



APPLICATION ACCEPTED: June 9, 2014
ADMINISTRATIVELY MOVED BY APPLICANT
DATE OF PUBLIC HEARING: September 10, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 3, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-MA-102

MASON DISTRICT

APPLICANT: Jacob Petranek

OWNERS: Jacob A. Petranek
Candace M. Petranek

LOCATION: 5704 Scoville Street, Alexandria, 22311

SUBDIVISION: Sunset Manor, Section 1

TAX MAP: 61-4 ((17)) 26

LOT SIZE: 14,443 square feet

ZONING: R-3

ZONING ORDINANCE PROVISION: 8-914

SPECIAL PERMIT PROPOSAL: To permit a reduction to the minimum rear yard requirements based on error in building location to permit addition to remain 10.2 ft. from side lot line.

A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

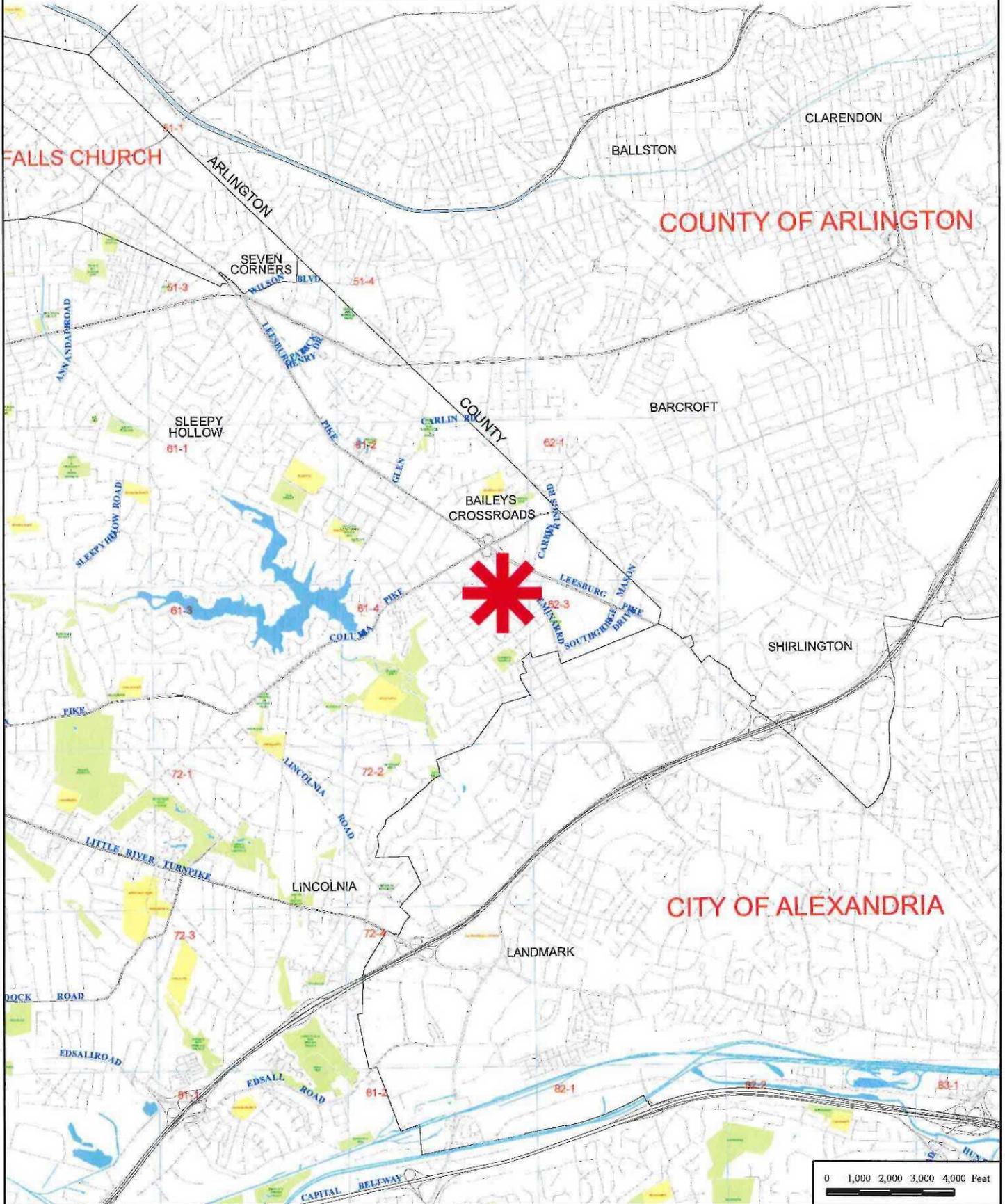
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center 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-102
JACOB PETRANEK

