



APPLICATION ACCEPTED: February 25, 2014

BOARD OF ZONING APPEALS: May 21, 2014

TIME: 9:00 a.m.

County of Fairfax, Virginia

May 14, 2014

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2014-MV-013

MOUNT VERNON DISTRICT

APPLICANTS/OWNERS: Michael C. Gribbon
Gage S. Gribbon

STREET ADDRESS: 2103 Waltonway Road, Alexandria, 22307

SUBDIVISION: Belle Haven

TAX MAP REFERENCE: 83-3 ((14)) (15) 502

LOT SIZE: 15,674 square feet

ZONING DISTRICT: R-4

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of minimum yard requirements to allow construction of an addition 15.1 feet from the front lot line and a covered deck 19.2 feet from the front lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MV-013 for the additions 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:\vgumk2\ISP_VC Cases\5-21) SP 2014-MV-013 Gribbon (50%\SP 2014-MV-013 Gribbon (50%).doc

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.**



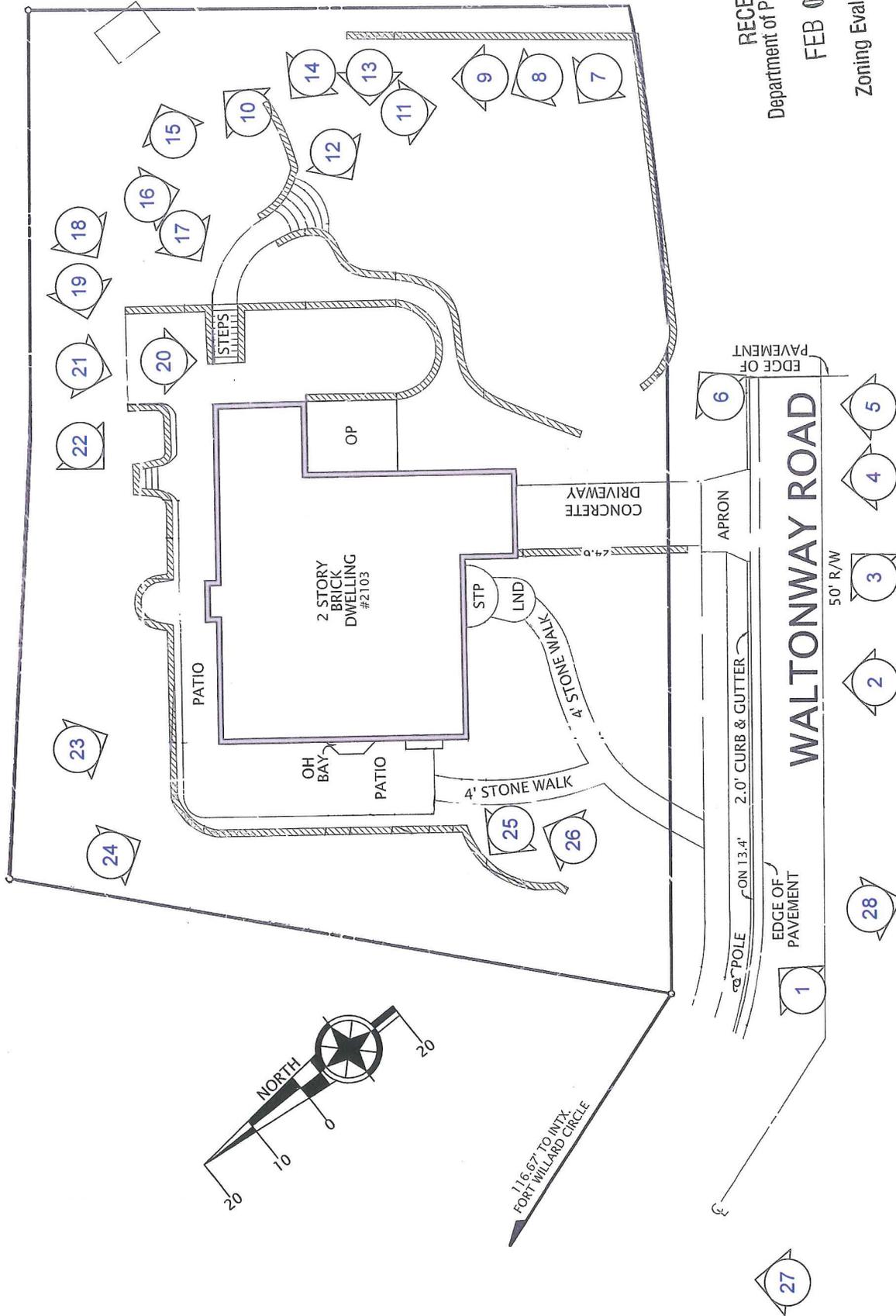
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit
SP 2014-MV-013
MICHAEL C. & GAGE S. GRIBBON

