



APPLICATION ACCEPTED: June 9, 2014
DATE OF PUBLIC HEARING: September 17, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 10, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-LE-100

LEE DISTRICT

APPLICANT: Khoa D. Tran

OWNERS: Khoa D. Tran
Kim C.H.D. Tran

LOCATION: 7437 Beulah Street, Alexandria, 22315

SUBDIVISION: Glynalta Park, Block 1

TAX MAP: 91-3 ((6)) (1) 5 and 6

LOT SIZE: 19,397 square feet

ZONING: R-1

ZONING ORDINANCE PROVISION: 8-914

SPECIAL PERMIT PROPOSAL: To permit reduction of minimum yard requirements based on error in building location to permit dwelling and roofed deck to remain 26.7 ft. from front 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.

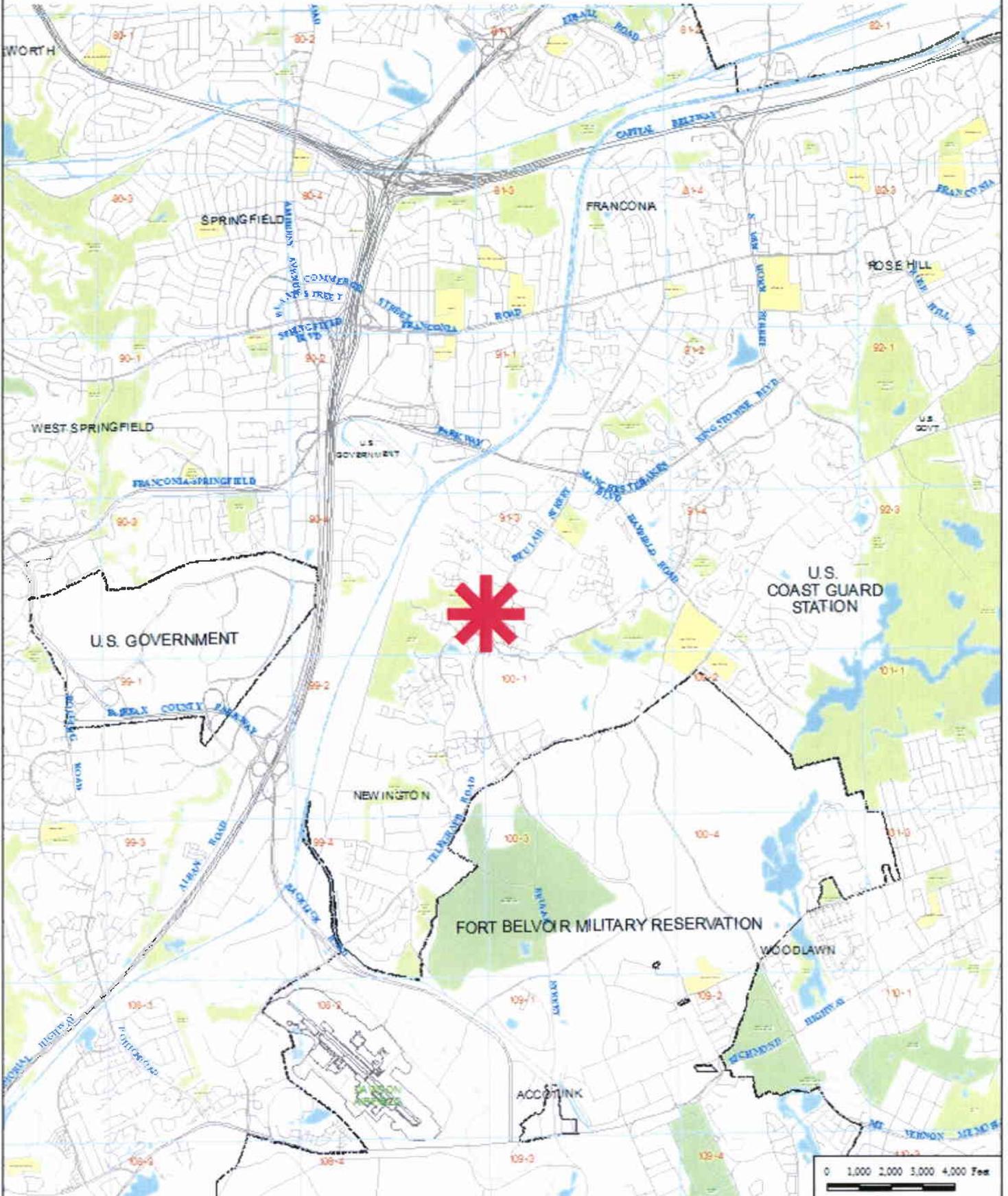
For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center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

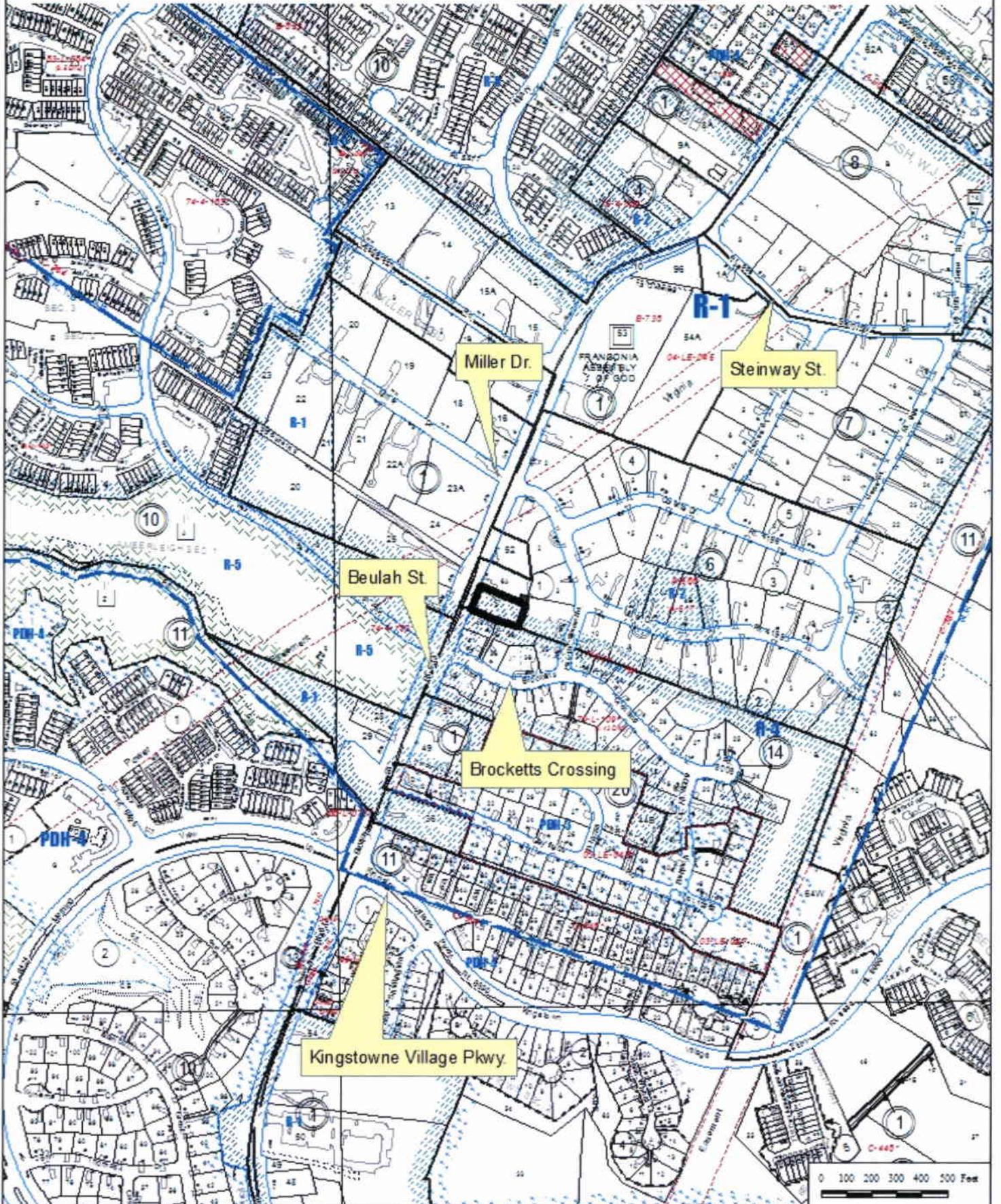
Special Permit

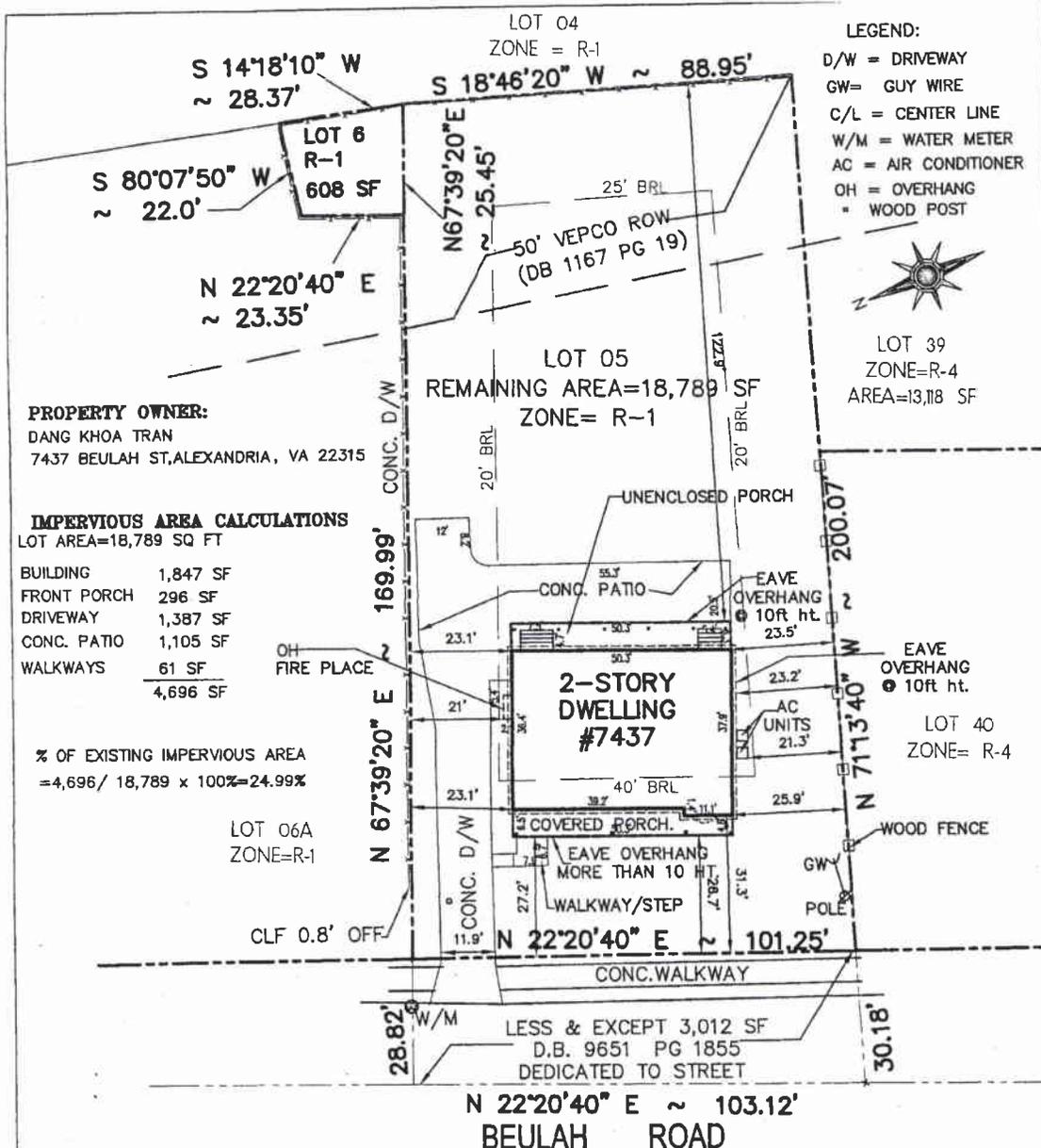
SP 2014-LE-100
TRAN KHOA DANG



Special Permit

SP 2014-LE-100
TRAN KHOA DANG





LEGEND:
 D/W = DRIVEWAY
 GW = GUY WIRE
 C/L = CENTER LINE
 W/M = WATER METER
 AC = AIR CONDITIONER
 OH = OVERHANG
 * WOOD POST



