APPLICATION ACCEPTED: April 7, 2014
DEFFERED AT APPLICANT'S REQUEST
BOARD OF ZONING APPEALS: July 16, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 9, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-MA-033

MASON DISTRICT

APPLICANT:	Bethany Sutherland Jones
OWNERS:	Bethany S. Jones Delbert E. Jones
STREET ADDRESS:	3908 Larchwood Road, Falls Church, 22041
SUBDIVISION:	Barcroft Hills
TAX MAP REFERENCE:	61-3 ((13)) 220
LOT SIZE:	14,177 square feet
ZONING DISTRICT:	R-2, HC
ZONING ORDINANCE PROVISIONS:	8-922
SPECIAL PERMIT PROPOSAL:	To permit a reduction in certain side yard requirements to permit an accessory structure 7.5 feet from the side lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-MA-033 for the accessory structure 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.

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/

DEPARTMENT OF PLANNING & ZONING

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.

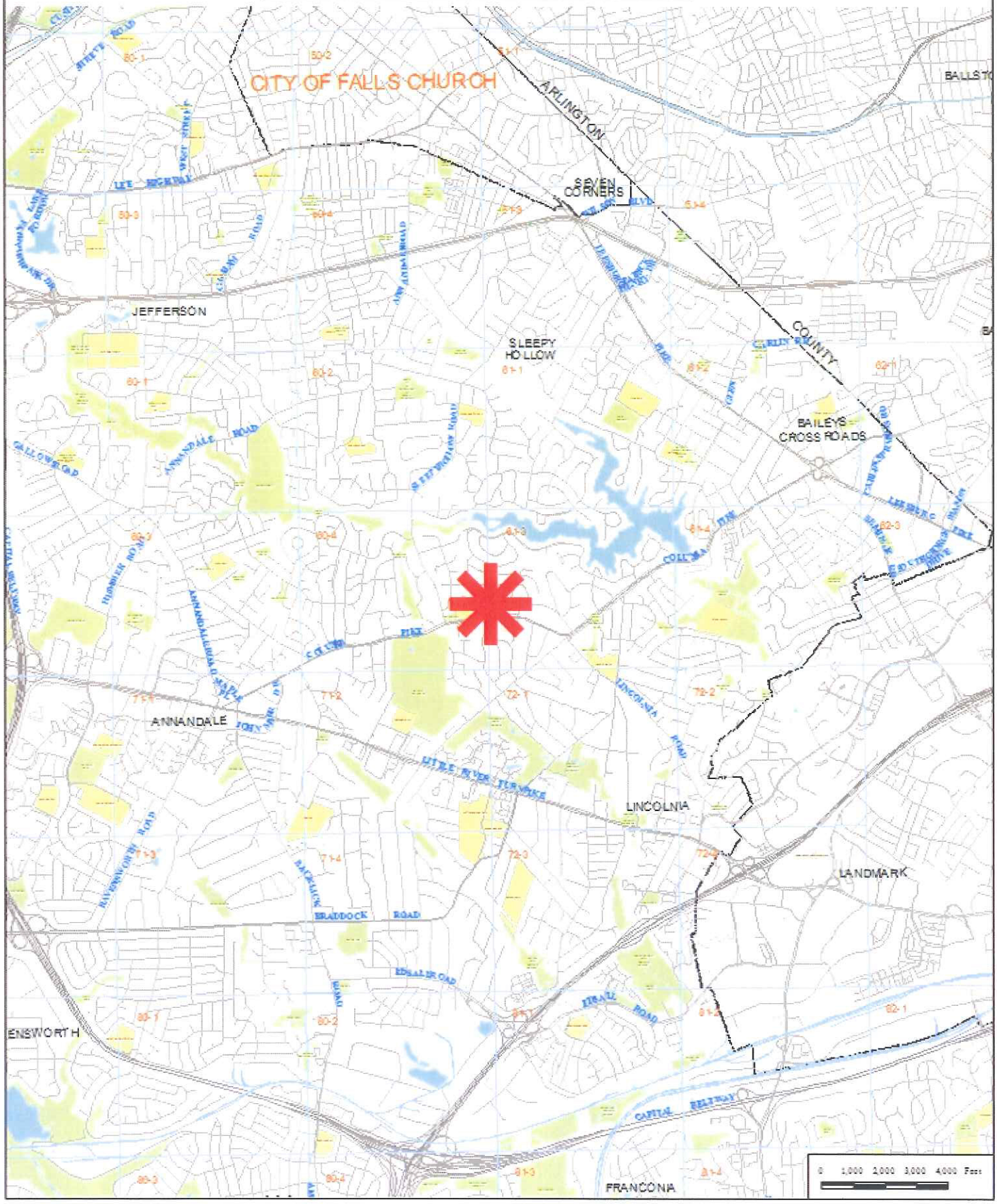
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government 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-MA-033