CITY OF ALEXANDRIA

OLDE TOWNE ALEXANDRIA





RECEIVED
Department of Planning & Zoning

FEB 07 2014

Zoning Evaluation Division

Thomas French
ARCHITECT P.C.
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McLean, VA 22101-4533
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Fax: 703 734 1964

PHOTOGRAPH LOCATIONS



1 FRONT VIEW OF 2103 WALTONWAY RD 2-4-14

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FRONT VIEW OF 2103 WALTONWAY RD 2-4-14

2

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3 SIDE YARD OF 2103 WALTONWAY RD 2-4-14

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FRONT VIEW OF 2103 WALTONWAY RD 2-4-14

4

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5 FRONT VIEW OF 2103 WALTONWAY RD 2-4-14



6

SIDE YARD OF 2103 WALTONWAY RD 2-4-14

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7

SIDE VIEW OF 2103 WALTONWAY RD 2-4-14

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8

SIDE YARD OF 2103 WALTONWAY RD 2-4-14

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9

SIDE YARD OF 2103 WALTONWAY RD 2-4-14

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10 EX. PLAYHOUSE 2-4-14



11

SIDE YARD OF 2103 WALTONWAY RD 2-4-14



12

SIDE VIEW OF 2103 WALTONWAY RD 2-4-14

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13

SIDE VIEW OF 2103 WALTONWAY RD 2-4-14

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14 SIDE YARD OF 2103 WALTONWAY RD 2-4-14



15 EX. PLAYHOUSE 2-4-14

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18

SIDE VIEW OF 2103 WALTONWAY RD 2-4-14

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SIDE VIEW OF 2103 WALTONWAY RD 2-4-14





21

SIDE VIEW OF 2103 WALTONWAY RD 2-4-14

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23

REAR VIEW OF 2103 WALTONWAY RD 2-4-14

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REAR VIEW OF 2103 WALTONWAY RD 2-4-14