PROPERTY OWNER:
 DANG KHOA TRAN
 7437 BEULAH ST, ALEXANDRIA, VA 22315

IMPERVIOUS AREA CALCULATIONS
 LOT AREA=18,789 SQ FT

BUILDING	1,847 SF
FRONT PORCH	296 SF
DRIVEWAY	1,387 SF
CONC. PATIO	1,105 SF
WALKWAYS	61 SF
TOTAL	4,696 SF

% OF EXISTING IMPERVIOUS AREA
 =4,696 / 18,789 x 100%=24.99%

LOT 06A
 ZONE=R-1

LOT 39
 ZONE=R-4
 AREA=13,118 SF

LOT 40
 ZONE= R-4

N 22°20'40" E ~ 103.12'
BEULAH ROAD
 (60' R/W)

SETBACK TABLE
 (ZONE R-1, INTERIOR LOT)

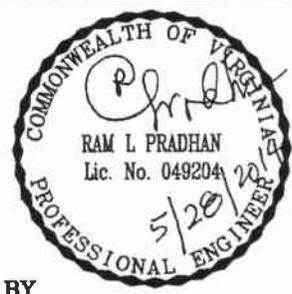
	REQUIRED	PROVIDED
FRONT	40' (MIN.)	27.2'
SIDE	20' (MIN.)	23.1'
REAR	25' (MIN.)	122.9'

ZONING TABLE (R-1, 1 DU/AC)

DESCRIPTIONS	EXISTING
IMPERVIOUS AREA	24.99%
EX.GROSS FLOOR AREA	3,692 SF
FLOOR AREA RATIO (FAR)	0.196
BUILDING HEIGHT	25' ± (MAX)

NOTES:

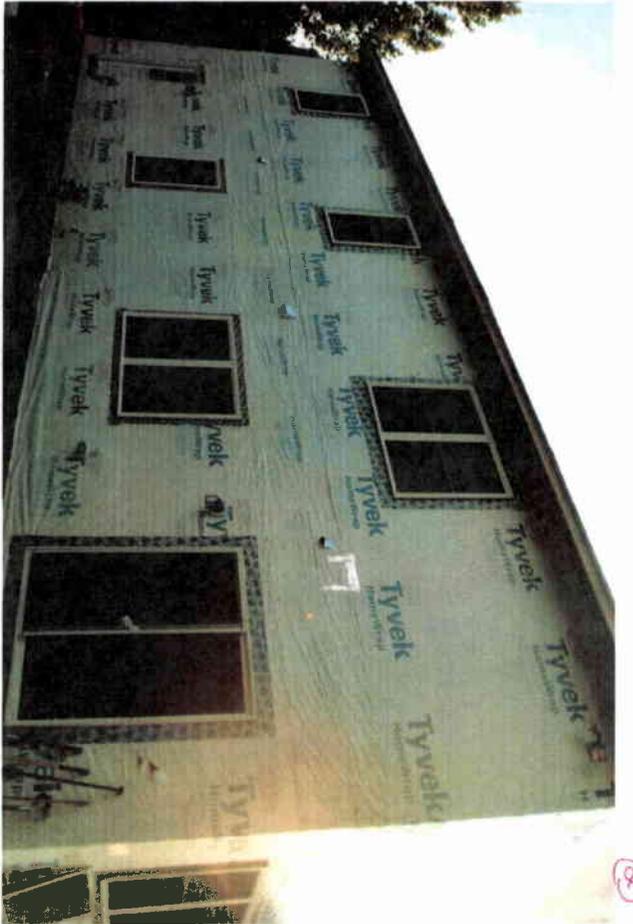
1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. THE COUNTY RECORDED TAX MAP #91-3-((06))-1-05 AND 91-3-((06))-1-06.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM RECORD AND DOES NOT CONSTITUTE A BOUNDARY BY THIS INDIVIDUAL.
4. THE SETBACK SURVEY IS A RESULT OF FIELD RUN SURVEY BY USING TOTAL STATION (EDM).
5. NO KNOWN GRAVE SITE OR BURIAL SITE EXIST ON THE LOT.
6. THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER SYSTEM.
7. VEPCO UTILITY EASEMENT HAVING A WIDTH OF 50 FEET ON SITE IS SHOWN.
8. DATE OF ADDITION CONSTRUCTION ON 5-1-2013.



SPECIAL PERMIT PLAT
LOT 05, BLK 1, GLYNALTA PARK
7437 BEULAH STREET, ALEXANDRIA
FAIRFAX COUNTY, VIRGINIA 22315

PREPARED BY
Inova Engineering Consultants, Inc.
 25209 LARKS TERRACE
 SOUTH RIDING, VIRGINIA 20152
 PHONE: (703) 855-3951
 E-MAIL: INOVAENGINEERS@YAHOO.COM