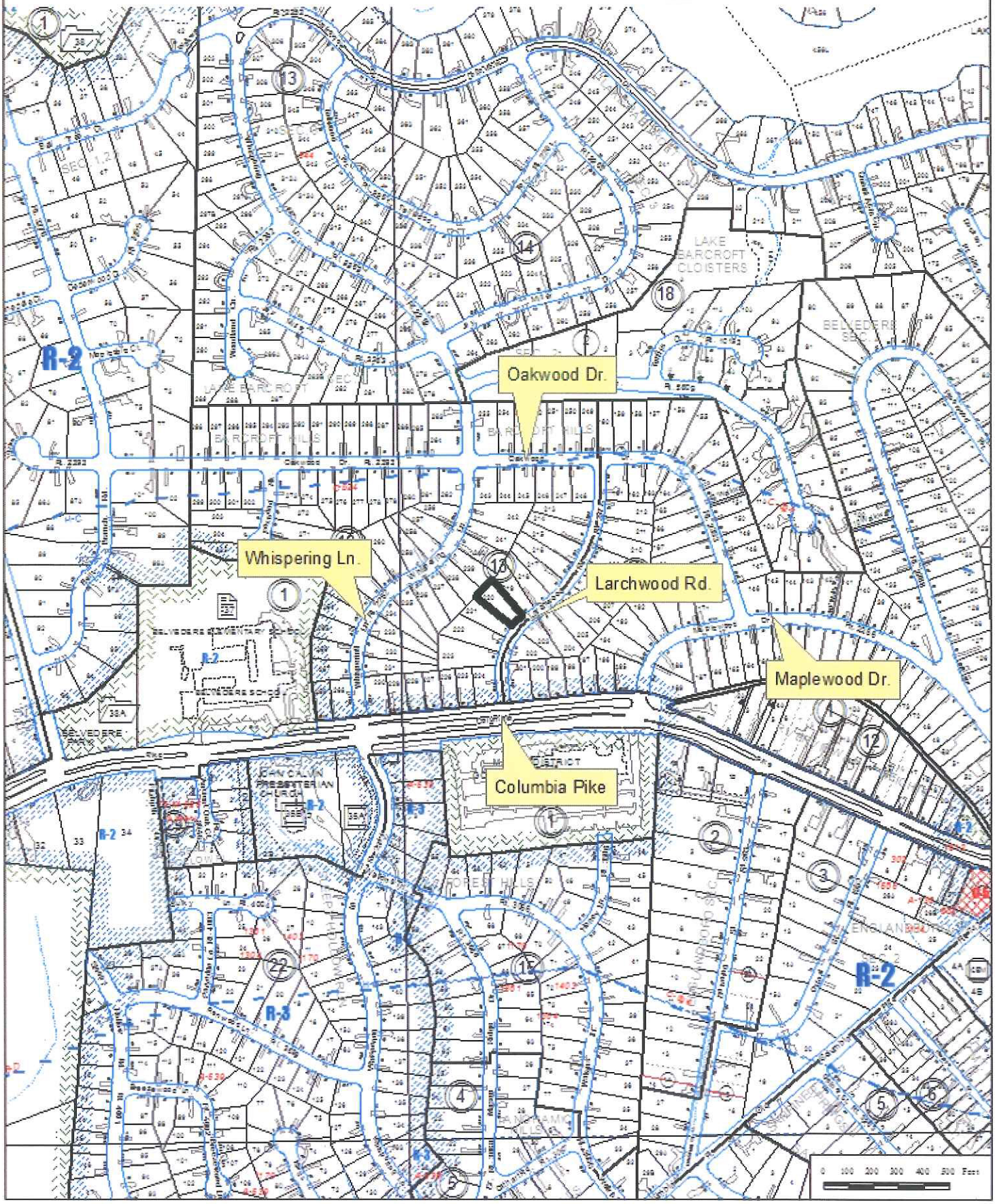
BETHANY SUTHERLAND JONES

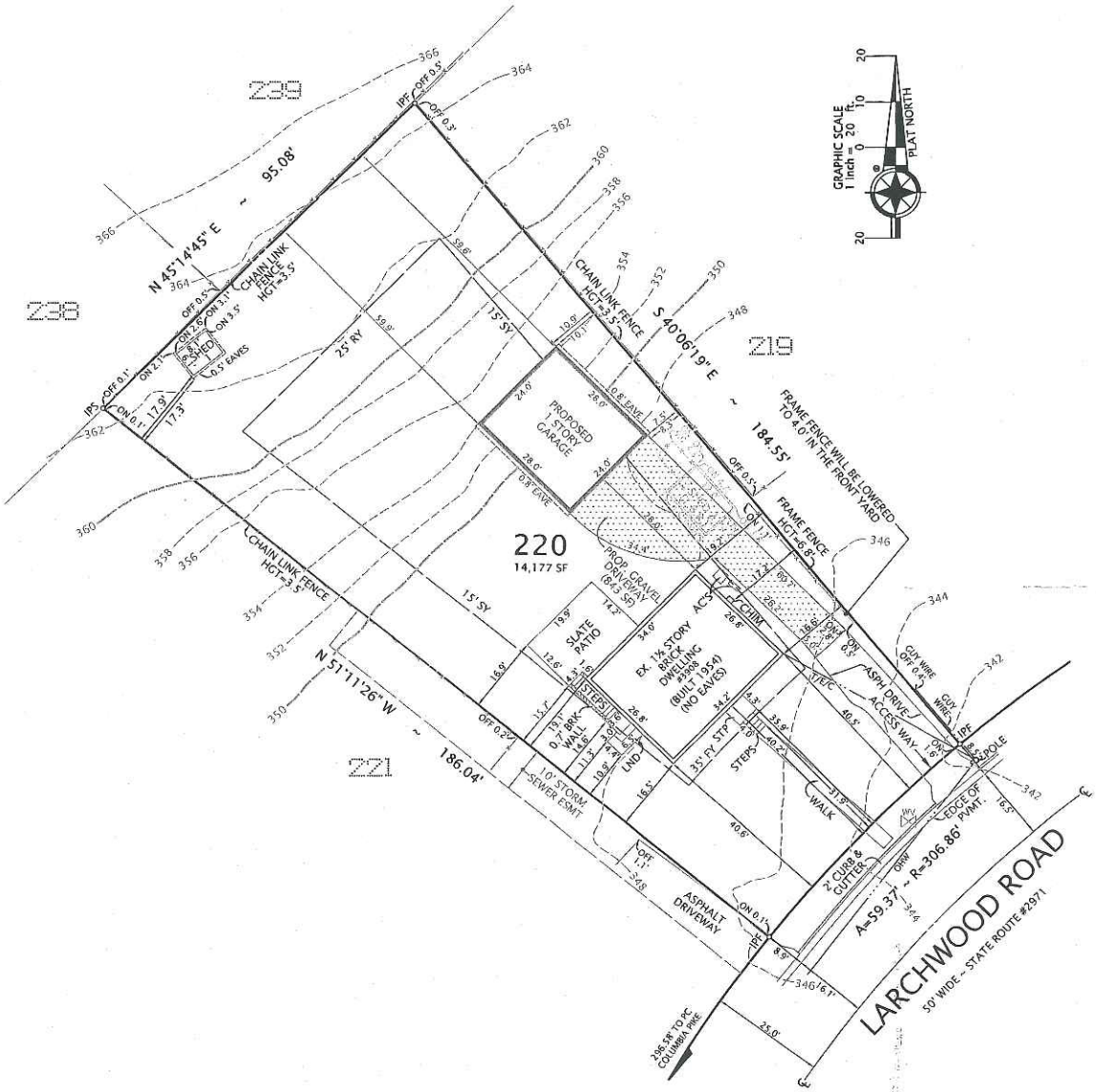


Special Permit

SP 2014-MA-033

BETHANY SUTHERLAND JONES





NOTES:

1. TAX MAP: 61-3-13-0220
2. ZONE: R-2 (RESIDENTIAL 2 DU/AC)
3. LOT AREA: 14,177 SF (0.3255 AC)
4. REQUIRED YARDS:

FRONT:	=	35.0 FEET
SIDE:	=	15.0 FEET
REAR:	=	25.0 FEET

5. HEIGHTS:

EX. DWELLING	=	17.8 FEET
EX. SHED 1	=	08.0 FEET
EX. SHED 2 (T.B.R.)	=	10.5 FEET
PROPOSED GARAGE	=	21.3 FEET (RIDGELINE)
		15.2 FEET (MIDLINE)
FENCES	=	AS NOTED

6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
7. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
8. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
9. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
10. TOPOGRAPHY DELINEATED HEREON WAS TAKEN FROM AVAILABLE RECORDS, IS SHOWN AT 2' INTERVALS, AND IS AERIAL.
11. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
12. AREAS:

EX. BASEMENT	=	913 SF
EX. FIRST FLOOR	=	913 SF
EX. SECOND FLOOR	=	456 SF
EX. GROSS FLOOR AREA	=	2,282 SF

EX. FLOOR AREA RATIO: EX. GFA (2282) / LOT AREA (14177) = 0.16

PROP. DETACHED GARAGE = 672 SF. / EX. GFA (2282) = 0.29
PROP. GFA: PROP. GARAGE (672) + EX. GFA (2282) = 2,954 SF
PROP. FLOOR AREA RATIO: PROP. GFA (2954) / LOT AREA (14177) = 0.21

13. SHED 2 IS TO BE REMOVED.
14. THE PROPOSED GRAVEL DRIVEWAY IS 843 SF.

PLAT

SHOWING THE IMPROVEMENTS ON

LOT 220

BARCROFT HILLS

(DEED BOOK 1147, PAGE 509)

(FORMERLY SECTION 4 - BELVEDERE)

FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

SCALE: 1" = 20' OCTOBER 18, 2013
MARCH 11, 2014 (REVISED)

RECEIVED
Department of Planning & Zoning
MAR 12 2014
Zoning Evaluation Division

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
10/18/2013
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
George M. O'Quinn

CASE NAME:

DELBERT EMERICK JONES, II
AND
BETHANY SUTHERLAND JONES

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

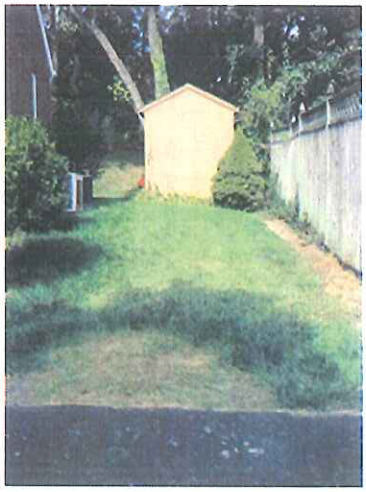
3908 Larchwood Rd.