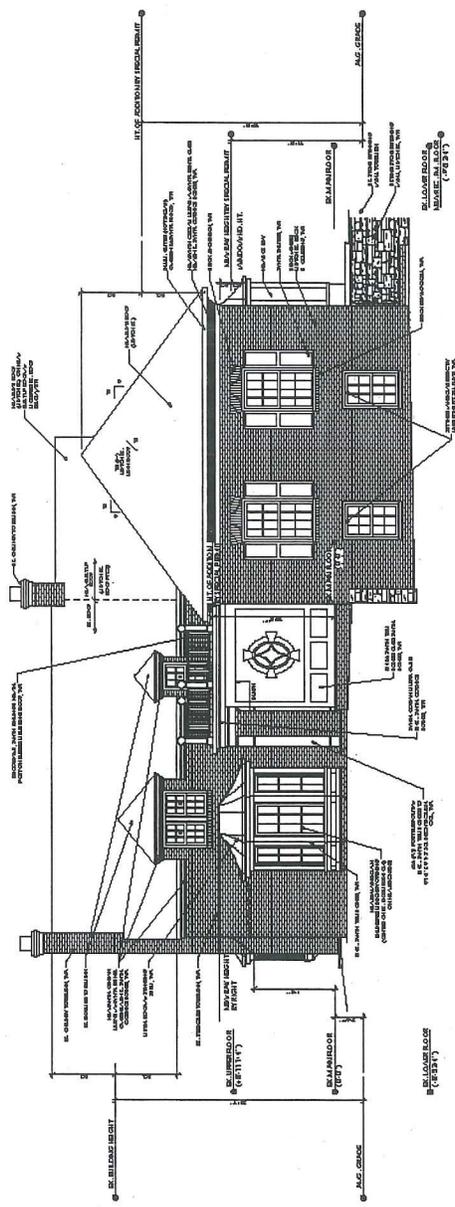
SIDE VIEW OF 2103 WALTONWAY RD 2-4-14





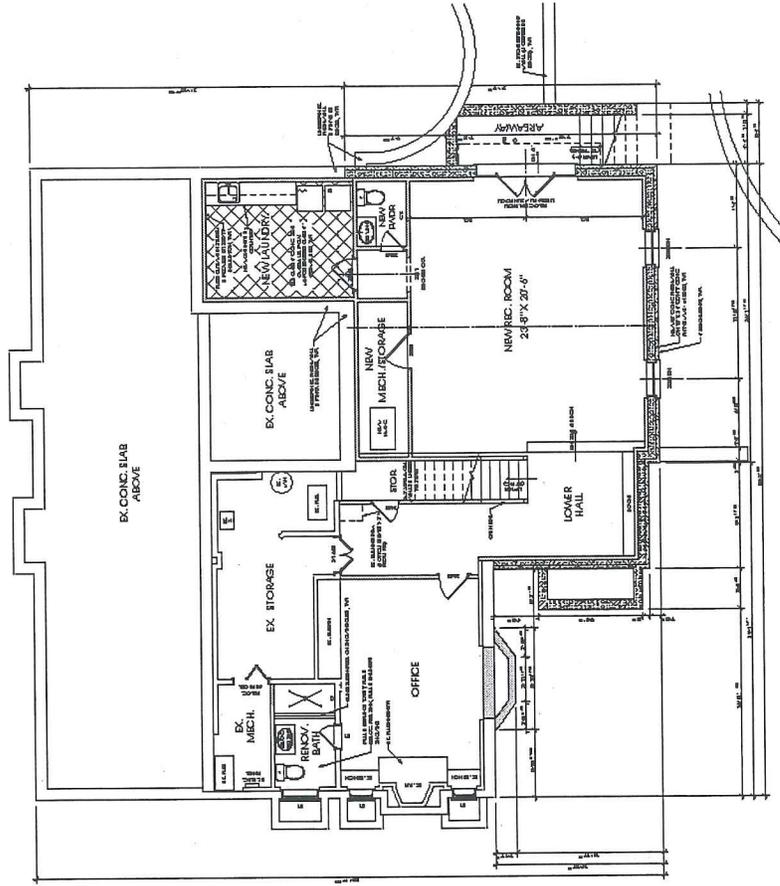



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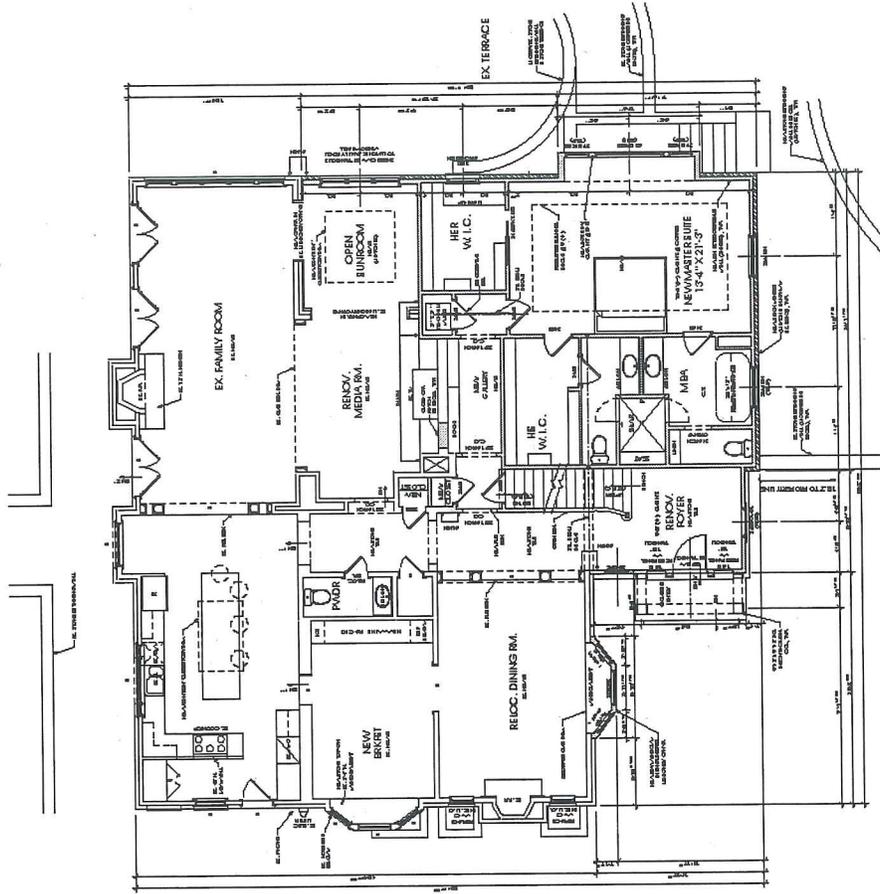
PROPOSED FRONT ELEVATION
 SCALE: 1/16" = 1'-0"

RECEIVED
 Department of Planning & Zoning
 OCT 25 2013
 Zoning Evaluation Division