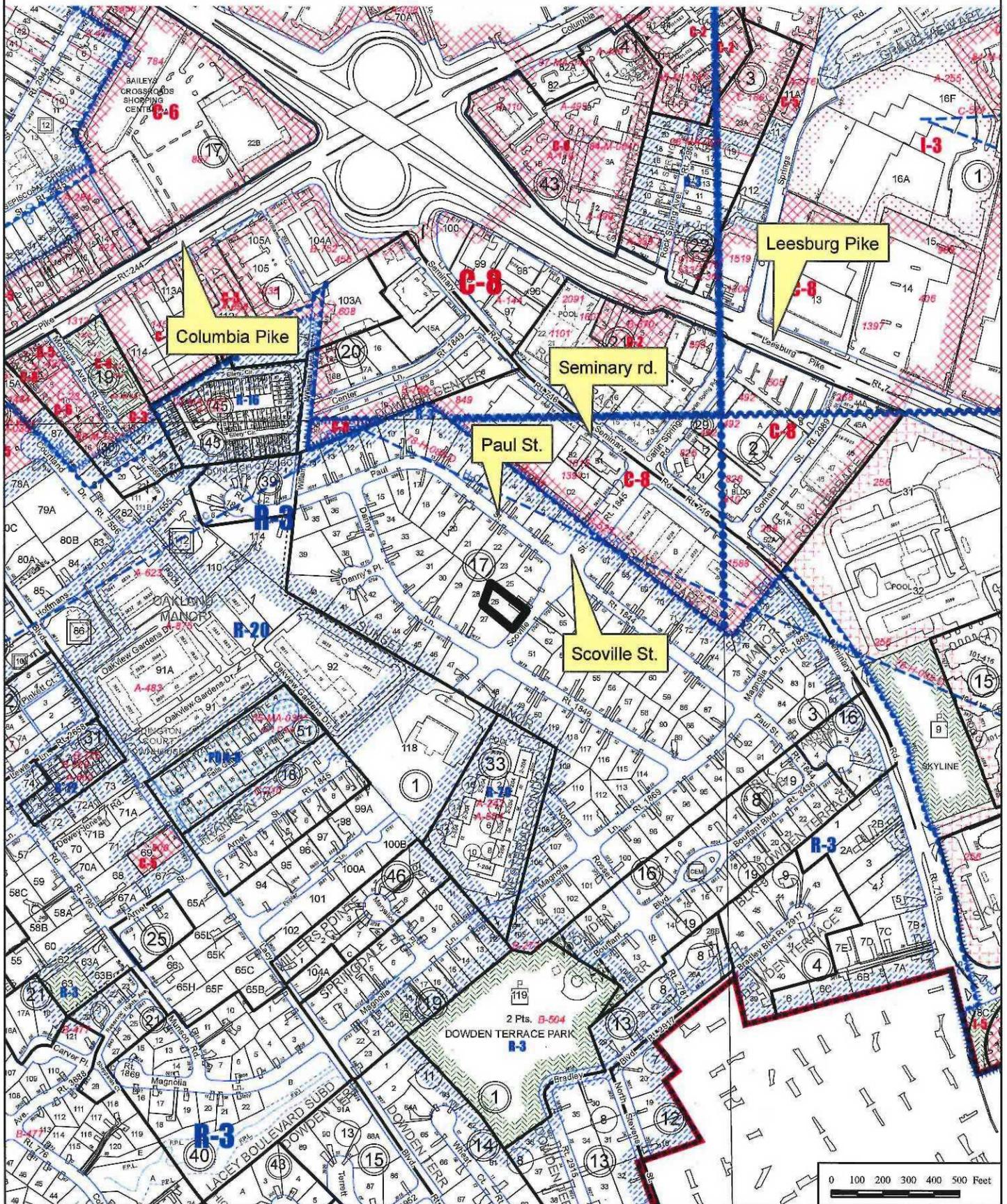


0 1,000 2,000 3,000 4,000 Feet

Special Permit

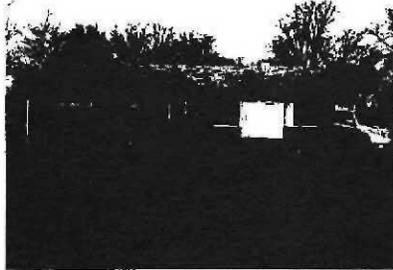
SP 2014-MA-102

JACOB PETRANEK





DWELLING - LEFT SIDE



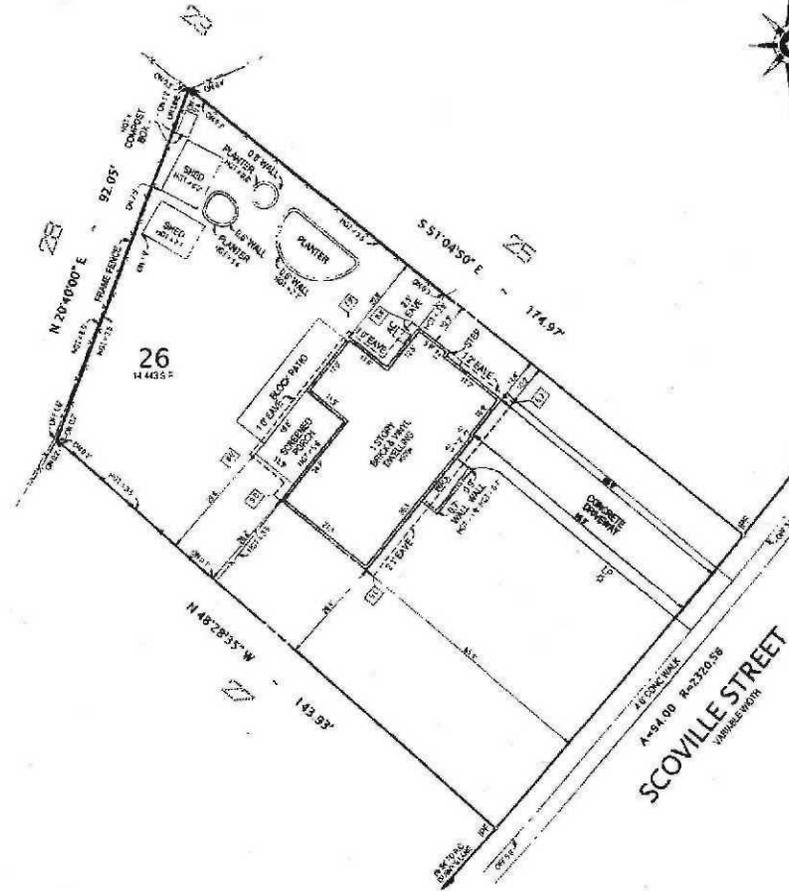
DWELLING - FRONT



DWELLING - RIGHT SIDE



DWELLING - BACK



NOTES

- 1 TAX MAP: 0614 17 0026
- 2 ZONE: R-3 (RESIDENTIAL 3 DU/AC)
- 3 LOT AREA: 14,440 SF
- 4 REQUIRED YARDS:
 - FRONT: = 30.0 FEET
 - SIDE: = 12.0 FEET
 - REAR: = 25.0 FEET
- 5 HEIGHTS:
 - FX DWELLING: = 15.5 FEET
 - CHAIN LINK FENCES: = 3.5 FEET
 - FRAME FENCES: = 8.0 FEET
 - WALLS: = 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 THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS ON THIS PROPERTY.
- 12 AREAS:
 - EX FIRST FLOOR: = 1,659 SF
 - EX SCREEN PORCH: = 235 SF
 - GROSS FLOOR AREA: = 1,894 SF
- EX FLOOR AREA RATIO: EX GFA (1,894)/LOT AREA (14,443) = 0.13
- 13 FENCES ARE CHAIN LINK UNLESS NOTED
- 14 EAVE HEIGHTS TO EXISTING GRADE ARE SHOWN THUS [E]
- 15 UTILITIES ARE UNDERGROUND.

PLAT
 SHOWING SPECIAL PERMIT
 LOT 18, SECTION 1
SUNSET MANOR
 (DEED BOOK 187 PAGE 456)
 FAIRFAX COUNTY, VIRGINIA
 MASON DISTRICT
 SCALE: 1" = 20' JANUARY 6, 2014

RECEIVED
 Department of Planning & Zoning
 JUN 02 2014
 Zoning Evaluation Division

I HEREBY CERTIFY THAT THE LOCATIONS OF ALL EXISTING IMPROVEMENTS WERE CAREFULLY CHECKED BY A CURRENT FIELD SURVEY AND THE RESULTS THERE ARE INDICATED BY SYMBOLS AND NOTATIONS.
 THIS PLAT IS SUBJECT TO RECORDING OF RECORDS NOT IN THIS RECORD WITH A PUBLIC REPORT WAS NOT FURNISHED NO COVER MARKS SET



ORDERED BY:
 JACQUELINE TRALEY
 NOVA SURVEYS
 6555 ROCKLEIGH WAY
 ALEXANDRIA, VA 22304
 TEL: 696-4238
 FAX: 703-649-8936

Front Elevation
Viewed from Scoville St



Front / Right

Right Elevation / front
viewed from Lot 25



Right side.