Photographs for Special Permit Request

Front

Front

Front Right, Driveway



Shed (to be removed)

Right Side Yard

Backyard Left, from Patio

Backyard Right, from Patio

from Patio Far Right (toward Shed)

Backyard from Left to Right, toward proposed builing site

Backyard Right, from Shed

Backyard Left, from patio

Backyard Center, from patio

Backyard Right (proposed build site)

Backyard toward House

Backyard toward House / Patio

3906 →

← 3904

3912 →

← 3910

3911 →

↑ 3913

← 3911

3909 →

3910 ↓

Left Side Yard ↑ 3908

↑ 3908

3815 →

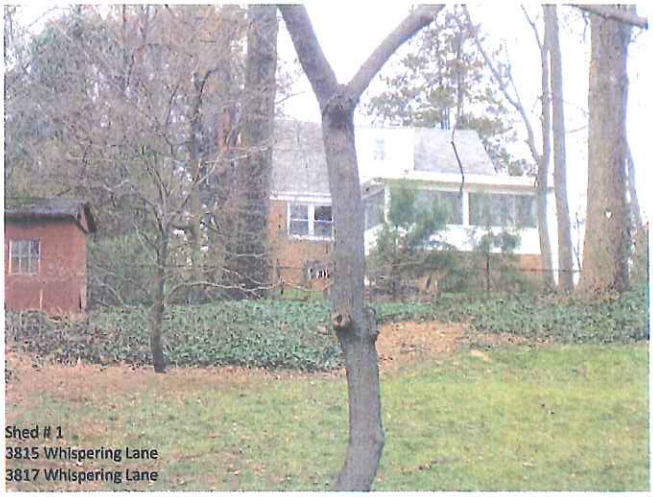
↑ 3908

Basement Entry
3908 Larchwood Rd.

3815 Whispering Lane

3815 Whispering Lane

3817 3815



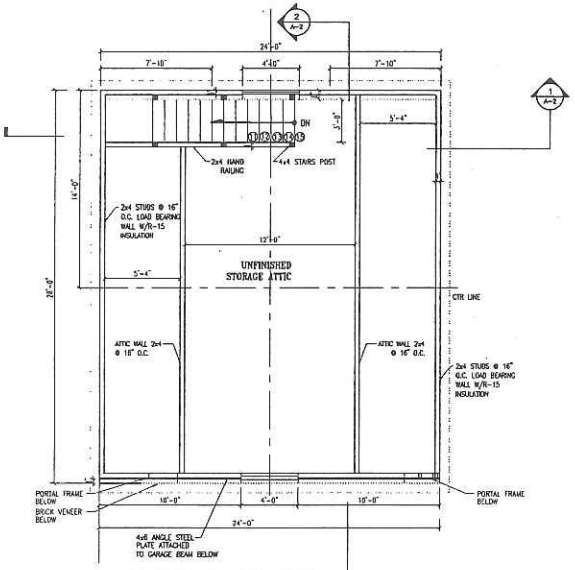
Shed # 1
3815 Whispering Lane
3817 Whispering Lane

3815 Whispering Lane
3813 Whispering Lane

↑ 3815 ↑ 3813

3906

3908 Larchwood Rd. Front and Back View



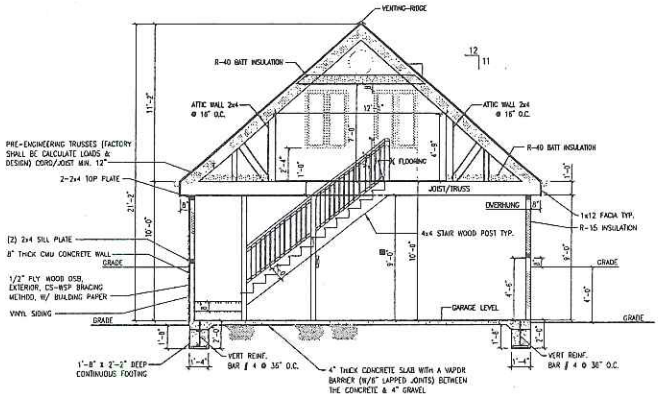
1 A2 PROPOSED ATTIC PLAN
SCALE : 1/4"=1'-0"

NOTES:

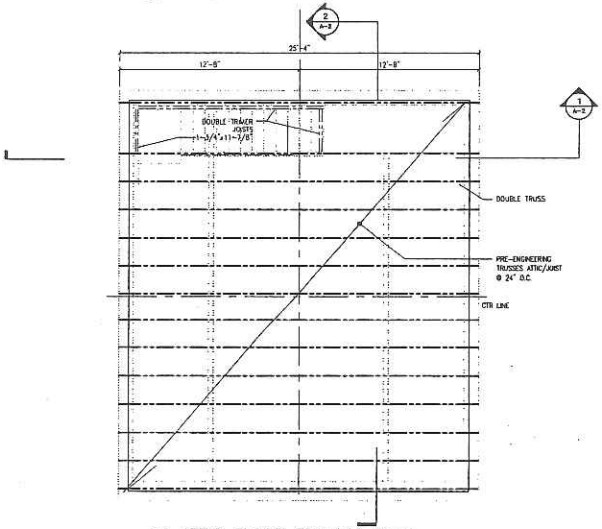
1.) FASTEN BASE LAYERS OF GYPSUM BOARD TO EACH SIDE OF WOOD STUDS AND HORIZONTAL WOOD CHANNELS (BLOCKING) WITH 1" TYPE "S" DRYWALL SCREWS 12" O.C. FASTEN FACE LAYERS WITH 1⅝" TYPE "S" DRYWALL SCREW, 12"O.C.
2.) INSTALL ALUMINUM STABILIZER CLIPS AT A MAXIMUM 10 FEET VERTICALLY FOR UPPER 24 FEET OF WALL HEIGHT, AND AT A MAXIMUM 5 FEET VERTICALLY FOR THE LOWER PORTION OF WALL. FASTEN CLIPS TO WOOD FRAMING WITH 1⅝" LONG TYPE "W" SCREWS AND TO THE WOOD FRAMING INSIDE THE GYPSUM WALL ASSEMBLY WITH 1⅝" TYPE "S" DRYWALL SCREWS.
3.) FIRE STOP SPACE BETWEEN THE FLOOR DECK AND THE GYPSUM PART WALL WITH THERMAFIBER OR SIMILAR FIRE STOPPING MATERIAL AT EACH FLOOR.