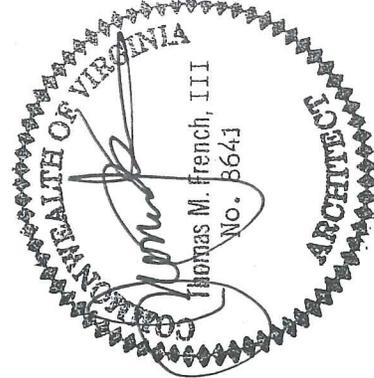


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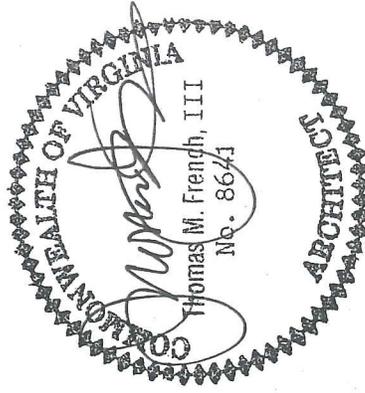
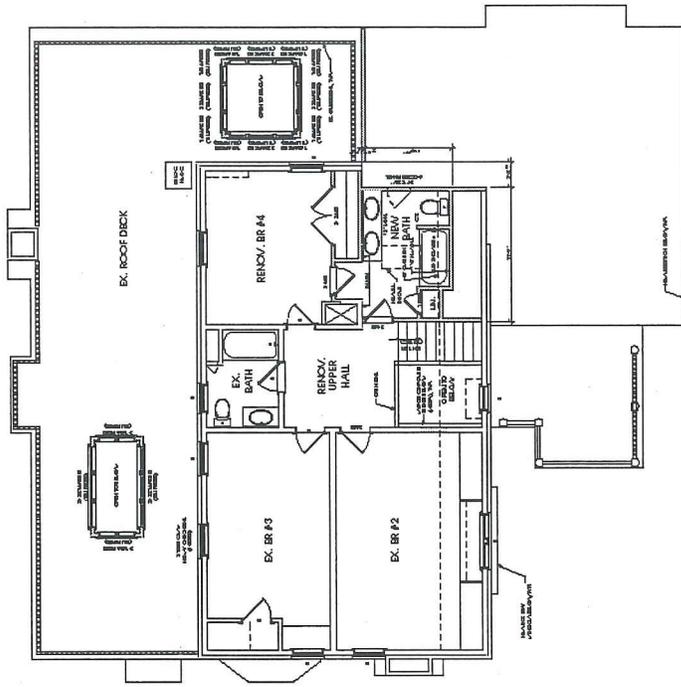
PROPOSED LOWER FLOOR PLAN
 SCALE: 1/16" = 1'-0"



PROPOSED MAIN FLOOR PLAN
 SCALE: 1/16" = 1'-0"




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PROPOSED UPPER FLOOR PLAN
 SCALE: 1/16" = 1'-0"

SPECIAL PERMIT REQUEST

The applicant is requesting approval of a special permit for a reduction in certain front yard requirements to allow construction of a 1,532 square foot addition and a covered deck. The addition is proposed to be 19.5 feet in height and 15.1 feet from the front lot line. The front yard setback for properties zoned R-4 is 30 feet; therefore, the applicant is requesting a reduction of 14.9 feet or 49.7%.

The covered deck will be approximately 19.2 feet from the front lot line. The front yard setbacks for properties zoned R-4 is 30 feet; therefore the applicant is requesting a reduction of 10.8 feet or 36%.

A copy of the special permit, plat titled "Plat, Showing the Improvements on Lot 502, Subdivision of Section 10 & Resubdivision of Lot 2, Block 15, Section 3, Belle Haven," prepared by George M. O'Quinn, L.S., of Dominion Surveyors Inc., dated January 17, 2014, is included in the front of the staff report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 15,674 square foot lot contains a two story single family detached dwelling. A continuous stone paver patio is located along the northwest, southwest and southeast sides of the dwelling. A stone walkway, stoop and concrete driveway are located northeastern of the property. A picket fence, four feet in height, is located along a portion of the southeastern property line. A 5.5 high frame fence exists along a portion of the southwestern property line. A large tree is located to the northwest of the dwelling along with a number of mature trees located in both the southwestern and southeastern yards.

The property slopes dramatically from an elevation of about 137 feet at the north corner of the property to approximately 110 feet at the south corner of the property.



As shown on the previous page, the existing lot and surrounding lots to the north, east, and south are zoned R-4 and developed with single family detached dwellings. The lot to the north is also zoned R-4 and is vacant land.

BACKGROUND AND HISTORY

Fairfax County Tax Records indicate that the single family dwelling was constructed in 1938 and purchased by the applicants in 1993. On March 18, 1992, a building permit was approved for a deck. On June 9, 2000 a building permit was approved for a one story addition and covered deck located to the southwest of the dwelling.

A copy of information outlining similar special permit and variance requests is attached in Appendix 4.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: IV

Planning District: Mount Vernon

Planning Sector: Greater Belle Haven Village Community Planning Sector (MV03)

Plan Map: Residential 3-4 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.