SCALE: 1"=30', DATE: MAY 15, 2014



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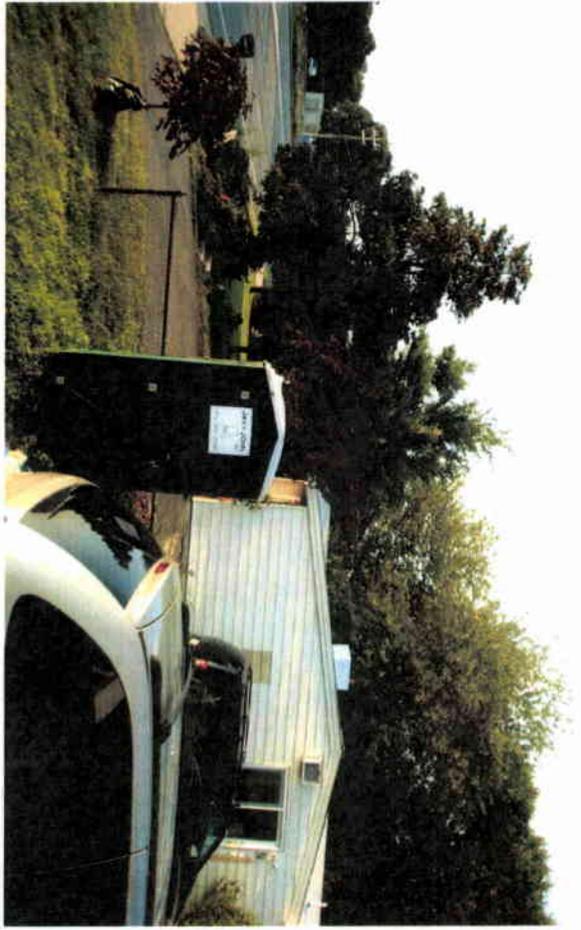
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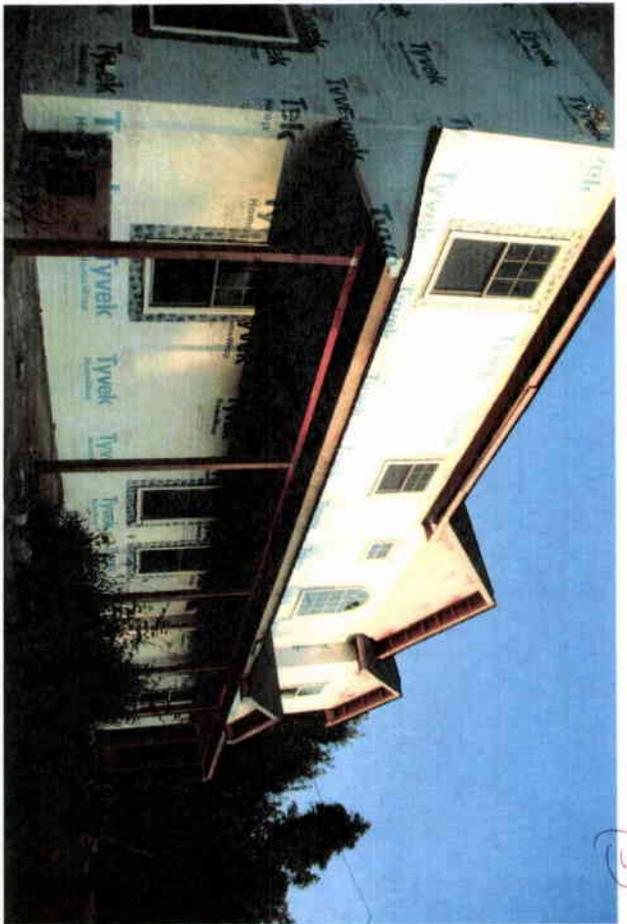
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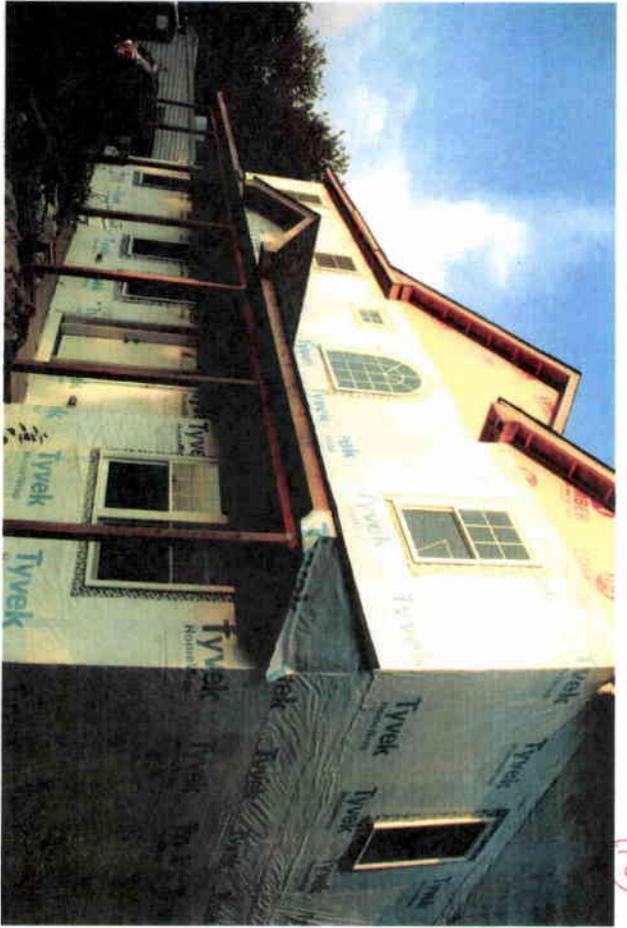
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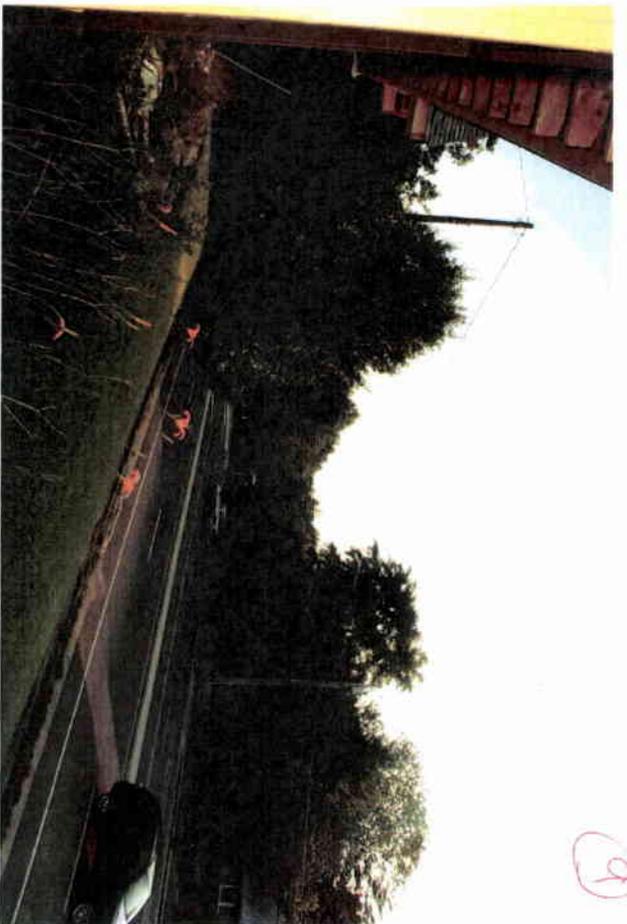
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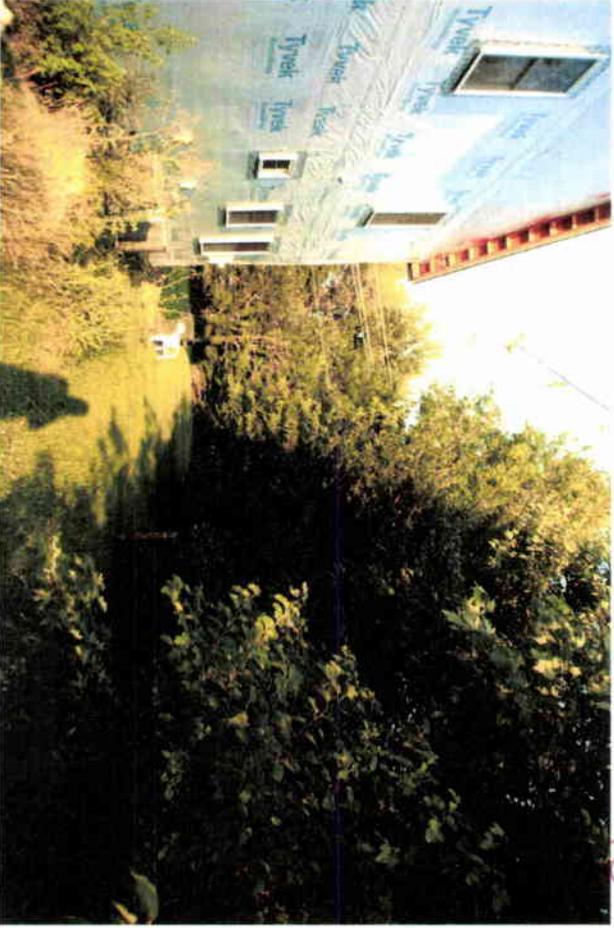
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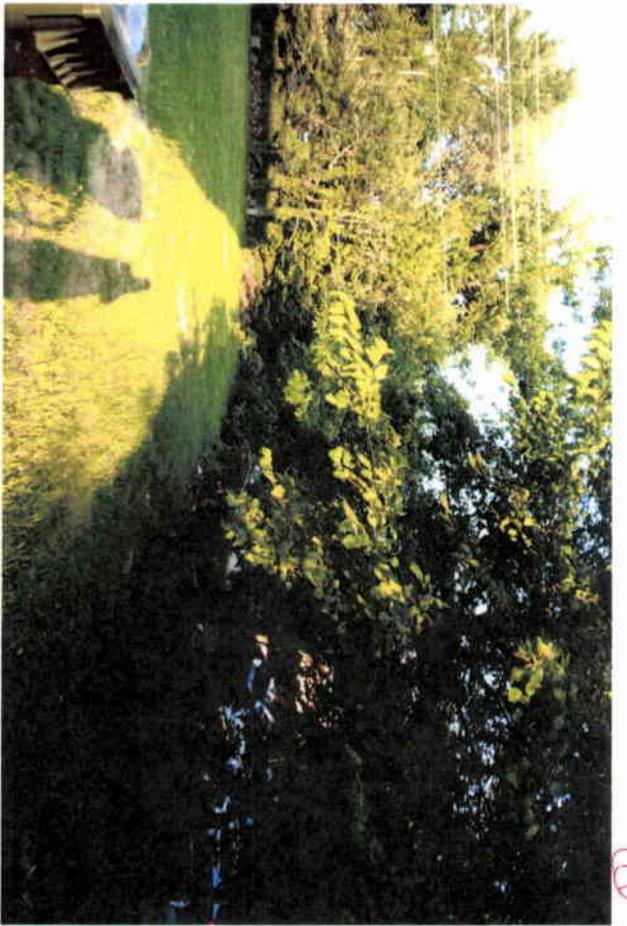
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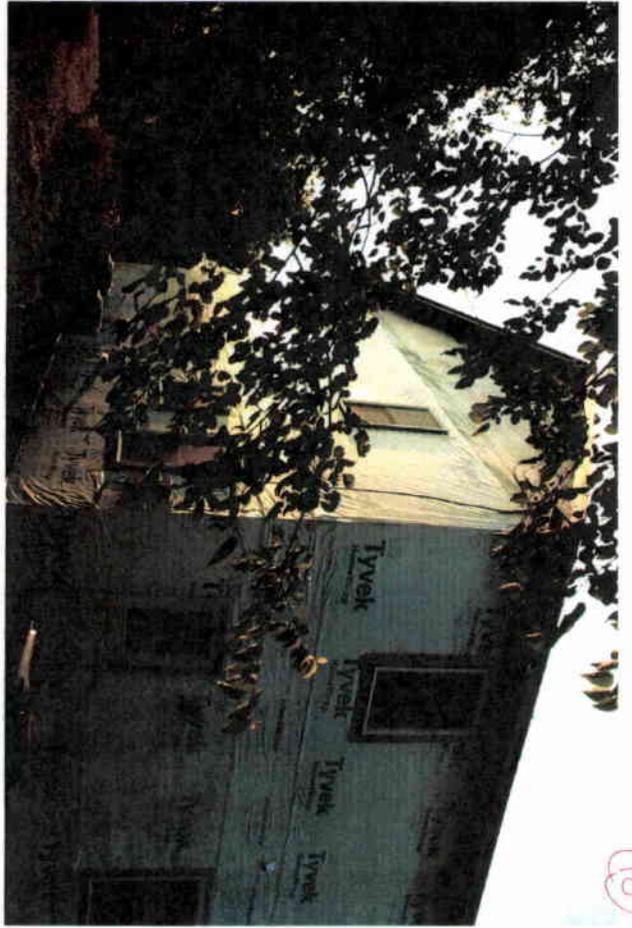
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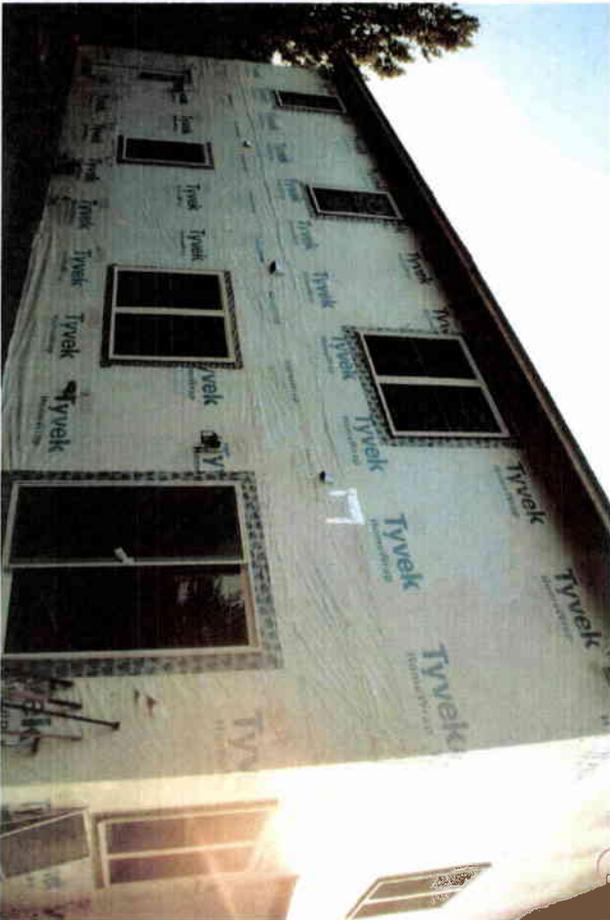
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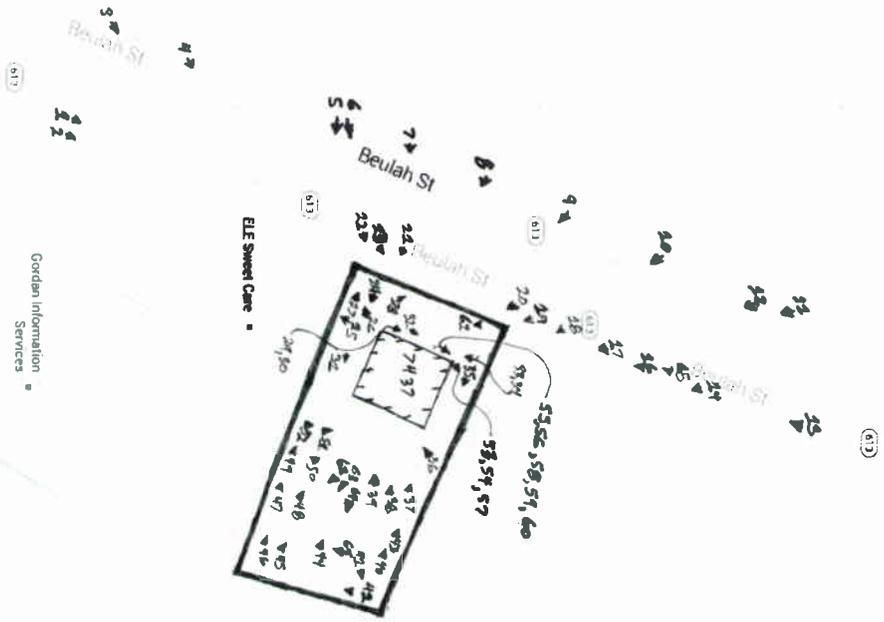


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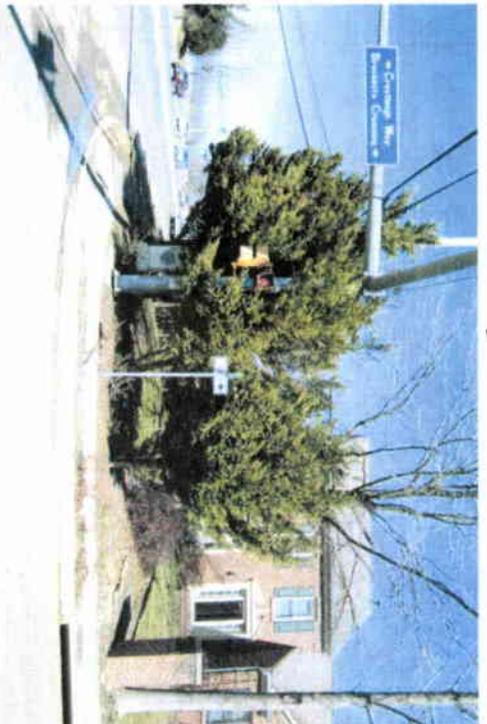


7437 BEULAH ST PHOTO KEY

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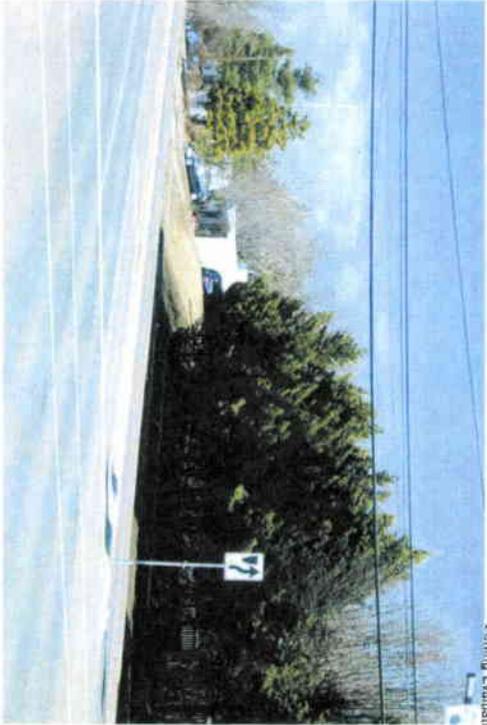


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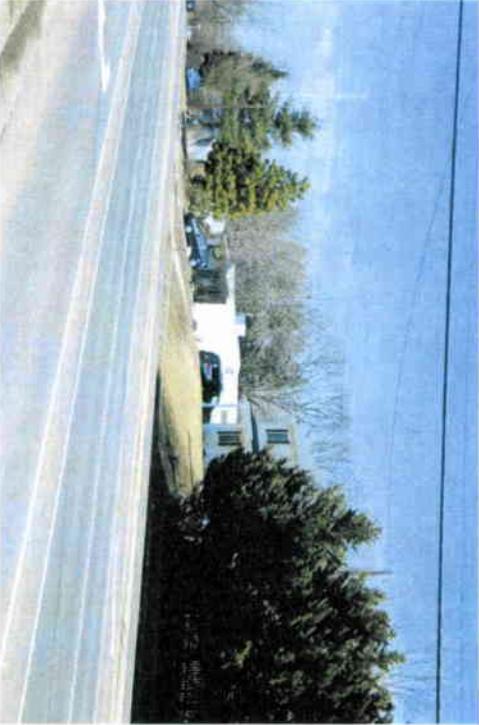