STAIR NOTES:

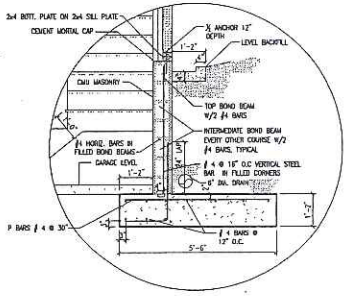
1. HANDRAILS SHALL MEET EITHER OF THE FOLLOWING CRITERIA:
   A. CIRCULAR BROSS SECTION WITH A MINIMUM DIAMETER OF 1 ¼" BUT NOT MORE THAN 2"
   B. OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2 1/4" MAXIMUM GRASPABLE PERIMETER DIMENSION OF 6 ¾"; AND / OR MINIMUM 4" GRASPABLE PERIMETER DIMENSION.
2. OPEN GUARD RAILS AND STAIR HANDRAILS SHALL HAVE INTERMEDIATE VERTICAL BALUSTERS SPACED LESS THAN 4" APART. HORIZONTAL RAILS, RAILS PARALLEL TO STAIR TREADS, AND ORNAMENTAL PATTERNS THAT PROVIDE A LADDER EFFECT ARE PROHIBITED.



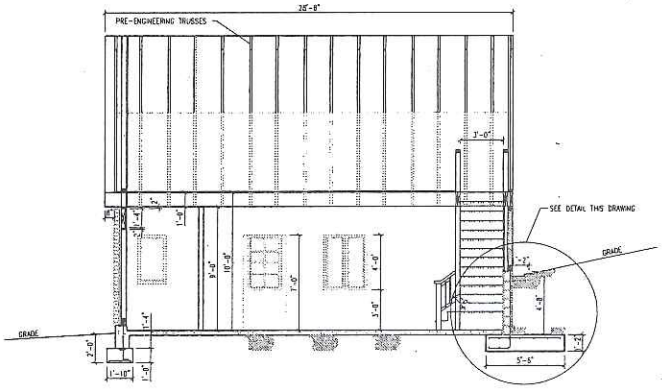
3 A2 SECTION 1
SCALE : 1/4"=1'-0"



2 A2 ATTIC FLOOR FRAMING PLAN
SCALE : 1/4"=1'-0"



5 A2 RETAINING WALL SECTION- 3
SCALE : 1/4"=1'-0"



4 A2 SECTION 2
SCALE : 1/4"=1'-0"

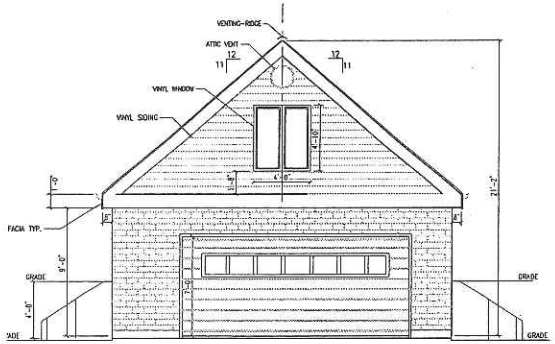
DESIGNER: ERICK D. GARCIA
8172 ADAMS CT
ANNANDALE VA 22003
(703) 819 5831
egraphics6@msn.com

OWNER: MR & MRS. DELBERT E. & BETHANY JONES
3908 LARCHWOOD RD
FALLS CHURCH VA 22041

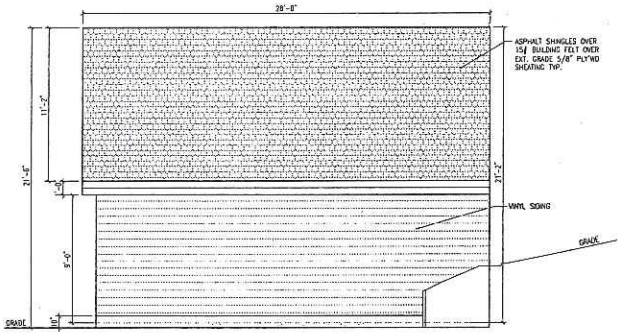
TYPE OF CONSTRUCTION: GARAGE ADDITION

ATTIC, FRAMING & SECTIONS

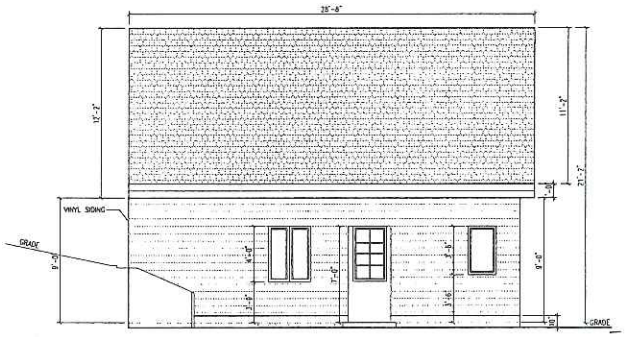
Sheet Number: A2



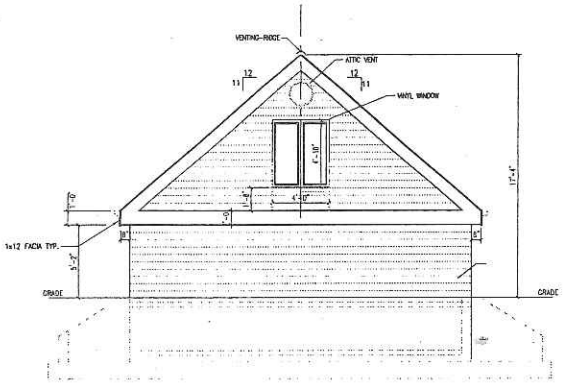
1 A3 SOUTH EAST ELEVATION
SCALE : 1/4"=1'-0"



2 A3 NORTH EAST ELEVATION
SCALE : 1/4"=1'-0"



3 A3 SOUTH WEST ELEVATION
SCALE : 1/4"=1'-0"



4 A3 NORTH WEST ELEVATION
SCALE : 1/4"=1'-0"

NOTES:

1. ALL ROOF FRAMING TO BE- PRE-ENGINEERING PRE-FAB WOOF ROOF TRUSSES @24" O.C. UNLESS NOTED OTHERWISE.

2. PROVIDE $\frac{1}{2}$" APA RATED PLYWOOD/ O.S.B. ROOF SHEATING W/METAL CLIPS @16" O.C. (SIMPSON PSCL OR EQ.)

3. SEE ARCH. DWGS FOR ALL DIMENSIONS.

4. TRUSS MFR TO DESIGN GABLE END TRUSSES FOR WIND SPEED OF 90 MPH.

5. PROVIDE HURRICANE ANCHORS (HOLD DOWN CLIPS) CAPABLE TO RESIST UPLIFT LOADS SHOWN ON THE ROOF TRUSS SHOP DWGS.

6. TRUSS MFR. VERIFY ROOF TRUSS SPANS, HEEL HEIGHTS, PITCHES, OVERHANG AND COFFERED CEILING LOCATION WITH ARCHIECTURAL DRAWINGS.