Rear Elevation/Right
viewed from Lot 23



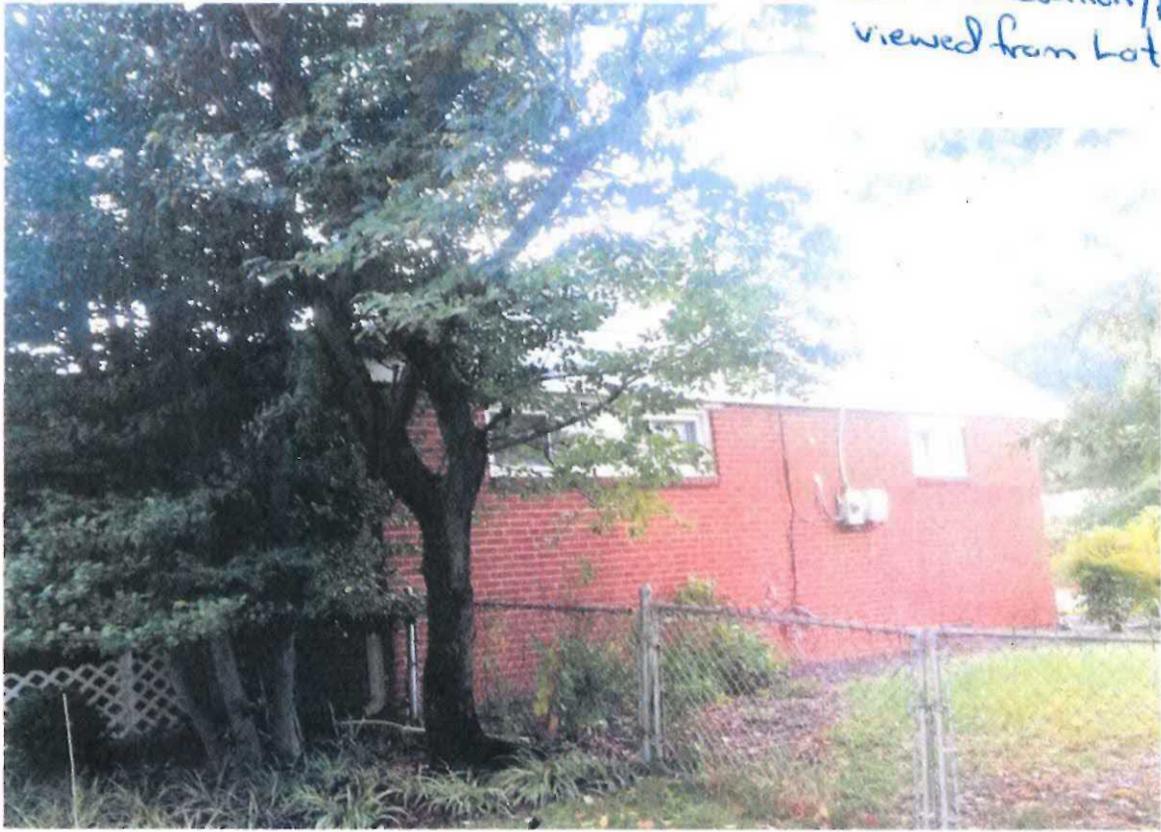
Rear Elevation

Rear Elevation
viewed from lot 28

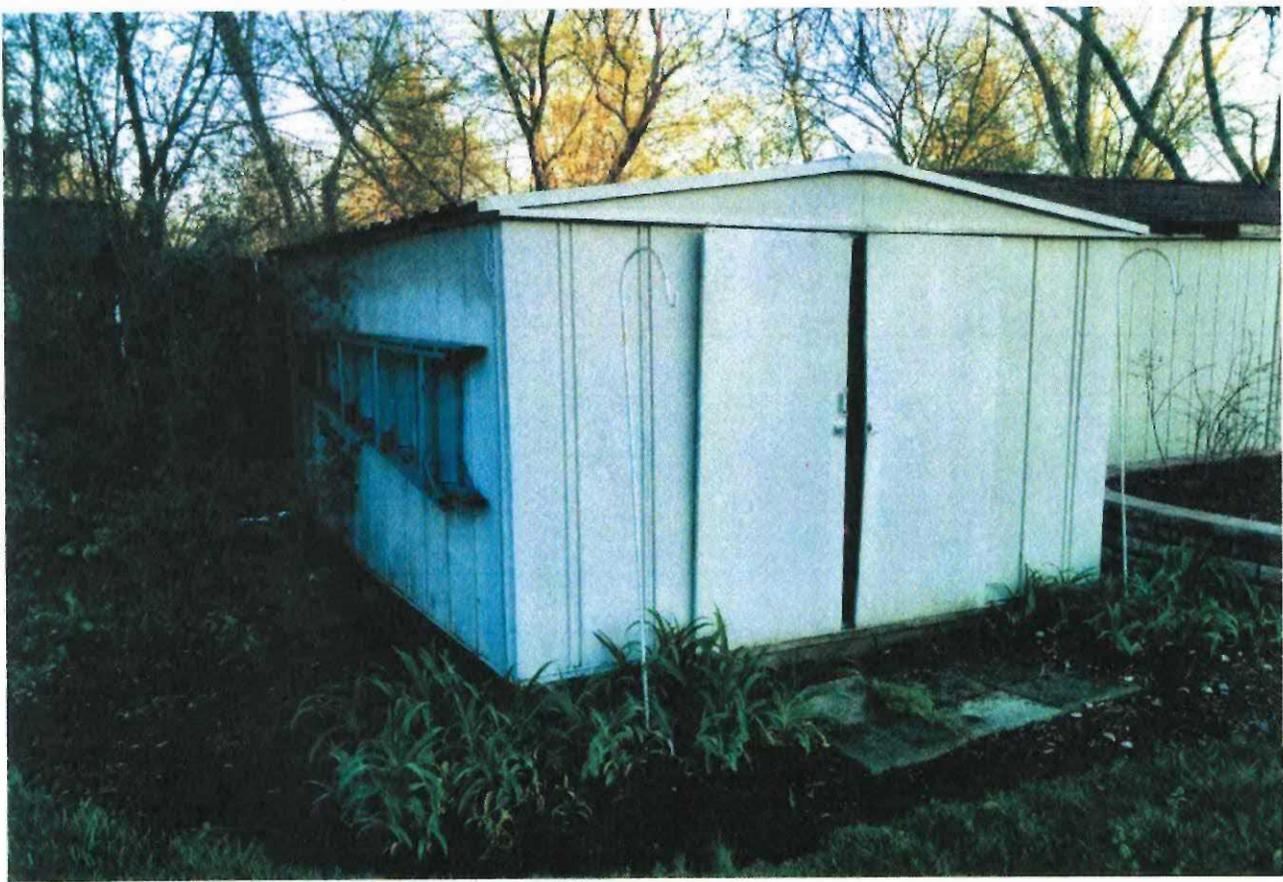
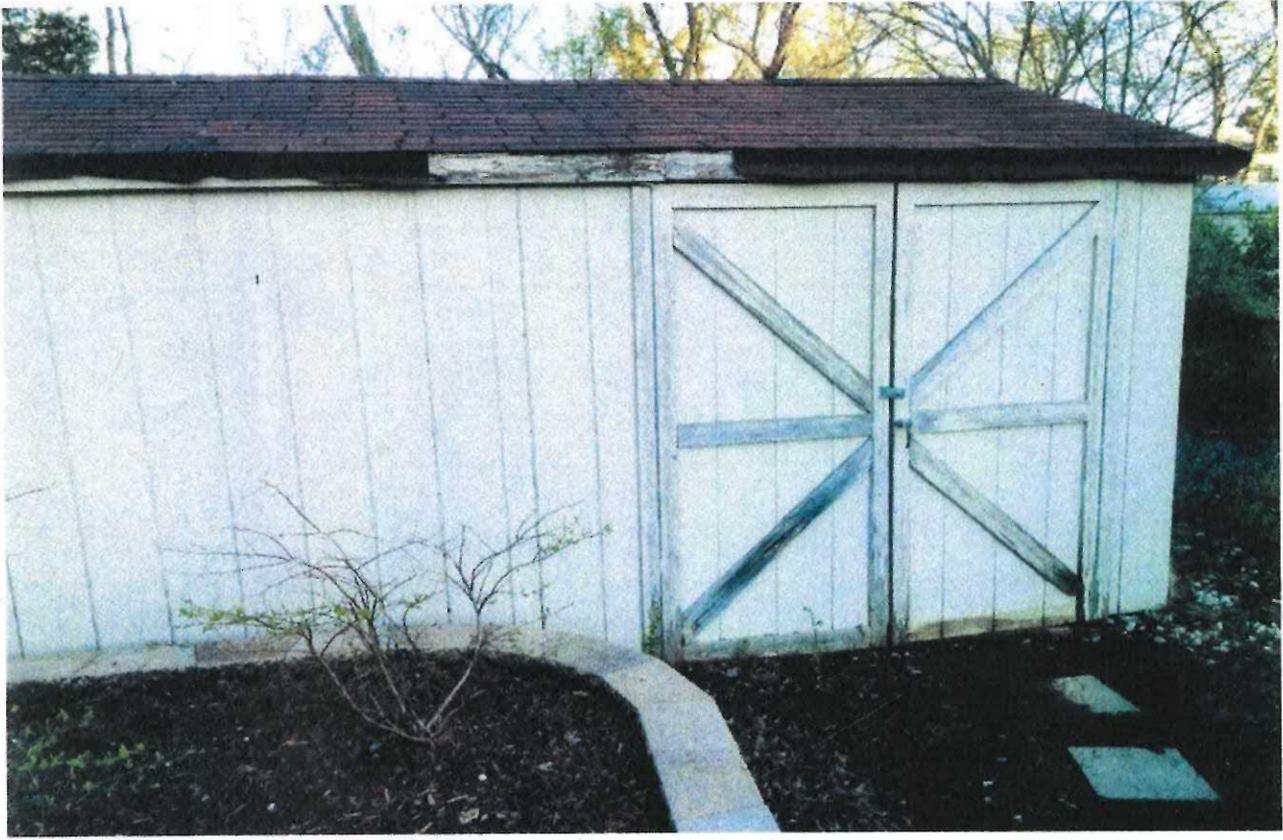