On-site Parking

The applicant is removing a garage and one parking space in the driveway with the proposed construction of the garage. Only one parking space remained on site. However, Sect. 11-103 of the Zoning Ordinance requires a minimum of two parking spaces onsite for a residential use. The applicant has added an additional paved area for the proposed driveway in the front yard to meet this provision.

Urban Forestry

On April 16, 2014 the Urban Forestry Management Division (UFMD) provided comments concerning two trees on the property (Appendix 5). Staff recommends tree protecting fencing be provided during construction around a 13 inch American Holly tree located in the front yard. A development condition has been included in Appendix 1 to address this concern. Additionally, UFMD recommends that the applicant contact a certified arborist for tree risk assessment for potentially dead Oak tree near the existing play house.

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. A number of properties located in this neighborhood have completed similar additions in size and location. Furthermore, the applicant has added additional driveway pavement to accommodate residential parking spaces that are being removed by the proposed addition. Staff believes by observation of the neighborhood through submitted photographs and aerial photography that the construction of the addition and the covered deck and will not adversely affect the use or development of neighboring properties. The location of the addition does not substantially affect the existing onsite characteristics and is similar to additions on 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 4,487 square feet in size. Therefore 150% of the total gross floor area could result in additions up to 6,731 square feet in size for a possible total square footage at build out of 11,218 square feet. The proposed addition is approximately 1,532 square feet, resulting in a total square footage of the house with the addition of 6,019 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 indicate that the materials, size and scale of the proposed addition and covered deck will be compatible with the existing dwelling. The height of the house is 20.1 feet and the height of the proposed addition is 19.5 feet. 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, submitted photographs, and background research staff has confirmed that there are similar additions in the neighborhood within front yards. A large number of homes in the neighborhood have additions that were approved with a Special Permit to allow a reduction in the minimum required front yards. 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 addition, 1,532 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. The property directly to the north is an outlot and is a recreation area; therefore visual impact on neighbors will be limited. Staff believes the addition will not significantly increase runoff or erosion. 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 addition is a modest request as it is 34 percent of the total gross floor area of the dwelling. The construction and layout of the addition reduce impact on topography and also visual impact on neighbors. 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 2014-MV-013 for the addition and the covered porch 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. Similar Case History
5. Urban Forestry Management Division Memo dated April 16, 2014
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-MV-013****May 14, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MV-013 located at Tax Map 83-3 ((14)) (15) 502 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 addition (1,532 square feet in size and 19.5 feet in height) and the covered deck, as shown on the plat titled "Plat, Showing the Improvements on Lot 502, Subdivision of Section 10 & Resubdivision of Lot 2, Block 15, Section 3, Belle Haven," prepared by George M. O'Quinn, L.S., of Dominion Surveyors Inc., dated January 17, 2014, 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 (4,487 square feet existing + 6,731 square feet (150%) = 11,218 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.

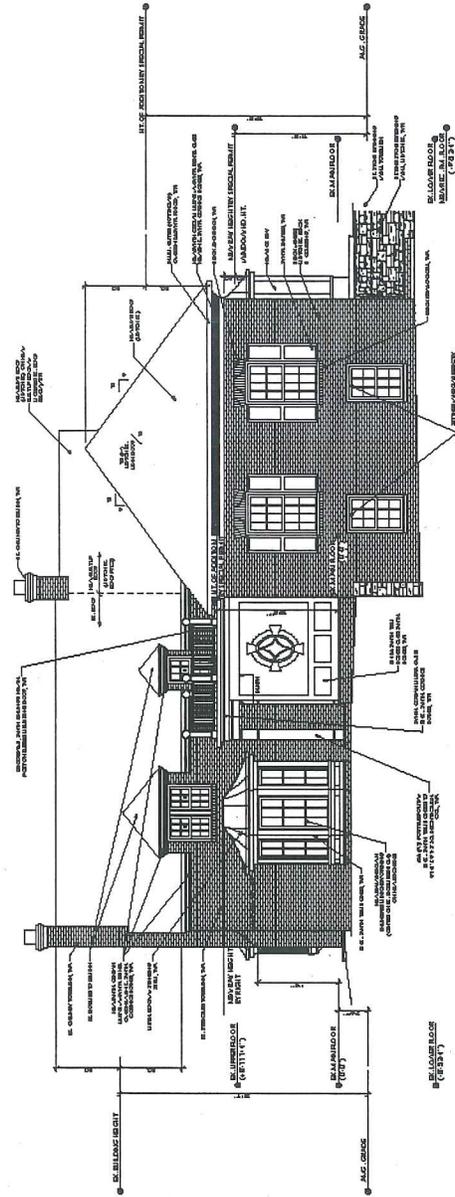
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations

or adopted standards.