7. FRAME OVERBUILD ROOF W/ PREFABRICATED VALLEY SET ROOF TRUSSES @ 16" O.C. UNLESS NOTED OTHERWISE.

8. PROVIDE P-1 POST AT EACH END OF GIRDER TRUSSES & HIP JACKS UNLESS NOTED OTHERWISE ON PLAN.

9. TRUSS LAYOUT SHOWN IS ONLY FOR GUIDANCE & SHALL NOT BE USED AS SHOP DRAWINGS.

10. PROVIDE BACKUP BRACING FOR BRICK VENEER WITH GABLE WALL/TRUSS. USE GABLE TRUSS WITH 2x6 VERT. WEBS @ 24" O.C. OR CONTINUOUS 2x6 LATERAL NAILER @ 24" O.C. VERTICAL, NAILED TO ALL MEMBERS OF THE TRUSS W/. MIN. 2-16 d NAILS, U.N.O. ON PLAN.

11. SEE MANUFACTURES INSTRUCTIONS FOR SPECIFICATIONS.

ROOF FRAMING NOTES:

1. THE WOOD ROOF TRUSES AND RAFTERS SHALL BE 24" O.C AND DESIGNED FOR THE MANUFACTURER.

2. THE MINIMUM THICNESS OF PLYWOOD ROOF SHEATING SHALL BE $\frac{1}{2}$".

3. TRUSSES SHALL BE BRACED IN ACORDANCE WITH MONTGOMERY COUNTY REQUIREMENTS & SCHEDULES.

4. THE DESIGN DATA FOR TRUSES & RAFTERS ARE AS DETAILED:

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTORS SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

DESIGNER: ERICK D. GARCIA
8470 ALBANY CT
ANNANDALE VA 22003
(703) 698 5831
ecgraphic68@msn.com

OWNER: MR & MRS. DELBERT E. & BETHANY JONES
3908 LARCHWOOD RD
FALLS CHURCH VA 22041

TYPE OF CONSTRUCTION: GARAGE ADDITION

ELEVATIONS

Sheet Number: A3

SPECIAL PERMIT REQUEST

The applicant is requesting approval of a special permit for a reduction in certain side yard requirements to allow an accessory structure (a detached garage) to be constructed 7.5 ft. from the northeast side lot line. The 672 square foot detached two-car garage will be 21.3 feet in height to the ridgeline. The side yard setback for properties zoned R-2 is 15 feet; therefore the applicant is requesting a reduction of 7.5 feet, or 50 percent.

A copy of the special permit plat titled "Plat, Showing the Improvements on Lot 220, Barcroft Hills," prepared by George M. O'Quinn, L.S., of Dominion Surveyors, Inc., dated October 18, 2013, and revised through March 11, 2014, is included in the front of the staff report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 14,177 square foot lot contains a one and one half story single family detached dwelling. A stoop, stone walkway and asphalt driveway are located to the southeast. A concrete stoop and steps which access the basement are located to the west of the dwelling. A slate patio and shed are located to the northwest of the dwelling. A 10.5 foot high shed is located to the northeast of the dwelling (which is to be removed). A 3.5 foot high chain link fence is located along a portion of the southwest and northeast property lines and also along the northwest rear property line. A number of mature trees are located on the property and the lot slopes from approximately 366 feet in elevation at the northwestern property line to 342 feet in elevation at the southeast corner of the property.

As shown above, the existing lot and surrounding lots are zoned R-2 and developed with single family detached dwellings and are located in a highway corridor overlay district. The property is north of Columbia Pike and west of Larchwood Road.

BACKGROUND AND HISTORY

Fairfax County tax records indicate that the single family dwelling was constructed in 1954 and purchased by the applicants in 2013. There are no building permits or complaints related to the property in Fairfax County files.

County databases indicate that no special permits or variances related to a reduction in minimum required side or rear yards for the construction of an accessory structure are located on nearby properties.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: I
Planning District: Baileys
Planning Sector: Barcroft Community Planning Sector (B05)
Plan Map: Residential 2-3 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 5. Subject to development conditions, the special permit must meet these standards.

Tree Conservation

The application was reviewed by the Urban Forestry Management Division, noting that the proposed construction will remove a small row of Leyland Cypress, other large deciduous trees, and the transplanting of a four inch Japanese Maple tree. In order to meet the Tree Conservation Ordinance standards and maintain 10-year canopy cover requirements, a tree conservation plan should be provided at the time of the first and any subsequent grading plan submissions. To address this issue, a development condition is included that requires the submission of a tree conservation plan with any grading plans submitted for the proposed detached accessory structure.

Sect. 8-006 General Special Permit Standards

Staff believes that the application for the addition meets all of the eight 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. *Staff believes by observation of the neighborhood through submitted photographs and aerial photography that the construction of the detached accessory structure would not adversely affect the use or development of 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 4 relates to additions, 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 standards, including 5, 6, 7, 8, and 9.

Standard 5 states that 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. *The proposed accessory storage structure will serve as a garage. The size of the proposed garage is 672 square feet and is subordinate in size to the 912 footprint and 1, 369 square foot livable area of the primary dwelling. Therefore, staff believes that 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 accessory structure is located to the rear of the property and will be in line with the already existing driveway. The elevation drawings and statement of justification indicate that the location, height, bulk and materials of the proposed accessory structure would be compatible with the existing dwelling. The applicant is requesting a two car garage at a height of 21.3 feet, which is subordinate to the primary dwelling with a height of 23.8 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. *The proposed accessory structure is in line with the existing driveway and would be located partially behind the existing dwelling to extend the space between the accessory structure and the immediate neighbor's property. Additionally the accessory structure will be built into an existing slope so that the rear elevation of the garage will be embedded six feet into the ground. The accessory structure will not affect neighboring properties in terms of location, height, bulk, scale, topography, vegetation or existing trees. Therefore, staff believes the accessory structure 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 and the property does not exceed the disturbance of 2500 square feet to require DPWES analysis. Staff believes that the proposed addition, 672 square feet in area, will not significantly impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air or safety. There are no windows proposed on the north east elevation of the structure therefore ensuring the privacy of both the applicant and the immediate neighbor. 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. *The layout and orientation of the existing primary dwelling limits the amount of alternate locations for the construction of the accessory structure on the lot. The accessory structure could be constructed on the southwestern side of the house but it would increase the impervious area due to the extension of the driveway on the lot. This proposed location, if pursued, would also require a special permit.*

Other issues of lot shape, yard determination, environmental characteristics, slopes, wells, floodplains and/or Resource Protection Areas, easements 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-MA-033 for the accessory structure with the 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. Urban Forestry Memo dated May 23, 2014
5. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2014-MA-033

July 9, 2014

If it is the intent of the Board of Zoning Appeals to approve SP 2014-MA-033 located at Tax Map 61-3 ((13)) 220 to permit reduction of certain yard requirements pursuant to Sects. 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 accessory structure as shown on the plat titled, "Plat, Showing the Improvements on Lot 220, Barcroft Hills," prepared by George M. O'Quinn, L.S., of Dominion Surveyors, Inc., dated October 18, 2013 and revised through March 11, 2014, as submitted with this application and is not transferable to other land.

