TO MATCH W/ EXISTING
— VERTI. SIDING TO MATCH W/ EXISTING

F.G. SHINGLE TO MATCH W/ EXISTING
— VERTI. SIDING TO MATCH W/ EXISTING



ADDITION | EXISTING HOUSE

2 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

1 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING HOUSE | ADDITION