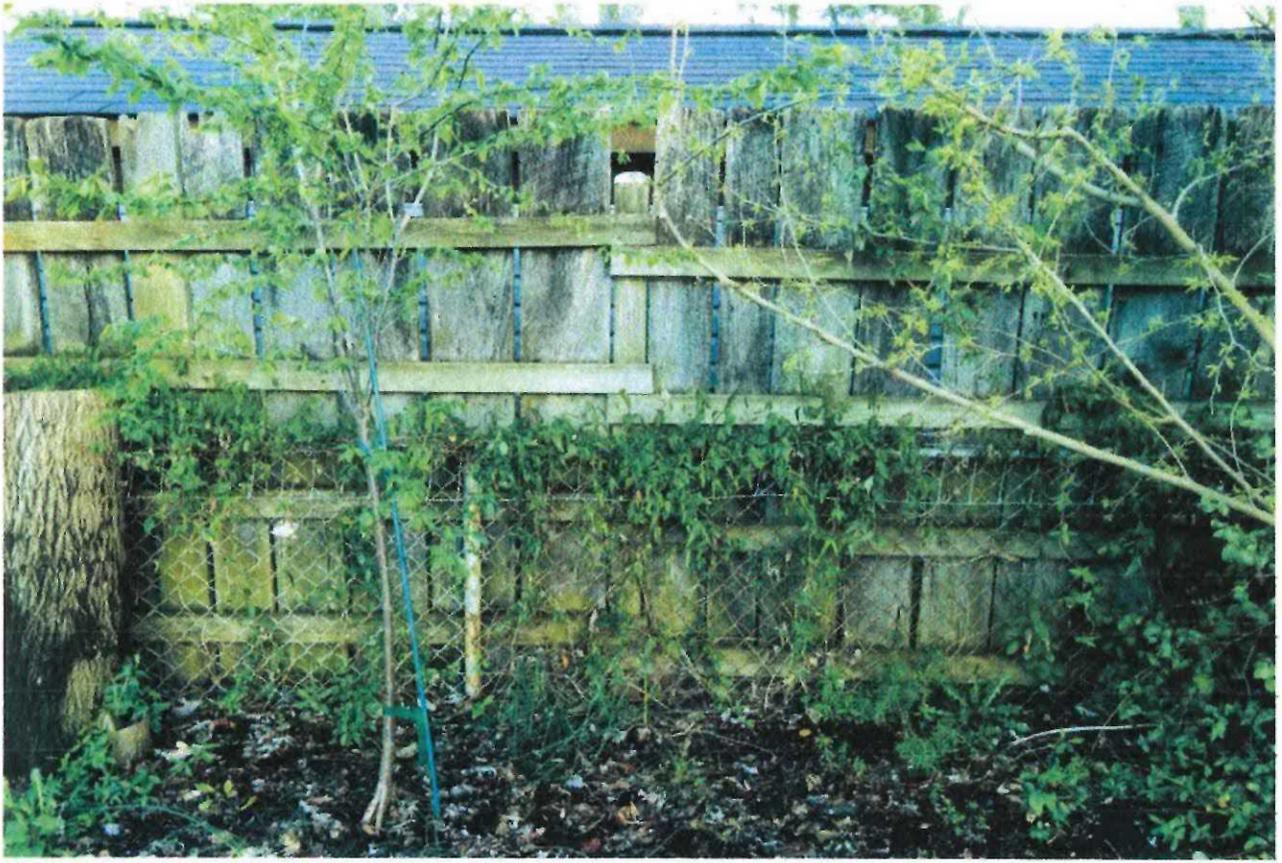
Rear Left.

Left Elevation/Rear
viewed from Lot. 27.



Left / front.