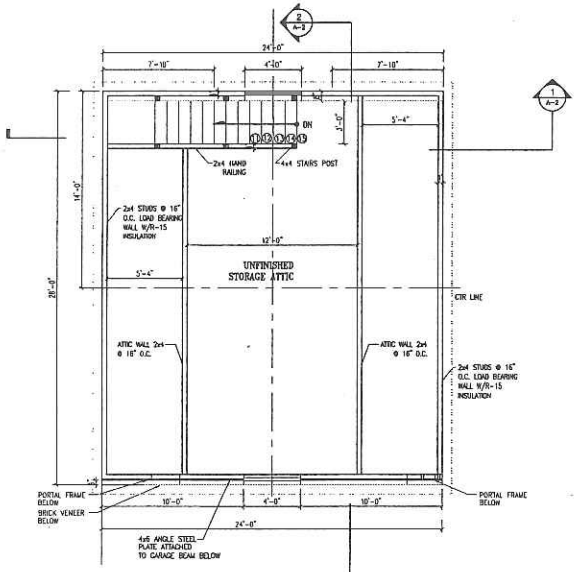
3. The area above the garage shall be used as storage only.

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

5. The applicant shall provide a Tree Conservation plan with the first and any subsequent submissions of the Grading Plan. The Tree Conservation Plan shall consist of the following elements:
   a. An existing vegetation map showing the general composition and extent of existing vegetation in accordance with PFM 12-0506.
   b. A tree inventory and condition analysis in accordance with PFM 12-0507.
   c. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
   d. A tree preservation narrative to describe specific practices used to preserve existing trees in accordance with PFM 12-0509. Such practices should include, but not be limited to crown pruning, mulching, and root pruning.
   e. All site engineering and layout information matching the information provided in the associated special permit plat as required by PFM 12-0501.1A.

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.



1 A2 PROPOSED ATTIC PLAN
SCALE : 1/4"=1'-0"

NOTES:

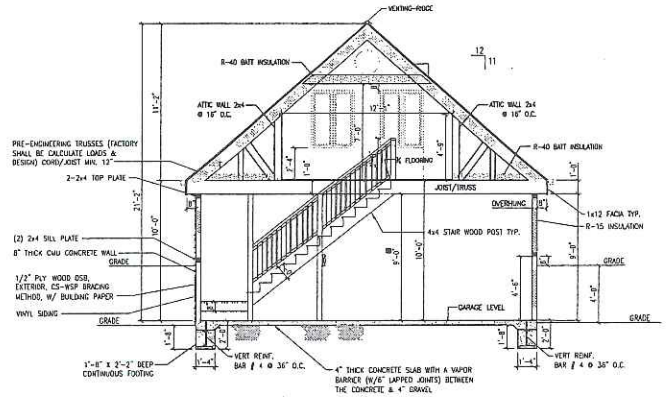
1.) FASTEN BASE LAYERS OF GYPSUM BOARD TO EACH SIDE OF WOOD STUDS AND HORIZONTAL WOOD CHANNELS (BLOCKING) WITH 1" TYPE "S" DRYWALL SCREWS 12" O.C. FASTEN FACE LAYERS WITH 1⅝" TYPE "S" DRYWALL SCREW, 12"O.C.

2.) INSTALL ALUMINUM STABILIZER CLIPS AT A MAXIMUM 10 FEET VERTICALLY FOR UPPER 24 FEET OF WALL HEIGHT, AND AT A MAXIMUM 5 FEET VERTICALLY FOR THE LOWER PORTION OF WALL. FASTEN CLIPS TO WOOD FRAMING WITH 1⅝" LONG TYPE "W" SCREWS AND TO THE WOOD FRAMING INSIDE THE GYPSUM WALL ASSEMBLY WITH 1⅝" TYPE "S" DRYWALL SCREWS.

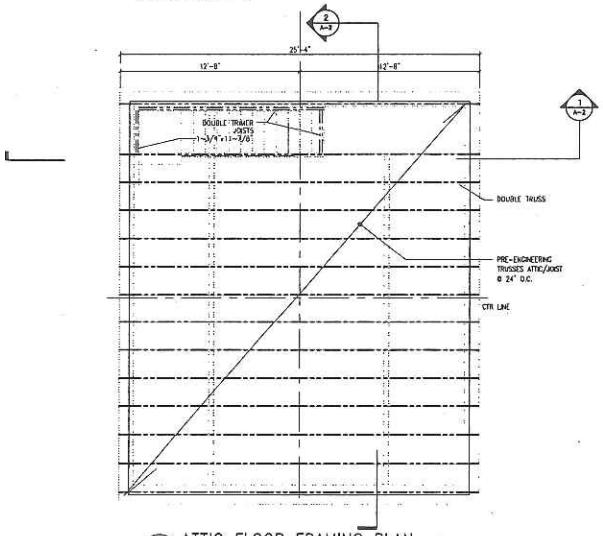
3.) FIRE STOP SPACE BETWEEN THE FLOOR DECK AND THE GYPSUM PART WALL WITH THERMOFIBER OR SIMILAR FIRE STOPPING MATERIAL AT EACH FLOOR.

STAIR NOTES:

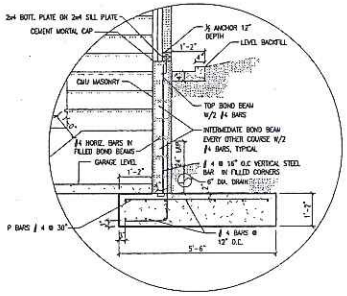
1. HANDRAILS SHALL MEET EITHER OF THE FOLLOWING CRITERIA:
   A. CIRCULAR GROSS SECTION WITH A MINIMUM DIAMETER OF 1 ¼" BUT NOT MORE THAN 2"
   B. OTHER APPROVED SHAPES HAVING A MAXIMUM ALLOWABLE HORIZONTAL WIDTH OF 2 1/4" MAXIMUM GRASPABLE PERIMETER DIMENSION OF 6 ¼", AND / OR MINIMUM 4" GRASPABLE PERIMETER DIMENSION.
2. OPEN GUARD RAILS AND STAIR HANDRAILS SHALL HAVE INTERMEDIATE VERTICAL BALUSTERS SPACED LESS THAN 4" APART. HORIZONTAL RAILS, RAILS PARALLEL TO STAIR TREADS, AND ORNAMENTAL PATTERSON THAT PROVIDE A LADDER EFFECT ARE PROHIBITED.



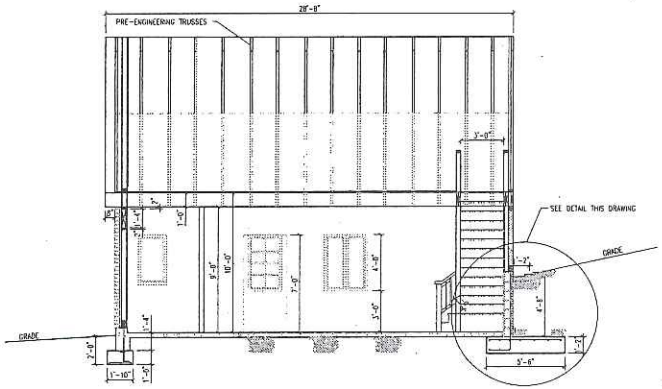
3 A2 SECTION 1
SCALE : 1/4"=1'-0"



2 A2 ATTIC FLOOR FRAMING PLAN
SCALE : 1/4"=1'-0"



5 A2 RETAINING WALL SECTION- 3
SCALE : 1/4"=1'-0"



4 A2 SECTION 2
SCALE : 1/4"=1'-0"

DESIGNER: ERICK D. GARCIA
8474 ARLBAT CT
ANNANDALE VA 22003
(703) 598 5831
egraphics56@msn.com