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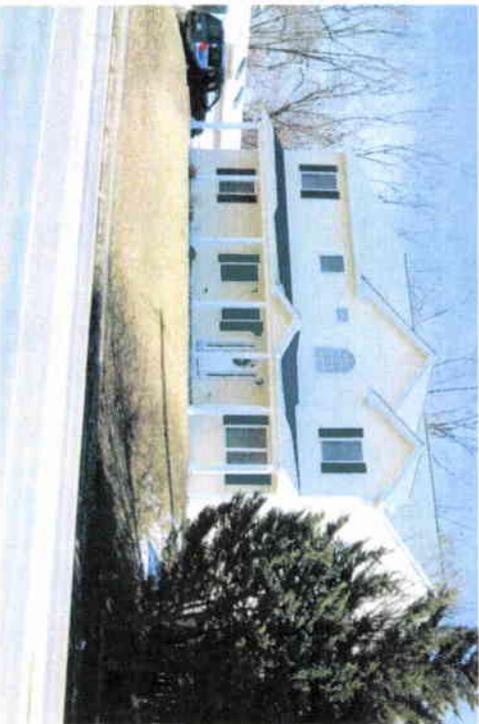
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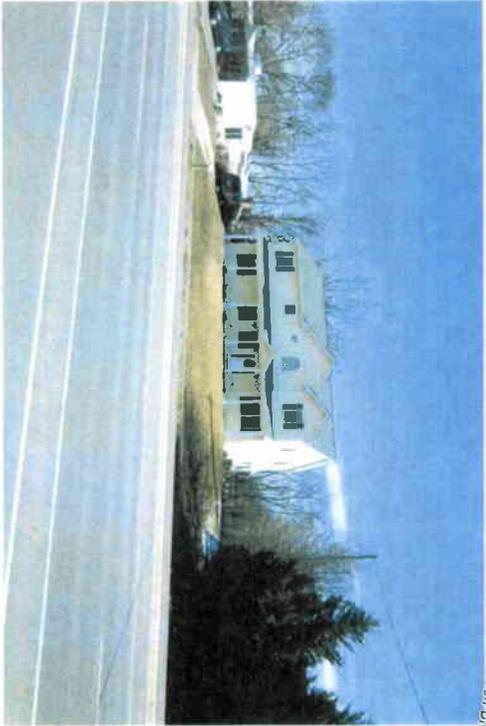
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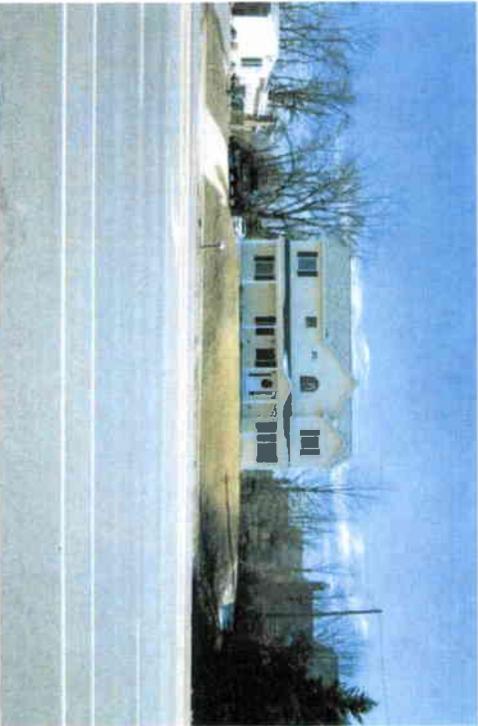
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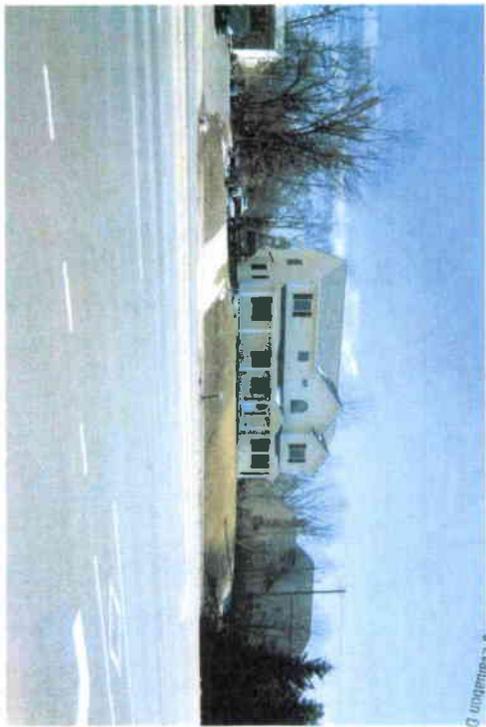
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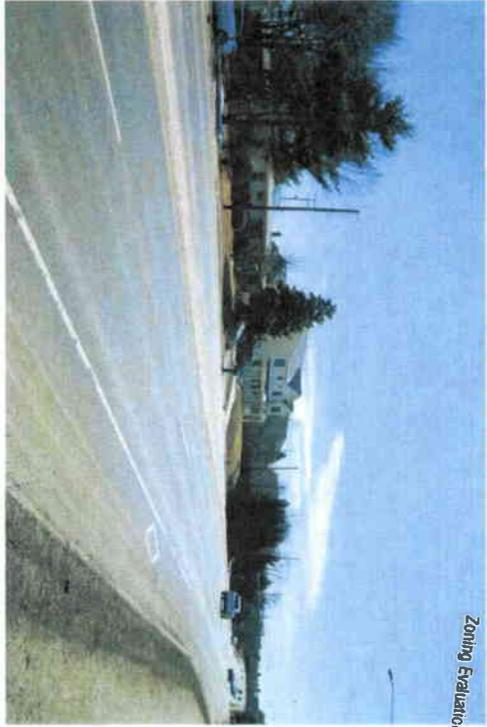


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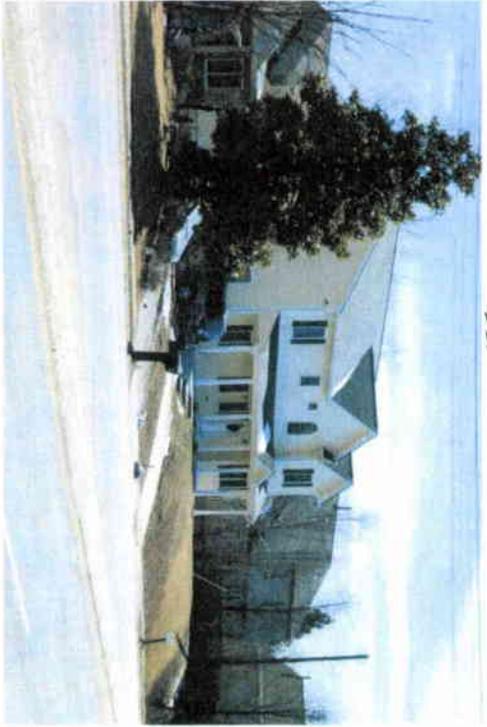
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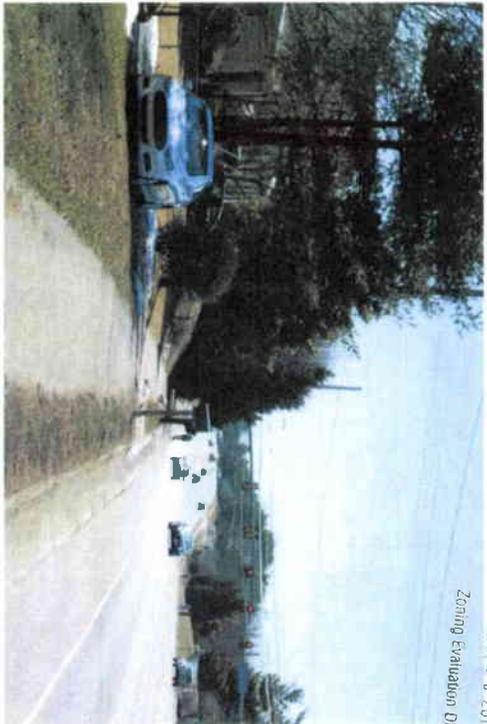


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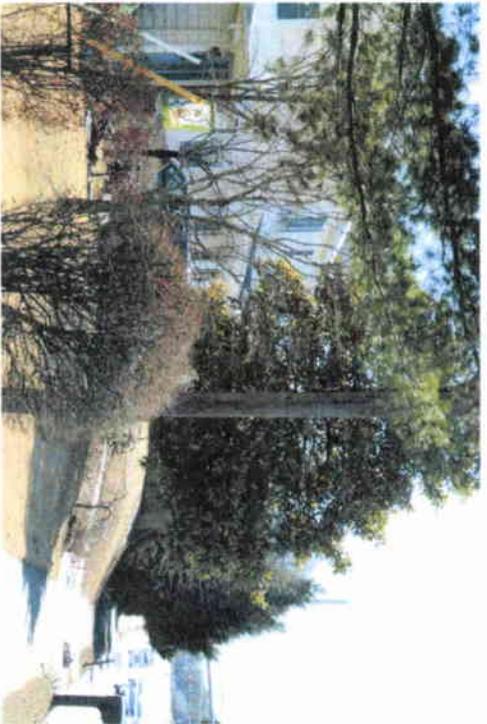


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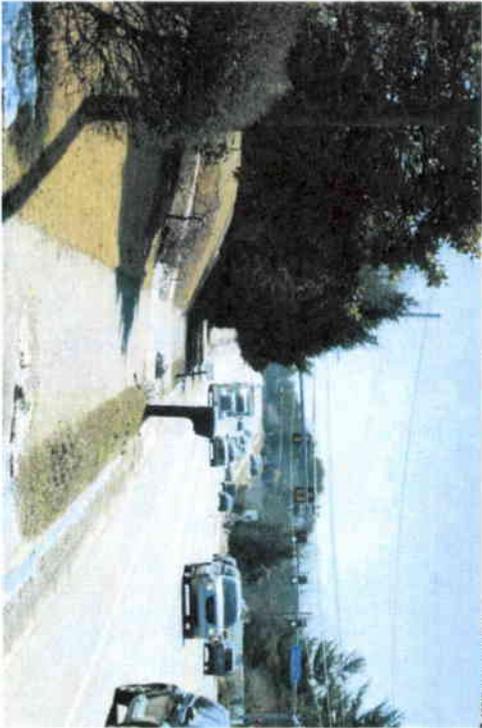


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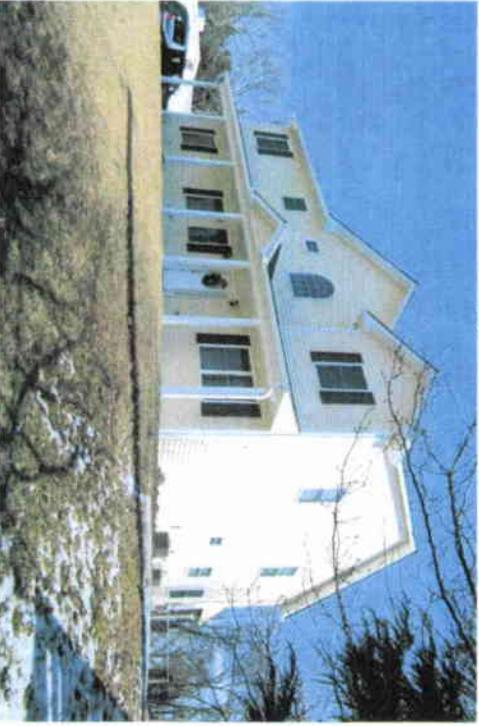


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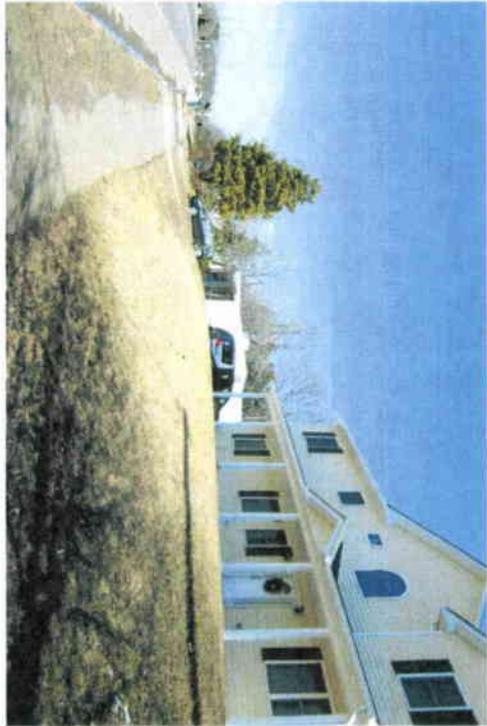