DESCRIPTION OF THE APPLICATION

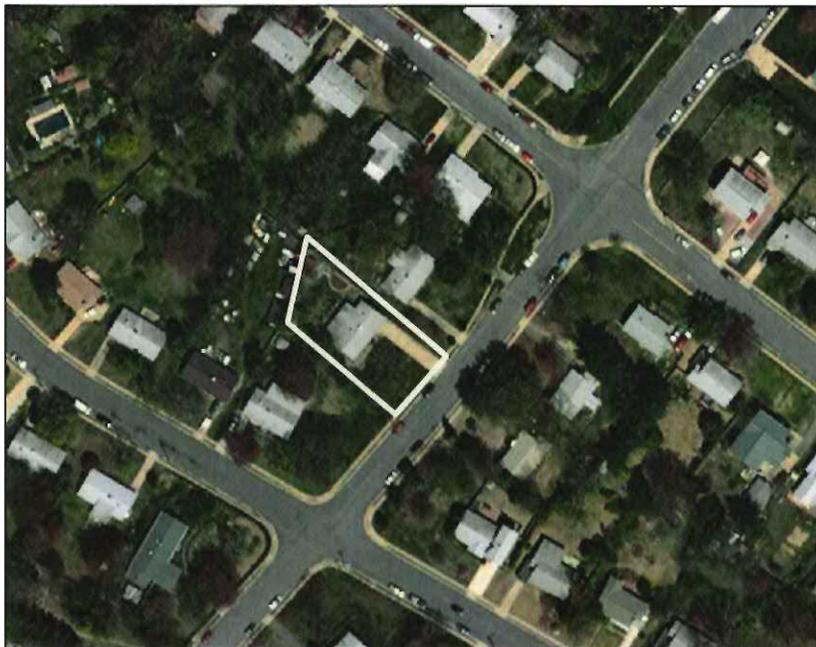
The applicant requests approval of a special permit to allow a modification of the minimum yard requirements based on an error in building location, to permit an addition to remain 10.2 ft. from side lot line. The existing single story addition is 15.5 feet in height. A minimum rear yard of 12.0 feet is required in an R-3 subdivision. Therefore a modification of 1.8 feet is requested for the single story addition.

A copy of the special permit plat depicting the structures on site titled, "Plat, Showing Special Permit, Lot 26, Section 1, Sunset Manor," prepared by Thomas G. Lutke, L.S., of NoVA Surveys, dated January 6, 2014, is included at the front of the staff report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 14,443 square foot lot is developed with a one story, single family detached dwelling. A one story addition is attached to the northeast side of the dwelling. A block patio and screen porch are located to the northwest of the dwelling in the rear yard. Three planters, two sheds and a compost box are also located to the northwest of the dwelling. A fence ranging from 3.5 feet to 6.0 feet in height encloses the rear yard. A concrete driveway and walkway are located to the southeast of the dwelling. Vehicular access to the property is provided by Scoville Street.

The property is southeast of the intersection of Leesburg Pike and Columbia Pike. As depicted in the picture below, the application property and surrounding lots are zoned R-3 and are developed with single family detached dwellings.



BACKGROUND

According to Fairfax County Tax Records the house was constructed in 1954 and purchased by the applicant in 2008.

On March 19, 2013 a building permit was issued to the applicant for the enclosure of an existing carport into living space. The addition on the building permit shows the closest point of the addition 12 feet from the northeast side lot line. A copy of the building permit is included in Appendix 4 of this staff report. The addition has approved electric and plumbing permits. The owner was not the contractor, and a copy of the contract for the addition is included in Appendix 5.

On June 24, 2013, the Zoning Administration Division determined that the one story addition constructed failed a Setback Certification. The submitted plat for the setback certification showed the eave of the enclosure 10.3 feet from the side lot line instead of the 12 feet from the side lot line approved on the building permit. (Appendix 6).

Records indicate that no other applications to allow reductions in minimum required yards due to errors in building location have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

ZONING ORDINANCE REQUIREMENTS

- General Special Permit Standards (Sect. 8-006)
- Group 9 Standards (Sect. 8-903)
- Provisions for Approval of Reduction of the Minimum Yard Requirements Based on an Error in Building Location (Sect. 8-914)

This special permit is subject to sections of the Zoning Ordinance as referenced above, a copy of which is included in Appendix 7. Subject to development conditions, the special permit must meet these standards.

CONCLUSION

If it is the intent of the BZA to approve this application, the BZA should condition its approval by requiring conformance with the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

The approval of this special permit does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Building Permit History
5. Copy of the Contract for the Construction of the addition dated March 1, 2013
6. Setback Certification Letter dated June 24, 2013
7. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2014-MA-102

September 3, 2014

1. This special permit is approved for the location of the addition as shown on the plat prepared titled, "Plat, Showing Special Permit Lot 26, Section 1, Sunset Manor," prepared by Thomas G. Lutke, L.S., of NoVA Surveys, dated January 6, 2014.
2. All applicable permits and final inspections shall be obtained for the one-story addition within 180 days of the approval of this application.

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.

Application No.(s): SP 2014-MA-102
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123921

DATE: October 29, 2013
 (enter date affidavit is notarized)

I, Jacob A. Petranek, 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)
Jacob A. Petranek	5704 Scoville St. Alexandria, VA 22311	Applicant, Title Owner
Candace M. Petranek	5704 Scoville St. Alexandria, VA 22311	Title Owner
Ideal Construction & Remodeling, LLC; Zaid Jarrar	140 Little Falls St #206 Falls Church, VA 22046	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-MA-102
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 29, 2013
(enter date affidavit is notarized)

123991

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)

Ideal Construction & Remodeling, LLC
140 Little Falls Street, Suite 206
Falls Church, VA 22042

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)

Samar Jarrar

(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-102

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

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123991

DATE: October 25, 2013
(enter date affidavit is notarized)

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)

(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**)

(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): SF 2014-MA-102
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 25, 2013
(enter date affidavit is notarized)

123991

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-MA-102
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 29, 2013
(enter date affidavit is notarized)

123991

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:

(check one)

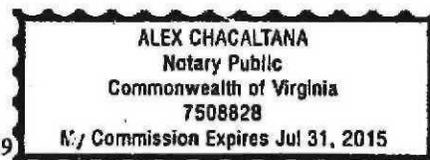
Jacob Petraneck
 Applicant Applicant's Authorized Agent

Jacob, A. Petraneck
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 25 day of October, 2013, in the State/Comm. of Virginia, County/City of Atlington.

A. Chacaltana
Notary Public

My commission expires: 07.31.2015



Statement of Justification

RECEIVED
Department of Planning & Zoning

JAN 14 2014

RECEIVED
Zoning Evaluation Division
Department of Planning & Zoning

APR 28 2014

Zoning Evaluation Division

Re: Error in building
5704 Scoville St
Alexandria, VA 22311

This project was set to enclose an existing carport and converting it into a living space. The roof eave and structure is existing and we proposed to build (2) walls under the existing canopy to create an enclosed room. When we first applied for the permit, the zoning department mentioned that we need to maintain a 12ft side yard, and in order to achieve this, we proposed to build the addition 1ft inside the carport roof to maintain the 12ft side yard. In good faith, an error in building occurred, and the width of the room came 8 inches more than what it should be, and resulted in a setback of 11.3ft instead of 12ft. This error is less than 10%, however the existing eave (less than 10ft from ground) has a setback of 10.5ft, resulting in a 12.5% error, which is slightly higher than 10% of the measurement involved.