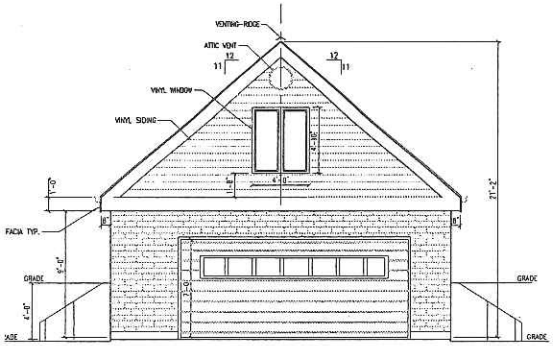
OWNER: MR & MRS. DELBERT E. & BETHANY JONES
3908 LARCHWOOD RD
FALLS CHURCH VA 22041

TYPE OF CONSTRUCTION: GARAGE ADDITION

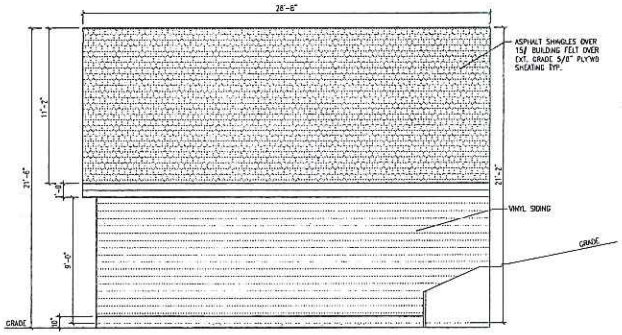
ATTIC, FRAMING & SECTIONS

Sheet Number: A2

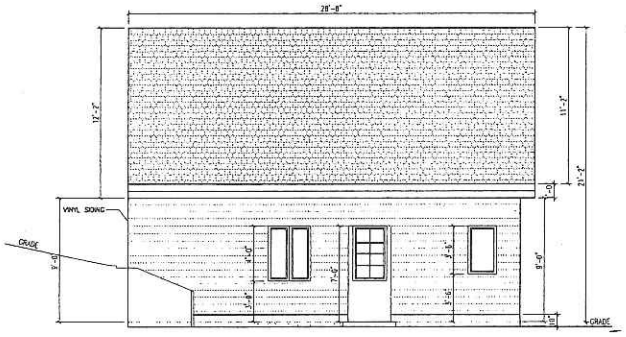
ATTACHMENT 1



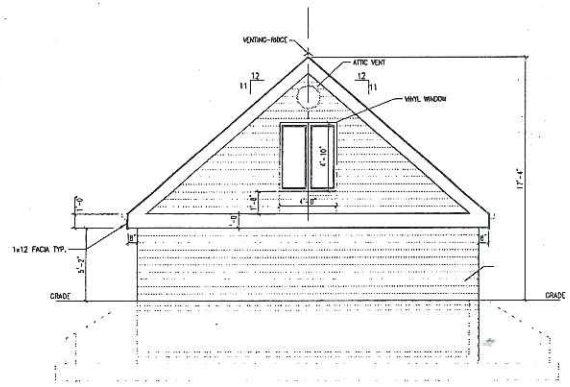
1 A3 SOUTH EAST ELEVATION
SCALE : 1/4"=1'-0"



2 A3 NORTH EAST ELEVATION
SCALE : 1/4"=1'-0"



3 A3 SOUTH WEST ELEVATION
SCALE : 1/4"=1'-0"



4 A3 NORTH WEST ELEVATION
SCALE : 1/4"=1'-0"

NOTES:

1. ALL ROOF FRAMING TO BE- PRE-ENGINEERING PRE-FAB WOOD ROOF TRUSSES @24" O.C. UNLESS NOTED OTHERWISE.

2. PROVIDE ½" APA RATED PLYWOOD/ O.S.B. ROOF SHEATING W/METAL CLIPS @16" O.C. (SIMPSON PSCL OR EQ.)

3. SEE ARCH. DWGS FOR ALL DIMENSIONS.

4. TRUSS MFR TO DESIGN GABLE END TRUSSES FOR WIND SPEED OF 90 MPH.

5. PROVIDE HURRICANE ANCHORS (HOLD DOWN CLIPS) CAPABLE TO RESIST UPLIFT LOADS SHOWN ON THE ROOF TRUSS SHOP DWGS.

6. TRUSS MFR. VERIFY ROOF TRUSS SPANS, HEEL HEIGHTS, PITCHES, OVERHING AND COFFERED CEILING LOCATION WITH ARCHITECTURAL DRAWINGS.

7. FRAME OVERBUILD ROOF W/ PREFABRICATED VALLEY SET ROOF TRUSSES @ 16" O.C. UNLESS NOTED OTHERWISE.

8. PROVIDE P-1 POST AT EACH END OF GIRDER TRUSSES & HIP JACKS UNLESS NOTED OTHERWISE ON PLAN.

9. TRUSS LAYOUT SHOWN IS ONLY FOR GUIDANCE & SHALL NOT BE USED AS SHOP DRAWINGS.

10. PROVIDE BACKUP BRACING FOR BRICK VENEER WITH GABLE WALL/TRUSS. USE GABLE TRUSS WITH 2x6 VERT. WEBS @ 24" O.C. OR CONTINUOUS 2x6 LATERAL NAILER @ 24" O.C. VERTICAL, NAILED TO ALL MEMBERS OF THE TRUSS W/. MIN. 2-16 d NAILS, U.N.O. ON PLAN.

13. SEE MANUFACTURES INSTRUCTIONS FOR SPECIFICATIONS.

ROOF FRAMING NOTES:

1. THE WOOD ROOF TRUSSES AND RAFTERS SHALL BE 24" O.C. AND DESIGNED FOR THE MANUFACTURER.

2. THE MINIMUM THICKNESS OF PLYWOOD ROOF SHEATING SHALL BE ½".

3. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH MONTGOMERY COUNTY REQUIREMENTS & SCHEDULES.

4. THE DESIGN DATA FOR TRUSES & RAFTERS ARE AS DETAILED:

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE, BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.

2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.

3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.

4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

5. CONTRACTORS SHALL PROVIDE ADEQUATE ATTIC VENTILATIONS / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PAINT TO MATCH ROOF. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

DESIGNER: ERICK D. GARCIA
8474 ARARAT CT
ANNANDALE VA 22003
(703) 698 5631
engineer66@msn.com

OWNER: MR & MRS. DELBERT E. & BETHANY JONES
3908 LARCHWOOD RD
FALLS CHURCH VA 22041

TYPE OF CONSTRUCTION: GARAGE ADDITION

ELEVATIONS

Sheet Number: A3

Application No.(s): SP 2014-MA-033
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2 Oct 2013
(enter date affidavit is notarized)

123117

I, Bethany Sutherland Jones, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [X] 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)
Bethany S. Jones	3908 Larchwood Rd. Falls Church, VA 22041	Applicant / Title Owner
Delbert E. Jones	3908 Larchwood Rd Falls Church VA 22041	Co-Title Owner

(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.

N/A

* 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).

FORM SP/VC-1 Updated (7/1/06)

Application No.(s): SP 2014-MA-033

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2 Oct 2013 123117

(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)

N/A

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)

N/A

(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.

Application No.(s): SP 2014-MA-033

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2 Oct. 2013

(enter date affidavit is notarized)

123117

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)

N/A

(check if applicable) [X] 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**)

N/A

(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.