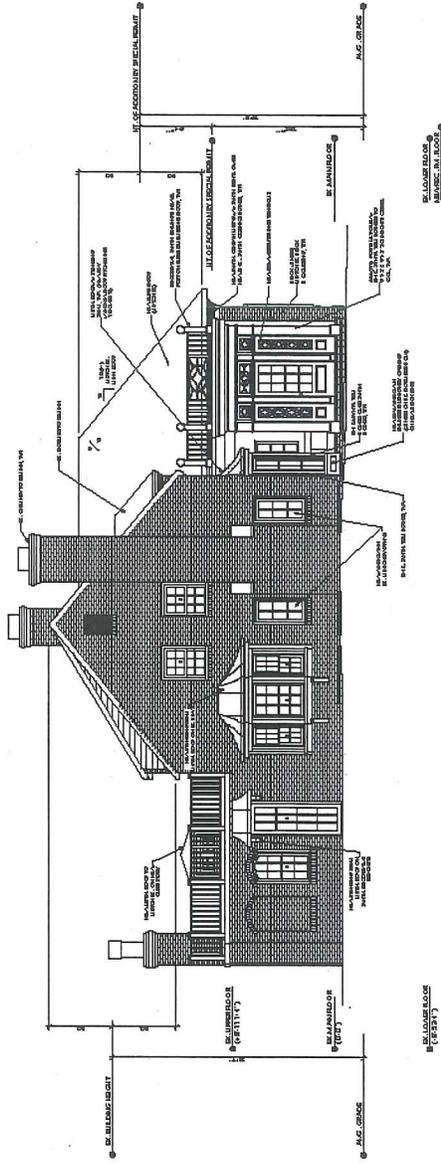
Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if 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.



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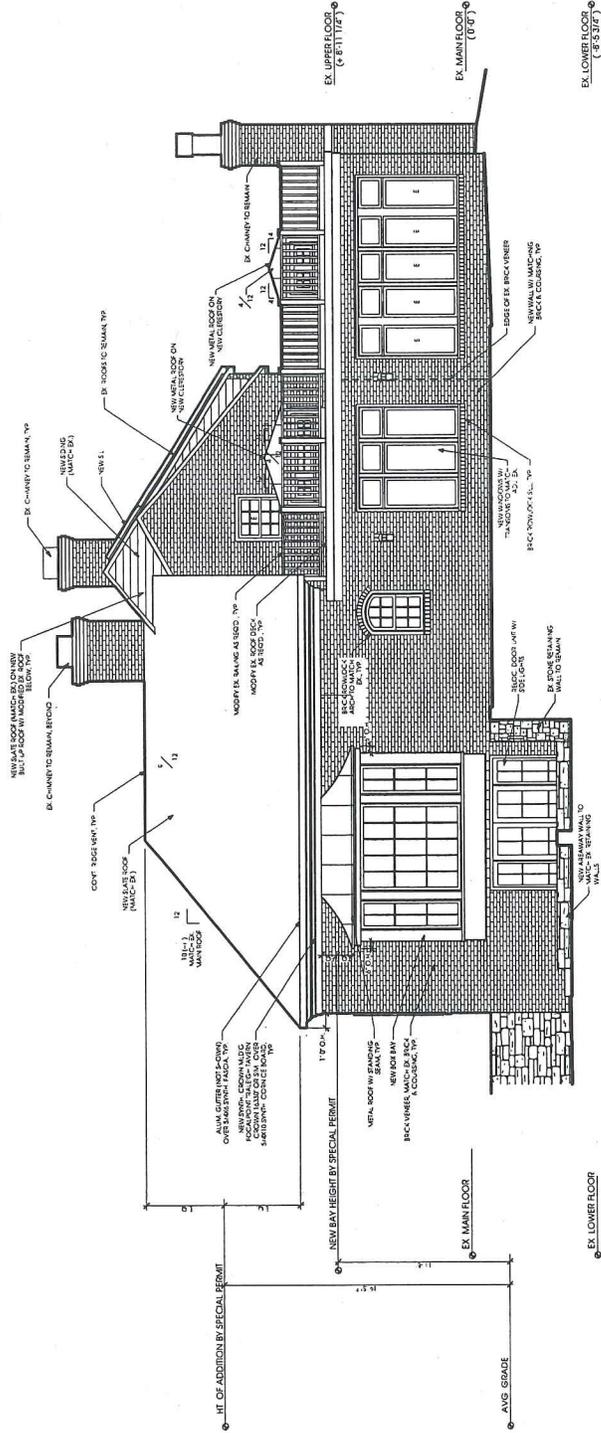
PROPOSED FRONT ELEVATION
 SCALE: 1/16" = 1'-0"



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



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PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

Application No.(s): SP 2014-MV-013
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123083