This reduction in side yard will not impair the purpose and intent of this ordinance, and will not be detrimental to the use and enjoyment of other property and public streets. And to force compliance with the minimum side yard requirements will require re-building this structure, thus causing hardship upon the owner. The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

Attached is a copy if the contract that shows a highlighted section that the addition was intended to be built to confirm with yard requirements.

We appreciate your consideration to this matter.

Sincerely,

Zade Jarrar



Re #5.08

There are no hazardous or toxic substances as set forth in title 40, code of federal regulations parts 116.4, 302.4 and 355.

Fairfax County Government
 12055 Government Center Parkway
 Fairfax, VA 22035

**Building Permit
 Zoning Review**

*This document does not reflect the final
 Building Permit approval.*

3/19/13 11:47:23AM

Bldg Permit #: **130710309**

RESIDENTIAL ADDITION

Address: 5704 Scoville St Alexandria VA 22311-3732
Bldg: N/A **Floor:** Suite: N/A

Subdiv: Sunset Manor Lt 26 Sec 1 **Sub Census:** 527.01 **Lot Size:** 14,443.00

Tax Map: 0614 17 0026

Owner: Petranek Jacob A

Phone Day: (999)999-9999 x **Evening:**

Contractor:
 IDEAL CONSTRUCTION & REMODELIN
 8024 Tyson Oaks Circle
 Vienna, Va 22182-0000
 (703) 870-4080

Type of Work: ADDITIONAL STORIES
Description of Work: enclose carport per county detail

Specific Description of Work:

1 Story Ground	1 Story Crawl	1 Story Bsmt Below	2 Story Ground	2 Story Crawl	2 Story Bsmt below	2nd Story Addn Over Exist Structure
Y	N	N	N	N	N	N

ZPRB Review:

Date	Status
3/19/13	ALANGH Approved

Zoning Detail Review/TAB:

Zoning Dist.	Cluster Subdiv	Use	Wet Bar	2nd Kitchen	ADU Subdiv	Proffer	Setback
R-3	N	SFD	N	N	N	N	Y

Yard/Setbacks:

Structure	Front			Side			Dimensions		Height	Structure Type
	(A)	(B)	(C)	Left	Right	Rear	Structure Dimension			
addition	90.00	0.00	0.00	0.00	12.00	0.00	addition 11x18	9.00	OTHER	

DETAILS COMMENTS:
 convert existing carport into garage per county detail

HOUSE LOCATION SURVEY PLAT
 LOT 26 SECTION 1
SUNSET MANOR
 FAIRFAX COUNTY, VIRGINIA

JOB NUMBER: 13-0285
 SCALE: 1"=30'

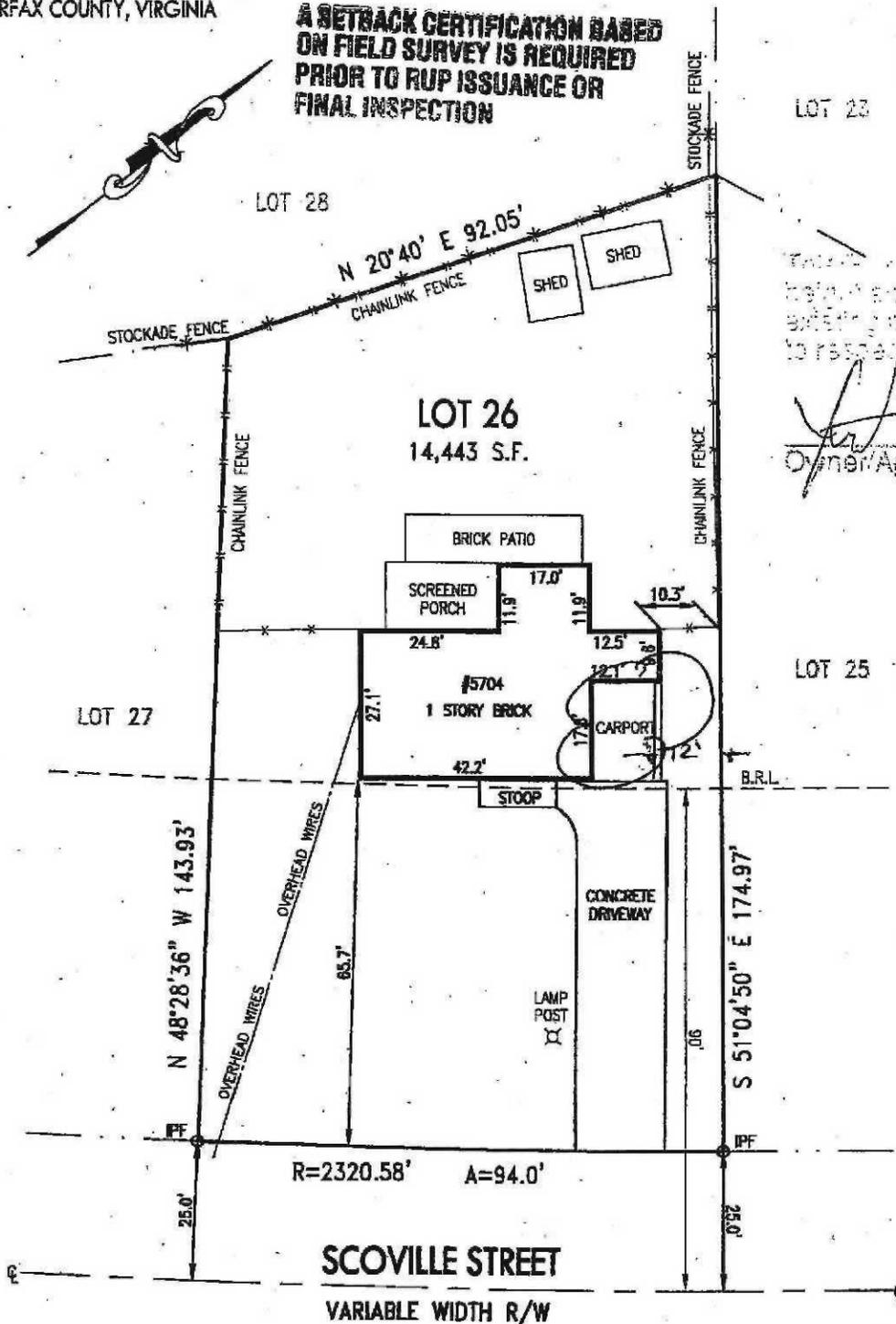
CRES II Ltd

1831 Wiehle Ave., Suite 105
 Reston, VA 20190

703 742 9105 t
 703 742 9104 f



**A SETBACK CERTIFICATION BASED
 ON FIELD SURVEY IS REQUIRED
 PRIOR TO RUP ISSUANCE OR
 FINAL INSPECTION**



This plat shows the location,
 height and balances of all
 existing and proposed structures
 to respect all of lines

[Signature]
 Owner/Agent
 Date: 03/19/2013

I hereby certify that the position of all existing improvements have been carefully located by a transit and/or tape or electronic measuring device and unless otherwise shown there are no encroachments.