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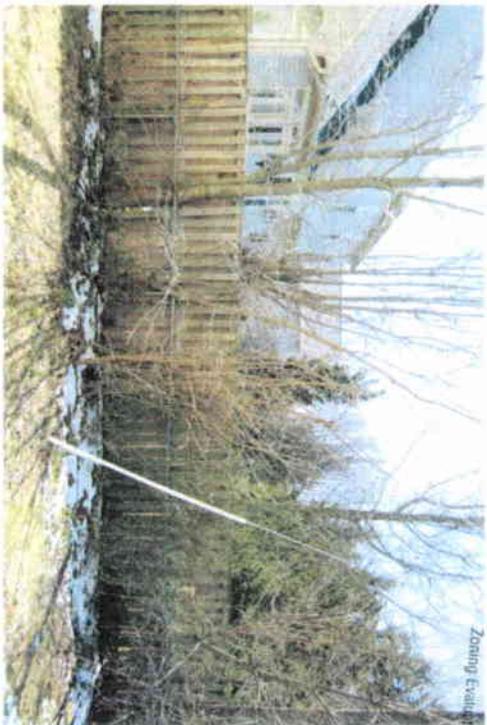


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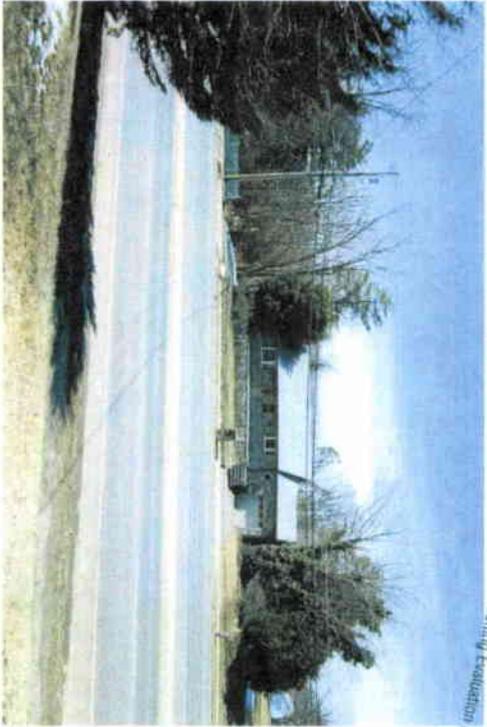
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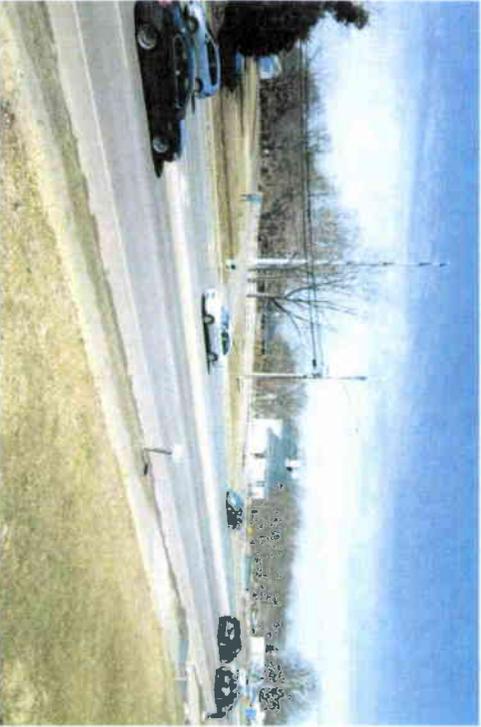


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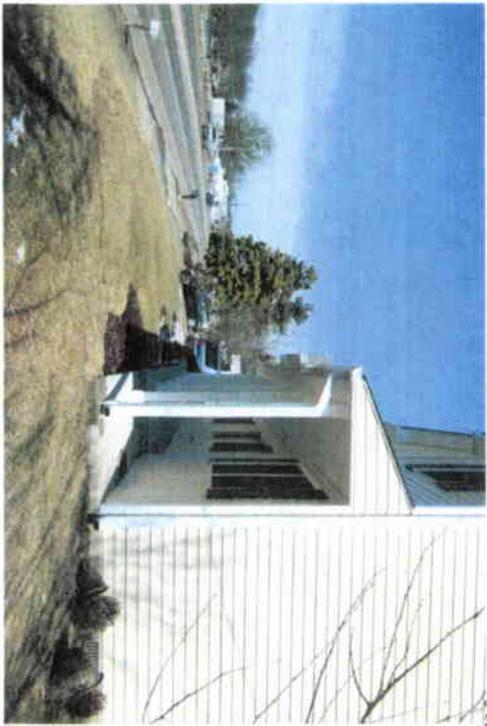
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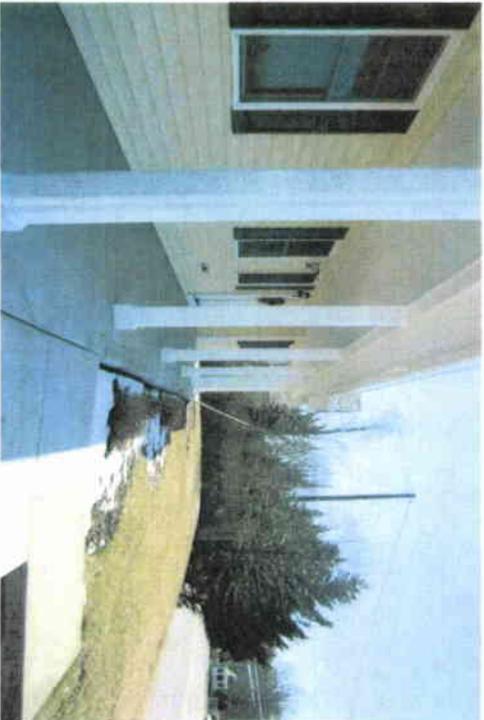


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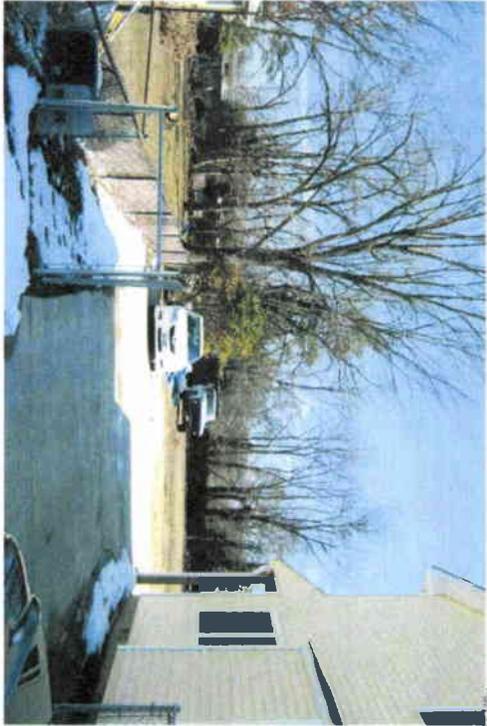
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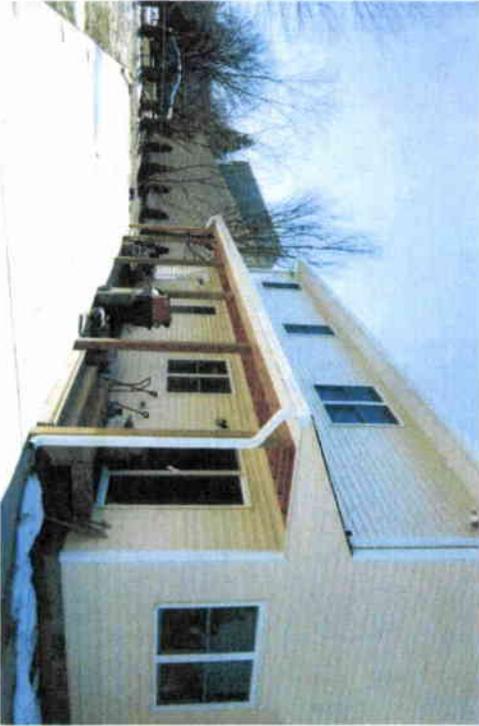
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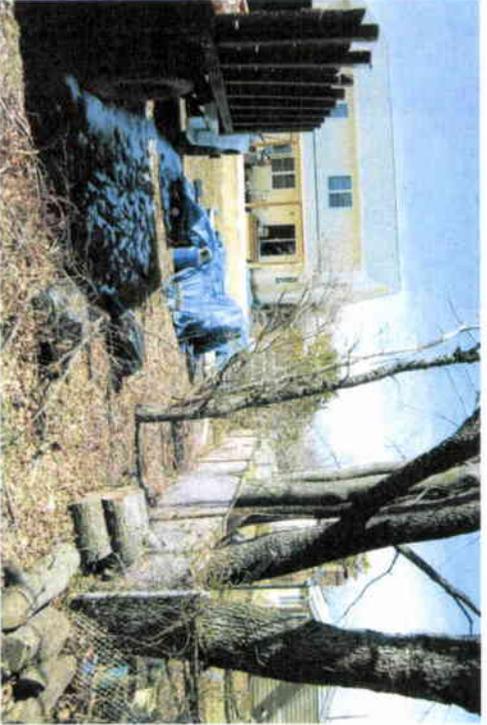
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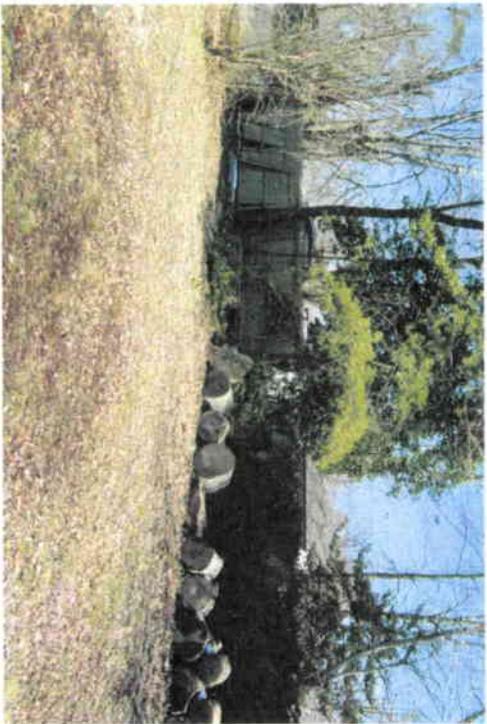


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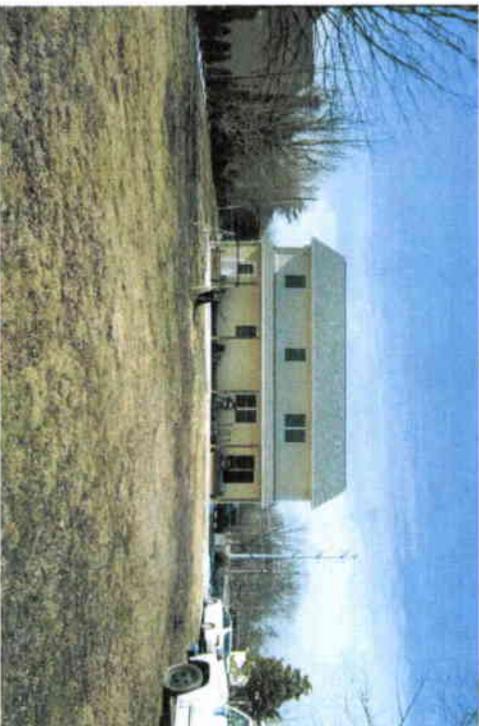


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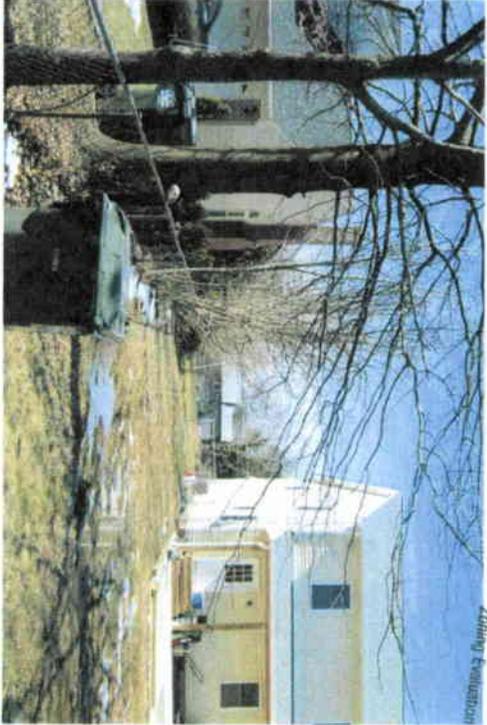