DATE: NOVEMBER 6 2013
 (enter date affidavit is notarized)

I, Michael Gribbon, 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)
Michael C. Gribbon	2103 Waltonway Rd., Alexandria, VA 22307	Applicant/ Title Owner
Gage S. Gribbon	2103 Waltonway Rd., Alexandria, VA 22307	Applicant/ Title Owner
Thomas French Architect, P.C. Agent: Thomas M. French	6723 Whittier Ave. Suite 402, McLean, VA 22101	Architect/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 2014-MV-013

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123083

DATE: November 6, 2013
(enter date affidavit is notarized)

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)

Thomas French Architect, PC 6723 Whittier Ave Suite 402 McLean, VA 22101

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)

Thomas M. French

(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.

SP 2014-MV-013

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 6, 2013
(enter date affidavit is notarized)

173083

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)

NONE

(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)

NONE

(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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Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: NOVEMBER 6, 2013
(enter date affidavit is notarized)

123093

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 2014 - MV - 013
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: November 6, 2013
(enter date affidavit is notarized)

123083

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

MICHAEL C. GRIBBON
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 6th day of November 2013, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: 10/31/16



Amy Lynn McCrory
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7520218
My Commission Expires
October 31, 2016



6723 Whittier Ave Suite 402
McLean, VA 22101-4533
Tel. 703 734 0084
Fax. 703 734 1964
www.thosfrench.com

RECEIVED
Department of Planning & Zoning
FEB 07 2014
Zoning Evaluation Division

February 3, 2013

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

Gage & Michael Gribbon
2103 Waltonway Road
Alexandria, VA 22307

Re: Special Permit Statement of Justification for 2103 Waltonway Road Alexandria, VA 22307

The proposal is for a one story front addition to an existing residence zoned "R-4" that is of appropriate size and scale for the neighborhood. The proposal is in harmony with the comprehensive plan as well as in keeping with the general purpose and intent of the applicable zoning district regulations. The proposal 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 the proposal will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The proposal does not significantly affect the existing landscaping and the lot's location at the end of Waltonway Road further reduces the impact of the proposal on the character of Waltonway Road and the surrounding neighborhood.

The open space provided (considering the proposal and other work by right) totals 11,809 SQ FT. which is more than three times the open space required by minimum yard requirements on the average "R-4" lot.

Additionally, we intend to remove the existing small playhouse built across the property line.

ADDITIONAL AREA DATA:

Existing Gross Floor Area= 4,095.7 SQ. FT.

Addition Requiring Special Permit Gross Floor Area: 727.2 SQ. FT.

Total Gross Floor Area= 5,452.8 SQ. FT.

Lot Area: 15,674 SQ. FT.

F.A.R. = .35

OCT 25 2013

Zoning Evaluation Division

October 24, 2013

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Alexandria, VA 22307

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F.A.R. = .35

Similar Case History

#	Record	Appl Description:	Status	Date
1	ZAPS - VC - VC 99-V -020	PERMIT AN ADDITION TO REMAIN 15.8 FT. FROM THE FRONT LOT LINE AND 3.2 FT. FROM THE SIDE LOT LINE AND FENCE GREATER THAN 4.0 FT. TO REMAIN IN FRONT YARD AND GREATER THAN 7.0 FT. TO REMAIN IN THE SIDE AND REAR YARDS	APPLICATION APPROVED	BOS Hearing: 0001-01-01
2	ZAPS - VC - VC 94-V -064	PERMIT CONSTRUCTION OF ADDITION 23.3 FT. FROM FRONT LOT LINE AND ACCESSORY STRUCTURE TO REMAIN IN FRONT YARD OF LOT CONTAINING LESS THAN 36,000 SQ. FT.	APPLICATION APPROVED	BOS Hearing: 0001-01-01
3	ZAPS - VC - VC 86-V -020	ALLOW CONSTRUCTION OF A PORCH ADDITION TO DWELLING TO 26.3 FEET FROM FRONT LOT LINE (30 FT. MIN. REQUIRED)	APPLICATION APPROVED	BOS Hearing: 0001-01-01
4	ZAPS - VC - VC 90-V -106	ALLOW CONSTRUCTION OF ADDITION TO 21.5 FT. FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.)	APPLICATION APPROVED	BOS Hearing: 0001-01-01
5	ZAPS - VC - VC 93-V -069	PERMIT CONSTRUCTION OF ADDITION 27.3 FT. FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.) 8 DAYS WAIVED	APPLICATION APPROVED	BOS Hearing: 0001-01-01
6	ZAPS - VC - VC 88-V -183	ALLOW CONSTRUCTION OF ADDITION TO DWELLING TO 25.0 FEET FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.)	APPLICATION APPROVED	BOS Hearing: 0001-01-01
7	ZAPS - VC - VC 91-V -037	ALLOW CONSTRUCTION OF ADDITION 24.2 FT. FROM FRONT LOT LINE (30 FT. MIN. FRONT YARD REQ.)	EXPIRED	BOS Hearing: 0001-01-01
8	ZAPS - VC - VC 95-V -113	PERMIT CONSTRUCTION OF ADDITIONS 7.7 FT. FROM SIDE LOT LINE, 19.6 FT. FROM FRONT LOT LINE AND 8.7 FT. FROM SIDE LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
9	ZAPS - VC - VC 96-V -080	PERMIT CONSTRUCTION OF ADDITION 24.5 FT. FROM FRONT LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
10	ZAPS - SP - SP 2006-MV-040	REDUCTION OF CERTAIN YARD REQUIREMENTS TO PERMIT ADDITION TO REMAIN 15.0 FEET FROM FRONT LOT LINE OF A CORNER LOT	APPLICATION APPROVED	BOS Hearing: 0001-01-01