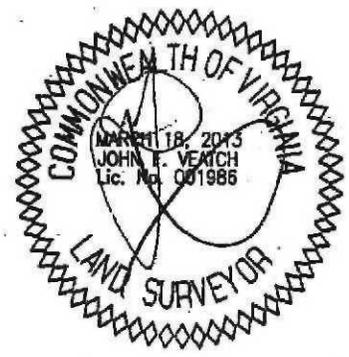
This plat is subject to restrictions and easements of record. No title report was furnished. Boundary and other site information has been provided by others.

o IPF indicates monuments used for location purposes. If no monuments were found the existing improvements were located from the occupation of existing features.

Any reproduction of this document that does not bear an original signature is an unauthorized copy and may violate U.S. copyright laws. Unauthorized copies may not be in conformance with current survey requirements under Virginia State law and shall not be used for insurance and or mortgage underwriting.

APPROVED

[Signature]
 Zoning Administrator



IDEAL CONSTRUCTION & REMODELING, LLC

Tel: 703-241-1411
 140 Little falls St #206
 Falls Church, VA 22046

PROPOSAL

Submitted to:
 Jacob Petranek
 5704 Scoville St
 Alexandria, VA 22311
 703 310-6619

Class A License # 2705142052A
 HIC, CIC, Contractor and contracting

DATE: March 1, 2013

We propose hereby to furnish material and labor in accordance with specifications listed below for the sum of **Twenty Two Thousand Eight Hundred Dollars (\$22,800.00)**. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.

Scope of Work: transform carport to Playroom

- Obtain county permits and pass all inspections

Demolition

- Remove small brick wall on the side of carport
- Remove existing panel wood
- Remove existing Aluminum siding on side and front of the house.
- Remove paneling on ceiling
- Remove 2 existing doors

Framing

- provide and install 2 new 4x4 column on new footings
- frame exterior walls using 2x6 lumber on pressure treated sill plate 16" on center
- provide and install 3/8 OSB sheathing
- provide and frame floor to level with the height of house floor
- frame a wall in laundry room to separate mechanical from laundry
- construction of room to be built to the edge of 12 feet setback

Exterior

- Provide and install new Vinyl siding on new framing demolished areas
- Provide and install R-19 siding on exterior walls, R-38 in attic, and R-19 under subfloor
- Install 2ft high retaining knee wall on the side and front of new room to elevate siding from ground per code

Electrical

- Provide and install outlets to code
- Relocate exterior outlet owner to specify new location
- Relocate sensor light to the front of new playroom
- Provide and install 1 exterior light
- Provide and install 1 light/ceiling fan box owner to choose
- Relocate dryer and washer outlet

Plumbing

- Relocate drain and water supply to washing machine
- Provide and install drain and water lines for new utility sink .

RECEIVED
 Department of Planning & Zoning
 JAN 14 2014
 Zoning Evaluation Division



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 24, 2013

Yazeed Jarrar
6628 Tucker Avenue
McLean, Virginia 22101

RE: 5704 Scoville Street
Sunset Manor, Lot 26, Section 1
Tax Map: 61-4 ((17)) 26
Zoning District: R-3



Dear Mr. Jarrar:

This is in response to your submission on June 19, 2013, requesting approval of a Setback Certification for a carport enclosure pursuant to Building Permit #130710309. The referenced property is zoned R-3 and is subject to minimum required side yards of 12 feet. Our records show the enclosure approved to be located 12 feet from the right side lot line. However, the Setback Certification shows the wall of the enclosure located 11.3 feet from the side lot line, with a 8.3 foot tall eave located 10.3 feet from the side lot line. Pursuant to Par. 1A of Sect. 2-412 of the Zoning Ordinance, the eave is part of the enclosure for minimum required yards purposes, as only eaves greater than 10 feet above grade may extend three (3) feet into the minimum required yards. Therefore, the enclosure does not meeting Zoning Ordinance requirements, as it encroaches 1.7 feet into the minimum required side yard. For this reason, the Setback Certification has been failed. Enclosed please find a copy of the failed Setback Certification.

In order for the Setback Certification to be approved, the enclosure must be reduced in size to comply with zoning requirements, unless the Board of Zoning Appeals (BZA) approves a special permit for reduction to the minimum required yards based on an error in building location to allow the enclosure to remain in its current location. All special permits for reduction to the minimum required yards based on an error in building location are subject to BZA approval and it must be demonstrated to the BZA that the standards contained in Sect. 8-914 of the Zoning Ordinance and all other applicable special permit standards are met. Special permits require an application, a filing fee, notification of adjacent property owners and a public hearing before the BZA. For more information on the special permit process, please contact the Zoning Evaluation Division at 703-324-1290. Absent special permit approval, the enclosure must be reduced in size and five (5) copies of a revised Setback Certification must be resubmitted for review.

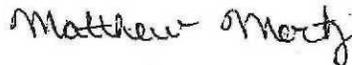
The Setback Certification also shows a 10 foot by 12 foot shed located two (2) feet from the rear lot line and a 15 foot by 10 foot shed located two (2) feet from the rear lot line and eight (8) feet from the right side lot line. The heights of the sheds are not indicated, so we are unable to determine

Yazeed Jarrar
June 24, 2013
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whether they comply with Zoning Ordinance requirements. Sheds which are greater than 8.5 feet in height (measured from the highest point of the roof, to the lowest point at grade) may not be located within the minimum required side yard of 12 feet, and must also be located a minimum distance equal to the height of the shed from the rear lot line. Sheds which are less than 8.5 feet in height may be located anywhere in the side or rear yard. Please note that if these sheds are greater than 8.5 feet in height, then they should be moved to comply with the location regulations contained in Par. 10 of Sect. 10-104 of the Zoning Ordinance as described above. Alternatively, if special permit approval for reduction to the minimum required yards based on an error in building location is sought, the locations of the enclosure and the sheds can be included in a single special permit application.

Your cooperation in this matter is greatly appreciated, as a final inspection cannot be scheduled until a Setback Certification is approved. If you have any questions regarding this response, please feel free to contact me at 703-324-1314.

