COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

ASCHALEW TAKELE, SP 2013-MA-111 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 6.1 ft. from side lot line. Located at 7714 Arlen St., Annandale, 22003, on approx. 10,639 sq. ft. of land zoned R-3. Mason District. Tax Map 70-2 ((6)) 177. Mr. Smith 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 March 19, 2014; and

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

1. The applicant is the owner of the land.
2. The property is zoned R-3.
3. The Board notes in this case that the staff recommends approval, and the Board adopts their rationale.
4. There have been noted here at least three similar reductions have been granted in this vicinity.
5. The elevations indicate that the material, size, and scale of the addition are compatible with the existing structure.
6. It is a relatively small addition to the dwelling.
7. It is not going to expand the footprint. It is just enclosing an existing carport.

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 only for the location of the proposed addition (approximately 349 square feet), as shown on the plat prepared by Inova

Engineering Consultants, Inc., dated November 17, 2013, and signed on November 19, 2013, 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 (2,261 square feet existing + 3,391.5 square feet (150%) = 5,652.5 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. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.

4. The addition shall generally be consistent with the architectural renderings and materials as shown on the proposed right side and front elevations on Attachment 1 to these conditions.

5. Notwithstanding that which is shown in Attachment 1, the applicant shall install windows to as closely match the windows in the existing dwelling as possible.

6. A single row of evergreen trees planted ten feet on center with a minimum height of five feet at time of planting, shall be installed between the addition and the side lot line prior to the time of final building inspection of the addition.

This approval, contingent on the above-noted conditions, shall not relieve the applicant for compliance with the provisions of any applicable ordinance, regulations, or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (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.

Ms. Theodore 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

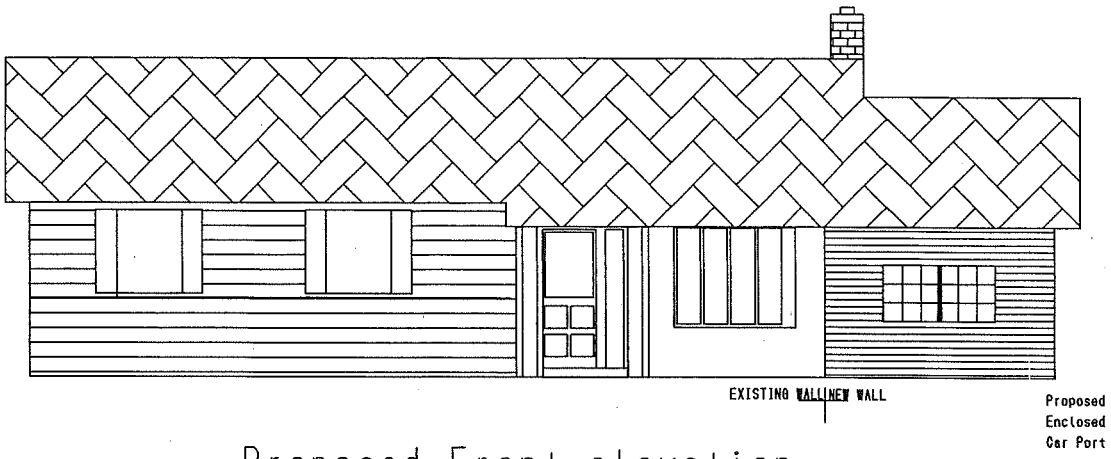
The foregoing instrument was acknowledged before me this 20 day of March, 2014.