#	Record	Appl Description:	Status	Date
11	ZAPS - VC - VC 99-V -179	TO PERMIT CONSTRUCTION OF ADDITIONS 4.0 FT. FROM SIDE LOT LINE, 6.2 FT. FROM OTHER SIDE LOT LINE AND 26.2 FT. FROM FRONT LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
12	ZAPS - VC - VC 96-V -106	PERMIT CONSTRUCTION OF ADDITION 23.11 FEET FROM FRONT LOT LINE ***OUT OF TURN HEARING GRANTED***	APPLICATION APPROVED	BOS Hearing: 0001-01-01
13	ZAPS - SP - SP 2008-MV-001	TTO PERMIT REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT ADDITION TO REMAIN 8.0 FT. FROM SIDE LOT LINE AND TO PERMIT FENCE GREATER THAN 4.0 FT. IN HEIGHT TO REMAIN IN FRONT YARD	APPLICATION APPROVED	BOS Hearing: 0001-01-01
14	ZAPS - VC - VC 99-V -099	PERMIT CONSTRUCTION OF ADDITION 26.1 FT. FROM FRONT LOT LINE ***WAIVED 8 DAY WAITING PERIOD**	APPLICATION APPROVED	BOS Hearing: 0001-01-01
15	ZAPS - VC - VC 2002-MV-091	TO PERMIT CONSTRUCTION OF ADDITIONS 21.5 FEET FROM FRONT LOT LINE AND 7.0 FEET FROM SIDE LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
16	ZAPS - VC - VC 90-V -079	ALLOW CONSTRUCTION OF ADDITION (SCREENED PORCH) TO 20.2 FT. FROM THE STREET LINE OF A CORNER LOT (30 FT. MIN. FRONT YARD REQ.)	APPLICATION APPROVED	BOS Hearing: 0001-01-01
17	ZAPS - VC - VC 99-V -078	PERMIT CONSTRUCTION OF SECOND STORY ADDITION 24.81 FT. AND PORTICO 20.0 FT. FROM FRONT LOT LINE	APPLICATION APPROVED	BOS Hearing: 0001-01-01
18	ZAPS - VC - VC 92-V -004	ALLOW CONSTRUCTION OF ADDITION 26.6 FT. FROM STREET LINE OF A CORNER LOT AND 24.7 FT. FROM OTHER STREET LINE. (30 FT. MIN. FRONT YARD REQ.)	APPLICATION APPROVED	BOS Hearing: 0001-01-01



County of Fairfax, Virginia

MEMORANDUM

DATE: April 16, 2014

TO: Laura Gumkowski, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jay Banks, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Belle Haven Section 10, Block 15, Lot 502, SP 2014-MV-013

I have reviewed the above referenced Special Permit application including a Statement of Justification and a Special Permit plat of the subject property, stamped as received by the Zoning Evaluation Division on October 25, 2013 and February 7, 2014, respectively. The following comments and recommendations are based on this review. A site visit was conducted on April 14, 2014.

1. **Comment:** Site work may result in compaction to the root zone of the 13" American holly in the front yard due to foot traffic or stockpiling of materials.

Recommendation: Reduce these activities around the drip line of the holly by installing a tree protection fence around the perimeter of the tree prior to construction activities. Detail provided by UFMD.

2. **Comment:** A large oak tree by the frame play house is in very serious decline and may be dead. A dead tree of this size will usually begin to drop dead and decaying branches before trunk failure.

Recommendation: If this is not a risk the homeowner would care to assume, mitigation of this risk is strongly recommended. UFMD suggests contacting a certified arborist with experience in tree risk assessment to provide further opinion.

If there are any questions, please contact me at (703)324-1770.

JSB/

UFMDID #: 189140

Attachment

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



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.