Sincerely,



Matthew Mertz
Assistant to the Zoning Administrator

Enclosure

cc: Jacob A. Petranek, 5704 Scoville Street, Alexandria, Virginia 22311
Penelope A. Gross, Supervisor, Mason District
Michelle O'Hare, Deputy Zoning Administrator, Ordinance Administration Branch
Diane Johnson-Quinn, Deputy Zoning Administrator, Zoning Permit Review Branch ✓

HOUSE LOCATION SURVEY / SETBACK CERTIFICATION
 LOT 26 SECTION 1
SUNSET MANOR
 FAIRFAX COUNTY, VIRGINIA

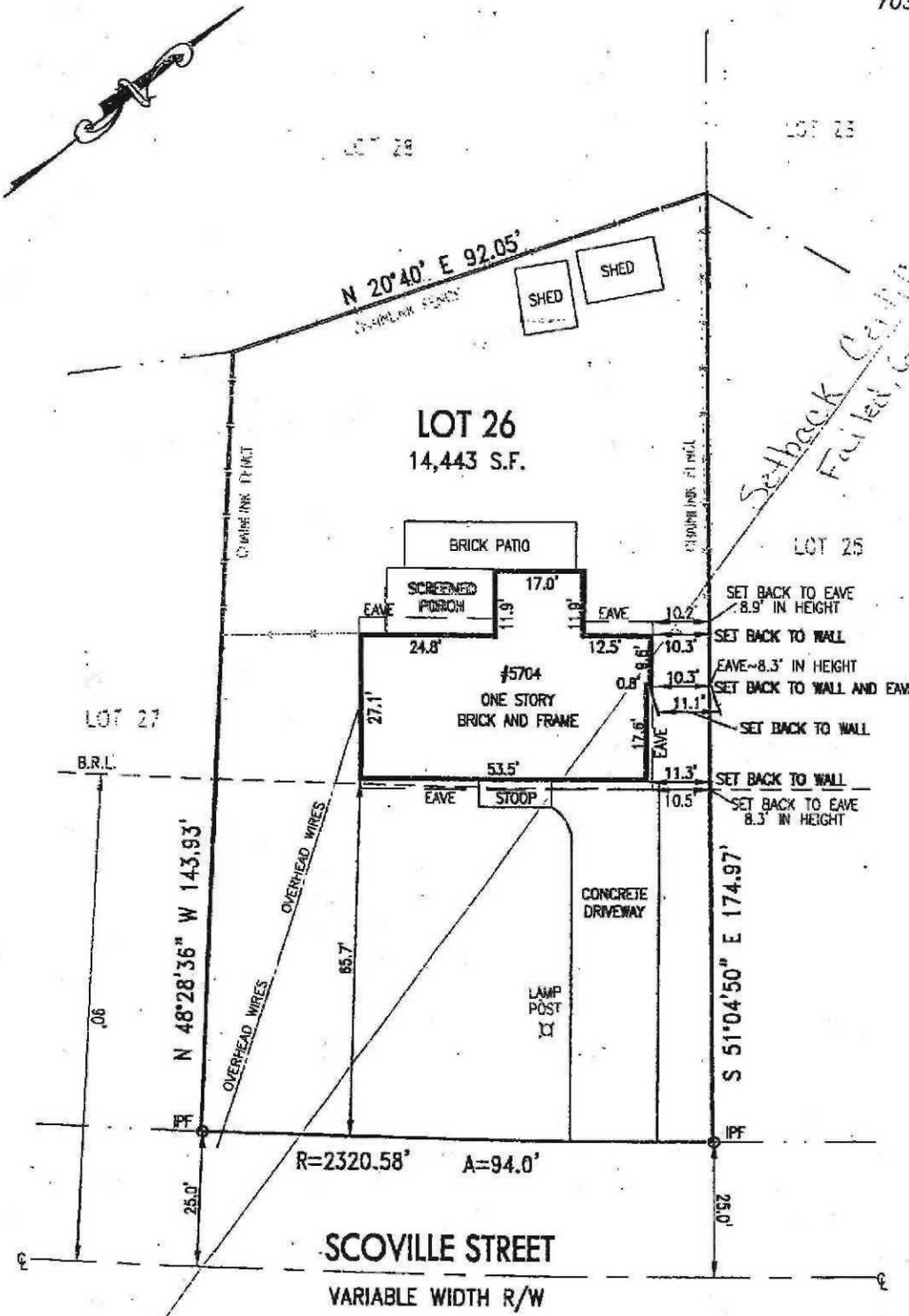
JOB NUMBER : 13-0699

SCALE: 1"=30'
 CASE NO.: 20086017

CRES II Ltd

1831 Wiehle Ave., Suite 105
 Reston, VA 20190

703 742 9105 t
 703 742 9104 f

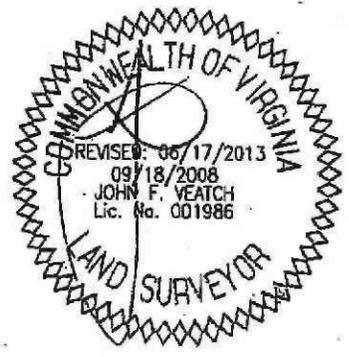


I hereby certify that the position of all existing improvements have been carefully located by a transit and/or tape or electronic measuring device and unless otherwise shown there are no encroachments.

This plat is subject to restrictions and easements of record. No title report was furnished. Boundary and other site information has been provided by others.

o IPF indicates monuments used for location purposes. If no monuments were found the existing improvements were located from the occupation of existing features.

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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.

8-914 Provisions for Approval of Reduction to the Minimum Yard Requirements Based on Error in Building Location

The BZA may approve a special permit to allow a reduction to the minimum yard requirements for any building existing or partially constructed which does not comply with such requirements applicable at the time such building was erected, but only in accordance with the following provisions:

1. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) 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 and 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. Location of all existing structures, with dimensions, including height of any structure and penthouse, and if known, the construction date(s) of all existing structures.
 - E. All required minimum yards to include front, side and rear, and a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing 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 well and/or septic field.
 - I. For nonresidential uses, a statement setting forth the maximum gross floor area and FAR for all uses.
 - 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. Seal and signature of professional person certifying the plat.

In addition, the application shall contain a statement of justification explaining how the error in building location occurred and any supportive material such as aerial photographs, Building Permit applications, County assessments records, a copy of the contract to build the structure which is in error, or a statement from a previous owner indicating how the error in building location occurred.

2. The BZA determines that:
 - A. The error exceeds ten (10) percent of the measurement involved, or
 - B. The error is up to ten (10) percent of the measurement involved and such reduction or modification is requested in conjunction with the approval of a special permit for another use or application for a variance on the property, or is in conjunction with another special permit for an error in building location on the property that exceeds ten (10) percent of the measurement involved, and
 - C. The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in the relocation of the building subsequent to the issuance of a Building Permit, if such was required, and
 - D. Such reduction or modification will not impair the purpose and intent of this Ordinance, and
 - E. It will not be detrimental to the use and enjoyment of other property in the immediate vicinity, and
 - F. It will not create an unsafe condition with respect to both other property and public streets, and
 - G. To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner.
 - H. The reduction or modification will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.
3. In granting such a reduction under the provisions of this Section, the BZA shall allow only a reduction necessary to provide reasonable relief and may, as deemed advisable, prescribe such conditions, to include landscaping and screening measures, to assure compliance with the intent of this Ordinance.

4. Upon the granting of a reduction for a particular building in accordance with the provisions of this Section, the same shall be deemed to be a lawful building.
5. The BZA shall have no power to waive or modify the standards necessary for approval as specified in this Section.