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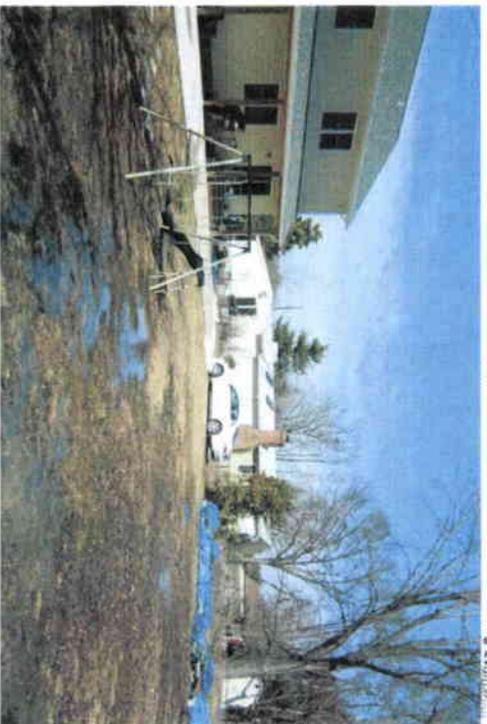


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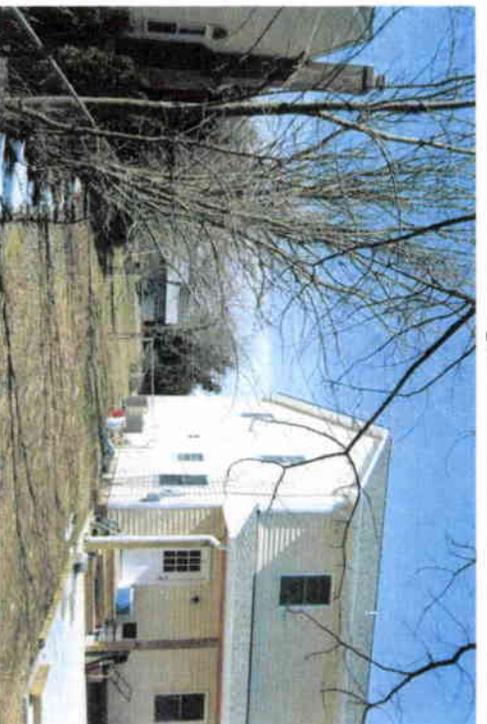


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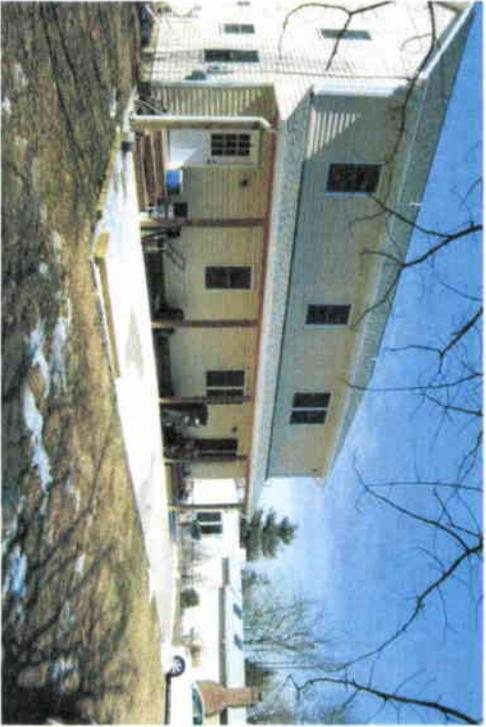


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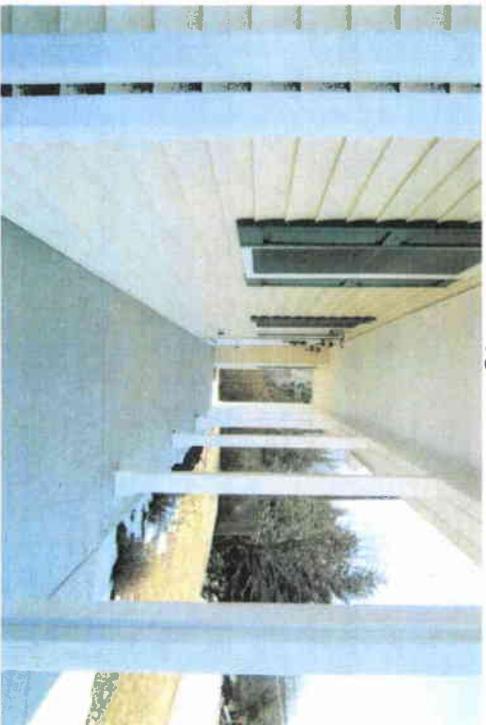


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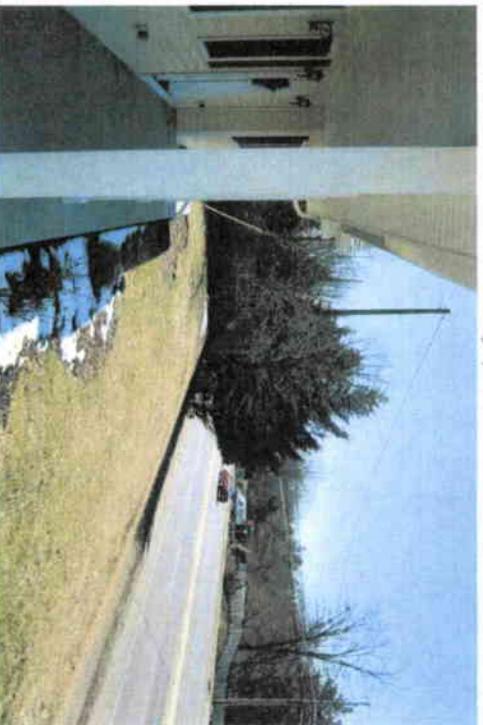


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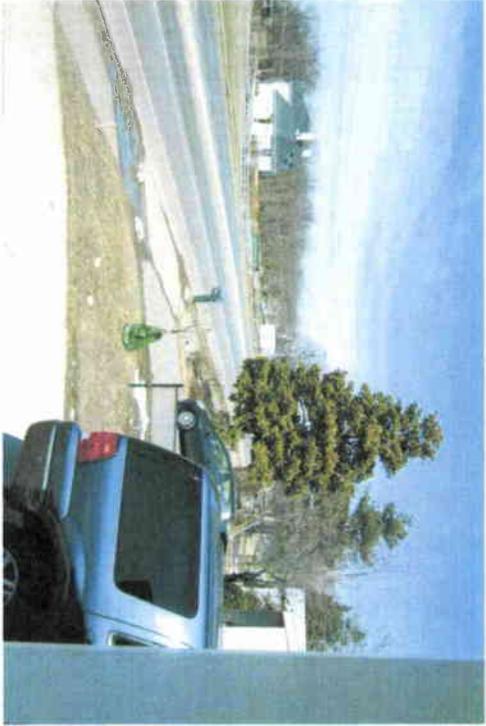
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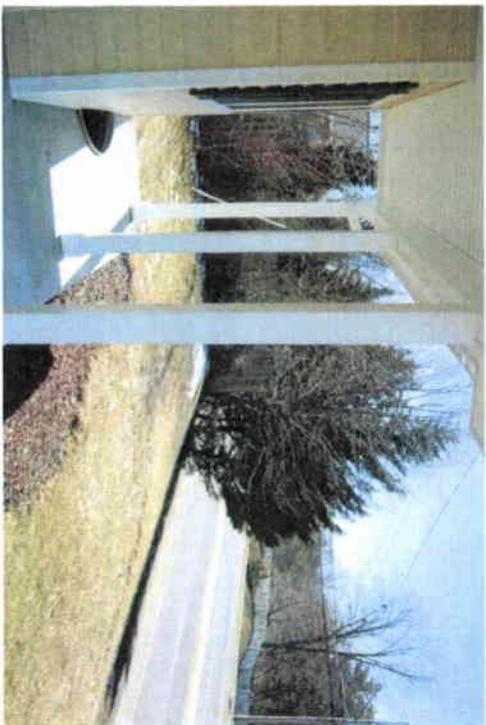
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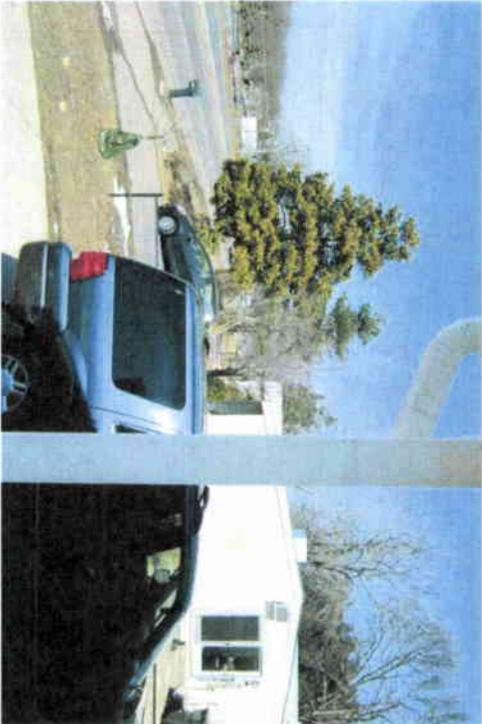


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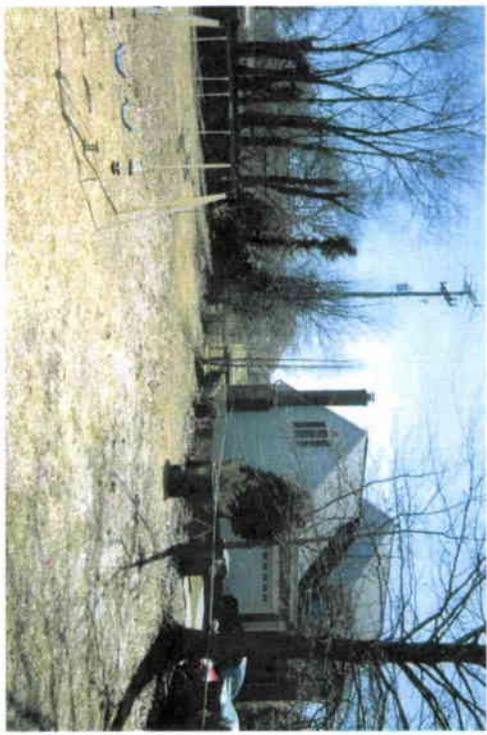


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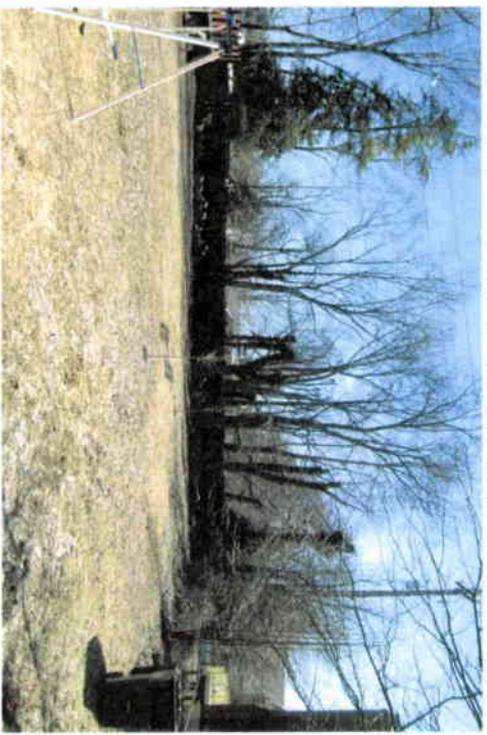
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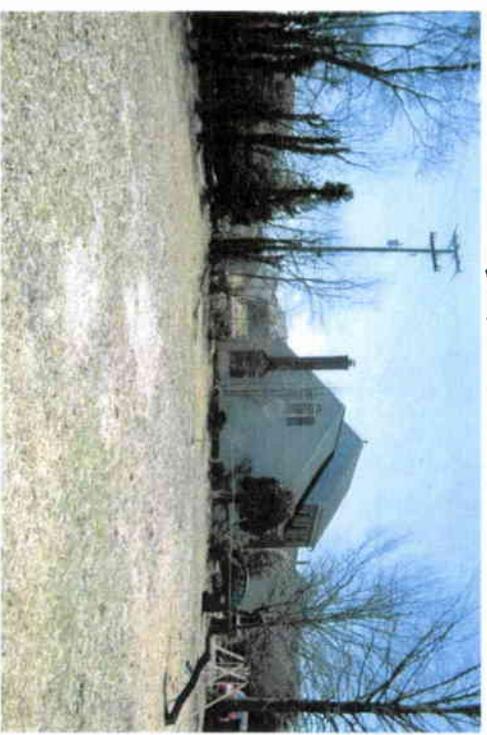
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63 (VIEW OF LOT 4)