Notary Public

My commission expires: 9-30-2017

ROBERT WYATT HARRISON
NOTARY PUBLIC
REG # 7260104
MY COMMISSION EXPIRES 9/30/2017
COMMONWEALTH OF VIRGINIA

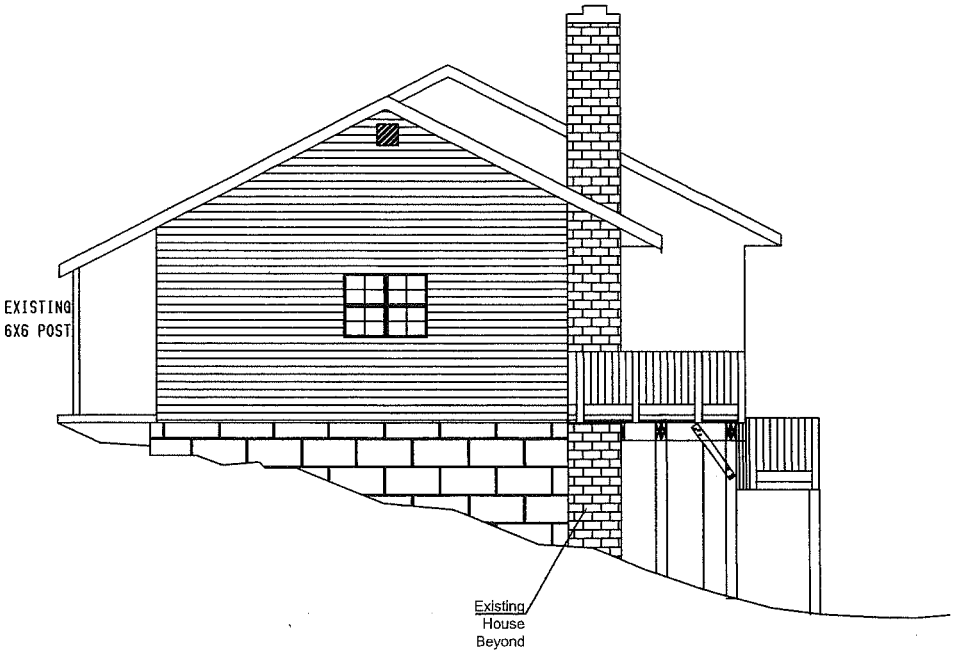
ATTACHMENT 1



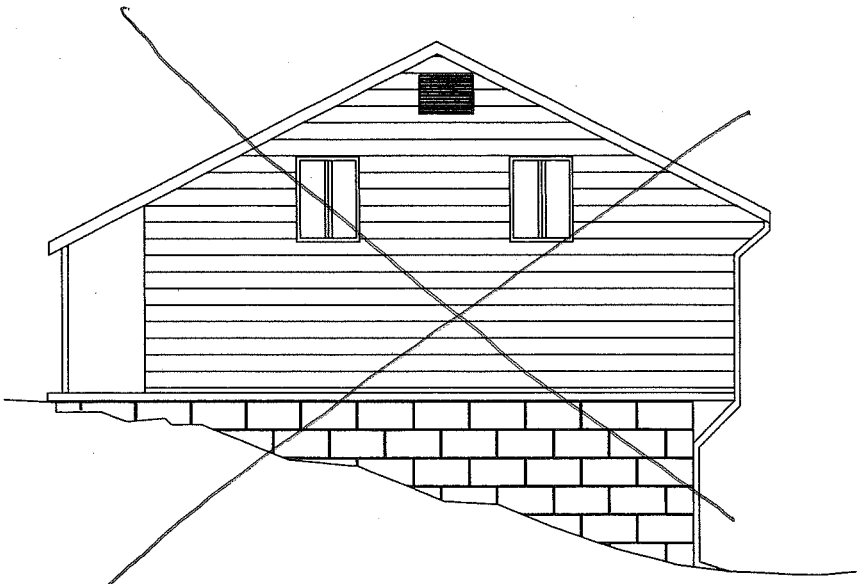
Proposed Front elevation

Proposed Rear Elevation

Aschalew Takele
7714 Arlen St.
Annandale, VA 22003



Proposed Right Side Elev.



Proposed Left Side Elevation

Aschalew Takele
7714 Arlen St.
Annandale, VA 22003

RECEIVED
Department of Planning & Zoning
JUL 29 2013
Zoning Evaluation Division