Application No.(s): SP 2014-MA-033

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

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2 Oct. 2013

(enter date affidavit is notarized)

123117

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:

N/A

[X] 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.

N/A

Application No.(s): SP 2014-MA-033

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

123117

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 2 Oct. 2013

(enter date affidavit is notarized)

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: Bethany Sutherland Jones

(check one) [X] Applicant [ ] Applicant's Authorized Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2 day of October 2013, in the State/Comm. of Virginia, County/City of Arlington.

Cpt Aaron Matthes, JA
Notary Public

My commission expires: indefinite

NOTARY PUBLIC AUTHORITY UNDER 10 U.S.C. 936 SEAL

Judge Advocate
Notary Public pursuant to
authority of 10 USC Sec 1044a

FORM SP/VC-1 Updated (1/1/05)

APPENDIX 3

Department of Planning & Zoning
MAR 12 2014
Zoning Evaluation Division

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

3908 LARCHWOOD RD. FALLS CHURCH, VA 22041

In support of this special permit request to build a 2-car garage 7.5 feet from the property line, a 50% reduction of the 15' setback would allow for the current driveway to be extended straight back to the right rear of the house and for the existing, functional living space of the yard to be maintained. The proposed accessory structure will be built in a way that would preserve as much of the existing lot features as possible, to include topography and vegetation, and will not impede or obstruct use of the existing outdoor living space, nor impose any detriment to either the subject nor any surrounding properties. The existing shed #2 will be removed to accommodate this project. A drainage system will be installed under the entry area as appropriate to maintain current lot drainage patterns. The exterior will closely match the Cape Cod house, with a combination of brick and vinyl siding, a double garage door and two dormers. Additionally, the existing driveway will be extended with gravel from its current endpoint to tie into the garage entry, allowing room for maneuvering near the building. In the proposed building location, this proposed structure will reflect the feel of the neighborhood without being obtrusive or prominent. Lastly, the portion of the existing fence on the right side of the house that is forward of the front plane of the dwelling will be reduced to 4 feet to comply with current zoning regulations for front yard fencing.

Due to the narrowing of this lot as it approaches the street, maintaining the 15' setback Ordinance, is more restrictive near the house. Adhering strictly will either reduce the use of the center yard for open outdoor living space, or it will create tremendous impact and prohibitive expense by necessitating major excavation to place the building further back on the lot in order to keep the center, most level yard area open and available for pedestrian use. If this structure is permitted to be built 7.5 feet from the lot line, it will be a much less invasive project, due to the fact that far less excavation will be required and it will allow more of the existing lot features to remain undisturbed, to especially in the center yard, around the patio location.

If granted, size, scope and location of this proposed Special Permit project will be in harmony with the intended spirit and purpose of the existing setback Ordinance. It will improve the value of this property while maintaining the current feel of this neighborhood, and will not impose any detrimental effects to subject nor surrounding properties in any way. A secondary beneficial outcome of this project will be its ability to help reduce on-street parking. The character of this zoning district will not be changed, as we are only seeking to add a garage in which to park and protect our vehicles. Our goal is to preserve as much of the intended feel and existing outdoor space on this property as possible while we accomplish this.

Bethany Sutherland Jones

12 March 2014

The GFA of the principal structure (house) is 2,282 SF.

The GFA of the proposed structure (garage) is 672 SF.

This makes the percentage of the proposed structure is 21% of the total GFA of the principal structure.

Bethany Sutherland Jones

12 March 2014

RECEIVED
Department of Planning & Zoning

MAR 12 2014

Zoning Evaluation Division

SPECIAL PERMIT STATEMENT OF JUSTIFICATION

3908 LARCHWOOD RD. FALLS CHURCH, VA 22041

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

In support of this special permit request to build a 2-car garage 7.5 feet from the property line, a 50% reduction of the 15' setback would allow for the current driveway to be extended straight back to the right rear of the house and for the existing, functional living space of the yard to be maintained. The proposed accessory structure will be built in a way that would preserve as much of the existing lot features as possible, to include topography and vegetation, and will not impede or obstruct use of the existing outdoor living space, nor impose any detriment to either the subject nor any surrounding properties. The existing shed #2 will be removed to accommodate this project. A drainage system will be installed under the entry area as appropriate to maintain current lot drainage patterns. The exterior will closely match the Cape Cod house, with a combination of brick and vinyl siding, a double garage door and two dormers. Lastly, the existing driveway will be extended with gravel from its current endpoint to tie into the garage entry, allowing room for maneuvering near the building. In the proposed building location, this proposed structure will reflect the feel of the neighborhood without being obtrusive or prominent.

Due to the narrowing of this lot as it approaches the street, maintaining the 15' setback Ordinance, is more restrictive near the house. Adhering strictly will either reduce the use of the center yard for open outdoor living space, or it will create tremendous impact and prohibitive expense by necessitating major excavation to place the building further back on the lot in order to keep the center, most level yard area open and available for pedestrian use. If this structure is permitted to be built 7.5 feet from the lot line, it will be a much less invasive project, due to the fact that far less excavation will be required and it will allow more of the existing lot features to remain undisturbed, to especially the in center yard, around the patio location.

If granted, size, scope and location of this proposed Special Permit project will be in harmony with the intended spirit and purpose of the existing setback Ordinance. It will improve the value of this property while maintaining the current feel of this neighborhood, and will not impose any detrimental effects to subject nor surrounding properties in any way. A secondary beneficial outcome of this project will be its ability to help reduce on-street parking. The character of this zoning district will not be changed, as we are only seeking to add a garage in which to park and protect our vehicles. Our goal is to preserve as much of the intended feel and existing outdoor space on this property as possible while we accomplish this.

County of Fairfax, Virginia

MEMORANDUM

DATE: May 23, 2014

TO: Erin M. Haley, Planner II
Zoning Evaluation Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, UFMD

SUBJECT: Barcroft Hills, Lot 220, SP 2014-MA-033

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 29, 2013 and March 12, 2014, respectively. The following comments and recommendations are based on this review and a site visit conducted on May 6, 2014.

Comment: Proposed construction will require the removal of a small row of leyland cypress, other large deciduous trees, and the transplanting of a four (4) inch Japanese maple. Tree protection should be provided for the existing trees surrounding the garage and driveway addition to protect both onsite and offsite trees. In order to meet the tree conservation ordinance standards and maintain 10-year canopy cover requirements, a tree preservation plan shall be provided at the time of the first and any subsequent grading plan submissions.

Recommendations: Make approval of the Special Permit contingent upon the following Development Condition:

The Applicant shall provide a Tree Conservation Plan with the first and any subsequent submissions of the Grading Plan. The Tree Conservation Plan shall consist of the following elements:

a. An existing vegetation map showing the general composition and extent of exiting vegetation in accordance with PFM 12-0506.
b. A tree inventory and condition analysis in accordance with PFM 12-0507.
c. The location and type of tree protection devices to be provided, as well as information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing.
d. A tree preservation narrative to describe specific practices used to preserve existing trees in accordance with PFM 12-0509. Such practices should include, but not be limited to crown pruning, mulching, and root pruning.

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Urban Forest Management Division
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e. All site engineering and layout information matching information provided in the associated special permit plat as required by PFM 12-0501.1A.

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/

UFMDID #: 190263

cc: DPZ File

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.