65 (VIEW OF LOT 3A)



DESCRIPTION OF THE APPLICATION

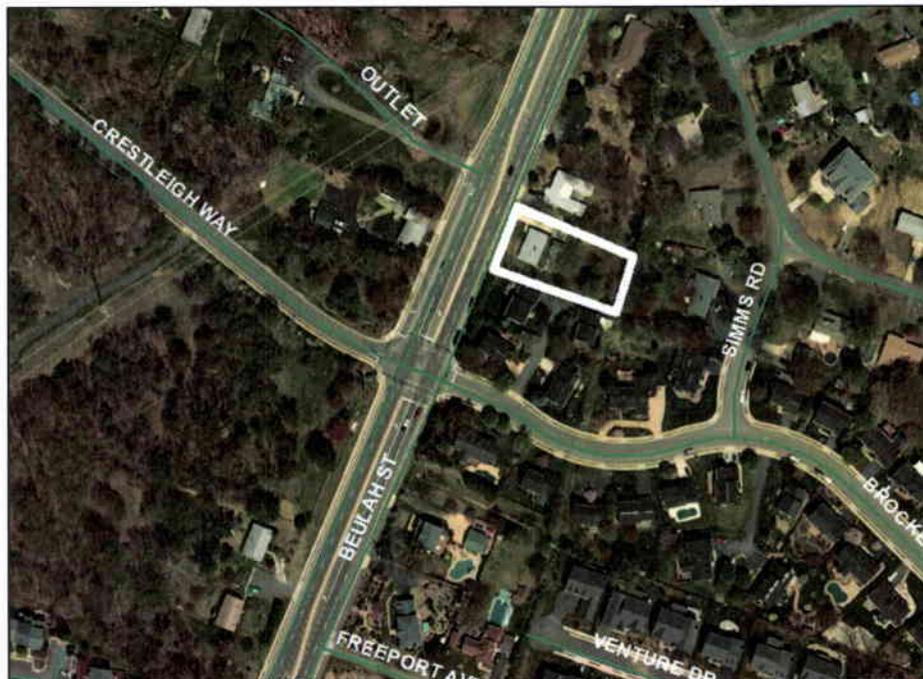
The applicant requests approval of a special permit to allow a modification of the minimum yard requirements based on an error in building location, to permit a dwelling and roofed deck to remain 26.7 ft. from front lot line. The two story new building is 22.0 feet in height. A minimum front yard of 40 feet is required in an R-1 subdivision. Therefore a modification of 13.3 feet is requested for the two story house.

A copy of the special permit plat depicting the structures on site titled, "Special Permit Plat, Lot 05, Blk 1, Glynalta Park," prepared by Ram L. Pradhan of Inova Engineering Consultants, Inc., dated May 28, 2014, is included at the front of the staff report.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 18,789 square foot lot is developed with a two story, single family detached dwelling. A covered porch, and walkway are located to the west of the dwelling. A concrete driveway which provides vehicular access to Beulah Road is located to the north of the dwelling. A concrete patio and open porch exist to the east of the dwelling. A chain link fence exists along the northern property line and the southern property line.

The property is northeast of the intersection of Kingstown Village Parkway and Beulah Street. As depicted in the picture below, the application property and surrounding lots to the north, east and west are zoned R-1 and developed with single family detached dwellings. The properties to the south are zoned R-4 and developed with single family detached dwellings.



BACKGROUND

According to Fairfax County Tax Records the house was constructed in 2013 and the property was purchased by the applicant in 2011.

On July 6, 2012, a building permit was issued to the applicant for the construction of a second floor addition on the existing single story house. The owner was not the contractor, and a copy of the building permit is included in Appendix 4.

The applicant asserts in the statement of justification that during the construction of the second story, it was determined that the first floor needed to be replaced as well (Appendix 3).

On May 3, 2013, a building permit was issued for the demolition of the existing house down to the crawl space and the shed (Appendix 4).

On May 31, 2013, the applicant applied for building permit for a new single family dwelling on the existing foundation of the old dwelling. This building permit replaced the original building permit for the second story addition (Appendix 4).

According the applicant's statement of justification, a new plat was required for the new permit and it was noted that the Virginia Department of Transportation had taken 20 feet from the front of their property. This caused the applicant to fail to meet the minimum required setbacks from the front yard with the construction of the new addition (Appendix 3).

A complaint was issued against the property on December 24, 2013 and currently remains under investigation from the Department of Public Works and Environmental Services (Appendix 5). The complaint maintains that the final building permit for new construction was never approved and that the house is already occupied.

Records indicate that a number of 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. A list of related applications is included in Appendix 6.

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. Complaints
6. Similar Case History
7. Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS

SP 2014-LE-100

September 10, 2014

1. This special permit is approved for the location of the addition as shown on the plat prepared titled, "Special Permit Plat, Lot 05, Blk 1, Glynalta Park," prepared by Ram L. Pradhan of Inova Engineering Consultants, Inc., dated May 28, 2014.
2. All applicable permits and final inspections shall be obtained for the dwelling within 90 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-LE-100
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123169

DATE: APRIL 30, 2014
(enter date affidavit is notarized)

I, JERRY BYRON WOODS, 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)
KHOA D. TRAN	7437 BEMLAH ST, ALEXANDRIA, VA 22315	APPLICANT/TITLE OWNER
KIM C. H. D. TRAN	7437 BEMLAH ST, ALEXANDRIA, VA 22315	CO-TITLE OWNER
MARKS-WOODS CONSTRUCTION SERVICES, LLC ALSO KNOWN OF RECORD AS MW CONSTRUCTION SERVICES, LLC, AGENT: JERRY BYRON WOODS	500 N WASHINGTON ST ALEXANDRIA, VA 22314	AGENT
JONATHAN D. JONES A/K/A JOHN D. JONES (check if applicable)	6030 DEER HILL CT CENTREVILLE, VA 20101	(FORMER AGENT)

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 - LE - 100

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

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123169

DATE: APRIL 30, 2014
(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)

MARKS-WOODS CONSTRUCTION SERVICES, LLC, ALSO KNOWN OF RECORD AS, MW CONSTRUCTION SERVICES, LLC

500 N WASHINGTON ST
ALEXANDRIA, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- [X] 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)

JERRY BYRON WOODS - CONTRACTS MANAGER / MEMBER
GREGORY TATE MARKS - OPERATIONS MANAGER / MEMBER

(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-LE-100
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

123169

DATE: APRIL 30, 2014
(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**)

NONE

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2014-LE-100
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: APRIL 30, 2014
(enter date affidavit is notarized)

123169

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-LE-100
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

123169

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)

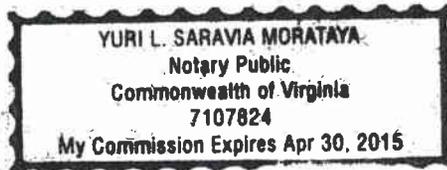
Jerry Byron Woods
 Applicant Applicant's Authorized Agent

JERRY BYRON WOODS-AGENT
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 30th day of April, 2014, in the State/Comm. of Virginia, County/City of Alexandria

[Signature]
Notary Public

My commission expires: April 30, 2015



RECEIVED
Department of Planning & Zoning
MAR 20 2014
Zoning Evaluation Division

RE: SPECIAL PERMIT TEMPORARY APPLICATION # SP 2013-0319
KHOA DANG TRAN & KIM CUONG HONG PHAN TRAN
7437 BEULAH STREET
ALEXANDRIA, VA 22315

RESPONSES TO DEFICIENCY CHECKLIST REPORT

Item 1.00 – Four (4) copies of revised application form are attached

Item 3.00 – Photographs are attached including a key plan showing photo perspective points. In regards to photos of the shed, the existing shed has been removed since the original application for the special permit.

Item 5.00 – See the revised Statement of Justification at the end of this document

Item 5.08 – There will be no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations parts 116.4, 302.4, and 355; hazardous waste as set forth in Commonwealth of Virginia / Department of Waste Management Regulations VR 672-10-1-Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on site. There are no existing or proposed storage tanks or containers at this site.

Item 6.00 - It is confirmed that the ownership of the property is Khoa Dang Tran and Kim Cuong Hong Phan Tran, the nature of the applicant's intent in same.

Items 7.00, 911.00, 911.01, 911.04, 911.05, 911.08, & 911.11 – See all items addressed on Special Permit Plat attached.

Item 912.00 – Revised Statement of Justification

Building Location Error and Supporting Documentation

1. A building permit #120870258 by Fairfax County was issued on 7/6/2012 for an addition to my home. The addition primarily was to remove the entire existing roof of the home and add a new 2nd floor. The plat used for the zoning review for the building permit was obtained from the county records, as there was not a plat in possession of the homeowner.
2. Construction commenced through the framing, insulation, and rough-in stages culminating with an approved framing inspection on 4/4/2013. The passed trade inspections and passed building framing/insulation inspections notifications are attached.
3. During the inspections, the inspector noted that a change order was required to remove the existing first floor walls, not originally planned with the construction. After the demolition phase, it was discovered that none of the existing walls had window or door headers. This would not be structurally sound to support a 2nd floor addition. The walls were also less than 8' high at the exterior. For these reasons, the existing first floor exterior walls were removed and

replaced via a contract change order. The inspector directed the contractor, MW Construction Services, LLC that a permit revision would be required to change the permit type from an addition to a new home.

4. Construction proceeded through the finish stages.
5. The permit revision was submitted on 5/3/2013 under a new permit # 131230197.
6. Since this was a new home permit, the county requested a new plat be prepared. The zoning review for the new permit was rejected because at some point, Beulah Street was widened. The original plat used for the addition permit did not show the widening of Beulah Street. The addition is not in compliance per the new plat.

Zoning Ordinance Section 8-914.2 Clarifications:

1. Paragraph A. – The error exceeds ten (10) percent of the measurements involved. The front set back is 40 feet. The home encroaches onto the front setback by 13 feet. This is approximately 32.5 percent of the measurement.
2. Paragraph C. – The noncompliance was done in good faith through no fault of the property owner. The original plat obtained from the county records was not updated with the Beulah Street widening.
3. Paragraph D. – The proposed reduction will not impair the purpose of this ordinance.
4. Paragraph E. – The proposed reduction will not be detrimental to the use and enjoyment of other property and public streets. As visible from the submitted photos of surrounding properties, most other properties have homes on the same plane or closer to Beulah than the 7437 Beulah Street. The construction at 7437 Beulah Street did not increase the entire front of the existing home. The existing front walls were rebuilt in the same previous locations. Per the photos, all of the homes along Beulah are similar in distance from the street as 7437 Beulah Street.
5. Paragraph F. – The proposed reduction will not create an unsafe condition with respect to both other property and public streets.
6. Paragraph G. – To force compliance with the minimum yard requirements or location regulations would cause unreasonable hardship upon the owner. Relocation of the entire front of the home to meet the minimum yard requirements would require an exorbitant construction expense. This would also be out of symmetry with the existing homes along Beulah Street.
7. Paragraph H. – The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulations.

Zip: 22315

Contractor Information

Name: MW CONSTRUCTION SERVICES LLC
Address: 6068 DEER HILL COURT
City: CENTREVILLE **State:** VA
 Zip: 20121-0000
Trade Name:

BPOL License:

State License:

Trade Reg.:

Applicant Information

Applicant: JONES
Address: 6068 DEER HILL CT
City: CENTREVILLE **State:** VA
 Zip: 20121

Other Contact Information

Contact:
Address:
City: **State:** **Zip:**

Inspections

Inspection - R FOOTING - FOOTING INSPECTION - 5738968

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2012-08-07	DONALD CASSEDY	Y	Passed	NO	FOOTING ON RIGHT FRONT CORNER AND LEFT REAR, UNDER PINNING OF SECTION 1 PER PLAN ON RIGHT REAR.

Inspection - R FRAMING - FRAMING INSPECTION - 5738969

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2013-03-22	JACK SMITH	N	Failed	NO	work not complete - blocking for braced walls not installed for interior walls - no truss drawings - need engineer letter to certify existing floor framing is adequate and constructed properly(not shown on approved plans and not inspected prior to plywood installation) permit not ammended to show new house on existing foundation and floor system instead of second floor addition

Inspection - R INSLATION - INSULATION INSPECTION - 5738970

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSLATION	2013-04-01	JACK SMITH	N	Failed	NO	no insulation installed behind bathtubs - all insulation must be unfaced in exterior bathroom walls -

Inspection - R FOOTING - FOOTING INSPECTION - 5766935

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2012-08-10	CRAIG LEECH	Y	Passed	NO	2

Inspection - R FOOTING - FOOTING INSPECTION - 5772290

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FOOTING	2012-08-15	JACK SMITH	N	Passed	NO	final sections of underpinning - ok

Inspection - R ROUTINE - ROUTINE INSPECTION - 5907542

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE	2013-01-08	JACK SMITH	Y	Passed	NO	exterior wall sheathing nailing only - ok to install windows and house wrap - interior braced walls missing all blocking panels in floor and ceiling-expose floor joists at braced wall to install blocking and to verify proper footing location at center bearing walls

Inspection - R FRAMING - FRAMING INSPECTION - 5974341

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2013-04-01	JACK SMITH	N	Failed	NO	blocking for interior braced wall not per details on plans - must use i-joist blocking panels 16 inches o.c. and nail them per details - ductwork not installed per approved heat load calculations and duct layout plan - need to install shower pan liner and install nail plates at vent in master bathroom

Inspection - R FRAMING - FRAMING INSPECTION - 5980585

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2013-04-04	JACK SMITH	N	Passed	NO	

Inspection - RINSULATION - INSULATION INSPECTION - 5980590

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
RINSULATION	2013-04-04	JACK SMITH	N	Passed	NO	

Inspection - R FRAMING - FRAMING INSPECTION - 5973197

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FRAMING	2013-03-25	JACK SMITH	N	Failed	NO	ok to insulate - still missing blocking between joists at ceiling of braced wall at center of house

Reviews**Review - BUILDING - (BUILDING REVIEW) - 2119276**

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2012-06-26	KAMARAN CANNY	Y	Failed

Review - ZONING - (ZONING REVIEW) - 2104553

Review Type	Review Date	Reviewer	Started	Status
ZONING	2012-03-28	LAUREN BOWES	Y	Approved

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2104554

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2012-03-29	SHERRY SHEPARD	Y	Approved

Review - BUILDING - (BUILDING REVIEW) - 2104555

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2012-05-15	KAMARAN CANNY	Y	Failed

Review - BUILDING - (BUILDING REVIEW) - 2133484

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2012-07-06	KAMARAN CANNY	Y	Approved

Review - BUILDING - (BUILDING REVIEW) - 2201609

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2013-02-27	KAMARAN CANNY	Y	Approved

Review - BUILDING - (BUILDING REVIEW) - 2182980

Review Type	Review Date	Reviewer	Started	Status
BUILDING	2012-12-13	KAMARAN CANNY	Y	Approved

**Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
Phone: County Main Number - 703-FAIRFAX (703-324-7329), TTY 711 | [County Phone Listing](#)**

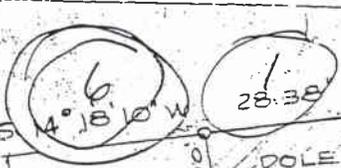
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120870258

91-3



5

P-79

S 18° 46' 20\"/>

VEPCO ROW

Approved for proposed location of building shown. Final approval subject to wall check.

Date OCT 18 1971

J. Woodson
Zoning Administrator

5
21,802 #

NORTH APPROVED
3128/12
William M. Melone
Zoning Administrator

Department of County Development
Fairfax County, Virginia
Application Number 78818-A

I hereby certify that this plot plan and structure shown hereon conform to the requirements of Section 113.10 of The Fairfax County, Virginia Building Code.

Director of County Development

By His Agent

10-18-71

Date 366.94' TO PC. MILLER DRIVE

198.81

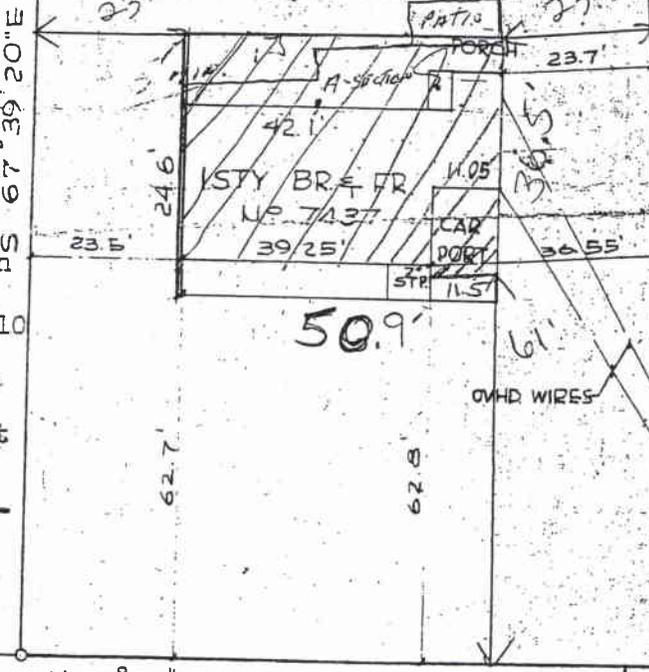
S 67° 39' 20\"/>

N 22° 20' 40\"/>

103.12'

230.25'

N 71° 13' 40\"/>



BEULAH ROAD

HOUSE LOCATION SURVEY

FAIRFAX COUNTY VIRGINIA

LOT 5 BLOCK SECTION
PART OF 6 1

SUBDIVISION
GLYNALTA PARK

SCALE 1" = 30'

COPELAND & WATSON
CIVIL ENGINEERING & LAND SURVEYING
211 NO. FAYETTE STREET
ALEXANDRIA, VIRGINIA

DATE APRIL 26 1967
CERTIFIED CORRECT
Alfred Copeland
CERTIFIED LAND SURVEYOR

PETER S. ARBAN
MARVIN E. HOLLAR

Address: 7437 BEULAH ST
City: ALEXANDRIA State: VA
 Zip: 22315

Contractor Information

Name: MW CONSTRUCTION SERVICES LLC
Address: 6068 DEER HILL COURT
City: CENTREVILLE State: VA
 Zip: 20121-0000

Trade Name:

BPOL License:

State License:

Trade Reg.:

Applicant Information

Applicant: JONES
Address: 6068 DEER HILL CT
City: CENTREVILLE State: VA
 Zip: 20121

Other Contact Information

Contact:

Address:

City: State: Zip:

Inspections

Inspection - R FINAL - FINAL INSPECTION - 6014235

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R FINAL			N	None	NO	

Inspection - R ROUTINE - ROUTINE INSPECTION - 6254080

Insp Type	Insp Date	Insp Name	Partial?	Insp Result	Re-Fee	Comments
R ROUTINE			N	None	NO	

Reviews

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2220460

Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2013-05-03	BRANDY DYER	Y	Approved

Review - WASTEWATER - (WASTEWATER REVIEW) - 2220490

Review Type	Review Date	Reviewer	Started	Status
WASTEWATER	2013-05-03	VAN NGUYEN	Y	Approved

Review - ZONING - (ZONING REVIEW) - 2220461

Review Type	Review Date	Reviewer	Started	Status
ZONING	2013-05-03	TAMMY MILLER	Y	Approved

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Land Development Information History: FIDO - NEW SFD - 131230197
Permit Information

Permit Number:	131230197	Application Date:	
Permit Type:	NEW SINGLE FAMILY DWELLING	Tax Map:	091-3 ((06)) (01) 0005
Job Address:	007437 BEULAH ST ALEXANDRIA , VA 22315-3535	Permit Status:	Application Processed
		Bldg:	Floor: Suite:
Location:		Permit Fee:	
Subdivision:	GLYNALTA PARK		
Magisterial District:	LEE		
Subcensus Tract:			
AP (Tenant) Name:			
Work Description:	REPLACES 120870258//CHANGE IN SCOPE OF WORK//NEW SINGLE FAMILY DWELLING ON EXISTING FOUNDATION		
Type of Work:	NEW SINGLE FAMILY DWELLING		
Building Use:	SFD - SINGLE FAMILY DWELLING		
Standard:	IR09 - IRC 2009		
Plan Number:	R-12-1243		
Parent Permit:			
ISIS Permit:			
Type of Const:			
Use Group:			
Comments:			

Link to FIDO record : [131230197](#)

Owner Information

Owner: TRAN KHOA DANG
Address: 7437 BEULAH ST
City: ALEXANDRIA **State:** VA
Zip: 22315

Contractor Information

Name: MW CONSTRUCTION SERVICES LLC **BPOL License:**
Address: 6068 DEER HILL COURT **State License:**
City: CENTREVILLE **State:** VA **Trade Reg.:**
Zip: 20121-0000

Trade Name:

Applicant Information

Applicant: JONES
Address: 6068 DEER HILL CT
City: CENTREVILLE **State:** VA
Zip: 20121

Other Contact Information

Contact:
Address:
City: **State:** **Zip:**

Inspections

There were no inspections.

Reviews

Review - ZONING - (ZONING REVIEW) - 2229735

Review Type	Review Date	Reviewer	Started	Status
ZONING			N	Incomplete

Review - ZONING - (ZONING REVIEW) - 2220470

Review Type	Review Date	Reviewer	Started	Status
ZONING	2013-05-31	MARIE LANGHORNE	Y	Failed

Review - BUILDING - (BUILDING REVIEW) - 2220471

Review Type	Review Date	Reviewer	Started	Status
BUILDING			N	Incomplete

Review - SITEPERMIT - (SITE PERMITS REVIEW) - 2220472

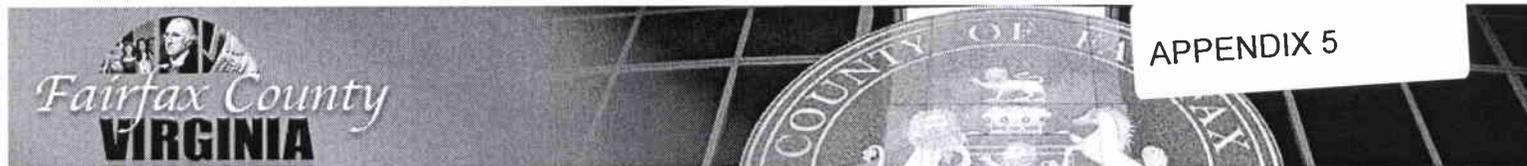
Review Type	Review Date	Reviewer	Started	Status
SITEPERMIT	2013-05-03	BRANDY DYER	Y	Approved

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Land Development Information History: FIDO - DPW - Complaint 101296

Complaint Details

Complaint #	101296
Street Address	007437 BEULAH ST
Magisterial District	Lee
Complaint Description	Rid Other
Agency	DPW
Status	Under Investigation
Opened Date	2013-12-24
Closed Date	
Disposition	
Inspector Assigned	Jack Smith
Notice of Violation and/or Corrective Work Order	No
Litigation	No

Contact Us: [General \(Office of Public Affairs\)](#) | [Technical \(Web Administrator\)](#) | [Directed Inquiries \(County Agencies\)](#)
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Similar Case History

# Record		Status
1	ZAPS - SP - SP 92-L -058 Application Desc ...: REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO ALLOW ADDITION TO REMAIN 14.5 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.)	APPLICATION APPROVED
2	ZAPS - SP - SP 93-L -032 Application Desc ...: REDUCTION TO MINIMUM YARD REQUIREMENTS BASED ON ERROR IN BUILDING LOCATION TO PERMIT SHED TO REMAIN 6.1 FT. FROM REAR LOT LINE AND 3.1 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ. & 11.7 FT. MIN. REAR YARD REQ.) ***OTH***	APPLICATION APPROVED
3	ZAPS - VC - VC 93-L -065 Application Desc ...: PERMIT CONSTRUCTION OF ADDITION 17.1 FT. FROM SIDE LOT LINE (20 FT. MIN. SIDE YARD REQ.) ***OUT OF TURN HEARING GRANTED***	APPLICATION APPROVED

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.